

Broomhaugh & Riding 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 Broomhaugh & Riding Neighbourhood Plan.

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

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

List of Representations

1. Northumberland County Council
2. Natural England
3. Marsh
4. Historic England
5. Rowntree
6. Furness
7. National Highways
8. Coal Authority
9. Avison Young on behalf of National Gas
10. Avison Young on behalf of National Grid
11. Environment Agency
12. Irving
13. Pegasus on behalf of Osbit Limited
14. Pasco
15. Riseber on behalf of Wallis and Dixon

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Name	Organisation (if applicable)	Summary of representation
Sarah Brannigan, Neighbourhood Planning Team	Northumberland County Council	<p>The Submission Draft Plan provides a clear indication of the reasons for preparing a neighbourhood plan and this is set out in a well-defined Vision and a set of clear Objectives. We support this approach which establishes a direct link between the purpose of the Plan and the consequent land use planning policies.</p> <p>We have reviewed the Submission Plan, particularly in the context of the 'basic conditions' and are pleased to note that the recommendations we made at Pre-Submission (Regulation 14) have been acted on by the Parish Council.</p>
Sally Wintle	Natural England	Natural England does not have any specific comments on the Broomhaugh and Riding Neighbourhood Plan.
M. & K. Marsh	-	<p>We Object to the provisions of the Draft Plan in two respects. Firstly, we propose that the open land in the Green Belt immediately to the east of Broomhaugh should be included in the list of protected local green space in Policy BR3.</p> <p>Secondly... Policy BR5 is incompatible with Paragraph 4.9 and should be deleted.</p>
Jules Brown	Historic England	Historic England made a number of comments in relation to the pre-submission draft plan. We are pleased that these have been taken into account and we have no further comments to make.
Rowntree	-	<p>Object to plan for following reasons:</p> <ul style="list-style-type: none"> A) Around boundary should all be Green Belt and kept open B) Wrong in principle to alter Local Plan Green Belt
L. & N. Furness	-	Green Belt should not be altered. A695 too busy if building allowed east of Broomhaugh Cottage.
Sunny Ali	National Highways	There is no negative consequence to the SRN associated with the Neighbourhood Plan.

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Melanie Lindsley	Coal Authority	It is noted that the Plan appears to have removed the previous site allocations and no longer identifies sites for future development. On this basis we have no specific comments to make on the Neighbourhood Plan.
Matt Verlander	Avison Young on behalf of National Gas	National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.
Matt Verlander	Avison Young on behalf of National Grid	NGET has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.
Lucy Mo	Environment Agency	We are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.
C. Irving	-	<p>The main concern is the protection of green belt and retaining the village as a unique environment separated from other settlements.</p> <p>One area...is the land from the cricket club east to the A695/A68 roundabout – it does not appear to be a Local Green Space past the Cricket field, and it isn't identified as a Protected Open Space.</p> <p>I was under the impression that Northumberland County Council had met the targets for affordable housing and our green belt boundary was secure. The Neighbourhood Plan does not appear to support this, and the green belt boundary is at risk.</p> <p>The plan requires the levelling up the demographics of the village to be 'diverse and balanced' ... My impression of this is that it's a tick box exercise which would result in housing developments being permitted, and the green belt being put at risk again.</p>

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Charlotte Connor	Pegasus on behalf of Osbit Limited	The removal of the [Broomhaugh House] site from the Green Belt would assist in the expansion of Osbit as it would negate the policy requirement to demonstrate 'Very Special Circumstances' as part of any planning application.
C. Pasco	-	The concern is that the green belt boundary no longer seems secure. Particularly the fields to the east of the cricket field to the roundabout.
Wallis & Dixon	Riseber Consulting	<p>The Landowners previously expressed strong support towards the intended approach of the Neighbourhood Plan to allocate sites for future housing development in direct response to the identified housing needs of the Parish. In their view this was (and continues to be) essential in the context of the Northumberland Local Plan which defines Riding Mill/Broomhaugh as a "service village" but without identifying any need to provide additional land for housing development.</p> <p>Unfortunately, as things currently stand, the Landowners object to the Submission Draft version of the Neighbourhood Plan and wish for these representations to be registered formally on this basis. The basic conditions tests of a Neighbourhood Plan are not being satisfied and the essential need for the Plan to address identified local housing needs as evidenced in the HNA needs urgent attention.</p>