

Newbiggin-by-the-Sea Town Council: Response to Examiner's Questions

16 May 2023

Policy N1

Enhancement:

The importance of good design is something that the town council feels strongly about – this is why there is specific reference in the vision to new development ensuring the protection and enhancement of the area. This is also highlighted in objective 1. It was envisaged that as criterion a of policy N1 referred to enhancement 'where possible' that this would be appropriate. The town council consider that this reflects the requirement of local plan policy QOP1(d) which states that development proposals should: *"Respect and enhance the natural, developed and historic environment, including heritage, environmental and ecological assets, and any significant views or landscape setting"*.

Refuse and recycling:

Adequate refuse and recycling, would be that which is appropriate to the development and in accordance with the requirements of the county council highways department. Criterion 'f' could be amended to clarify this e.g. *"Provides sufficient space and/or facilities for refuse and recycling, which meets the requirements of the local planning authority. This should be incorporated into the scheme to minimise visual impact"*.

Lighting

It is acknowledged that planning permission is not required for the majority of lighting proposals. However, it is hoped that a criteria could be included to ensure that where a scheme includes lighting that consideration is given to the impact of this on residential amenity and/ or wildlife, particularly as a result of the relationship with the internationally designated sites on the coast. To acknowledge that planning permission is not always required, criterion 'i' could be amended to read: *"Ensures that lighting associated with the development, where planning permission is required, will not have a significant effect on residential amenity or wildlife"*.

Criterion 'j' – species and habitats

To improve clarity, this could be amended to:

"Incorporates measures, that are appropriate and relevant to the development, which support species and habitats. Such measures should be informed by relevant ecological reports which have informed the development proposal".

Criterion 'k' – pollution

To improve clarity, this could be amended to:

"Will not result in unacceptable levels of noise, air or water pollution. Development proposals that may cause pollution, either individually or cumulatively will be required to incorporate measures which can be demonstrated, to the satisfaction of the local planning authority, prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment and to people."

Criterion 'l' – sustainable drainage

To improve clarity, this could be amended to:

“Adopts the principles of sustainable drainage where this is necessary to discharge surface water to reduce the risk of flooding, unless there is evidence that this would be inappropriate in accordance with the requirements of local plan policy WAT4.”

Policy N4

Requirement to better reveal the significance of the heritage asset

It was not the intention of the first paragraph of policy N4 to go beyond the requirements of national and local planning policy. The town council considers the wording of the first paragraph of policy N4 reflects that contained within local plan policy ENV9 (1a).

Special attention

The reference to ‘special attention’ was added to reflect the comments received by Historic England on the pre-submission draft plan (see page 148 of the consultation statement). The comments explain that the use of the phrase ‘special attention should be paid to the impact of...’ better reflects what the legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) requires in relation to conservation areas.

Policy N5

The town council agrees with the comments made by the local planning authority regarding table 1 and paragraph 5.7.

Policy N6

The word ‘Or’ is missing here.

A development would only be supported if it could demonstrate meeting criterion a, or b, or c.

Policy N7

It is the intention that this policy should apply to all relevant forms of development, rather than only major development. The inclusion of ‘where relevant to the proposal’ in the second sentence is seeking to make this clear.