

Seaton Valley 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 provides a summary of those representations which were made in relation to the Submission Draft Seaton Valley Neighbourhood Plan.

Electronic copies of the representations made on the Plan, and which were submitted to the independent examiner, are available under the Seaton Valley tab on our Neighbourhood Planning web page:

<https://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx>

List of Representations

1. Highways England
2. Historic England
3. Natural England
4. National Grid
5. Environment Agency
6. Coal Authority
7. Northumberland County Council (NCC)
8. Homes England
9. Dysart Developments Ltd.

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Name	Organisation (if applicable)	Summary of representation
Mark Goodwill Spatial Planning Manager – North East	Highways England	<i>Highways England have no concerns with the policies and provisions contained within the Neighbourhood Plan, given that the Neighbourhood Plan seeks purely to ensure that open and green spaces in villages are protected. In these regards the Neighbourhood Plan is not associated with a negative consequence at the Strategic Road Network, as such, they offer no further comment.</i>
Jules Brown Historic Places Adviser	Historic England	<i>Historic England made a number of comments in relation to the pre-submission draft plan, in October 2020. They are pleased that these have largely been taken into account and they have no further comments to make.</i>
Matt Verlander Director, Avison Young	Avison Young, on behalf of National Grid	<i>Other than identifying National Grid assets within the Neighbourhood Area, National Grid have made no further comments on the Plan.</i>
Cameron Chandler Northumbria Area Team	Natural England	<i>Natural England have no objections to the Plan, and generally welcome and support its environmental aspirations. They support the inclusion of Policy SV1. They suggest strengthening policy by outlining the specific requirement developers should consider when formulating proposals, for example, with regard to coastal mitigation. They support and welcome Policy SV2. They suggest amending the policy to request that all developments achieve a net gain for biodiversity and show how ‘a minimum of 10% biodiversity net gain will be achieved’.</i>
Lucy Mo Planning Technical Specialist, Sustainable Places, North East	Environment Agency	<i>Based on the environmental constraints within the area, the Environment Agency have no detailed comments to make in relation to the Neighbourhood Plan. They welcome and support the vision of the Neighbourhood Plan which seeks to protect green spaces for the benefit of future generations.</i>

Name	Organisation (if applicable)	Summary of representation
Melanie Lindsley Development Team Leader (Planning)	Coal Authority	<i>According to the Coal Authority records there are recorded risks at surface and shallow depth within the Neighbourhood Area, including mine entries, recorded and likely unrecorded shallow mine workings, mine gas sites and past surface mining activity. However, it is noted that the Neighbourhood Plan, as proposed, does not allocate any sites for future development and on this basis they have no specific comments to make.</i>
David English Planning Manager - Neighbourhood Planning Team	Northumberland County Council (NCC)	<i>NCC suggested minor modifications: Policy SV2 Protected Open Space A minor modification to sub-paragraph c, so that its requirements align more directly with the expectations set out in NPPF. Policies Map and New Hartley Inset Map The shading in of site POS53 should be removed to show its status clearly as a proposed protected open space (and not a proposed local green space).</i>
Marie Kiddell Head – Planning & Enabling, Northern Division	Homes England	<i>Homes England does not wish to make any representations on Seaton Valley Council's Neighbourhood Plan at this time.</i>
Chris Martin, Associate Planner, Pegasus Group	Pegasus Group on behalf of Dysart Developments Ltd.	<i>It is the view of Dysart Developments Ltd. that the Neighbourhood Plan should be seeking additional opportunities for growth in order to fulfil the requirement to provide a plan that can enable future development to emerge in a positive and robust manner and that offers sufficient flexibility to adapt to rapid change (as outlined in paragraph 11 of the NPPF). They consider that the proposed plan fails to do this and so object to the Plan on this basis. They believe the Plan fails the basic conditions tests relating to being consistent with national policies and advice contained in guidance issued by the Secretary of State and that it does not conform with the strategic policies contained in the emerging development plan (Northumberland Local Plan). They recommend that for the Neighbourhood Plan to meet the basic conditions, it should take a pro-active approach to providing development opportunities in the area and consequently should seek to allocate additional development land over and above that which is in the emerging Northumberland Local Plan to both meet the needs of the area and then to promote further growth.</i>