

Ponteland Neighbourhood Plan

Summary of representations received and submitted to the Independent Examiner

Northumberland County Council is required, under Regulation 4(3)(b) of The Neighbourhood Planning (Referendums) Regulations 2012, to provide a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act.

This document includes a summary of those representations which were made in relation to the Submission Draft Ponteland Neighbourhood Plan. Copies of the representations made on the Plan, and which were submitted to the independent examiner, can be made available on request from the County Council by contacting the Neighbourhood Planning and Infrastructure Team on 01670 623619 or by email at: NeighbourhoodPlanning@northumberland.gov.uk

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Name	Organisation (if applicable)	Summary of representation
Benedicta Keegan	Network Rail	Network Rail confirmed that the proposals contained within the Neighbourhood Plan are not in the vicinity of the operational railway and that it was therefore unlikely that services could be affected. No other issues were raised.
Jennifer Ham	N/A	No detailed comments received. Representation was a general endorsement and approval of the work carried out by all those involved in the preparation of the Neighbourhood Plan.
Laura Kennedy	Northumbrian Water Limited	Representation reiterated strong support for the approach to sustainable water management and flood risk mitigation demonstrated throughout the Plan. Northumbrian Water considered that the policies and supporting information included within the Plan will help to ensure that water management is a key consideration in new developments across the Plan area. The representation concluded by congratulating the Steering Group on their work.
Planning & Local Authority Liaison Team	Coal Authority	The Coal Authority confirmed that the Plan area contains recorded risks from past coal mining activity; they confirmed that a number of designated sites fall on the surface coal resource and are affected by the presence of mining legacy features. However, they also confirmed that, as none of the Plan's designations promote new built development which could be detrimentally affected by mining legacy, they raise no objections to the Plan.
Hannah Bevins	Amec Foster Wheeler on behalf of National Grid	The representation identified high voltage overhead power lines within the Neighbourhood Area but confirmed that these do not interact with any of the Neighbourhood Plan proposals. The representation also confirmed that there are no implications for National Grid Gas Distribution's intermediate/high pressure apparatus but that there may be Low/Medium Pressure gas distribution pipes present within development sites. However, as the Neighbourhood Plan does not allocate sites for development, this is not an issue to be addressed by the Plan.
Phillip Ham	Ponteland Civic Society	The representation provides general support for the full contents of the Plan. In addition, particular attention is drawn to the Future Community Actions, which the Civic Society is particularly in favour of. These relate to implementation of Article 4 Directions, working with the County Council and local businesses to reduce street clutter, working with the County Council on the possibility of a future relief road, and establishing the viability of a community hub at a central location in Ponteland village.
David English	Northumberland County Council	Northumberland County Council made representations on five of the Neighbourhood Plan's policies, namely policies PNP4, PNP14, PNP15, PNP24 and PNP30.

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		<p>PNP4 (Residential development in Darras Hall) The LPA acknowledged efforts to justify the policy through evidence but expressed concerns about how the policy, as drafted, could be applied consistently and considered that, as the policy did not make it clear how a decision maker should react to a development proposal, it failed to have regard to the requirements of the NPPF and therefore failed to meet the basic conditions.</p> <p>PNP14 (Wildlife Corridors) The LPA raised concerns that, due to a lack of evidence, the policy could not be justified and that, as a result, no justification for the designation of the former railway line as a wildlife corridor exists. The LPA was concerned that no evidence of the biodiversity qualities of this route has been provided. The LPA concluded that, in its view, the policy as currently drafted would fail to meet the basic conditions.</p> <p>PNP15 (Local Green Space) The LPA considered that no appropriate evidence existed, nor would it be appropriate having regard to national policy and guidance, to designate the former railway lines as Local Green Space. The LPA considered that the designation of the former railway line, which is a Public Right of Way, would not be appropriate and would be contrary to NPPF and NPPG; therefore, in its view, the LPA considered that the policy would fail to meet the basic conditions.</p> <p>PNP24 (Protection of Open Spaces) The LPA raised concerns that designation of a parcel of land adjacent to the former Ponteland Library, which is incidental open space associated with the setting of the former Library, is inappropriate in the context of national advice and guidance. Therefore, in its view, the LPA considered that the policy would fail to meet the basic conditions.</p> <p>PNP30 (Active Travel Routes) Policy PNP30 identifies the former railway line as an active travel route. The LPA expressed concerns that designation of this former railway line as Local Green Space and as an Active Travel Route</p>

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		could prejudice any potential re-use of this route for passenger rail transport. The LPA considered that this should be considered as a strategic matter which reflects the expressed intentions of the North East Combined Authority and Nexus to investigate extension of the Metro network.
Frank Harrington	Ponteland Community Partnership	<p>The representation provides general support to all of the policies contained within the neighbourhood plan. General support was given to Policies 1-9, 11-12, 16-23, 25-29 and 31-32. Detailed comments were provided in relation to Policies 10 (Green Infrastructure), 13 (Biodiversity), 14 (Wildlife Corridor), 15 (Local Green Space), 24 (Protection of Open Spaces), and 30 (Active Travel Routes). These detailed representations are summarised below:</p> <p>Policy PNP10 (Green Infrastructure) Ponteland Community Partnership expressed support for the inclusion of references to the value and need to protect and encourage green infrastructure within future development in the Neighbourhood Plan designated area.</p> <p>Policy PNP13 (Biodiversity) The representation endorsed proposals to conserve, protect and maximise opportunities for recreation, restoration, enhancement and the sensitive management of biodiversity with reference to the Northumberland Biodiversity Action Plan.</p> <p>Policy PNP14 (Wildlife Corridor) The Community Partnership considered that the Plan’s proposals relating to Wildlife Corridors gives a stronger identity to the area, linking Ponteland to the open countryside and allowing freedom of movement for wildlife and people. Particular support was expressed in relation to the route from Callerton Lane to Rotary way, along the route of the former railway line. The representation also expressed the view that the proposal has provided support to the rejuvenation of this route, with further practical proposals planned for other sections of the route between Rotary Way and Newcastle Airport.</p>

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		<p>Policy PNP15 (Local Green Space) Support was expressed in relation to the designation of Local Green Space, with particular reference to the route of the former railway line, which the Plan also seeks to designate as a Wildlife Corridor. The representation provided background to a community project which has been undertaken in relation to maintaining the route through activities such as litter picking, the pruning of trees and the planting of 75 native trees and 60 wildflowers.</p> <p>Policy PNP24 (Protection of Open Spaces) The representation expressed support for the protection and improvement of existing open spaces and recreational facilities.</p> <p>Policy PNP30 (Active Travel Routes) Support was expressed for the opportunity to use alternative methods of commuting through the parish and refers to routes such as along the River Pont, Ponteland Park, Route 10 National Cycle Network and the former railway line.</p> <p>Support was also expressed for the delivery of the vision and objectives through the future community actions set out within the Plan.</p>
Andrew Mate	Darras Hall Estate Committee	<p>Darras Hall Estate Committee provided general support for the following Neighbourhood Plan policies: 1-3, 6-7, 11-13, 16-32. Specific comments were provided in relation to policies 4, 5, 10, 14 and 15.</p> <p>Policy PNP4 (Residential Development in Darras Hall) The Estate Committee considered that this policy is fundamental to the core of Darras Hall and the principles of the Trust Deed and bylaws.</p> <p>Policy PNP5 (Heritage Assets)</p>

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		<p>The representation considers that Darras Hall should be considered as a heritage asset and the Estate should be conserved in a manner appropriate to its significance.</p> <p>Policy PNP10 (Green Infrastructure) Particular support was expressed for the protection and encouragement of green infrastructure within future development.</p> <p>Policy PNP14 (Wildlife Corridors) The representation referred to the former railway line and the four sections of the route which are located within Darras Hall. Support was given to the policy as an alternative method for residents commuting through the estate away from the roads. Support was also provided on the basis that the policy secures protection of wildlife, trees, shrubs and undergrowth through a rural setting and housing estate.</p> <p>Policy PNP15 (Local Green Space) The representation referred to the former railway line and the four sections of the route which are located within Darras Hall and emphasised the importance of the route for local residents, cyclists and visitors, as well as its value as a recreational space from the western boundary of Darras Hall to the village.</p>
Kath Mavin	Ponteland Town Council	Ponteland Town Council made representations which were sent to the Independent Examiner. These representations were made in response to representations (discussed above) which were submitted by Northumberland County Council. The Town Council's representation discussed the concerns raised in relation to each of the five policies included in Northumberland County Council's representation.
Alma Prickett	N/A	General support was provided for the Neighbourhood Plan and its contents. The work of those involved in the preparation of the plan was also acknowledged. No detailed comments on the content of the plan were made.

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Graham Newcombe	Defence Infrastructure Organisation (MoD)	The representation focused on issues of flooding on land owned and controlled by the MoD at Ponteland Range, within the Neighbourhood Area. The representation requested that the issue of flooding and its effect on Ponteland Ranges should be considered through the examination of the Plan.
Mrs H.I.K Earp and Mr H.P. Earp	N/A	The representation expressed full support for the community actions contained within the Neighbourhood Plan. No comments on the planning policies in the plan were provided.
Sandra Manson	WYG Planning Ltd, on behalf of Dissington Estate	<p>The representation commended the plan's aspirations and overarching thrust of maintaining the identity of Ponteland. Support was provided in relation to Policy PNP21 which includes a requirement for housing provision to meet the needs of older people and vulnerable groups, particularly at locations in close proximity to services and facilities.</p> <p>This representation was made in the context of their client's landholding and proposed development of a Garden Village, which they consider would assist in meeting the Plan's vision.</p>