

**CONSULTATION STATEMENT FOR WOOLER  
NEIGHBOURHOOD PLAN - SUBMISSION VERSION  
2020 – 2036**

February 2020

Wooler Parish Council

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## 1.0 Introduction

1.1 This Consultation Statement has been prepared to fulfill legal obligations set out in the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments. These Regulations require that when a qualifying body (in this case, Wooler Parish Council) submit a neighbourhood development plan to the local planning authority, they must also provide a Consultation Statement. Regulation 15(2) describes what is required in a Consultation Statement. This states that a Consultation Statement must:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 This Consultation Statement sets out:

- the background to the preparation of a neighbourhood development plan for Wooler;
- A timeline of the publicity, engagement and consultation that has helped to shape and inform preparation of the Plan;
- Details of those consulted about the Plan at the various stages of plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community; and
- A description of the changes made to policies as the Plan emerged in response to the pre-submission (Regulation 14) consultation. These details specifically can be found in Appendix B.
- Examples of documents used for consultation, and the relevant analyses of those consultations

1.3 This Statement concludes that the process and techniques involved in seeking community engagement through preparing the Submission Draft Plan were extensive and appropriate to the purpose of the Plan. The extent of engagement is considered by Wooler Parish Council to at least meet the obligations set out in the Regulations. The methods used and outcomes achieved from engagement have resulted in the submission of a plan that, in the opinion of Wooler Parish Council, best meets community expectations expressed during the various stages of plan preparation.

1.4 The aims of the Wooler Neighbourhood Plan consultation process were to:

- involve as much of the community as possible so that the Plan was informed by the views of local people and businesses throughout the process;
- engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;
- ensure the results of the consultation were fed back to the community; and

- build confidence in and ownership of the WNP among the community.

1.5 A methodology established what kinds of communication would be used throughout the process and is outlined in Table 1 below:

**Table 1: Methods of Communication**

Method of Communication	Detail	Who was informed?
Local newspapers	Press releases at key stages throughout the process in the Berwick Advertiser	All residents
Leaflets, posters and displays	Leaflets at key stages – for circulation to all households; and to hand out at events Displays in Newton's Shop on Wooler High Street Boxes for comments and feedback at several locations	All residents and businesses
Public Events	Stands at Glendale Festival July 22nd and Glendale Show August 28th 2017. Workshop in September 2017 focused on site allocations	All residents and businesses in the parish
Website and Facebook <a href="http://www.woolerneighbourhoodplan.org">www.woolerneighbourhoodplan.org</a> <a href="https://en-gb.facebook.com/Wooler.Neighbourhood.Plan/">https://en-gb.facebook.com/Wooler.Neighbourhood.Plan/</a>	Regularly updated information on the WNP website and Facebook	All who have internet access
E mail	Update on progress and events	Everyone who has expressed an interest in finding out about the WNP

## 2.0 Consultation and Engagement Timeline

2.1 This section explains the timeline of consultation from start to finish:

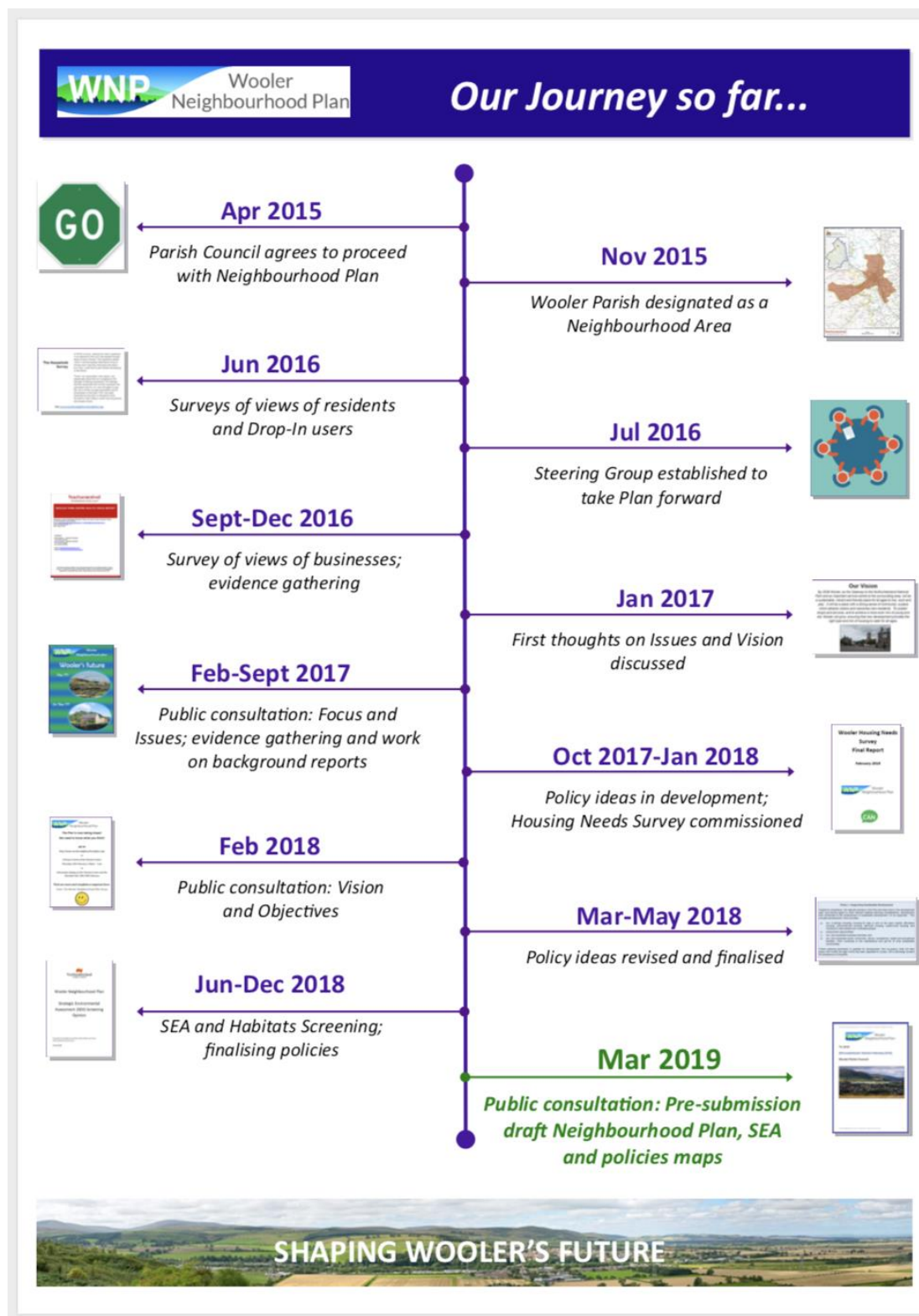


Figure 1: Extract from Wooler Neighbourhood Plan website, explaining the process to the public

### **(2015) Inception meeting**

- 2.2 A meeting to explain the purpose of Neighbourhood Planning and to gauge the level of support for a Wooler NP was held on April 22<sup>nd</sup> 2015. Following the meeting Wooler Parish Council agreed that there was sufficient support within the community for a Neighbourhood Plan for its preparation to go ahead.

### **(2015) Designation of Neighbourhood Area**

- 2.3 An application was made to Northumberland County Council to designate Wooler Parish as a Neighbourhood Area on 22<sup>nd</sup> July 2015, and to Northumberland National Park Authority on 1<sup>st</sup> September 2015. Notices appeared on the Northumberland County Council and Northumberland National Park Authority's websites and in the media, and posters were prominently displayed in the parish. The application by Wooler Parish Council to designate the civil parish of Wooler as a 'neighbourhood area' was approved by Northumberland County Council on 23<sup>rd</sup> November 2015 and by Northumberland National Park Authority on 19<sup>th</sup> January 2016.
- 2.4 A Steering Group was established in 2016 with a Terms of Reference which consisted of 13 members who are a mixture of residents, Parish and County Councillors and Glendale Gateway Trust (GGT) trustees. Some members had more than one role. Planning officers from Northumberland County Council and Northumberland National Park Authority regularly attended Steering Group meetings to provide advice and support throughout the process.

### **(2016) First round of Consultation**

- 2.5 A Household Survey was circulated to every household in the Parish in August 2016. A young people's drop-in event was held in October, and the Steering Group worked with the Middle School to engage with younger people in the Parish. A summary of the results of these initial responses is shown in Table 2 below:

**Table 2: Summary of initial responses to first stage of consultation**

Means of consultation	Method	Key points
<b>Household Survey August 2016</b>	Survey to all households asking what residents liked about Wooler and what changes they would like to see in the future (114 responses received)	Appreciation of the positive atmosphere and sense of place in Wooler. Appreciation of the environment but the need to address dereliction and untidiness in the town. Appreciation of the facilities available but the need for more shops, leisure facilities and youth facilities Appreciation of health, education and transport services but concern over lack of a dentist and public transport. A need for affordable, flexible housing. A need to increase employment and training opportunities, particularly for young people.
<b>Young people's Drop-In Survey October 2016</b>	Survey asking what young people liked about Wooler and what changes they would like to see in the future	Appreciation of the positive atmosphere and sense of place in Wooler. Appreciation of the facilities available but the need for more shops, leisure facilities and youth facilities. Appreciation of education service but concern over public transport. A need for housing for young people. A need to increase employment and support for young people
<b>Work with the Middle School</b>	Ongoing in Spring	Project undertaken with Newcastle University Planning Students; results fed into consultation responses on the Neighbourhood Plan
<b>Feb22<sup>nd</sup>, 27th and April 10th, 11th, 17th, 18th (2017)</b>	Drop-in sessions at the Cheviot Centre and on Wooler High Street to highlight issues raised through surveys.	Similar issues to those raised in the household surveys; general endorsement of the approach being taken.

2.6 The results of this consultation provided initial evidence for the developing themes of Landscape, Townscape, Heritage and the Natural Environment, Local Economy, Housing, Community and Accessibility.

### **(2017) Second Stage of consultation**

- 2.7 As the WNP developed it became clear that more specific information needed to be gathered to provide data to inform the direction of the Plan's policies. This led to:
- Business Survey (June-July 2017)
  - Questionnaires to owners/managers of Community Facilities (October - November 2017)
  - Interviews with landowners (September-November 2017)
  - Housing Needs Assessment carried out by Community Action Northumberland (November 2017)
- 2.8 There also followed a number of public events, with stands at the Glendale Festival in July 2017, Glendale Show in August 2017, and a series of targeted workshops on site opportunities in September 2017. These events were targeted at all residents and businesses in the Parish

### **(2017/18) Third stage of Consultation – Vision and Objectives and Development of a Draft Plan**

- 2.9 As a result of the robust consultation carried out in 2017, in February 2018 the Steering Group drafted a 'vision and objectives' document which was circulated to local businesses, landowners, community groups and organisations as well as a number of statutory consultees.
- 2.10 Respondents generally endorsed the proposed Vision and Objectives and suggested policy areas. There were some specific issues that were identified:
- More emphasis needed to tourism and the role of Wooler as a Gateway to the Cheviots
  - More emphasis needed to Wooler's role as a service centre for the wider area
  - Include the natural environment as well as landscape, townscape and heritage
  - Phrase policies so that they don't restrict innovative and appropriate development
  - Focus on opportunities for young as well as old
  - Do something about parking, and footpaths
  - Do something about making South Road look better



- 2.11 Responses to the Vision and Objectives consultation are provided in Appendix D.
- 2.12 A general endorsement of the Vision and Objectives, as well as suggestions above, resulted in a draft plan being produced by the Steering Group. As part of this, the Steering Group organised a number of workshops and site-specific consultation events. In addition, meetings were held with Northumbrian Water with regard to specific sites proposed for housing allocation (due to sewerage capacity issues identified by a number of residents), as well as with Northumberland County Council as landowner to some sites.
- 2.13 AECOM were commissioned through Locality to produce reports and evidence on Site Allocations (including Local Green Spaces) and produce a Housing Needs Assessment for the Plan area. These documents aided discussion on promoting sites in the Neighbourhood Plan. The Housing Needs assessment of overall housing to provide for in the Plan period became largely redundant due to information provided by Northumberland County Council which specifically set out the Housing Requirement for the Plan area. It was useful in providing evidence of the need for affordable housing.
- 2.14 Community Action Northumberland (CAN) were also commissioned to produce a housing needs report, which particularly focused on affordable housing needs. This involved surveys of individual households in the Plan area and concluded that there was an affordable housing need in Wooler which was quantified in the report.
- 2.15 A chartered town planning consultant was engaged to assist with the detailed drafting of the Plan and policy development. This was paid for through funding from Locality.
- 2.16 A draft Plan was developed, and consulted on, which went through various iterations before it was ready to go to the first formal stage of consultation (Regulation 14). Northumberland County Council and Northumberland National Park Authority commented on these various iterations of the Plan.
- 2.17 The final stage of consultation was the Regulation 14 stage:

### 3.0 The Pre-Submission Draft Neighbourhood Plan Consultation (Regulation 14)

- 3.1 An 8-week consultation period was carried out between from 1<sup>st</sup> March 2019 until 26<sup>th</sup> April 2019. The Plan and accompanying Policies Maps, along with all evidence base documents were put on the Wooler Neighbourhood Plan website. In addition, printed copies were available in the 3 churches in Wooler, the Glendale Garden Centre, Glendale Hall, Wooler Library and the Cheviot Centre. Drop-in sessions were also held on Saturday 16<sup>th</sup> March in Glendale Hall, Tuesday 19<sup>th</sup> March in Newton's Shop (46 High Street, Wooler) and on 27<sup>th</sup> March at the Cheviot Centre. An e-mail and postal address were given for respondents.

### 4.0 Changes to the Plan

- 4.1 A summary of all changes made following the pre-submission consultation can be seen on the Schedule of Residents Responses and on the Schedule of Responses from Statutory Bodies in Appendix B. Some other minor changes to wording, grammatical errors or areas where it was felt could be further clarified have also been made by the Steering Group.
- 4.2 There were a number of responses from Statutory Consultees (identified in the list in this document). Many of them related to minor changes or additions to policy wording and criteria.
- 4.3 Responses were received from Northumberland County Council and Northumberland National Park Authority, the Woodland Trust, Historic England, Highways England, the Coal Authority, Natural England, the Environment Agency, Northern Gas Networks, National Grid, Northumbrian Water and the Glendale Gateway Trust. The full list of responses from Statutory Consultees and the Parish Council's responses (and changes made to the Plan) is contained in Appendix B.
- 4.4 A number of responses were received from local residents, landowners and local organisations. The full list of responses received by local residents and local organisations is also contained in Appendix B.
- 4.5 Some changes were made to the Plan following these responses. In some cases, comments made were not spatial planning matters, and so the comments were not incorporated into the final document.
- 4.6 Many of the suggestions made by Northumberland County Council and Northumberland National Park Authority were incorporated into the final version of the Plan, and meetings took place with officers from the County Council to agree the extent of changes.
- 4.7 The comments made by Historic England elicited a number of changes, and the addition of more detail to heritage related policies.

- 4.8 Comments made by the Environment Agency resulted in changes to the Plan to better reflect NPPF policy on flooding matters and comments were made about the requirement to insert reference to the phosphorus removal scheme, and a desire that this should be taken out of the Plan due to its time limited nature. However, the Habitats Regulation Assessment advice was that this needed to be in the Plan, and the information has therefore been retained (see para 5.3).
- 4.9 Other changes were minor grammatical changes, and amendments to make policies clearer and better linked with supporting text.

## 5.0 Strategic Environmental Assessment and Habitats Regulations Assessment

- 5.1 A Screening Opinion was also sought as to whether a Strategic Environmental Assessment would be required. This was sought from Northumberland County Council, and the conclusion was that an SEA was needed. The Environmental Report was produced by AECOM, and there were 3 main recommendations emerging from that, all of which were incorporated into policies. Consultation on this Report proceeded in parallel with the Pre-Submission Regulation 14 consultation.
- 5.2 The main recommendations were a) add additional information into Sites 1 and 3 to explicitly seek to retain and enhance habitats and implement buffer zones/green infrastructure; b) Include flood mitigation requirements in to Policy 4.3 (site 3), and c) to strengthen policy 11 by including a requirement to demonstrate that any new haulage site would not have a significant impact on the local highway network.
- 5.3 A Screening Opinion was also sought as to whether Habitats Regulations Assessment would be required. This Screening Opinion is also submitted with the Basic Conditions Statement. It was concluded that a Habitats Regulations Assessment would be required due to the presence of the Wooler Water SAC in the Plan Area. This Assessment was carried out, and the recommendations arising from it were to amend the Plan to include additional text in a number of the housing policies, with regard to the sewage treatment works. To satisfy concerns raised during this process, an additional policy (1A) was added. This policy is explained in more detail in the Basic Conditions Statement.

## 6.0 SEA Addendum and Consultation

- 6.1 A query had been raised by Historic England about the treatment of heritage impacts in the Strategic Environmental Assessment prepared by AECOM. As a result, Northumberland County Council advised that the required Basic Conditions for Neighbourhood Plan submission were not met. An Addendum to the SEA was therefore prepared, including a Heritage Impact Assessment. This was completed in early 2020, followed by a three week consultation. Comments received are provided in Appendix C.

- 6.2 The SEA Addendum did not recommend any changes to the conclusions of the original SEA. Of the seven comments on the Consultation in January 2020, only two raised issues which needed comment. One related to the Plan and not to the SEA Addendum. We have taken the opportunity to clarify our response. The second was from Historic England. This broadly supports the conclusions of the SEA Addendum and the Heritage Impact Assessment contained within it. The Comment suggests that consideration be given to more detailed specification of design issues in Policy 4.4 (Site 2 on the original record of all sites) to promote development in sympathy to the Conservation Area. We have decided not to pursue this suggestion for reasons given in the response to the Historic England comment. However, we will recommend to the Examiner a slight change to the wording of Policy 4.1 to ensure attention is paid to the historic environment in any development proposal for that site.

## 7.0 Conclusions

- 7.1 This Submission Wooler Neighbourhood Plan is the outcome of nearly four years of continuous community engagement in various forms as outlined in this statement. It comprises a set of locally specific planning policies intended to guide development management decisions on planning applications so that they better reflect the communities' expectations concerning controls and support for new development in the Parish.
- 7.2 The Parish Council believe that the Submission Plan is a fair reflection of the views expressed by the local community throughout the various stages of plan preparation.
- 7.3 All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the Parish Council. The Submission Plan is supported by a Basic Conditions Report and by this Consultation Statement both of which adequately cover the requirements set out in the Neighbourhood Planning Regulations 2012 [as amended]. The Parish Council has no hesitation in presenting the Plan as a policy document that has the support of the majority of the local community who have been engaged in its preparation.
- 7.4 This Consultation Statement completes the range of tasks undertaken to demonstrate that publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the Plan which will benefit communities across the Parish by promoting sustainable development.

## Appendix A: List of statutory bodies (including local bodies) listed in Schedule 1 who were consulted at Pre-submission stage

Consultation Body	Organisation	Contact
<b>Local Planning Authority</b>	Northumberland County Council	Elizabeth Sinnamon (Interim Head of Planning Services), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 625542 Email: <a href="mailto:elizabeth.sinnamon@northumberland.gov.uk">elizabeth.sinnamon@northumberland.gov.uk</a>
		David English (Planning Manager, Neighbourhood Planning and Infrastructure), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 623619 Email: <a href="mailto:david.english@northumberland.gov.uk">david.english@northumberland.gov.uk</a>
	Northumberland National Park Authority	Clive Coyne, Head of Forward Planning, Northumberland National Park Authority, Eastburn, South Park, Hexham, NE46 1BS. Email: <a href="mailto:clive.coyne@nnpa.org.uk">clive.coyne@nnpa.org.uk</a>
<b>The Coal Authority</b>	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG Email: <a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>
<b>Homes England</b>	Homes England	Homes England, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA Email: <a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>
<b>Natural England</b>	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ Email: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
<b>The Environment Agency</b>	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR Email: <a href="mailto:planning.nane@environment-agency.gov.uk">planning.nane@environment-agency.gov.uk</a>
<b>Historic Buildings and Monuments Commission for England</b>	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF Email: <a href="mailto:e-neast@HistoricEngland.org.uk">e-neast@HistoricEngland.org.uk</a>
<b>Network Rail Infrastructure Limited</b>	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, YO1 6JT <a href="mailto:townplanning.LNE@networkrail.co.uk">townplanning.LNE@networkrail.co.uk</a>
<b>Highways England</b>	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT Email: <a href="mailto:PlanningYNE@highwaysengland.co.uk">PlanningYNE@highwaysengland.co.uk</a>

Consultation Body	Organisation	Contact
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2EF Tel.: 01670335161 Email: <a href="mailto:norccg.enquiries@nhs.net">norccg.enquiries@nhs.net</a>
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX Tel.: 0117 953 1111 Email: <a href="mailto:info@avonline.co.uk">info@avonline.co.uk</a>
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carliol Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB
	Briskona	<a href="mailto:enquiries@briskona.com">enquiries@briskona.com</a>
	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: <a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a>
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: <a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a>
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: <a href="mailto:jane.evans@three.co.uk">jane.evans@three.co.uk</a>
	Virgin Media Limited	Virgin Media Limited, Unit 2, Network House, New York Way, New York Industrial Park, Newcastle upon Tyne, NE27 0QF  Virgin Media Limited (Head Office), 270 & 280 Bartley Way, Bartley Wood Business Park, Hook, Hampshire, RG27 9UP
	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN <a href="mailto:info@wildcard.net.uk">info@wildcard.net.uk</a>
	Arqiva	Email: <a href="mailto:community.relations@arqiva.com">community.relations@arqiva.com</a>
	Openreach	<a href="mailto:newsitereceptionedinburgh@openreach.co.uk">newsitereceptionedinburgh@openreach.co.uk</a>

Consultation Body	Organisation	Contact
<b>Any person to whom the electronic communications code applies</b>	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: <a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a>
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: <a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a>
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: <a href="mailto:jane.evans@three.co.uk">jane.evans@three.co.uk</a>
<b>Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.</b>	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA
	National Grid	National Grid, National Grid House, Warwick, Warwickshire, CV34 6DA Email: <a href="mailto:box.landandacquisitions@nationalgrid.com">box.landandacquisitions@nationalgrid.com</a>  Amec Foster Wheeler E&I UK, Gables House, Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX Email: <a href="mailto:n.grid@amecfw.com">n.grid@amecfw.com</a>
<b>Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.</b>	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU
<b>Sewerage undertaker</b>	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB <a href="mailto:katherine.dobson@nwl.co.uk">katherine.dobson@nwl.co.uk</a> 0191 419 6767
<b>Water undertaker</b>	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB <a href="mailto:katherine.dobson@nwl.co.uk">katherine.dobson@nwl.co.uk</a> 0191 419 6767
<b>Marine Management Organisation</b>	Marine Management Organisation	Stakeholder & Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle upon Tyne, NE99 5BN Email: <a href="mailto:consultations.mmo@marinemanagement.org.uk">consultations.mmo@marinemanagement.org.uk</a>

Consultation Body	Organisation	Contact
<b>Adjoining local authorities</b> (including parish councils)	Doddington Parish Council	Clerk: Mr K Malloy, Burn House, Doddington Mill, Doddington, Wooler, Northumberland, NE71 6AR Email: <a href="mailto:doddingtonpc@btinternet.com">doddingtonpc@btinternet.com</a>
	Kirknewton Parish Council	Clerk: Miss Margaret Heatley, 20 Algernon Terrace, Tynemouth, NE30 2PW Email: <a href="mailto:clerk.kirknewton.pc@gmail.com">clerk.kirknewton.pc@gmail.com</a>
	Tillside Parish Council	Clerk: Mrs E I Hunter, Morven, 11 Springhill, Tweedmouth, Berwick-upon-Tweed, TD15 2QN Email: <a href="mailto:tillsidepc@btopenworld.com">tillsidepc@btopenworld.com</a>
	Ford Parish Council	<a href="mailto:Clerk.fordpc@btinternet.com">Clerk.fordpc@btinternet.com</a>
	Ingram Parish Council	<a href="mailto:Jan.levien@hotmail.com">Jan.levien@hotmail.com</a>
	Milfield Parish Council	<a href="mailto:Milfield.pc@gmail.com">Milfield.pc@gmail.com</a>
<b>Bodies which represent the interests of different religious groups in the neighbourhood area</b>	michaelgveitch@yahoo.co.uk	Evangelical Church
	Father David Tanner, St Ninians Church 19, Burnhouse Road, Wooler	St Ninians Church
	Jean Armstrong, URC Wooler, Cheviot Street, Wooler, NE71 6LP	URC Wooler
	<a href="mailto:billeugster@msn.com">billeugster@msn.com</a>	Glendale Crossing Places
	Rev. Suzanne Cooke, St Marys Church Church Street, Wooler	St Marys Church
<b>Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area</b>		No specific groups identified



Consultation Body	Organisation	Contact
<b>Bodies which represent the interests of persons carrying on business in the neighbourhood area</b>	Glendale Agricultural Society	<a href="mailto:info@glendaleshow.com">info@glendaleshow.com</a>
	Glendale Gateway Trust	<a href="mailto:ggtadmin@wooler.org.uk">ggtadmin@wooler.org.uk</a>
	Shopkeepers Business Group	<a href="mailto:florinofwooler@yahoo.co.uk">florinofwooler@yahoo.co.uk</a>
<b>Bodies which represent the interests of disabled persons in the neighbourhood area</b>		No specific groups identified
<b>Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area</b>	List identified below:	

United Reformed Church, Cheviot Street, Wooler, NE71 6LP	Alcoholics Anonymous
marknapier123@btinternet.com	Cubs and Scouts
michaelstanwix@outlook.com	Drop-In Centre
enquiries@hospicecare-nn.org.uk	Hospice Care
jane.pannell51@btinternet.com	Mental Health Group
Wooler Hub, Cheviot Centre, Wooler	RVS
alisonlloydharris@gmail.com	Wooler Festival Group
yvettehope@aol.com	Wooler Fountain Restoration
NORCCG.Admin-A84032@nhs.net	Cheviot Medical Group, Glendale Surgery
FireReception@northumberland.gov.uk	Fire Service

glendalemiddle@woolerandglendale.co.uk	Glendale Middle School
glendalemiddle@woolerandglendale.co.uk	Glendale School PTA
NORCCG.GlendaleAdmin@nhs.net	Glendale Surgery
berwick.npt@northumbria.police.uk	Northumbrian Police
veronicagil@btinternet.com	U3A
dsymons26@hotmail.co.uk	Wooler Golf Club
billeugster@msn.com	Bill Eugster's Gardening Group
philipreynolds726@btinternet.com	Bowls Club
adrianbicknell@hotmail.co.uk	Bridgend Community Group
diane.yearle@btinternet.com	Camera Club
veronicagil@btinternet.com	Choirs
ianclarke@ryecroftview.freemove.co.uk	Cricket Club
jennypollock@gmail.com	Film Club
info@glendaleboxingandfitness.co.uk	Glendale Amateur Boxing & Fitness Club
jannybell65@aol.com	Knit and Natter
trishtatters@sky.com	Ladies Golf Club
loucross149@hotmail.co.uk	Panto Group
tomnorth@hotmail.com	Tennis Club
Kenminshull@gmail.com	The Mens Shed at the Haugh Head
lynneandmal@hotmail.com	Ukulele Group
brucecrombie1972@gmail.com	Wooler Football Club
wheatsheafwooler@btinternet.com	Wooler Junior Football

Organisations who have asked to be notified about neighbourhood plans in Northumberland	
The Theatres Trust	Mark Price (Planning and Heritage Adviser), The Theatres Trust, 22 Charing Cross Road, London WC2H 0QL Email: <a href="mailto:mark.price@theatretrust.org.uk">mark.price@theatretrust.org.uk</a>
Sustrans	Sustrans, 2 Cathedral Square, College Green, Bristol, BS1 5DD Email: <a href="mailto:reception@sustrans.org.uk">reception@sustrans.org.uk</a>
National Farmers Union	Mr Andy Stephenson, Planning, National Farmers Union, Agriculture House, 207 Tadcaster Road, York, YO24 1UD Email: <a href="mailto:andrew.stephenson@nfu.org.uk">andrew.stephenson@nfu.org.uk</a>

**APPENDIX B: CONSULTATION RESPONSES from SCHEDULE 1 Consultation Bodies TO PRE-SUBMISSION CONSULTATION  
(BY CHAPTER IN THE WOOLER NEIGHBOURHOOD PLAN)**

**General Comments**

<b>Consultee</b>	<b>WNP ref</b>	<b>Submission in full</b>	<b>WPC Response</b>
NCC Planning	Policies Map (Inset 1)	Typo: replace '....First School Sit...' with '....First School Site....'	Yes. Thank you
Highways England	Document as a whole	I confirm that, having reviewed the documents, Highways England does not wish to offer any comments regarding its contents.	Thank you
Coal Authority		Having reviewed your document, I confirm that we have no specific comments to make on it.	Thank you
The Woodland Trust	Objective 3	<p>The Woodland Trust is pleased to see that your Neighbourhood Plan identifies the important role that trees play, and that opportunities should be taken to increase tree cover in appropriate locations in Wooler. Trees are some of the most important features of the area for local people, and this is being acknowledged with the Berwick-Upon-Tweed Borough Local Plan(1999) and Policies F11, F12 and F13 which identifies tree cover and woodland as being important components in the Borough's landscape and its villages, and trees and hedgerows as being a critical component of the District, and how any proposals for development should contribute to their protection and enhancement. Therefore, this should also be taken into account with objective 3 for the Neighbourhood Plan for Wooler, and include the following:</p> <p>To cherish our distinctive landscapes, natural environment, townscape and local heritage, and protect and enhance existing trees and hedgerows</p>	Agree. However, trees are specifically included in a number of policy areas, and it is considered that the objective is adequate as worded.
The Woodland Trust	Introduction and Background	The Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient tree protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017), identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of	<p>Thank you</p> <p>Additional landscaping requirements have been incorporated into some</p>

Consultee	WNP ref	Submission in full	WPC Response
		<p>development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission has some useful information:  <a href="https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences">https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</a></p> <p>We would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Wooler. In an era of ever increasing concern about the nation's physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health &amp; wellbeing at a local level. Whilst, at the same time, the Health &amp; Social Care Act 2012 has passed much of the responsibility for health &amp; wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them as well.</p>	<p>of the site specific policies.</p> <p>The only piece of ancient woodland in the Parish is Cardingmill Plantation which has been designated as a Local Green Space, which gives it the highest level of protection (equivalent to Green Belt).</p>
Glendale Gateway Trust		<p>I write as Chair of the Glendale Gateway Trust who as you know have been supportive of the Wooler Neighbourhood Plan process throughout the lifetime of the project. The Trust's Board of Trustees considered the pre-submission version of the Plan at our last meeting, and have asked me to respond on behalf of the Trust. I am delighted to do so, and ask you to recognise that these are the views of the Trust rather than any one individual.</p> <p>Trustees felt that the plan was very well put together, with enough direction to give shape to the future development of our community, whilst at the same time allowing enough flexibility to allow change and progress where appropriate.</p> <p>Our one concern is that the Community Actions detailed in annexe B currently sit outside the formal part of the document with little sense of accountability. We would like to see a mechanism included so that these important points (raised by residents) are not lost, but progressed appropriately.</p>	<p>Thank you</p> <p>The Community Actions are included at the end of the plan, as these are matters that cannot be dealt with through the planning system. The Parish Council will ensure that these actions are picked up by the Parish Council and taken forward as appropriate.</p>

Consultee	WNP ref	Submission in full	WPC Response
		Many thanks to the Steering Group for the huge amount of work and time that getting to this stage has involved. It has not gone unnoticed, nor unappreciated!	Thanks noted and appreciated.
Northumberland National Park Authority		<p>The National Park Authority acknowledges and welcomes the extensive work and commitment of both the Parish Council and their Steering Group in preparing the draft Neighbourhood Plan. I would like to take this opportunity to commend the content and structure of the draft Plan. I consider it is concise and easy to read, the policies are straightforward and focused. I am pleased that the Steering Group consider the advice provided by officers of the Authority has assisted with the plan making process.</p> <p>It is considered that the draft Plan does, have appropriate regard to national policy and guidance, and this is referenced throughout the plan. In addition it is considered that the plan should contribute to the achievement of sustainable development.</p> <p>With regard to general conformity with the strategic policies of the development plan, the Authority recognises that the majority of development that will take place within the Plan area that lies outside the National Park boundary. However this being said, the Authority considers that the policy approach is in general conformity with the strategic policies of the NNP Core Strategy (2009) as applicable to the small part of the Neighbourhood Plan Area that lies within the National Park.</p>	Thank you
Northumberland National Park Authority	Objective 3 – Landscape	It might be helpful for this objective to also consider views into the National Park and landscape views within the National Park that could be affected by development (not solely of the town itself).	Noted. This is incorporated into the second bullet point under objective 3
Northumberland National Park Authority	Acknowledgements (page 78)	- we would be grateful if you could add Northumberland National Park Authority officers to this list. Thank you.	Yes - sorry! Now added.
Historic England	Vision and Objectives	Overall, I welcome the vision and objectives set out in the draft plan in so far as they affect our area of interest. I welcome the attention paid to heritage; the plan includes a clear, positive strategy for the historic environment and you recognise the important role that conservation should play in ensuring sustainable development. You see heritage as a	Noted with thanks.

Consultee	WNP ref	Submission in full	WPC Response
		<p>key driver to meeting your plan's vision and objectives, including preventing unjustified harm, reducing risk and seeking enhancement. Your policies support, shape and direct the delivery of strategic policies at a local level (as required by NPPF paragraphs 13 and 28), and you have taken advantage of opportunities offered through neighbourhood planning including and identifying the special qualities of the area to be reflected in development (NPPF paragraph 125).</p> <p>I have the following detailed comments to make, which I address policy by policy:</p> <p>The Vision and Objective 3 are welcome in their aspiration for the historic environment but could use stronger language. Words such as "respect" and "reflect" are weaker than phrases such as "pay special attention to" and "give great weight to", which are found in heritage legislation and the NPPF. It is not necessary to copy such phrases word for word, but you should ensure that the wording in your plan is as robust as you expect it be.</p> <p>Objective 1's aspiration to ensure housing responds to local character is welcome. The setting of heritage assets (including the conservation area) is another constraint that could be highlighted - although it is important to point out that all the constraints mentioned can be seen as opportunities for good, locally distinctive design rather than merely as constraints.</p> <p>In Objective 2, I welcome that heritage is seen as a reason to ensure local businesses thrive and the high street flourishes. Heritage may also be a reason to protect community assets in Objective 4.</p> <p>The issues highlighted after Objective 3 are sound and very welcome. I recommend using the phrase "non-designated heritage assets" (in addition to "lesser known" which is a useful term) when discussing heritage that is not designated statutorily (such as listed buildings and scheduled monuments).</p>	<p>Noted, changes to wording made.</p> <p>Noted – amendments made</p>
Historic England	Glossary	<p>In your glossary, you should include the definitions of "historic environment", "conservation", "significance" and "heritage asset" from the NPPF. In the definition of Conservation Area you should insert "or appearance" after "character" to make sure it is accurate.</p> <p>See above for suggestions of community actions to include in Appendix B. For Community Action 5, you will find extensive information on community work to support</p>	Noted – glossary amended to reflect that in the NPPF.

Consultee	WNP ref	Submission in full	WPC Response
		local heritage and promote maintenance on our website.	
NCC Housing and Public Protection	Introduction	In this section (especially page 5 para 1.3) it is not clear that Berwick-upon-Tweed Local Plan will be superseded by the Northumberland Local Plan so it may be worth making this clearer in the text.	The sentence referring to these plans has now been cut
NCC Housing and Public Protection	Vision and Objectives	In light of the evidence that has been presented, Housing & Public Protection supports the overall vision for the plan and its five objectives. Housing is fundamental to delivering sustainable communities and cuts across all of the objectives. Setting out the key issues raised by local communities helps the reader understand why the policies have been developed. We endorse the 27 proposed policies to help sustain the local community well into the future, which is important for Wooler Parish and Northumberland as a whole.	Thank you
NCC Economy and Regeneration	Objective 5	Supports the inclusion of sustainable transport themes within the plan outlined in Objective 5 - to look to improve access links between the town centre, the countryside, housing areas and employment areas, with particular emphasis on Footpaths and cycleways (as outlined in Policy 26) and pedestrian and cycle access along Wooler Railway Line (as outlined in Policy 27).	Thank you
NCC Planning	Glossary	The Core Strategy entry is out of date and should be deleted.	Done



## CONSULTATION RESPONSES FROM SCHEDULE 1 Consultation Bodies (National and Local Organisations (statutory consultees))

### SUSTAINABLE DEVELOPMENT

Consultee	WNP ref	Submission in full	WPC Response
Environment Agency		<p>I would like to make some corrections to the wording of part 1 sustainable development. At the moment it's written as if the EA have provided a comment and inserted a condition. This in fact is not correct. If the County Council or Natural England wish to keep these comments/conditions could they be quoted instead of the Environment Agency, and any referral made to the EA be removed?</p> <p>The quote ref 5 "5 The Environment Agency has taken this action under Regulation 63 of the <i>Conservation of Habitats and Species Regulations</i> 2017. NWL has confirmed in writing that these works will go ahead as planned."</p> <p>The EA did not take any action under the above legislation. The work that was planned at Wooler STW was planned using PR14, which is a business as usual process, which applies to almost every STW operated by Northumbrian Water and which cycles around every 5 years in conjunction with NWL business planning. Please could this quote also be removed?</p> <p>The condition on Policy 1 "Where planning permission is granted for development, first occupancy shall not take place until Wooler Sewage Works has been upgraded to comply with a discharge consent for phosphorus of 2mg/litre."</p> <p>The EA wouldn't have recommended this condition, as we regulate the site this process is used as part of the regulation rather than planning conditions. It would be up to NWL to comment on the capacity of their works to accept any additional flow into the works, in compliance with their environmental permit. The EA would regulate the site and any additional flow above what is in their permit would require a variation which may include the phosphate limit becoming lower than 2mg/l. This assessment would be made through the permitting process. It may be that NWL have capacity in their works to accept additional flow however this should be for NWL to comment on.</p> <p>3.11 I believe this would read better as below, as this takes account of all the discharges in</p>	<p>Noted. References to EA removed.</p> <p>Removed.</p> <p>Noted and removed.</p> <p>Noted. Amended wording has now been incorporated into a new Policy 1A to reflect the requirements made under the Habitats Regulations.</p> <p>Noted. Amended wording has been</p>

Consultee	WNP ref	Submission in full	WPC Response
		<p>this area and not just the Northumbrian water one. You may have developers proposing a private works or package treatment plants.</p> <p>3.11 Wooler Water is of ecological importance, as it flows into a designated Site of Special Scientific Interest under UK legislation. It is also part of the River Tweed Special Area of Conservation under international legislation. It is therefore very important to maintain and improve its ecological value, any impact on the Special Area of conservation of increased development should be assessed, before planning permission is granted. Any discharges to this protected area will require a discharge permit from the Environment Agency.</p>	<p>agreed by Natural England.</p> <p>Noted.</p>
Northumbrian Water		<p>In the first instance, we object to the wording at section 3.11. There have been several communication exchanges with the Wooler Steering Group regarding the Northumbrian Water planned treatment programme at the Sewage Treatment Works for the removal of phosphorus. To reiterate, we are undertaking modifications to our process to secure a new consent limit on our discharges to 2.0mg/litre as part of the Environment Agency's National Environmental Programme. This amendment to the consent limit is compliance driven through our Business Plan, it is <b>not</b> growth driven and would be required to be implemented regardless of whether any additional development comes forward in the town. We confirm that the Sewage Treatment Works currently has capacity to accommodate approximately 124 additional dwelling units.</p> <p>We understand that the wording at section 3.11 has been provided by another statutory consultee however, it is our opinion that it is unnecessary to provide this level of detail in the Neighbourhood Plan. The plan's life span is approximately 15-20 years from the date of adoption with intermittent review however the Phosphorus removal scheme will be operating by 31st March 2020, water quality will be improved and therefore reference to the scheme in the Neighbourhood Plan will be irrelevant from that date on. However, it is of more importance for the Steering Group and Lead Local Planning Authority to understand that the Phosphorus removal scheme is an operational and compliance procedure that has no bearing on the ability of the Sewage Treatment Works to accept additional flows from new development. As stated above the Treatment Works currently has capacity to accept approximately 124 additional housing units which is broadly in alignment with the</p>	<p>Wording has been amended following HRA and requests made by Natural England. A new Policy 1A has been inserted as recommended by Natural England.</p> <p>Noted. However, the HRA requirements mean that we must include it, otherwise the Plan would not meet the basic conditions. There has been an agreed amendment to the</p>

Consultee	WNP ref	Submission in full	WPC Response
		<p>Steering Groups aspirations to achieve around 170 units over the next 20 years, as stated in this version of the plan. The Steering Group last consulted Northumbrian Water in June 2018 regarding potential housing development sites which at that time totalled approximately 140 units over 20 years. There are, therefore, no concerns from our perspective about the ability of the Sewage Treatment Works to handle new development flows. We monitor all of our treatment works and plan for investment in 5 yearly cycles as part of our business plan process so as development progresses in the longer term and becomes a definite intention we can review our capacities accordingly and work with the Local Authority through the pre-application and planning process.</p> <p>In conclusion then, for the purposes of section 3.11 of the Neighbourhood Plan we recommend that the section is removed in its entirety. If you wish to make a short factual reference to the safeguarding of water quality in order to satisfy comments received from Natural England then we recommend that the following statement would be suitable in Part V: Landscape and Natural Environment, Townscape and Heritage:</p> <p><i>“Wooler Water is of ecological importance, as it flows into a designated Site of Special Scientific Interest under UK legislation. It is also part of the River Tweed Special Area of Conservation under international legislation. It is therefore very important to maintain and improve, where necessary, its ecological value.”</i></p>	<p>wording with Natural England.</p> <p>Noted. See comments above.</p>
Northumbrian Water	Policy 1	<p>With regards to Policy 1 we object to the final sentence and request that it is removed as follows:</p> <p><b>Policy 1: Supporting Sustainable Development</b></p> <p>Subject to compliance with relevant policies in this Plan and elsewhere in the development plan, and having regard to other relevant material planning considerations, development that contributes to the achievement of sustainable development will be supported. This includes development which provides:</p> <ul style="list-style-type: none"> <li>a). new dwellings including: Housing for sale or rent on the open market, affordable housing, community led housing, self-build housing, custom-built housing; and housing for older people and vulnerable people;</li> <li>b). employment opportunities;</li> <li>c). new and expanded business premises and</li> </ul>	See comments made above.

Consultee	WNP ref	Submission in full	WPC Response
		<p>d). New and expanded social, community, leisure, recreational, health and educational facilities, which contribute to the maintenance and growth of local sustainable communities.</p> <p>Where planning permission is granted for development, first occupancy shall not take place until Wooler Sewage Works has been upgraded to comply with a discharge consent for phosphorus of 2mg/l.</p> <p>This final sentence is unnecessary in the plan as it has no bearing on being able to accommodate new development. It also has no context in the policy relating to sustainable development.</p>	
Natural England		<p>The Plan includes policies which ‘seek to allocate land for specific forms of development including mixed use development, sites where a range of uses may be appropriate and sites allocated for housing development.’</p> <p>The Plan identifies that the proposed allocation (as set out in Part II – Development Allocations) has the potential to result in likely significant effects on the River Tweed Special Area of Conservation (SAC) and the Tweed Catchment Rivers – England: Till Catchment Site of Special Scientific Interest (SSSI). These effects would be likely to result from increased flow and load on the existing mains sewer network and sewage treatment works, where, without adequate capacity or effective treatment (including for example phosphorus), polluting discharges to the River Tweed could result.</p> <p>To address these effects the Plan proposes for example in Policy 1 – Supporting Sustainable Development, that mitigation will be as follows: <i>‘Where planning permission is granted for development, first occupancy shall not take place until Wooler Sewage Works has been upgraded to comply with a discharge consent for phosphorus of 2mg/litre.’</i> The footnote (5) which accompanies Policy 1 states that the: <i>‘The Environment Agency has taken this action under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. NWL has confirmed in writing that these works will go ahead as planned.’</i></p> <p>Natural England advises that the proposed mitigation requires clarification, with details to demonstrate how the mitigation will be effective; we would welcome revision of the wording in agreement with the agencies referenced above and amendment of Plan and policies accordingly, ensuring that the proposed mitigation is detailed in all policies involving development to which the mitigation is relevant.</p>	<p>Wording has been amended in agreement with NCC Ecologist and Natural England. A new Policy 1A has been inserted.</p>

Consultee	WNP ref	Submission in full	WPC Response
		<p>The Plan should identify and pursue opportunities for securing measurable net gains for biodiversity and to incorporate Sustainable Urban Drainage Systems (SUDS) to treat surface water.</p> <p>Furthermore, drainage from any new development out with mains sewer provision should also be subject to treatment and discharge in accord with Environment Agency guidelines for non-mains discharges. We therefore advise to include within all relevant policies the intention to seek these measures within the neighbourhood area.</p> <p>The Plan (and accompanying Strategic Environmental Assessment - Final Draft March 2019) refers to the National Planning Policy Framework (NPPF). Natural England Advises that the NPPF was last updated in February 2019. The most recent version of the NPPF can be found <a href="#">here</a>. References to paragraphs within the NPPF set out in the Plan and accompanying SAE should correlate with the most up to date version of the NPPF. This will be particularly relevant for example in paragraphs setting out expectations for developments e.g. securing biodiversity net gain.</p>	Noted. The authors have been contacted and asked to amend.
Northumberland National Parks Authority	Policy 3 – High Quality Design	Again, it may be helpful to also consider views into the National Park and landscape views within the National Park that could be affected by development.	Policy 3b now amended to note views into and out of the Park
Historic England	Policies 2 and 3	<p>In Policy 2, I recommend changing “setting of heritage assets” to “significance of heritage assets (including that generated by their setting)”.</p> <p>For Policy 3, clause (c) and para 3.18 are welcome. Again I recommend changing them to read “the significance of heritage assets (including that generated by their setting)” so that it is clear that development of and in designated heritage assets is something you wish to influence as well as development around them in their settings. In clause (a), you could add “massing” to the list of criteria that development should have careful regard to.</p>	Thank you. Adjustments made.
NCC Housing and Public Protection	Policy 1: Sustainable Development	This overarching policy will help sustain the local community in the long-term. We are pleased that a range of new dwellings and tenures to meet housing need will be supported.	Thank you

Consultee	WNP ref	Submission in full	WPC Response
NCC Housing and Public Protection	Policy 2: Major Development in the N'land National Park	We welcome the proposal that major development in the NNP will generally not be supported unless there is a demonstrable need for it and set criteria are satisfied. It is important for Wooller and Northumberland as a whole to preserve the park's special qualities and thus its attractiveness to residents and visitors, contributing to the local economy.	Thank you
NCC Housing and Public Protection	Policy 3: Locally Distinctive and High Quality Design	This will help deliver good quality design that is sympathetic to the surrounding area and buildings, maintain important views and retain biodiversity. Should there be a reference to encouraging renewable energy design principles in homes? This will reduce household running costs resulting in less fuel poverty. We appreciate Policy 17 refers to renewable energy development but this appears to be more about developments that are specifically providing renewable energy	Policy 3 has been amended to include sustainable and low carbon design, including embedded renewables.
NCC Public Health	Sustainable Development Para 3.25	Within the identified land for development Public Health would encourage the integration of space for children and young people to have the ability to play and also that any new development connects current infrastructure through the use of well placed, multi-use (including those with disabilities) footpaths.	Yes
NCC Planning	Policy 1 Supporting Sustainable Development	This policy supports sustainable development and its intentions in this respect are supported by the LPA.	Thank you
NCC Planning	Policy 3 Locally distinctive and high quality design	This policy supports high quality design and its intentions in this respect are supported by the LPA. For clarity (NPPF, para 16d, 2019), in the first paragraph we advise replacing '...of the Plan Area..' with '...of their setting...'. This reflects the impossibility of establishing a 'vernacular' across the whole Parish area. To emphasise 'high quality design', in bullet point a, we would suggest replacing 're-enforce' with <i>improve</i> or <i>enhance</i> to cover poorer quality areas where an improvement in design would be desirable.	Noted, amendments made.  'enhance' has been added.

Consultee	WNP ref	Submission in full	WPC Response
		<p>Having regard to NPPF, para 153, 2019, it is suggested that the Parish may wish to consider adding a bullet point to address energy conservation.</p> <p>Again, to emphasise 'high quality design' we advise adding a final paragraph, as per NPPF, para 130, 2019):</p> <p><i>Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions</i></p>	<p>An additional criteria about energy conservation has been added.</p> <p>Noted.</p>

## CONSULTATION RESPONSES FROM SCHEDULE 1 Consultation Bodies (National and Local Organisations (statutory consultees))

### DEVELOPMENT ALLOCATIONS

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
NCC Housing and Public Protection	Policy 4: Sites Allocated for Development	On page 23 (para 3.24) it states that Wooler PC want to plan for more homes than the Objectively Assessed Need of 170 units over the plan period of the draft Northumberland Local Plan. It may be worth referencing in this paragraph the evidence that supports this decision. The policy sets out which sites are allocated for housing development and specific considerations, which is useful for potential developers.	Refer to the Site Selection Approach Report.
NCC Public Health	Development Allocations Policy 4.1	If the land at the former first school is to be used to create housing, what provision / are there other sites which have been identified to meet the requirements of the current 0-2 early years provision highlighted in the community action plan (annex b).	The Sure Start building is no longer functioning. Under 2 Child-care is provided privately
NCC Public Health	Development Allocations Para 3.30	With regard to the transport assessment will the proposed exploration of the need to improve pedestrian access include other sustainable modes of transport for access i.e. wheelchair use, cycling etc.? (Question partly answered in Policy 4.2).	Yes
NCC Public Health	Development Allocations Para 3.32	How does the proposed 'new football pitch' fit with the Playing Pitch Strategy? Also with the replacement of the football pitch (on the basis that this is at an alternative site) consideration should be given to accessibility (through various forms of transport both motorised and sustainable) to the facility	Noted. However, the policy is cross-referenced to Policy 23 which requires an equally accessible location to be found. No change.
NCC Public Health	Development Allocations Policy 4.3	Encourage access from any new developments into town centre / local services with consideration given to those access routes to ensure they are direct, an obvious pathway to / from the town centre, encourage sustainable modes of transport over motorised choice and well built for a mix of uses (i.e. Pedestrian / wheelchair / cycling). (See NPPF Para 110)	Noted.
NCC Public Health	Development Allocations Policy 4.5	With regard to the transport assessment will the proposed exploration of the need to improve pedestrian access include other sustainable modes of transport for access i.e. wheelchair use, cycling etc.? (See NPPF Para 110)	Yes



Consultee	WNP ref	Submission in full	Wooler Parish Council Response
NCC Highways	Policy 4.2 Land South of the Martins (Site 2)	The Highway Authority has previously raised concerns with regard to the substandard nature of footway provision on the section of Brewery Road in the vicinity of the A697 junction, and the difficulty in achieving a controlled pedestrian crossing on the A697 to assist movements between development on the eastern side of the A697 and town centre facilities. It's likely that mitigation measures would be required for the development proposal described in the policy. A Transport Statement or Transport Assessment must demonstrate mitigation measures to address any concerns raised by the Highway Authority.	See Policy 18 and add to 4.2/6
NCC Highways	Policy 4.3 Land on South Road (Site 3)	With regard to Site 3 you will be aware of current application ref 18/03970/FUL for mixed use buildings comprising Distillery, gift shop, cafe/restaurant and visitor centre plus parking and landscaping.	Yes. The proposed policy should not compromise such a development.
NCC Highways	Policy 4.6 School Farm Field, Weetwood Road (Site 6)	Site 6 Weetwood Road is indicated to be allocated for recreational and community use. As with Site 2 it will need to be recognised that the use introduces a potentially significant pedestrian desireline between the main area of the town to the west of the A697 and the site to the east. Pedestrian facilities along Weetwood Road and across the A697 are not conducive to encouraging or accommodating these movements. Details submitted with a planning application for this site must demonstrate how these concerns will be addressed	Noted. Policy has been amended.
NCC Planning	Development Allocations Para 3.28	Typo: 'five sites' should read 'six sites'	Noted. Changed.
NCC Planning	Policy 4.1 Site 1	For consistency, bullet point b should be amended from '...an appropriate proportion' to ' <i>...a proportion should be affordable housing in accordance with Policy 5</i>	Noted. Changed
NCC Planning	Policy 4.2 Land South of the Martins (Site 2)	For consistency, the first paragraph should be amended from 'An appropriate proportion' to <i>A proportion should be affordable housing in accordance with Policy 5</i>	Noted. Changed.
NCC Planning	Policy 4.4 Site 4	As this site is allocated for housing development, the policy must include an indication of the quantum of development appropriate for the site as per NPPG, Paragraph: 098 Reference ID: 41-098-20180913.	Noted. A quantum has been added.

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
NCC Planning	Policy 4.5 Site 5	<p>We welcome this policy, which allocates the site for employment uses in line with ECN 6 of the Reg 19 Local Plan. The Policy limits the site to those uses falling within classes B1, B2 and B8. Meanwhile, Policy ECN 8 of the Reg 19 Local Plan allows for a wider range of employment generating uses, including: certain of the D1-Class 'non-residential institution' uses, where the scale or nature of the operation, or lack of the need for regular public access would make a location in a town centre or central to where people live less necessary, e.g. training facilities, crèches or health clinics; sui generis uses which typically operate from employment sites such as car garages, taxi firms and home recycling centres, as well as some leisure businesses which may not be suited to town centres; and any of the A-Class or D2-Class town centre uses where the proposal is small scale and the employment area is centrally located.</p> <p><i>To ensure the Policy helps deliver the vision and objectives, we advise that employment uses on this site be widened from just B-class uses unless the Parish Council has evidence that the site is likely to be taken up only for the B-class uses during the Plan period.</i></p>	Noted. Policy has been amended.
NCC Planning	Policy 4.6 School Farm Field, Weetwood Road (Site 6)	No comments but please note comments from Highways Authority.	Noted.
Northern Gas Networks		<p>Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.</p> <p>We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance. This plan shows only those mains owned by Northern Gas Networks in its role as a Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where Northern Gas Networks knows these they will be represented on the plans as a shaded area</p>	These matters would be dealt with at planning application stage, and are not planning policy matters.

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
		and/or a series of x's. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, its agents or servants for any error or omission. The information included on the enclosed plan should not be referred to beyond a period of 28 days from the date of issue.	
Submission on behalf of National Grid National Grid has appointed Wood to review and respond to development plan consultations on its behalf.		National Grid has identified the following high voltage overhead powerline and high-pressure gas transmission pipeline as falling within the Neighbourhood area boundary: <b>4ZY Route</b> - 400kV two circuit route from Stella West substation in Gateshead to 4ZY212 Tower in Northumberland Unitary Authority <b>FM10</b> - Coldstream to Thrunton From the consultation information provided, the above overhead powerline and gas transmission pipeline does not interact with any of the proposed development sites. <b>Gas Distribution – Low / Medium Pressure</b> Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact <a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a> Further information available	Thank you
Environment Agency	Site 3	We aim to reduce flood risk, while protecting and enhancing the water environment. Together with Natural England, English Heritage and the Forestry Commission we have published joint advice on neighbourhood planning. This sets our sources of environmental information and ideas on incorporating the	Noted. Policy for site 3 now includes the requirement to assess flood risk. It is only a very small portion of the site that is in fact in the flood

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
		<p>environment into neighbourhood plans. This is available at <a href="http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/LIT_6524_7da381.pdf">http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/LIT_6524_7da381.pdf</a></p> <p>Your plan includes a site allocation, Site 3, which is located in areas of flood zone</p> <p>2. In accordance with the National Planning Policy framework (NPPF) para 100-102, we recommend the Sequential Test is undertaken when allocating sites to ensure development is directed to the areas of lowest flood risk.</p> <p>The Sequential Test should be informed by the Local Planning Authority's Strategic Flood Risk Assessment (SFRA). We would have concerns if development is allocated in this high risk flood zone without the Sequential test being undertaken.</p> <p>It is important that your plan also considers whether the flood risk issues associated with this site can be safely managed to ensure development can come forward. Without this understanding we are unsure how your plan can demonstrate compliance with the NPPF.</p> <p>The Local Authority will be able to advise if there are any areas at risk from surface water flood (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies and guidance for particular sites.</p>	<p>zone identified on the EA maps.</p>
Natural England		<p>As a minor point, there are inconsistencies in the number of, and names of the allocated sites as referenced in the SAE, Plan and maps. Natural England would welcome amendments to ensure clarity on the number and names of the allocated sites. For example in the SAE Table 4.1 5 details allocated sites as those being shaded blue: the Former School Site, Land North of Common Road, above High Fair, Fergusons Yards, Land South of Weetwood Road and Mart Field; the Plan lists the sites as per policies 4.1 to 4.6: Site 1: The former First School Site off Burnhouse Road, Site 2: Land south of The Martins; Site 3: Land</p>	<p>Noted. Sites named and numbered in the Plan. Regret cannot change the AECOM report, which refers to the original review of all sites in our area, but site names are the same.</p>

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
		on South Road known as Redpath's/Ferguson's Yard; Site 4: Land at Burnhouse Road; Site 5: Land east of the Auction Mart; Site 6: School Farm Field, Weetwood Road.	
Historic England	Policy 4	<p>The sites included in Policy 4 are acceptable in broad terms, however I have concerns about the site assessment process which I set out in a separate paragraph below. In paras 3.25-6, it would add clarity to give the site number in brackets after each of the sites is mentioned. Paras 3.25-8 appear to refer only to five sites when six are included in Policy 4. For Policy 4.1, I suggest requiring the masterplan process to precede any planning application; I refer you to para 126 of the NPPF to find appropriate wording. For Policy 4.3, you should satisfy yourself that there is sufficient influence over the impact of new development on the significance of the conservation area. Policy 4.3 could be enhanced to provide more criteria to influence this impact. This might include visual impact on approach across the A697 South Road bridge (eg. would you expect new development to allow the tree line still to form the horizon?), or in its presentation to the street (eg. should it address the A697 as at No.20 South Road, or be arranged away from the road as at Millvale, or leave large areas of parking to the road as at the Farm To Freeze store?). I suggest Policy 4.4 should also include the setting of the conservation area as a reason for requiring the LVIA.</p> <p>In relation to the site allocations, I am concerned that the right assessment to decide some sites has not yet been fully demonstrated. This is important to strengthening the allocations policy and improving the chance of meeting the basic conditions at examination (note, these conditions are inaccurately set out on page 10 of AECOM's Site Assessment final report). To be clear, as discussed above, I have only some concerns about three allocations, but the right assessment process still needs to be shown. The NPPF says the particular significance of any heritage asset affected by a proposal (in this case, a proposed site allocation) should be identified and assessed, taking account of available evidence and necessary expertise. The impact on significance should</p>	<p>Noted. A detailed sites assessment was carried out on behalf of the Steering Group by AECOM. This is included in the evidence base documents.</p> <p>Requirements for master plans have been inserted into some of the site specific policies.</p> <p>Policy 4.4 has been amended and no longer requires an LVIA. A Heritage Statement is felt to be a more appropriate assessment for impact on the Conservation Area. This has been added into the policy.</p> <p>Noted. The Steering Group relied on the acceptability of the work done by AECOM. It</p>

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
		<p>be considered, aiming to avoid or minimise conflict with the asset's conservation. If assessment identifies harm, it should set out how harm can be removed or reduced, which would then be included in the relevant policy and explanatory text. My concern is that AECOM's Site Assessment report does not contain such an assessment, particularly for the Ferguson's Yard site but also for the former First School and South of Burnhouse Road sites. The assessment relies on noting the presence or absence of heritage assets rather than giving an assessment of what makes them significant, the impact site allocation would have, and any mitigation necessary. For example, for Ferguson's Yard, which is in the conservation area, it does not mention the historic buildings on the site, discuss their significance as part of the conservation area, or say whether they could be demolished without harming the conservation area's heritage significance. The location of the other two sites on the boundary of the conservation area is not fully discussed (it does not seem to be mentioned at all for the Burnhouse Road site), nor the impact allocation would have or any mitigation necessary. I accept some matters discussed cross over with landscape impact, yet heritage matters do not appear to be fully addressed, weakening the evidence to support the allocation and leaving open the question of how best to develop sites in heritage terms. Your plan should proactively create the case for each site, using the site allocation and policy development process open to you now, avoiding a more reactive debate at planning application stage.</p>	<p>is unfortunate that Historic England consider that this work was not undertaken thoroughly or robustly in relation to the historic environment. We have endeavoured to ensure that the Historic Environment is a key consideration throughout the Plan, and have done our best to make sure that the site allocations proposed best reflect those areas where we considered that the historic environment would in fact benefit.</p>

## CONSULTATION RESPONSES FROM SCHEDULE 1 Consultation Bodies (National and Local Organisations (statutory consultees))

### HOUSING

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
NCC Housing and Public Protection	Part III - Housing	Page 32 (para 3.44) there is a reference to footnote 11 but no corresponding footnote at the bottom of the page.	Noted, changes made.
NCC Housing and Public Protection	Policy 6: New Housing - Design Principles	Should there be a reference to encouraging renewable energy design principles to reduce household running costs?	Yes – additional criteria have been inserted into Policy 1.
NCC Housing and Public Protection	Policy 7: Community-led and Affordable Housing	We welcome a policy that supports the delivery of community-led housing schemes. In respect of 100% affordable schemes, the plan should balance meeting local housing need with creating mixed and balanced communities rather than creating larger, mono tenure social housing schemes. However, as sites coming forward are generally small scale then this should not be an issue.	Noted.
NCC Public Health	Housing Paras 3.41 and 3.47	This states current housing stock is rising at approximately 14 units per annum. 3.47 The council's draft local plan looks at a minimum of 170 additional houses over the period of the Plan (20 years). This minimum rate could potentially slow down the rate of development to 8/9 additional units p/annum. Has this been given consideration and if so the lower rate of housing development will mean new developments will have to be very specific i.e. include a mix of affordable housing, housing appropriate for downsizing, housing for the growing elderly population.	The housing requirement was given to us by NCC.
NCC Public Health	Housing Para 3.67	Ensure any proposed developments within the outlying settlements described maintain strong transport links to the town centre to ensure appropriate access to services and local amenities.	This is difficult as these are very rural areas.
NCC Highways	Policy 6 New Housing Development – Design Principles	As a generality Policy 6 includes c) "provides for safe cycle and pedestrian access" etc. This is also referred to in Policy 4.2 a) re Land South of The Martins but not the other proposed allocations. It is suggested that Policy 6 c) should include reference to [safe] vehicle access also, and then this need not be replicated in respect of other allocations other than in the context of the need for a Transport Statement or Transport Assessment.	Policy 6c amended to include safe vehicular access

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
NCC Planning	Objective 1: Housing Page 33	Typo: Policy 9 should read 'Housing Developments in Outlying Settlements'	Noted.
NCC Planning	Policy 5 Housing Development in the Plan Area	The Policy states that a minimum of 20% affordable housing will be sought on-site for schemes of 10 dwellings or more or in accordance with the most up to date evidence on affordable housing need. This differs from the findings of the "Affordable Housing Value Mapping Methodology Technical Paper (December 2018) prepared for the Local Plan, which identified that a medium contribution (15%) could now be sought. It is not clear where the evidence for 20% affordable housing has come from or if any study findings have been through a viability filter. In order to meet the basic conditions, to ensure the policy is supported by appropriate evidence of need and deliverability, we would advise using the figure of 15% for the affordable housing requirement.	15% accepted as our figure of 20% reflected NCC policy at the time.
NCC Planning	Policy 6 New Housing – Design Principles	In accordance with advice from the Highways Authority, it is suggested that an additional bullet point is added, which ensures safe vehicular access is provided in new housing development.	Yes
NCC Planning	Policy 7 Community-led and Affordable housing	It is considered that this policy is unnecessary as matters are covered in policies 1, 9 and 10. In addition, the policy appears to contradict limitations of scale stated in policies 9 and 10. In order to meet the basic conditions, we advise deleting this policy. The supporting text could be added to the introductory text to the housing chapter.	Noted. However, we do not see a conflict. We will retain the policy.
Northumberland National Parks Authority	Policy 10 – Housing Developments in the Open Countryside	It may be helpful to specify whether this policy refers to new-build housing or conversions. Perhaps separate policies or separate points at least are required for both?	Both. Amend to make this clear
Northumberland National Parks Authority		The NPPF (para 26) says ' <i>joint working should help to determine ... whether development needs that cannot be met wholly within a particular plan area could be met elsewhere</i> '. As the National Park struggles to find development sites to accommodate need, Wooler – as a gateway settlement, is considered to be suitable to meet this need through cross-authority co-operation. Could this be incorporated into the Plan?	Yes. Now added to text before Policy 4 page 23 and mention in the argument pages 31-36



Consultee	WNP ref	Submission in full	Wooler Parish Council Response
Historic England		Policy 10(b) is welcome in recognising opportunities to keep historic buildings in optimum viable uses.	Thank you

## CONSULTATION RESPONSES FROM SCHEDULE 1 Consultation Bodies (National and Local Organisations (statutory consultees))

### LOCAL ECONOMY

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
Northumberland National Parks Authority	Policy 17	No comments here except for <b>Policy 17</b> - please add Northumberland National Park as an impact.	Yes - sorry!
NCC Housing and Public Protection	Part IV - Local Economy	There is a strong link between housing and employment. The policies set out in this section will help sustain Wooler into the future and support future housing.	Thank you
NCC Public Health	Local Economy	No comments, generally supportive of all policies contained within this section.	Thank you
NCC Planning	Policy 11 Existing Employment Sites	<p>We welcome this policy, which allocates the two existing sites for employment uses in line with ECN 6 of the emerging Northumberland Local Plan.</p> <p>However the Policy seeks to limit both sites to those uses falling within classes B1, B2 and B8 of the Town and Country Planning Use Classes Order plus ancillary uses. However, in the case of the IP2 site - industrial land at Haugh Head including the Glendale Business Park – the Draft Local Plan, under emerging Policy ECN8 looks to allow a wider range of employment generating uses (as described above under Policy 4.5).</p> <p>The wider range reflects the realities of low demand and the flexibility needed in a small town, (evidenced in the Northumberland Employment Land and Premises Demand Study (2015).</p> <p><i>To ensure the Policy helps deliver the vision and objectives, it is suggested that the Haugh Head including the Glendale Business Park could be widened from just B-class uses in the Neighbourhood Plan unless further evidence can be set out to justify not doing so.</i></p>	Policy amended to widen opportunity.
NCC Planning	Policy 13 Retail Development and Upper Floor Uses in Wooler Town	<p>The policy appears to be inconsistent with national planning policy and guidance. The concept of protecting 'vitality and viability' relates specifically 'town centres'. Therefore, in order to operate properly it would be necessary to define the extent of a town centre (see para 85, NPPF).</p> <p>To meet the basic conditions, we recommend the approach taken in the Neighbourhood Plan is reviewed. Any changes to the policy may require changes to the supporting text.</p>	The Town Centre has been defined using street frontages and is now shown on the Policies Map.

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
NCC Planning	Policy 14 Tourism Facilities	To better align with national planning policy, we suggest modifying the policy to ensure the development that is supported respects the character of the countryside (para 83c, NPPF).	Yes
NCC Planning	Part IV - Local Economy	Page 47 typo: caption under picture states 'policy station' rather than police station.	Yes
NCC Planning	Policy 15 Small scale tourism accommodation	To ensure policy is unambiguous and can be applied consistently, we would advise specifying the nature of 'small-scale'.	'small scale' has been removed, and the criteria have been amended to ensure that this is a criteria based policy rather than relying on a figure for small-scale which is difficult in this context
NCC Planning	Policy 17 Renewable energy	Through the use of the word 'including', the policy is supportive of all scales of renewable energy – is that what the Parish Council is supporting?	'small-scale' has been inserted into this policy.

## CONSULTATION RESPONSES FROM SCHEDULE 1 Consultation Bodies (National and Local Organisations (statutory consultees))

## LANDSCAPE, NATURAL ENVIRONMENT, TOWNSCAPE AND HERITAGE

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
Woodland Trust	Policy 19	<p>We are pleased to see that Policy 19 specifically acknowledges the vital contribution of hedgerows and trees as part of green infrastructure in Wooler and how your plan can assist with safeguarding these from encroachment, whilst also seeking to protect and enhance. But this should also recognise the fact that development should not lead to loss or degradation of trees in your parish. Increasing the amount of trees in Wooler will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.</p> <p>Information can be found here: <a href="http://www.magic.gov.uk/MagicMap.asp">http://www.magic.gov.uk/MagicMap.asp</a> and <a href="http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/">http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/</a></p> <p>Ancient woodland would benefit from strengthened protection building on the National Planning Policy Framework (NPPF). On 24<sup>th</sup> July 2018 the Ministry of Housing, Communities and Local Government published the revised NPPF which states:</p> <p><b>development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists</b></p> <p>The Woodland Trust believe this must be given due weight in the plan making process, as it shows a clear direction of travel from central Government to strengthen the protection of irreplaceable ancient woodland and trees. Therefore, we would recommend that Policy 19 acknowledges this and should include the following sentence:  <i>'There should be no harm to or loss of irreplaceable habitats such as ancient and veteran trees'</i></p>	<p>Noted.</p> <p>Noted. Policy amended to include this sentence.</p>

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
Natural England		Natural England welcomes the considerations given to the National Park landscape designation and the requirement to undertake Landscape Visual Impact Assessment, as appropriate, for any development in the neighbourhood area with the potential to impact upon the landscape.	Thank you
Northumberland National Parks Authority		<b><i>Landscape and Natural Environment, Townscape and Heritage</i></b> Is this 'landscape' as per the heading or 'landscaping' as per <b>Policy 19</b> ? If the former, it may also be helpful to reference to the Landscape of the National Park in this section.	Noted.
Historic England	Policies 13 and 15	You should consider qualifying the third clause of Policy 13 to ensure that new retail away from the High Street will be supported only where it would not harm the viability of the High Street (irrespective of whether the proposal would contribute to the town's viability by itself). Edge or out of town retail facilities at any scale have the potential to harm the existing high street offer to the detriment of the character of the historic town centre. Policy 15(e) risks setting a lower bar than that in national policy in the NPPF, which risks the policy not meeting the basic conditions. For designated heritage assets, different levels of harm and different levels of designation require different policy approaches. This policy may perhaps be attempting to identify how harm should be dealt with once harm has been accepted by applying higher-level policy. However, I do not think the current wording achieves this by suggesting a lower threshold for small-scale overnight accommodation.	Noted. Amendments have been made to these policies. A Town Centre has also been defined.  Alterations have been made to the text to ensure that setting and harm are dealt with as per NPPF.
Historic England		In para 3.97, I suggest changing "protected ancient monuments to "scheduled ancient monuments" for accuracy. This would also be the paragraph to introduce the idea that there are many more non-designated heritage assets in the plan area than those which are already designated as listed buildings and so on. Using the term historic environment recognises a complex, inter-related network of heritage assets of many types and not just a collection of designated discrete buildings and monuments. In para 3.98, I suggest removing "seeks to" from the final sentence. Indeed you may wish to remove the word "preserve" too as it is, rightly, enhancement at this point which your plan is seeking. In Policy 18(d), I suggest you are clear which buildings you wish to see retained in any development. Your plan is the right place to be specific about this rather than waiting for	Consider that the language used is more accessible to most people  Yes  Yes. Remove 'those' to clarify

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
		<p>developers to identify those they believe are significant. As set out above, the plan should give more details of how you expect new development on this site to pay special attention to preserving or enhancing character and appearance. For example, you have the opportunity in your plan to be quite specific about layout, massing and height. Far from being prescriptive, this can provide certainty to developers in bringing forward a scheme that would receive local support. This site would benefit from more detailed design guidance to help de-risk it. In addition, I suggest you qualify the clause starting “Provision of...” in the same way as I suggest for Policy 13 above. Edge or out of town retail here risks a loss of retail from the High Street whether or not the new retail in itself would contribute to the whole town’s vitality.</p> <p>In Policy 19, I suggest modifying the clauses about the tree belts in the conservation area to make it clear that these are not the only significant trees in the conservation area. Also “erosion” may be a better word than “loss”.</p> <p>I welcome your inclusion on p55 of the extract map from the adopted character appraisal. The appraisal is quite old now so it would be worth you pointing out whether the assessment given is still valid. See above for comment on bringing this evidence up to date.</p>	<p>See comments made previously. A Town Centre area has been delineated to clarify the area proposed.</p> <p>Noted. Unfortunately the Council do not appear to have the resources at present to update the CA appraisal.</p>
Historic England		<p>Throughout the plan, eg. in para 3.106, I recommend not using the terms “preserve” or “preservation” unless it is quoting legislation. Although they appear in heritage legislation, they are generally not used these days in favour of “conserve” and “conservation”, which signify a more positive approach to managing change in the historic environment (by balancing significance and harm) rather than signifying prevention of change. “Protect” is acceptable in some contexts, but as “conservation” is defined in the NPPF, it brings certainty to your plan so I recommend you use it in most instances.</p> <p>Policy 20 and its pre-amble paragraphs are very welcome. I am pleased you have used the adopted character appraisal to identify particular characteristics to which you want development to respond. You might like to compare your policy to an exemplar of this approach in the Odiham &amp; North Warnborough Neighbourhood Plan, a link to which can found on our website (see above). You should change the opening clause to</p>	Noted.

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
		“...development in or affecting the setting of Wooler...”. Using the word “preserve” in this sentence is acceptable as it is referring to the legislation. For clause (c), you should take the opportunity set out how “wherever possible” should be judged. Without this, developers and the local planning authority can interpret it, risking historic shopfronts being considered dispensable for reasons you did not expect.	
NCC Public Health		No comments, generally supportive of all policies contained within this section	Thank you
NCC Planning	Policy 19 Landscaping	To meet the basic conditions, it is advised that evidence is provided to support the replacement of any trees that are lost to development (paragraph 3)	The Village Design document and Conservation Area Appraisal both emphasise the importance of trees in our parish. As newly planted trees do not always survive, a 1-2 replacement is asked for.
NCC Planning	Policy 20 Para 3.106	Typo: It should read ‘Policy 20	Yes
NCC Planning	Policy 20 Conservation Area	Typo: full stop needs adding to bullet point f.	Yes
NCC Planning	Policy 21 Para 3.113	Key landscape impact study should be properly referenced and included in Appendix C. (Northumberland Key Land Use Impact Study, PART A: Landscape Sensitivity at Settlement Edges, NCC, 2010).	Yes

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
NCC Planning	Policy 21 Development on W/SW Edge	To meet the basic conditions, more detailed information should be included in the supporting text to justify the creation of sensitive settlement edges in this policy.	The Key Land Use Impact Study NCC 2010 emphasises the importance of this edge. This now mentioned in the text.



## CONSULTATION RESPONSES FROM SCHEDULE 1 Consultation Bodies (National and Local Organisations (statutory consultees))

### OUR COMMUNITY

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
NCC Housing and Public Protection	Policy 22: Local Green Spaces	Having green spaces close to homes is important for the health and wellbeing of residents. Restricting development on the identified green spaces is therefore welcomed.	Thank you
NCC Planning	Policy 22 Local Green Spaces	To meet the basic conditions, the policy should be modified to more closely reflect para 101 of NPPF, which requires that policies for management of development within local green spaces should be consistent with that for Green Belts.	Noted. Text amended.
NCC Planning	Policy 23 Recreational Land	Policy 4.2 allocates land at Wooler Cricket Club for housing development. It is therefore inconsistent to seek to protect the land through Policy 23. To meet the basic conditions of clarity and consistency, the final paragraph should be deleted. Wooler cricket club should be identified on the main policies map.	We think you mean the Football Pitch. Cricket Club now named on the Policies Map. Policy 23 adjusted in the light of your comment.
NCC Planning	Policy 24 Community Facilities	To ensure this policy is clearly written and unambiguous, in paragraph 3, the statement “.....community facilities identified in this Plan...” should be amended to ..... <i>community facilities identified above....</i> Disagree with the use of the word ‘strongly’ in paragraph 3 as it is unnecessary.	Yes  We mean 'strongly'
Woodland Trust	Policy 24	Whilst your Draft Policy 24 does identify the fact that any shortfalls in community provision is going to be acknowledged as something is taken forward, protecting natural features such as community space provision should also be taken into account. It should seek to retain and enhance recreational and local green spaces, resist the loss of open space, whilst also ensuring the provision of some more. Therefore, to what extent there is considered to be enough accessible space in your community also needs to be taken into account with new development proposals, such as housing. There are Natural England and Forestry Commission standards which can be used with developers on this:	The plan does propose the designation of a number of Local Green Spaces, some of which include woodland.

Consultee	WNP ref	Submission in full	Wooler Parish Council Response
		<p>The Woodland Access Standard aspires:</p> <p>That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.</p> <p>That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.</p> <p>The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber &amp; green infrastructure - see the Woodland Trust publication <i>Stemming the flow</i> – the role of trees and woods in flood protection - <a href="https://www.woodlandtrust.org.uk/publications/2014/05/stepping-the-flow/">https://www.woodlandtrust.org.uk/publications/2014/05/stepping-the-flow/</a></p> <p>Further information at</p>	
Historic England	Policies 22 and 25	<p>For Policy 22, you should satisfy yourself that you have taken full advantage of the opportunity afforded by the NPPF to identify Local Green Space that is special because of its historic significance.</p> <p>You should ensure Policy 25(f) does not fall foul of the NPPF in the same way as Policy 15(e) discussed above.</p>	Noted. Paragraph f) has removed reference to historic environment, and new criteria added (g)
NCC Public Health	Community Life Para 3.119	Could consideration be given to mixed / multi-purpose facility given that the plan identifies the need for a new leisure facility and also the community would be open to the green space currently used by Wooler F.C. being moved to a suitable alternative site.	This would be a community aspiration rather than a policy.

**CONSULTATION RESPONSES FROM SCHEDULE 1 Consultation Bodies (National and Local Organisations (statutory consultees))**

**ACCESSIBILITY**

<b>Consultee</b>	<b>WNP ref</b>	<b>Submission in full</b>	<b>Wooler Parish Council Response</b>
NCC Housing and Public Protection	Policy 27: The Wooler Railway Line	Supporting the use of the old railway line as a pedestrian/cycle route and linking this to current and proposed housing sites is welcomed to promote the health and wellbeing of local residents.	Thank you
NCC Public Health	Accessibility Policy 26	Support the proposed development of footpaths and cycleways but would also like to see consideration given to appropriate signage for footpaths i.e. to include directions, mile or kilometre markers, distance to travel to a given location; given this is one of the issues identified in their key priority section. As identified within Annex B - community action 15.	Refer to Community Actions
NCC Public Health	Accessibility Policy 27	Fully supportive of the development of the current disused railway line to improve pedestrian access to and within the town centre and also connect Haugh Head identified in the south area of the landscape map attached.	Thank you

## CONSULTATION RESPONSES FROM SCHEDULE 1 Individuals

### General Comments

Name	WNP ref	Submission in full	Wooler Parish Council Response
Jenny Pollock Heth House Gallowlaw	Dark Skies	I feel the plan could take a stronger line on Dark Skies. More references in housing policies would be welcome	Covered in Policy 6 and 3d
Rosanna Reed rosiejreed@gmail.com		<p>I am writing this as an individual resident of Wooler.</p> <p>I would like to commend the hard work carried out by the Steering Group, led by Lynne Pringle and everyone who has contributed in any way to the writing of Wooler Neighbourhood Plan.</p> <p>I found the Plan easy to understand and what has been written realistic and achievable, with flexibility for changing needs and requirements. A huge amount of evidence gathering must have taken place, requiring total commitment and a lot of time from the volunteers and others who undertook this work.</p> <p>I was born and brought up in the Wooler area and want to see progress and development carried out whilst maintaining and enhancing the nature and character of Wooler.</p> <p>Places like Wooler need to have input and influence on future development and I think this Neighbourhood Plan ensures that with all of the community engagement that has taken place, listening to all ideas, opinions and aspirations we will have a viable, vibrant future.</p> <p>I hope this Plan is adopted by Northumberland County Council Planning Department.</p>	Thank you
G F White on behalf of M Robson		Overall the Plan is welcomed and generally supported. Our Client acknowledges the significant time and effort which has been undertaken by all involved in the preparation of the Plan and the wider community in supporting the process. The Plan is well written, easy to follow and genuinely local. However, there are a number of issues which our Client	Considered in comments below relating to development allocations and housing

Name	WNP ref	Submission in full	Wooler Parish Council Response
		<p>seeks clarification of, or makes suggested amendments to the Plan, specifically the inclusion of an additional site for residential development. We would welcome the opportunity to meet with the Steering Group to explain the points raised in more detail prior to the Plan being submitted for Examination.</p> <p>Our Client welcomes the preparation of the Wooler Neighbourhood Plan which is broadly supported, however a number of issues have been raised which our Client requests are considered and amendments made in line with the proposed wording set out in these representations.</p> <p>Of specific concern is the Plans ability to meet the stated housing objective to deliver growth and exceed the OAN of 170 new homes over the plan period. To provide for flexibility an alternative housing site is proposed for allocation for residential development in full or part within the plan period.</p> <p>Where appropriate amendments to the policies and proposals map are set out. It is considered without the suggested amendments the policies and proposals map as submitted would not meet the basic conditions required for a Neighbourhood Plan, in that the Plan is not in accordance with National Planning Policy.</p>	
G White on behalf of M Robson	Vision and Objectives	<p>Our Client generally supports the 'Vision' set out in the Plan.</p> <p>Our Client specifically supports:</p> <ul style="list-style-type: none"> <li>•Objective 1: Housing – 'encourage the provision of well-designed new housing';</li> <li>•Objective 2: Local Economy – 'increased opportunities for business growth';</li> <li>•Objective 3: Landscape, Natural Environment, Townscape and Heritage – new development should be encouraged around the northern and eastern edges of Wooler';</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>•Objective 5: Accessibility – 'better links between the town centre and the countryside'.</li> </ul>	Thank you

Name	WNP ref	Submission in full	Wooler Parish Council Response
G White on behalf of M Robson	Monitoring and Review and Glossary	<p><b>Section 4: Monitoring and Review</b></p> <p>The plan indicates (paragraph 4.3) that the policies will be monitored ‘from time to time’, this is considered to be imprecise. The Plan in acknowledging that effective monitoring is essential, should provide a clear indication and commitment to reviewed the Plan to assess whether the Policies require updating, and a process for updating them as necessary. The NPPF [33] indicates a reasonable time period to be least every five years. The Plan would benefit from a clearer commitment to review and update the Plan.</p> <p><b>Glossary</b></p> <p>The County Council is in the process of preparing a Local Plan, the reference to ‘Core Strategy’, should be updated. The statutory definition of development for planning purposes is set out in section 55 of the Town and Country Planning Act 1990. The NPPF was updated and republished in Feb 2019.</p>	<p>It is not possible to be more precise about monitoring arrangements at this stage. The Parish Council will endeavour to monitor progress of the Plan.</p> <p>Glossary revised</p>

**CONSULTATION RESPONSES FROM SCHEDULE 1 Consultation Bodies (National and Local Organisations (statutory consultees))**

**SUSTAINABLE DEVELOPMENT**

<b>Name</b>	<b>WNP ref</b>	<b>Submission in full</b>	<b>Wooler Parish Council Response</b>
Frank Mansfield Heth House Gallowlaw	Page 16	'Parking on pavements' - no longer the case since new pavements installed 'Most families have two (and sometimes more) cars'. Have you got statistics for this assertion?	These were comments made during consultations so are included here
G F White on behalf of M Robson	Policy 1 Policy 3	<p>It is important to note (paragraph 3.2) the whilst the pre-submission document can be a material consideration in the determination of planning applications, at this pre-submission stage it should be afforded limited weight due to the stage of consultation and lack of Examination.</p> <p><b>Policy 1: Supporting Sustainable Development</b> This policy is generally supported. However, reference to <i>'first occupancy'</i> in the final sentence is unnecessary; It is assumed this is a reference to 'residential occupancy' although this is not clear. In considering a Planning Application, the Local Planning Authority would consult Northumbrian Water (NWL) on development proposals which have the potential to impact on the capacity of the sewerage works. If there is a potential impact on capacity due to the scale of development this would be raised by the statutory body (NWL). The proposed restriction by the policy is unnecessary, the final sentence should be deleted.</p> <p><b>Policy 3: Locally Distinctive, High Quality Design</b> This policy is generally supported; however, it would be improved by;</p> <ul style="list-style-type: none"> <li>• The provision of a list of the 'non-designated heritage assets' referred to in criterion c) possibly as an Appendix;</li> <li>• Inclusion of the words <i>'where necessary'</i> at the beginning of criterion d). It will not be necessary to include 'measures' in all forms of development, as some development proposals will not have any impacts; and</li> <li>• The addition of the words <i>'the information required to demonstrate that the criteria have</i></li> </ul>	<p>Yes</p> <p>This matter is now dealt with under a new Policy 1A, as agreed to comply with the Habitats Regulations Assessment.</p>

Name	WNP ref	Submission in full	Wooler Parish Council Response
		<p><i>been addressed, will be proportionate to the proposed development and potential impact’.</i></p> <p>The wording of the proposed policy should be amended to address the above concerns and ensure the design information submitted with planning applications is proportionate to each development proposal.</p>	



## CONSULTATION RESPONSES FROM SCHEDULE 1 Individuals

### DEVELOPMENT ALLOCATIONS

Name	WNP ref	Submission in full	Wooler Parish Council Response
<b>Fairhurst on behalf of College Valley Estates</b>	Policy 4.2 Site allocation 2	<p>In order to properly assess Policy 4.2 of the draft Wooler Neighbourhood Plan, it should be tested against paragraph 98 of the NPPF.</p> <p>From an initial assessment of the playing field, it is considered that it is of local value as it is host to Wooler Football Club. This would conclude that the current condition of the playing field would not make it surplus to its requirement in the local area, therefore contrary to paragraph 98 of the NPPF.</p> <p>Therefore, Fairhurst suggest that the inclusion of the available land to the north and to the south of Brewery Road (as outlined on drawing 100527/8001) should be considered to expand the existing allocated land. The land to the south of Brewery Road has previously been subject to a positive Pre application response from Northumberland County Council for the development of housing. The site is located directly adjacent to Site 2 and extends to an area of approximately 3.6 hectares. The site is currently Greenfield land as is the majority of land to the south and east, the land is currently used for agricultural purposes.</p> <p>The inclusion of the brownfield land to the north of the site should also be considered within the same context as the site discussed above. The land is currently used as an agricultural farm stead, although should the agricultural use cease, then it is considered that residential development would be most suitable. Both NPPF and Emerging Northumberland Core Strategy both support the appropriate re-use of brownfield land.</p> <p>Including both available areas of land site in the allocation would provide the appropriate housing provision and the required sport facility, as set out in Policy 4.2. Accommodating a larger site may allow for more housing than already allocated, making the site more desirable for development and would help deliver 170 dwellings over a 20 year period as outlined in the Northumberland Local Plan.</p> <p>Further details available.</p>	See the Site Selection Approach Report for more detail on the sites selected.

Name	WNP ref	Submission in full	Wooler Parish Council Response
G F White on behalf of M Robson	Full submission and appendices available	<p>The main comments of this representation relate to:</p> <ul style="list-style-type: none"> <li>• Future housing development</li> </ul> <p>These representations seek modifications to the Plan to allocate an additional site for residential development to increase the plans flexibility and resilience to change.</p> <p>It is considered that there are some uncertainties in respect of the delivery of the proposed sites for residential development within Policy 4, and the subsequent policies 4.2, 4.3 and 4.4.</p> <p>Concerns are raised regarding the deliverability of housing on these sites and subsequently the ability of the Plan to deliver its stated aim of new housing growth above the OAN of 170 new homes as indicated in the Northumberland Local Plan. The following issues are raised with regard to sites 2, 3 and 4;</p> <ul style="list-style-type: none"> <li>• Site 2 (Policy 4.2) Land south of the Martins; it is acknowledged that this site in the ownership of NCC, however as stated in Policy 4.2 the existing Football pitch will need to be relocated prior to development. No indication of where this facility could be relocated to is provided. It is anticipated that this would need to be on land also in NCC ownership otherwise land would need to be purchased for this use, potentially at an enhanced land value as it would subsequently facilitate the development and land value uplift on site 2. This raises question on the viability and deliverability of this site.</li> <li>• Site 3 (Policy 4.3) land on south Road, known as Redpaths Yard; the policy indicates that this site could be developed for high density housing. It is understood that a planning application for the development of a whisky distillery, café and visitor centre is currently pending determination. Published interviews with the land owners indicate that the site has been in the Redpath family ownership since 1931 and that whilst the site has been vacant for many years, the family are not considering developing the site for residential purposes. (Chronical Aug and Nov 2018). It is questionable whether the site is genuinely available for high density housing.</li> <li>• Site 4 (Policy 4.4) land at Burnhouse Road; This site slopes steeply from south to north and is significantly limited by gradient. Previously planning consent for 2 houses on the site has lapsed, indicating there is no market interest in the site. The SHLAA (2018) indicates the site is only suitable and achievable in part, suggesting 12 units. Given the</li> </ul>	<p>See the Site Selection Approach Report for more detail on the selection of sites</p> <p>Note that there is already planning permission for 119 units in the Parish</p>
G F White on behalf of M Robson	Policy 4		

Name	WNP ref	Submission in full	Wooler Parish Council Response
		<p>previous history of the site and no market interest it is suggested that the deliverability of this site is uncertain.</p> <p>From the above it is questionable whether the Parish can through the allocation of these sites deliver the stated objective of new housing growth above the OAN of 170 new homes within the Plan Period. The Plan needs to be sufficiently flexible to respond positively and rapidly to change, to be able to provide a genuinely plan led approach to meet the objectively assessed needs of the area, whilst following the approach of a presumption in favour of sustainable development.</p> <p>It is suggested that an alternative site for new residential development should be allocated within the Plan to ensure that the Plan is sufficiently flexible and capable of delivering the quantum on new homes necessary and in accordance with the NPPF paragraph 29. Details of the proposed site are set out below:</p> <p><b>The Site</b></p> <p>Our Client owns land to the north of Wooler. The area to the north of Wooler is acknowledged as being one of the least constrained areas for development adjoining Wooler. It is an area of lower landscape sensitivity and development here would have a lower impact on nature and heritage designations than sites adjoining other parts of the settlement, specifically to the west. Our Client's land lies to the north of the B6525, north of the land associated with the Wooler Auction Mart (Site 5 in the Plan). The Site has been submitted to Northumberland County Council for consideration through the Strategic Housing Land Availability Assessment referenced as Site 1299. The Site has been assessed as Suitable (in part), Available and Achievable.</p> <p><b>Summary:</b> If the required highway improvements can be achieved, and the proposed Wooler bypass Route is either dropped or rerouted, the site may be suitable for housing. Costs associated with improvement may be significant. Site is peripheral, being detached from existing residential development in the village. Reduced yield identified but care is required to ensure that any proposal is in keeping with the character of the wider settlement. On satisfactory mitigation of highways issues, it is suggested that revised assessment is outlined better recognising all these factors with a reduced yield of around 100 homes.</p>	

Name	WNP ref	Submission in full	Wooler Parish Council Response
G F White on behalf of M Robson	Policy 4.5	The Plan at Policy 4.5 also proposes to allocate land to the north of the Auction Mart for B1, B2 and B8 uses. This policy would benefit from additional wording to prevent new development from contributing to, or having a significant adverse impact on; residential amenity; and the local natural and historic landscapes, with specific reference to air, water, soil, and noise pollution.	Policy 4.5 amended in light of your comments
G F White on behalf of M Robson	Policy 6: New Housing Development Design Principles	The Plan seeks to ensure that new housing schemes follow principles for good design. These are set out in Policy 6: New Housing Development Design Principles. This policy is broadly supported; however, it is important that the requirements to demonstrate how development proposals meet the criteria are proportionate to the development proposals. Not all development will require landscaping to 'soften' the impact of development (a); not all development will need to incorporate open space or children's play space (g). The words 'where appropriate' should be incorporated into the first sentence.	In our judgement, a developer can explain how each criterion has been addressed, and indicate whether 'proportionate' in relation to the specificities of the site in question.
G F White on behalf of M Robson	Policies 9 and 10	<p><b>Policy 9: Housing Development in Outlying Settlements</b> This policy is supported. The provision of new well design dwellings in these settlements will assist in meeting the housing needs of the area.</p> <p><b>Policy 10: Housing Development in the Open Countryside</b> This policy is supported. The provision of new well design dwellings in the countryside where the stated criteria can be met, is welcomed.</p>	Thank you

## CONSULTATION RESPONSES FROM SCHEDULE 1 Individuals

### HOUSING

Name	WNP ref	Submission in full	Wooler Parish Council Response
Joyce Robinson 12 Curlew Court	Policy 9 Page 39	Should there not be a limit of houses allowed?	We think this is covered in the wording of Policy 9 'respect <i>scale</i> and form'
A Hume 14 Ryecroft Terrace		Just one comment - most of my questions were only relevant to the Parish Council. I thought it would be nice (hate that word) to have another group of houses for elderly similar to Horsdenside where there could be a community room within the complex. All these possible house building areas may never come to pass - but it would be good to increase the population of Wooler.	The argument has now been strengthened by reference to extra care housing.
G F White on behalf of M Robson	Policies 12-15	<p><b>Policy 12: Business Development</b> This policy is supported, specifically the support for small scale employment and business use in the outlying settlement identified in Policy 9 and the diversification of agriculture and other land based rural businesses.</p> <p><b>Policy 14 Tourism Facilities.</b> This Policy is supported.</p> <p><b>Policy 15: Small-scale Overnight Tourist Accommodation.</b> This Policy is broadly supported, however the requirement for the submission of a Landscape and Visual Impact Assessment with all proposals, as stated in the final sentence of the Policy is considered to be unduly onerous. The requirement should be amended to be proportional to the proposed development and potential impact, rather than a blanket requirement</p>	<p>Thank you</p> <p>This requirement has now been removed</p>

## CONSULTATION RESPONSES FROM SCHEDULE 1 Individuals

### LOCAL ECONOMY

Name	WNP ref	Submission in full	Wooler Parish Council Response
Jenny Pollock Heth House Gallowlaw	Policy 13 Page 45	I think this policy, worded as it is, will speed the decline of the High Street. I would think developers would read this as support for turning empty shops into houses. It needs a proviso that housing is a last resort	The town centre has now been defined on the Policies Map and the wording of policy 13 has been changed to be much clearer.
Bridget Napier  bnapier19@gmail.com	Page 47, 3.87	- regarding static caravans, tourism is essential for Wooler, without it many businesses would not <a href="#">survive</a> . In my opinion, care should be taken in putting restrictions on accommodation for visitors. What would be of more concern than more caravans would be an increase in retail provision on Riverside caravan park as that would have a detrimental effect on shops in Wooler.	Comment about capacity deleted.

## CONSULTATION RESPONSES FROM SCHEDULE 1 Individuals

### OUR COMMUNITY

Name	WNP ref	Submission in full	Wooler Parish Council Response
G F White on behalf of M Robson	Policy 23: Recreational Land and Facilities	This Policy is broadly supported, however, it would benefit from additional wording with specific regard to the loss or replacement of the Wooler Football ground identified for development under Policy 4.2. An amendment is suggested: 'A replacement football pitch and associated facilities of equivalent <i>'or better'</i> size and quality, <i>'in a suitable and accessible location within'</i> the Plan Area'. This would ensure that the Policy is in accordance with the NPPF [97].	Policy now amended to note better quality.

## CONSULTATION RESPONSES FROM SCHEDULE 1 Individuals

### ACCESSIBILITY

Name	WNP ref	Submission in full	Wooler Parish Council Response
Frank Mansfield Heth House Gallowlaw	Page 76 (15) Pages 66-67 Policy 26	It would be good to have a path along the length of Wooler Water - a significant tourist attraction as well as an amenity for locals. Perhaps a working group to look at <u>all</u> footpaths might help this	This idea has been referred to WPC
Bridget Napier  bnapier19@gmail.com	Page 66, 3.134	- extension of the footpath on A697 from Haugh Head to the junction of the road leading to the Haugh Head Ford would be beneficial.	This idea has now been referred to WPC
Bridget Napier  bnapier19@gmail.com	Page 76, section 17	clear signage directing to the Town Centre from both directions on A697 at the bottom of Church Street is required.	This idea has now been referred to WPC
G F White on behalf of M Robson	Policy 27: The Wooler Railway Line	<p>The preceding text to this policy identifies that there are land ownership issues regarding the future use of the railway line. The policy seeks to protect the former Railway line land as a pedestrian route, it also indicates support for the use of the railway line land for cycling. It is understood that the land is in private ownership some of which is in the ownership of our Client.</p> <p>There may be opportunities to improve the cycle and footpath network in association with the development of land also in our Clients ownership and proposed in this representation as a site to be allocated for residential development.</p>	Thank you



## Appendix C: SEA ADDENDUM CONSULTATION RESPONSES

Consultee	Submission in full	WPC Response
Jane Pannell, Glendale Connect	Thanks for the opportunity for making comments on the addenda to the draft Neighbourhood Plan. Having read the revisions etc I am content that there is increased clarity and that heritage issues have been properly taken into account.	Thank you for your attention
National Grid (Avison Young)	Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary: 4ZY ROUTE TWR (212 - 475): 400Kv Overhead Transmission Line route: BLYTH - ECCLES - STELLA WEST 1 Gas Transmission Pipeline, route: COLDSTREAM TO THRUNTON A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only	Thank you for your attention
Tillside Parish Council	Tillside Parish Council have agreed to submit no comment. Thank you for consulting us	Thank you for your attention
Coal Authority	Having reviewed your document, I confirm that we have no specific comments to make on it.	Thank you for your attention
Environment Agency	Thank you for consulting the Environment Agency on the addendum to the Strategic Environmental Assessment for Wooler Neighbourhood Plan. We have reviewed this document and have no comments to make on the addendum.	Thank you for your attention

Consultee	Submission in full	WPC Response
Historic England	<p>Previous comments on the report were made in my letter of 25 April 2019 to Rob Naples at Northumberland County Council, and I copy him in here. I have since been in discussion with the neighbourhood plan group about the work leading to this addendum. My previous concerns were that the right assessments to decide to allocate some sites, and to assess them using the SEA, had not been fully demonstrated. We agreed a proportionate response to these concerns reflecting our guidance in Historic England Advice Notes 3 and 8 on site allocations and SEA.</p> <p>The heritage impact assessment (HIA) in the addendum is a very good response to the need to accurately identify relevant heritage assets, and assess their heritage significance (including from setting) and their sensitivity to change. It analyses impact and, where relevant, suggests alternatives, mitigation and optimisation. Suitable expertise is used. It follows our guidance.</p> <p>The addendum to the environment report discusses the HIA and - as expected - I agree with its broad conclusion that none of the allocated sites is likely to generate significant negative effects on the historic environment. This should be taken into account when finalising the plan for examination. (NB. In this part of the report, there is still confusion about what constitutes a designated heritage asset: a conservation area is a designated heritage asset, despite being designated locally, and is to be considered in policy just like the other types of designated heritage asset.)</p> <p>I note the addendum does not take the opportunity to use the HIA's analysis to optimise benefits to the heritage by recommending policy wording amendments. For example, p12 of the HIA suggests layout and density for Site 2 in order to optimise impact on the setting of the conservation area; this could be incorporated into the relevant policy. I would argue that, as neighbourhood plans do have the chance to be locally specific on basic design matters such as these, it is better for the community to agree in their plan how best to develop a site, instead of deferring the debate to the consent stage when the community is 'only' a consultee. Rather than undermining viability, including basic design parameters gives certainty to developers that a responsive design would be likely to have the community's support.</p>	<p>Thank you for your attention.</p> <p>In our view, Policy 3 on locally-distinctive design, along with Policy 4.4 requiring a detailed landscaping plan and a heritage statement, are sufficient guidance. Given our view that Wooler should be allowed to grow to support services and shops, our aim is encourage developers to produce imaginative responses within these parameters.</p>

Consultee	Submission in full	WPC Response
Fairhurst on behalf of College Valley Estates	<p>This representation focusses on 'Site 21 – Land at Brewery Farm' as referred to in the most recent version of AECOM's Strategic Environmental Assessment Addendum (January 2020). The site is owned by CVE and is considered to be suitable for possible housing development and should be put forward in Wooler's site allocation. Although the land is currently used as an agricultural farmstead, agricultural use could cease if residential development was to be brought forward onto the site. Both the NPPF and Northumberland Local Plan both support the appropriate re-use of brownfield land in this regard.</p> <p>The original AECOM Strategic Environmental Assessment (March 2019) states that <i>"Housing a possibility in the longterm, if careful attention to the pylons. Possible for development in the long term if Wooler continues to grow"</i>. The AECOM Strategic Environmental Assessment Addendum (January 2020) assesses heritage impacts as a result of particular developments, and concluded that <i>"there are no heritage reasons why the site should not be allocated for housing subject, to a policy in the plan that reflects local and national policy"</i>.</p> <p>Furthermore, the AECOM Site Assessment (May 2018) stated that the site <i>"could be allocated in a future review of the plan or included as an 'aspiration' in the event of the Council formally abandoning plans for the bypass; operational farm, with no indication that this will change in the future"</i>. The draft Wooler Neighbourhood Plan (May 2018) also states that the site could be <i>"allocated in a future review of the plan or included as an 'aspiration' in the event of the Council formally abandoning plans for the bypass"</i></p> <p>The site was therefore, despite the above, assessed as available and appropriate for housing by the final AECOM Strategic Environmental Assessment (March 2019). However, it was not subsequently allocated by the Wooler Neighbourhood Plan in the site selection.</p> <p>By means of this representation, it is submitted that further consideration should be given to the allocation of 'Site 21 – Land at Brewery Farm' which has to date featured positively in all of AECOM's Site Assessment and Strategic Environmental Assessment documents. Although the draft Wooler Neighbourhood Plan raised the matter of the bypass plans needing to be formally abandoned by the Council before the site could be allocated, highway constraints are not picked up as an issue in AECOM's reports and could be overcome through the planning process.</p>	<p>Our view remains that it is not necessary to allocate the site at the present moment. However, we suggest in the Site Selection Approach report (para 3.4) that the area along and to the south of Brewery Road would be an appropriate future direction for Wooler's housing development, ie beyond the Plan horizon of 2036. Note that para 3.57 and Policy 5 would support small scale development on the site in question before then.</p>

Consultee	Submission in full	WPC Response
Fairhurst on behalf of College Valley Estates (continued)	<p>It is also of significant importance to note that there is no current indication that the proposed Wooler bypass will go ahead, as no progress has been made since it was first proposed in Policy M22 of the Berwick upon Tweed Local Plan in 1999, and no progress has been made even since this policy was saved in 2007. It would therefore be not be reasonable to discount Site 21 due to the Wooler bypass, which has been proposed for a very long time without any clear implementation. The AECOM Strategic Environmental Assessment states that Northumberland County Council were unable to comment on the status of the Wooler Bypass, and, the currently published version of the Northumberland Local Plan makes no provision for this bypass, further indicating that weight can no longer be afforded to this proposal.</p> <p>It is noted that although Site 21 is currently operational agricultural land, this operation can cease at any time. It should also be considered that the site as abovementioned can also include the land of the farmhouse and buildings (Site 21a), when considering in any future development with possible relocation to be in line with the overall strategy.</p> <p>Fairhurst consider that the site as abovementioned would be suitable for housing and would further improve the deliverable housing provision within Wooler, as set out within the Wooler Neighbourhood Plan and Northumberland Local Plan.</p> <p>It is believed that with the information provided in this representation, along with the recommendation of the AECOM reports, Wooler Parish Council have sufficient reason to enable allocation of the site.</p>	

## Development Allocations and Housing

**You said:** *Be flexible with sites, we can't afford to turn away development that will bring new people and sustain jobs.*



### Policy 4: Sites Allocated for Development

The following sites are allocated for development:

1. The former First School Site off Burnhouse Road is allocated for housing development, community and small-scale business uses
2. Land south of The Martins is allocated for housing development
3. Land on South Road known as Redpath's/Ferguson's Yard is allocated for a range of uses
4. Land at Burnhouse Road is allocated for housing
5. Land east of the Auction Mart is allocated for employment uses
6. School Farm Field, Weetwood Road is allocated for recreational and community use

**You said:** *The First School site for housing shouldn't impose on the landscape.*



### Policy 4.1: Land at the Former First School Site off Burnhouse Road (Site 1)

This site is allocated for a mix of uses, including housing. A master-plan for the site must be prepared in consultation with the local community and submitted with any planning application.

**You said:** *Larger housing development with proviso to improve community infrastructure; Small developments for housing, piecemeal not big estates.*



### Policy 5: Housing Development in the Plan Area

In addition to those sites allocated for housing development and, subject to criteria defined in other policies in the Plan, new housing development will be supported in the following locations:

- a) on brownfield and infill sites within the built-up area of Wooler Town;
- b) on the built-up edge of the settlement where the site is accessible and well-related to existing residential development;
- c) in the outlying settlements identified in Policy 9; and
- d) through conversion and subdivision of existing buildings.

**You said:** *We need to support affordable housing, including for sale, for all members of the community. To attract more people would involve developing more desirable affordable housing. We should encourage self build.*



### Policy 7: Community-led and Affordable Housing

Subject to compliance with relevant policies in this Plan and elsewhere in the development plan, and having regard to other relevant material planning considerations, Community-led Housing Schemes in Wooler, and other schemes which deliver 100% affordable housing within the Plan Area will be supported.



## Local Economy

**You said:** We need to provide more jobs for the young. Small businesses need encouragement and reasonable rents. We require reasonably priced business units including 'pods', for small traders in central locations.



### Policy 12: Business Development

Supports proposals for new-builds and conversions to accommodate new business units, offices, enterprise hubs, live-work units, and the expansion of existing businesses.

**You said:** We value the High Street, including its traditional design and independent shops. It is important to keep the town alive, and more should be done to encourage businesses into empty units. More parking is required in the town centre.



### Policy 13: Retail Development and Upper Floor Uses in Wooler Town

Supports proposals for changes of use from A1 (retail) to non-retail uses where this will contribute to the vitality and viability of the town. On upper floors in the town, change of use to residential use or other business, community or leisure uses will be supported.

**You said:** We need to encourage tourism through the provision of new facilities to encourage visitors into Wooler. Outdoor activities such as mountain biking are key attractions in Wooler. We need every visitor to stay an extra day to boost the local economy.



### Policy 14: Tourism Facilities

Supports the development of facilities to promote outdoor recreation activities, particularly walking and cycling, including the development of small scale car parking provision and waymarked trails.

**You said:** We need better broadband to outlying areas to support use of redundant farming buildings.



### Policy 16: Broadband Provision in New Development

Applications for new development should provide ducting to enable more than one service provider to provide a fibre connection to individual properties.

## Landscape, Natural Environment, Townscape and Heritage

**You said:** Keep Wooleer High Street traditional; Implement Conservation powers; but do not extend the Conservation Area



### Policy 20: Wooleer Conservation Area

All proposals for development within the Wooleer Conservation Area must demonstrate how they preserve or enhance the character or appearance of the Conservation Area.

**You said:** We cherish our local landscape and do not want it to be spoiled by new development. New development should not detract from the views. The western boundary of Wooleer Town needs to be flexible, with the possibility of screening a development if it would be beneficial to Wooleer, for example, providing jobs.



### Policy 21: Development on the Western and South-western Edges of Wooleer Town

On this sensitive settlement edge of Wooleer, small scale proposals including housing development, will be supported only where they can be sensitively accommodated in the landscape. Any proposal to develop land in this area must be accompanied by a Landscape and Visual Impact Assessment.

If landscape impacts are harmful and cannot be adequately mitigated through design and landscaping, then development will not be supported.

## Accessibility

**You said:** Many local walking routes are in a poor state and should be improved. Developers should put in additional infrastructure such as new roads, footpaths and cycle ways. This would be safer and more accessible for wheelchair users and people with buggies.

### Policy 26: Footpaths and Cycleways

Proposals to improve the cycle and pedestrian network in Wooleer will be supported. Direct provision, or financial contributions to provide or improve cycling and walking routes will be sought from developers where necessary.

Proposals for development which result in the loss of off-road pedestrian access routes will not be permitted unless they provide an alternative link which is of a similar distance and just as safe.

## Our Community

**You said:** *Do not fill up all the green space with building, this is part of Wooler's attraction.*



### Policy 22: Local Green Spaces

This policy designates the following sites, which are special to the local community, as Local Green Spaces: Scott's Park; Bryson's Park; Tower Hill 'The Tory'; Cardingmill Plantation; The Ponds below Petersfield; and Land east of the A697/South Road.

Proposals for development will not be supported unless the potential harm to the Local Green Space is clearly outweighed by other considerations.

**You said:** *We need more things for young people. We should provide better sports facilities and a play centre for children. Places where children and older people can meet would be good. We need a large venue for a range of activities, that is suitable for the whole community.*



### Policy 23: Recreational Land and Facilities

Proposals which result in the loss of recreational facilities and spaces will not be supported unless robust justification is submitted to demonstrate there is no longer a need for that facility, or that suitable alternative provision can be made for the facility elsewhere in Wooler, in an equally accessible location.

### Policy 25: New Community Facilities

Subject to compliance with relevant policies, proposals for new community facilities and infrastructure including facilities for recreational, leisure, educational and community use which benefit the community as well as visitors to Wooler will be supported.

### Policy 24: Community Facilities

Proposals that will enhance the viability and/or the community value of community facilities and community assets in Wooler will be supported.

The loss of valued community facilities identified in this Plan or the loss of the last convenience store or public house in Wooler Town will be strongly resisted.