

**CONSULTATION STATEMENT
THIRSTON NEIGHBOURHOOD PLAN -
SUBMISSION VERSION 2020 – 2036**

January 2021

Thirston Parish Council

CONSULTATION STATEMENT: THIRSTON NEIGHBOURHOOD PLAN (Jan 2021)

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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, Thirston 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 therefore sets out a brief background to the preparation of a neighbourhood development plan for Thirston and sets out consultation events undertaken over the last two years.
- 1.3 The statement includes 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. The Covid-19 pandemic reduced the ability of the Working Group to hold public meetings over the last year.
- 1.4 It should be noted that two Regulation 14 consultations were undertaken; the first one was abandoned mid-consultation due to the Covid-19 pandemic. A number of responses were received during the time of that consultation, and the plan was amended accordingly. A further consultation then took place, alongside the consultation on the SEA Environmental Report. This consultation therefore took place under Regulation 14 of the Neighbourhood Planning Regulations, and Regulation 13 of the Strategic Environmental Assessment Regulations. That consultation was held for a period of 8 weeks.
- 1.5 A description of the changes made to policies as the Plan emerged in response to the pre-submission consultation is contained in Appendix D. All residents' responses from both consultations are included, but only responses from statutory consultees made during the most recent consultation are included. This is because comments made in the initial (abandoned) Reg.14 consultation were by and large incorporated into the draft plan.
- 1.6 Details of who were consulted, how, and when are also included. Appendix A contains a list of consultees; Appendix B contains a copy of the consultation letter

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used for the Regulation 13 (SEA) and the Regulation 14 consultation. Appendix C contains a copy of the questionnaire sent to all residents prior to the Regulation 14 consultations.

- 1.7 The methods used and outcomes achieved from engagement have resulted in the submission of a plan that, in the opinion of the Parish Council, best meet community expectations expressed during the various stages of plan preparation.

2.0 Thirston Neighbourhood Plan – Background

- 2.1 The application by Thirston Council to designate the civil parish of Thirston as a 'neighbourhood area' was approved by Northumberland County Council on 2nd January 2018.

- 2.2 Following the approval of the designated area, there followed two consultation events with the local community, and a business questionnaire was sent to local businesses. Face to face consultation was cut short by the Covid-19 pandemic; following this, consultation was done online as thoroughly as possible, and in accordance with the published Covid-19 guidelines set out in National Planning Practice Guidance (Paragraph 107 Reference ID: 41-107-20200925).

- 2.3 In order to keep an accurate and comprehensive record of the whole consultation process, the Parish Council website has publicly accessible records of all documents which are summarised below:;

- 2.4 These consist of records of:

- Terms of Reference for the Working Group producing the Plan;
- Information and results of all the consultation events held and copies of consultation documents;
- All documents used in the Plan preparation (evidence base documents and 'working documents');
- All the latest versions of the Thirston Neighbourhood Plan and Policies Map

- 2.5 These documents are also available online at:

<https://northumberlandparishes.uk/thirston/documents/neighbourhood-plan>

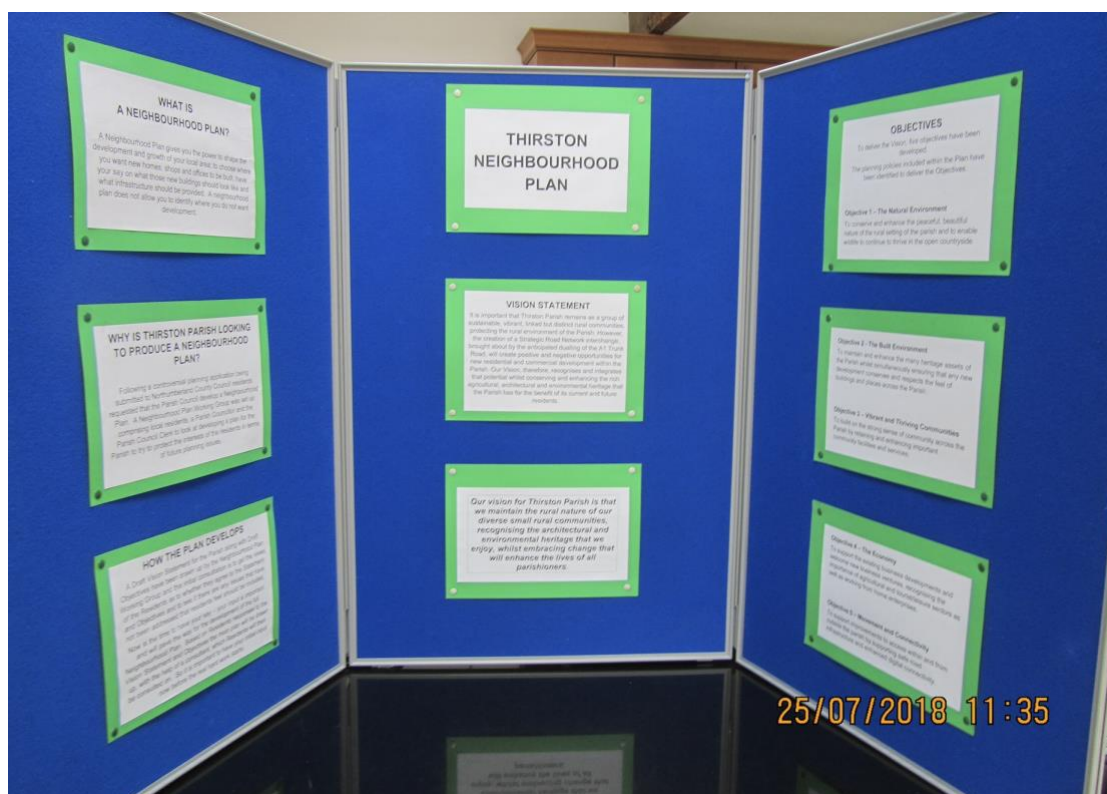
3.0 Consultation and Engagement Timeline

- 3.1 In general terms, local residents and businesses were kept informed about progress through the Neighbourhood Plan website hosted by Thirston Parish Council. This is a small community, and information has also been shared on an informal basis with members of the community, with all consultations involving questionnaires posted to every household in the area.

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July 2018

- 3.2 Following the Neighbourhood Area Designation, the Thirston Neighbourhood Plan Working Group comprising members of the Parish Council (including the Chair, and Clerk) and a number of local residents was formed. A Terms of Reference for the Working Group were agreed and posted on the website.
- 3.3 A 'vision' and a set of 'objectives' was drawn up by the Working Group, to provide guidance on what were and were not material planning matters. This 'vision' and 'objectives' were the focus for the first major consultation event in July 2018. A letter was hand delivered to every household in the Parish.
- 3.4 Three events were held: one in Burgham Park Golf Club on Tuesday 3rd July 3pm – 7pm, one at Felton Village Hall, Coquet Room on Wednesday 4th July 3pm – 7pm. In addition to this, display boards and feedback forms were made available at The Gallery from 5th July until 12th July for people in the parish unable to attend the consultation events. The questionnaire was also circulated to residents in the parish with written responses encouraged.
- 3.5 The photograph below shows some of the display boards used at the events.



- 3.6 In total 14 responses were received. Of the responses 12 were in agreement with the draft objectives. One response disagreed with Objectives 2, 4 and 5 stating “they are all excuses to build more houses/holiday lets. Leave well

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alone”. One response disagreed with Objective 4 quoting “agree in principle but are concerned with new development linked to the new A1”.

3.7 Those in agreement gave the following comments:

- New development should be sympathetic to existing settlements/villages.
- Numbers of new houses or other infrastructure must be limited to what can be supported by existing infrastructure (highways, sewage, etc.)
- New housing development must meet needs of the local community, not random development for “commuters”
- New development should respect the outstanding natural beauty of the Parish.

3.8 Other comments not specifically covered by proposed objectives are summarised below; almost all these matters were related to highway safety.

- More bus stops on old A1 road.
- Fibre optic internet more accessible.
- Traffic calming measures to stop serious speeding through Thirston village (x2)
- Broadband needs to be improved to help local businesses
- Car parking facilities needed to give visitors adequate, safe parking without creating a nuisance to local residents.
- The B6345 through Thirston is increasingly used by large, noisy and heavy commercial vehicles – unsuitable for such use as it has blind bends and is narrow.
- The A1 upgrade may make this worse – my thought is a better road to link the A1 to Amble/Coast.
- I would like action taken to reduce speeding cars and agricultural vehicles on the B6345. It is hardly peaceful at times and positively dangerous. A vital component should be a safe road.

3.9 The draft Vision Statement and Objectives were also sent to the statutory consultees (summarised below) on 21 July 2018 with a request to respond within 21 working days. There is no legal requirement to contact consultees at this part of the process but the Working Group felt it would be sensible to inform consultees so they are aware of the Plan and also can have any input at this point. The following were contacted with responses:

- **Northumberland County Council** – no response received
- **Coal Authority** – no response received
- **Homes and Communities Agency** – no response received
- **Natural England**

Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. (Standard advice letter was attached)

- **The Environment Agency** – no response received
- **Historic England**

We have reviewed the information you have provided and we do not consider that there is a need for Historic England to be involved in the development of

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the plan for your area at this time. However, I offer some initial comments on the information you have provided, followed by several paragraphs of guidance and advice below: advice followed which informed progress on the Plan

- **Network Rail** – no response received
- **Highways England** – no response received
- **NHS Northumberland** – no response received
- **Avonline** – no response received
- **BT** – no response received
- **Briskona** – no response received
- **CTIL** – no response received
- **EE** – no response received
- **Three** – no response received
- **Virgin Media** – no response received
- **Wildcard Networks** – no response received
- **Arriva** – no response received
- **Openreach** – no response received
- **Northern Powergrid** – no response received
- **National Grid** – no response received
- **Northern Gas Network** – no response received
- **Northumbrian Water** – responded with suggestions for inclusion of references to green infrastructure, sustainable development and sustainable urban drainage.
- **Marine Management Organisation** - (Standard advice letter was attached)
- **Felton Parish Council** – no response
- **Acklington Parish Council** – no response
- **Longframlington Parish Council** – do not wish to be consulted as no connection with Thirston
- **Longhorsley Parish Council** – no response
- **The Theatres Trust** – no response
- **Sustrans** – no response
- **National Farmers Union** – Standard response letter received

3.10 The combination of the consultation with members of the public and statutory bodies above, resulted in a re-drafting of the vision, objectives, and the production of a set of planning policies. These were further consulted on in 2019, along with proposed settlement boundaries (and the methodology).

October 2019

3.11 Feedback from the meetings in 2018 and responses received resulted in a draft of the Plan being produced with objectives slimmed down and simplified into two key objective areas: Objective 1 covered the natural and built environment, and objective 2 referred to business and community facilities.

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3.12 A further consultation event was held in Felton Village Hall in October 2019. This consultation focussed on the settlement boundaries proposed for West Thirston and Eshott.

3.13 All residents were also posted a copy of the consultation questionnaire (shown in Appendix C). A further 15 residents attended the event and posted their comments. A further 8 questionnaires were completed. All responses agreed with the condensed objectives and proposed 7 policies. A number of additional comments were raised which were not planning matters but will be considered by the Council as projects and are summarised below:

- Peth – Inconsiderate parking on pavement, regular removal of leaves, consistent lighting
- Pumpkin Pie nursery – suggest double parking in car park (briefly) whilst dropping off and picking up young children, should be safer than on the roadside.
- Traffic Calming – entering and leaving The Peth towards and from A1, Post Ions Farm, on corner of Thirston House.
- Dog Fouling – including “weeing” on village planters, needs to be actively discouraged
- Traffic Calming – I feel that traffic calming can cause problems and actually cause traffic jams. These could or should be kept to a minimum.
- No Issues – a lovely place to live. Excellent document, well written with commendable policies.
- Improved maintenance of footpaths linking top of village to the riverside. The steps – becoming uneven, mud collects from fu off, autumn leaves do not get cleared ascent and descent get off-putting and dangerous. The Narrowbank – handrail now in poor repairs in places and part obscured by ivy growth. The branches reduce lighting effectiveness. Both paths are in regular use by the Community.

3.14 A Business Survey was also undertaken in May 2019. Three businesses in total responded. There were no suggestions for policy amendments/additions made in these responses. These responses can be reviewed if needed

3.15 Following that final stage of consultation, the full draft Plan was produced, ready for a Regulation 14 consultation.

February 2020

3.16 This consultation commenced in February 2020. Comments received from this consultation were incorporated into the Plan. However, due to the Covid pandemic and the imposition of a national lockdown, it was decided to abandon this Regulation 14 consultation. Whilst the consultation was going ahead, the Plan was screened ‘in’ for SEA, meaning that a further consultation would be needed on the Environmental Report. It was considered easiest and most transparent to consult on the SEA and the Neighbourhood Plan (as revised) at

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the same time. It was decided therefore by the Working Group, that the Regulation 14 stage would be repeated.

4.0 Pre-Submission (Regulation 14) Neighbourhood Plan consultation (21st September to 16th November 2020)

- 4.1 The revised Pre-Submission Draft Neighbourhood Plan was agreed by the Working Group and ratified by the full Parish Council. The consultation took place for a period of 8 weeks¹ and a list of consultees (who were consulted on both Reg. 14 consultations) is contained in Appendix A. This consultation was carried out alongside the consultation on the Environmental Report in accordance with Part 3, Section 13 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 4.2 Notices were placed on the Parish Council website and the individual statutory consultees listed in Appendix A were written to or e-mailed with information about how to view and respond to the plan.
- 4.3 No drop-in events were held due to the pandemic.

Statutory Consultees' Responses:

- 4.4 There were a number of responses from Statutory Consultees (identified in Appendix A). Many of them related to minor changes or additions to policy wording and criteria. These responses are listed fully in Appendix D which also shows what changes were made to the Plan by the Working Group as a result of the suggestions.
- 4.5 Many of these consultees had already been consulted at the first Regulation 14 consultation, and comments had already been incorporated.
- 4.6 Northumberland County Council suggested a significant number of modifications again (despite all modifications having been incorporated from the previous Regulation 14 consultation). Most of the additional comments and changes were incorporated into the submission draft.
- 4.7 Full copies of letters where relevant are included in Appendix E.

Responses from landowners

- 4.8 There was one response received from landowners written on behalf of Dysart Developments; this response was effectively promoting a site, and referred to the green belt designation (and whether it was appropriate or not). The letter is summarised in Appendix D; the full letter is contained in Appendix E; no changes were made to the Plan as a result of that response.

¹ *in order to comply with national planning practice guidance in relation to Covid-19

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Responses from residents

- 4.9 A number of responses were received from residents; many of these were informal comments made to members of the Working Group. The majority of these were supportive of the Plan.
- 4.10 One resident objected to the settlement boundary at Eshott because it did not include parts of their woodland. It was decided that settlement boundaries should remain as they are for landscape reasons. Each respondent was informed that they could submit further representations at the Regulation 16 stage.
- 4.11 A summary of responses from residents is contained in Appendix D. Individual names have not been used for data protection purposes, and comments have been summarised, but the Parish Council have retained the full responses which can be made available for inspection if needed by the Examiner.

5.0 Habitats Regulations Assessment

- 5.1 A Pre-Screening Opinion was sought as to whether Habitats Regulations Assessment would be required. The advice received was that if a recommended policy on coastal mitigation was incorporated into the Plan, then a HRA would be unlikely to be required. In response to this, an additional policy was drafted and included in the Plan which requires coastal mitigation and is worded as suggested by Northumberland County Council.
- 5.2 A copy of the pre-screening opinion and the full screening opinion are submitted with the Plan.

6.0 Strategic Environmental Assessment

- 6.1 The plan was screened to see if a Strategic Environmental Assessment would be required. The plan was screened 'in' for SEA. The Environmental Report was produced by Northumberland County Council for the Working Group in September 2020.
- 6.2 The conclusion of the report is summarised in paragraph 6.92 and states:

'The summary of the assessment of the Neighbourhood Plan Policies against SEA Objectives is set out in figure 6. The assessment concludes that overall, the Thirston Neighbourhood Development Plan is likely to lead to slightly positive or neutral environmental effects. Whilst the area hosts a number of environmental designations reflecting its environmental value and sensitivity, the Neighbourhood Plan's vision, objectives and policies should, on the whole help to avoid significant environmental impacts arising from development in the future, and the policies will, to a limited degree, serve to mitigate some of the potential adverse effects.'

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- 6.3 In accordance with Part 3, Section 13 of the Environmental Assessment of Plans and Programmes Regulations 2004, Thirston Parish Council conducted a consultation on the Environmental Report with the statutory consultation bodies set out in Appendix A; (this was combined with a re-consultation under Regulation 14 of the Neighbourhood Planning Regulations for a period of 8 weeks, from 21 September until 16 November 2020).
- 6.4 Responses that were received to that consultation in relation to the Neighbourhood Plan are listed in Appendix D below. Consultation responses in relation to the Environmental Report were also made by the statutory consultees:
- Natural England: No comments to make
 - Environment Agency: Suggested the allocation of the Longdike Burn as a Wildlife Corridor
 - Historic England: No comments to make
- 6.5 Following these comments, there was an amendment made to Policy 3 to include the Longdike Burn as a wildlife corridor. Other comments made in relation to the SEA were forwarded to the County Council: This was the need to ensure that the SEA Report considers the population of Great Crested Newts at Burgham golf course and along Longfield Cottage/Park Wood. These matters have now been included in the Environmental Report, with no change in the overall recommendations for the Neighbourhood Plan, as there are no proposals in relation to Burgham.

7.0 Conclusions

- 7.1 The Submission Plan is the outcome of three years of 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 Neighbourhood Area.
- 7.2 The Parish Council believe that the Thirston Neighbourhood Plan (Submission version) 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 Statement 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.

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- 7.4 This Consultation Statement demonstrates 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.

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APPENDICES:

APPENDIX A: LIST OF ORGANISATIONS CONSULTED

APPENDIX B: LETTER SENT OUT TO CONSULTEES AT PRE-SUBMISSION CONSULTATION STAGE

APPENDIX C: COPY OF CONSULTATION QUESTIONNAIRE (2019)

APPENDIX D: RESPONSES TO PRE-SUBMISSION CONSULTATION

APPENDIX E: FULL COPIES OF LETTERS WHERE SUMMARISED IN APPENDIX D

Northumberland County Council

Environment Agency

Historic England

Dysart Developments

Appendix A: LIST OF STATUTORY BODIES CONSULTED AT REGULATION 14 STAGE

Consultation Body	Organisation	Contact
Local Planning Authority	Northumberland County Council	Rob Murfin, Planning Manager, Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 625542 Email: Rob.murfin@northumberland.gov.uk
		David English (Planning Manager, Neighbourhood Planning and Infrastructure), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 623619 Email: David.English@northumberland.gov.uk
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG Email: planningconsultation@coal.gov.uk
Homes and Communities Agency	Homes and Communities Agency	Homes and Communities Agency, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA Email: mail@homesandcommunities.co.uk
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ Email: consultations@naturalengland.org.uk
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR Email: planning.nane@environment-agency.gov.uk
Historic Buildings and Monuments Commission for England	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF Email: e-neast@HistoricEngland.org.uk
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, Y01 6JT townplanning.LNE@networkrail.co.uk

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Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT Email: planningYNE@highways-england.co.uk
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2EF Tel.: 01670335161 Email: nccgenquiries@nhs.net
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: info@avonline.co.uk
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carliol Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB
	Briskona	enquiries@briskona.com
	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: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: jane.evans@three.co.uk
	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 info@wildcard.net.uk
	Arqiva	Email: community.relations@arqiva.com
	Openreach	newsitereceptionedinburgh@openreach.co.uk
Any person to whom the electronic communications code applies	CTIL (Cornerstone Telecommunications Infrastructure Limited)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk

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	Acting on behalf of Vodafone and O2	
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: jane.evans@three.co.uk
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	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: box.landandacquisitions@nationalgrid.com Amec Foster Wheeler E&I UK, Gables House, Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX Email: n.grid@amecfw.com
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU
Sewerage undertaker	Northumbrian Water Limited	Laura Kennedy, New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB laura.kennedy@nwl.co.uk 0191 419 6767
Water undertaker	Northumbrian Water Limited	Laura Kennedy, New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB Email: laura.kennedy@nwl.co.uk
Marine Management Organisation	Marine Management Organisation	Stakeholder & Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle upon Tyne, NE99 5BN Email: consultations.mmo@marinemanagement.org.uk
Adjoining local authorities	All local authorities, including parish councils, that adjoin the neighbourhood area	Parish council contact details are available from Northumberland County Council website http://www.northumberland.gov.uk/Councillors/Parish-Town.aspx Felton Parish Council Acklington Parish Council Longhorsley Parish Council
Voluntary Bodies some or all of whose activities		N/A

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benefit all or any part of the neighbourhood area		
Bodies which represent the interests of different religious groups in the neighbourhood area		N/A
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		N/A
Bodies which represent the interests of persons carrying on business in the neighbourhood area		N/A
Bodies which represent the interests of disabled persons in the neighbourhood area		N/A

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: mark.price@theatretrust.org.uk
Sustrans	Sustrans, 2 Cathedral Square, College Green, Bristol, BS1 5DD Email: reception@sustrans.org.uk
National Farmers Union	Mr Andy Stephenson, Planning, National Farmers Union, Agriculture House, 207 Tadcaster Road, York, YO24 1UD Email: andrew.stephenson@nfu.org.uk
SSA Planning, Nottingham	Mark McGovern Mark.mcGovern@ssaplanning.co.uk
George F White	Craig Ross craigross@georgefwhite.co.uk

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APPENDIX B: COPY OF CONSULTATION LETTER SENT TO STATUTORY CONSULTEES AND RESIDENTS AND PUBLIC NOTICE DISPLAYED ON PARISH BOARD

THIRSTON PARISH COUNCIL

Chairman: Mrs Hazel Lindley
Clerk: Mrs Lisa Hamlin
The Arches, Bockenfield
Felton, NE65 9QJ
01670 783 495

thirstonparishcouncil@gmail.com
thirstonneighbourhoodplan@gmail.com

17 September 2020

Dear Sir/Madam

Thirston Neighbourhood Plan and SEA Environmental Report Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity and The Environmental Assessment of Plans and Programmes Regulations 2004: Regulation 13 consultation

Thirston Parish Council, as a qualifying body for the purposes of neighbourhood planning for the Thirston Neighbourhood Area, has completed the preparation of the Pre-Submission Draft Thirston Neighbourhood Plan.

Northumberland County Council has also completed the SEA Environmental Report.

You are identified by the Parish Council as a consultation body whose interests may be affected by the policies contained in the Draft Plan for the purposes of the Regulations. I am therefore writing to consult you on the Pre-Submission Draft Plan and also the SEA Environmental Report, under the Regulations shown above. Any comments you may wish to make about the Draft Plan and SEA Environmental Report must be made in writing. The Neighbourhood Planning Regulations require that consultation on the Pre-Submission Draft Plan must take place for a period of not less than six weeks. However, due to the COVID-19 pandemic, we are extending our consultation period to eight weeks. Written representations are therefore being invited on the Draft Plan and SEA Environmental Report, commencing **Monday 21 September** and ending at **5pm on Friday 16 November**.

The Pre-Submission Draft Plan, SEA Environmental Report and supporting documents can be viewed on the Thirston Parish Council website under Neighbourhood Plan at:

<https://northumberlandparishes.uk/thirston/documents/neighbourhood-plan>.

Representations may be made either by email to thirstonparishcouncil@gmail.com, thirstonneighbourhoodplan@gmail.com or by post to: The Arches, Bockenfield, Nr Felton, Northumberland, NE65 9QJ.

We would be pleased to receive any written representations you may wish to make on the Plan and the SEA Environmental Report and supporting documents **before 5pm on Friday 16 November**.

If you have any questions about this consultation, please do not hesitate to contact us.

Yours sincerely
Cllr Hazel Lindley
Chairman, Thirston Parish Council

Mr Drew Johnson
Chairman Neighbourhood Plan Group

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Thirston Neighbourhood Plan – Pre-Submission Draft and SEA Environmental Report

Public notice

**Thirston Neighbourhood Plan and SEA Environmental Report
Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity and
The Environmental Assessment of Plans and Programmes Regulations 2004: Regulation 13 consultation**

NOTICE OF PUBLICITY OF A NEIGHBOURHOOD PLAN PROPOSAL and ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES

Thirston Parish Council has prepared a Draft Neighbourhood Development Plan for the Thirston Neighbourhood Area. The Plan proposes a number of planning policies which, once adopted, must be used in the determination of planning applications within the Parish.

Northumberland County Council has also completed the SEA Environmental Report for the Neighbourhood Plan.

The Parish Council is required to publicise the Draft Plan and SEA Environmental Report and invite comments. Copies of the Plan will be available for public inspection for a period of not less than eight weeks commencing on **21 September 2020** and ending at **16 November 2020**.

The Plan, SEA Environmental Report and supporting documents can be viewed on the Thirston Parish Council website under Neighbourhood Plan at:

<https://northumberlandparishes.uk/thirston/documents/neighbourhood-plan>.

Any person, business or organisation may comment on the Plan.

Representations may be made by;

- by email thirstonparishcouncil@gmail.com or thirstonneighbourhoodplan@gmail.com
- or by post to Mrs Lisa Hamlin, The Arches, Bockenfield, Nr Felton, NE65 9QJ

All representations must be received no later than 5pm on Friday 16 November 2020. All representations will be publicly available and will be considered by the Parish Council and Neighbourhood Working Group in producing the final Plan which will then be submitted to Northumberland County Council as local planning authority for Independent Examination.

Cllr Hazel Lindley

Chairman Thirston Parish Council

Date: 17 September 2020

Mr Drew Johnson

Chairman Neighbourhood Plan Group

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APPENDIX C COPY OF CONSULTATION QUESTIONNAIRE (October 2019)

DRAFT NEIGHBOURHOOD PLAN CONSULTATION Public Consultation (October 2019)

VISION STATEMENT

Our vision for Thirston Parish is that we maintain the rural nature of our diverse small rural communities, recognising the architectural and environmental heritage that we enjoy, whilst embracing change that will enhance the lives of all parishioners.

THE OBJECTIVES AND POLICIES

OBJECTIVE 1: The Built and Natural Environment

‘To value the peaceful, beautiful nature and the rural setting of the parish, our objective is to ensure that new development conserves and respects the special feel of buildings, places, and wildlife across the parish.

Policy 1: Settlement boundaries

Proposals for small-scale development will be supported within the settlement boundaries of West Thirston, Eshott and Burgham. The land outside these settlement boundaries is defined as open countryside for planning purposes.

Policy 2: Development Principles in Thirston Neighbourhood Area

All new development in the Neighbourhood Area, including extensions and conversions, must, where relevant, demonstrate how:

- a) local context and character are reflected in scale, density, height, massing, layout, use of materials, hard and soft landscaping, means of enclosure and access; and
- b) features including windows, doors, roof lights, chimneys, flues, roofs, and boundary treatments have regard to surrounding character and materials used locally; and
- c) opportunities to incorporate SUDS (Sustainable Urban Drainage) have been taken;
- d) landscaping has been incorporated into the scheme including the retention of trees and hedgerows wherever possible; and
- e) external lighting is minimised to reduce light pollution; and
- f) in terms of the massing, height, scale and proximity, the proposed development does not result in an unacceptable loss of light, overshadowing, noise impacts or other adverse amenity impacts on existing or future residents and businesses; and g) where relevant, opportunities have been taken where possible to incorporate measures to reduce the carbon footprint and energy efficiency of the building;
- h) opportunities have been taken to realise a net gain for biodiversity;

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- i) where relevant, heritage assets and their settings are conserved in a manner consistent with their significance which should be identified in the application through a Heritage Statement;
- j) within the West Thirston Conservation Area, development demonstrates how it will preserve or enhance the character of the Conservation Area and its setting. within the village of Eshott, the development will reflect the special character of the village in terms of materials, design, density and boundary treatments consistent with neighbouring properties. The loss of trees in Eshott as part of any development proposal will be resisted.

Policy 3: River Coquet Wildlife Corridor and SSSI

Proposals that promote the conservation, restoration and enhancement of the biodiversity value of the River Coquet Wildlife Corridor, comprising the River Coquet and Coquet Valley Woodlands SSSI and the areas of broadleaved woodland, ancient and seminatural woodland identified on the Policies Map will be supported.

Proposals that will have an adverse effect on the SSSI will not be permitted unless the benefits of the development in that location clearly outweighs the impact on the SSSI.

Proposals to improve public access along the river will be supported where they do not have an adverse effect on the SSSI.

Policy 4: Local Green Spaces

The following sites are designated as Local Green Spaces and are shown on the Policies Map:

LGS1: Eshott Village Green

LGS2: The Peth, West Thirston

Proposals for development on these sites will not be allowed except in very special circumstances, unless they are directly related to the enhancement or enjoyment of the Local Green Space.

Do you agree with:

Objective 1 YES/NO

Policy 1 YES/NO

Policy 2 YES/NO

Policy 3 YES/NO

Policy 4 YES/NO

If answered no to any of the above please give a reason for this:

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OBJECTIVE 2: The economy, employment and the community

'To build on the strong sense of community across the Parish our objective is to retain support our facilities, local services and employment generating businesses providing respect the special rural and tranquil character of the area.'

Policy 5: New Businesses and Expansions to Existing Businesses

Proposals for new and/or expansions to existing businesses will be supported where they accord with policies elsewhere in the Development Plan including Policy 2. Any planning applications for new and/or expansions to existing businesses will be assessed carefully against the following criteria:

- a) impacts on the amenity of residents, holiday makers and other businesses and tourist attractions in the Neighbourhood Area in terms of noise and other impacts on amenity;
- b) cumulative impacts when measured in combination with other businesses in the Neighbourhood Area;
- c) the extent to which the proposed business or expansion to the business will provide a community benefit;
- d) whether access to the new or extended business can be accommodated without significant impacts on the local road network. This may be assessed through a submitted Transport Statement or Transport Assessment.

This policy does not apply to holiday parks.

Policy 6: Caravan and Tourist Accommodation

Expansion of existing large scale holiday parks and the creation of new large scale holiday parks will not be supported.

Proposals for bunkhouses, chalets, touring caravans and camping accommodation will be supported where they are of a scale that can be sensitively accommodated into the landscape and where they do not have a significant impact on the local highway network or the amenity of neighbouring residential properties.

Policy 7: Woodland Burial Site

This site is allocated on the Policies map as a Woodland Burial Site and Crematorium. Within the site, planning proposals directly related to the use of the site as a burial site and crematorium will be supported. Proposals that have a significant adverse effect on the peaceful nature of the Woodland Burial Site and Crematorium in terms of noise and nuisance will not be supported.

Do you agree with:

Objective 2 YES/NO
Policy 5 YES/NO
Policy 6 YES/NO
Policy 7 YES/NO

If answered no to any of the above please give a reason for this:

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APPENDIX D: CONSULTATION RESPONSES to REG.14 CONSULTATION – STATUTORY CONSULTEES, OTHER CONSULTEES and RESIDENTS

Appendix D contains a list of all statutory consultee responses made during the second Regulation 14 consultation. Some responses are summarised so that it is easier to read. The full responses are contained in Appendix E for information.

The residents' responses include responses made during both Reg. 14 consultations.

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Respondent	Comments	Changes to Plan
Northumberland County Council	Full letter attached in Appendices.	Changes made as below (shown as 'track changes' on original document)
	Suggested changes were proposed to Policy 2.	Policy 2: Some amendments made; title of the policy has been changed as suggested. Not all suggestions have been incorporated as it was felt that the suggested policy wording was overly repetitious. We hope that the changes made will satisfy NCC without being too repetitive.
	Suggested changes to Policy 5:	No change. Disagree with the comments. A recent plan (Acomb) has the same policy wording as suggested with regard to protection of the Green Belt. This wording was inserted on the advice of the Examiner in relation to that plan. The suggested changes are an unnecessary repetition of national planning policy.
	Suggested changes to Policy 6:	Some of the suggested changes to the supporting text have been made; but not all. Many of the suggestions were just a different way of writing the same thing, so have been left as they are not relevant to whether or not the Plan meets the basic conditions.
Historic England	Full letter attached in Appendices. Summary: changes made to Plan following previous consultation are welcomed. Concerns were raised with regard to using the term 'enabling development' in Policy 2.	No change. The list of criteria in Policy 2 are directly taken from Paragraph 79 of the NPPF and are in accordance with national planning policy. We are unsure why this issue has been raised by Historic England as the proposed policy is in accordance with national planning policy in this regard. All previous suggestions made by HE have been incorporated into the Plan.
Natural England	No specific comments on the Plan.	No changes.

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Respondent	Comments	Changes to Plan
Environment Agency	Full letter attached in Appendices. Summary: Would welcome reference to the Water Framework Directive in the objective.	No changes. Although we do not disagree that the WFD is of importance, a neighbourhood plan only needs to cover those issues that have been raised as being important to the local community. The WFD operates as a separate legislative system, and there is no requirement to include reference to it in the TNP.
	Policy 1: Suggestion to incorporate opportunities for landscaping with native species.	Additional wording added to the criteria related to biodiversity net gain to include native planting.
	Policy 3: Wording of Policy 3 questioned. Suggestion to refer to NE's comments on the SSSI.	NE made no comments on the wording of Policy 3. The wording has been altered to more accurately reflect the wording set out in the NPPF (paragraph 175b).
	Longdike Burn is identified as a priority river habitat that runs through the centre of the parish area. Consideration should be given to the inclusion of this waterbody within the plan, and opportunities to improve and conserve the burn as a wildlife corridor.	The Longdike Burn could be identified on the Policies Map and within the policy
	Policy 7: Comments made with regard to non-mains foul drainage. Matters raised with regard to the EPR and general binding rules	Comments noted. However, it would not be in conformity with national planning policy to restrict development to areas that are connected to mains foul drainage systems only. The Environmental Permitting Regulations and other legislation operate outside the planning system and are not matters of planning policy but are handled on a case by case basis when planning applications are submitted.
	Policy 8: Reference to EA's guidance documents welcomed.	Noted with thanks.
National Grid	Information supplied. No changes suggested to the NP.	Noted with thanks.

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Respondent	Comments	Changes to Plan
The Coal Authority	No specific comments to make.	No changes.
Dysart Developments	Full letter attached in Appendices. Summary: A number of comments are made in relation to the promotion of a specific site at Burgham Golf Club; site plan included in submissions. Comments made that the TNP is not ‘positively prepared’ and therefore does not meet the basic conditions.	No change. We do not agree that in order to be ‘positively prepared’ a Neighbourhood Plan must allocate land for housing. There are examples of many neighbourhood plans which do not allocate land for housing, but are, nevertheless, positively prepared. The TNP is supportive of housing within the settlements, and on the edge of settlements for rural exceptions sites.
	Policy 2 is considered to be ‘over prescriptive’.	No change. We do not agree that Policy 2 is over prescriptive.
	Further comments made about the Green Belt, and Burgham’s inclusion within it.	The TNP cannot influence matters with regard to Green Belt, which is a County matter, not a neighbourhood planning matter and is therefore outside the scope of the neighbourhood plan. A settlement boundary was not defined for Burgham, on the advice of the County Council.
	Further points made with regard to the consistency of the TNP with the NLP.	Points noted. In order to meet the basic conditions, the TNP must be in conformity with the existing development plan which is not the NLP. There are no policies in the emerging NLP that have so far been identified by the Parish Council as being in conflict with the emerging NLP.
	Further points made about viability, particularly with regard to the design policy.	No change. The policy seeks to support high quality design which is in accordance with national planning policy. The supporting text gives guidance on vernacular and materials. The policy does not insist on the use of specific materials, and there are therefore no viability issues to be considered.

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Respondent	Comments	Changes to Plan
Dysart Developments (cont.)	<p>Policy 1, part h should be deleted (10% biodiversity net gain) because the Environment Bill not yet gone through parliament.</p> <p>Policy 4 should be deleted because it is repeating policy contained in the emerging NLP.</p>	<p>No change. There is already strong policy guidance nationally with regard to delivering biodiversity net gain.</p> <p>No change. The NLP is not in place yet and it is likely that the TNP will be ‘made’ before the NLP is adopted. Policy 4 will be retained.</p>
Local Resident	<p>Concerns expressed with regard to whether the TNP will meet the basic conditions due to the emerging White Paper. Suggestion to amend NP to include housing allocations to meet any potential future housing requirement.</p>	<p>No change. The Neighbourhood Plan is a community led plan; the community did not at any point express a desire for more housing in the Parish; no sites were identified at the time of the initial consultation. The Parish Council must use the information available at the time of writing the Plan. In this case, the information contained in the various housing documents to support the emerging Local Plan were used; a Housing Requirement figure of 0 net growth in dwellings was identified by the County Council, based on the very high delivery rates of housing in the housing market area (which includes Felton and Thirston). To identify further sites at this late stage would require a total re-write of the Plan, another Regulation 14 consultation and a new SEA to be undertaken. At this stage, we are happy that we have followed all guidance, and that the TNP meets the basic conditions as set out in the relevant legislation.</p>
Local Resident	<p>Comments made about traffic calming, and traffic issues: request for 20 mph limit near nursery. Other questions related to the highway, and questions raised for response by Parish Council. Overall response was of support for the Plan</p>	<p>No change proposed as these 20mph limits are now in place.</p>

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Respondent	Comments	Changes to Plan
Local Resident	<p>Clause 5.8 - should be in the same level of detail as Eshott and Thirston in terms of the type of materials that the houses are built from. The current planning application that has been submitted is at odds with the existing housing being red brick, small houses that are not in keeping.</p> <p>I may have missed it but the plan doesn't mention/follow the latest examination report from NORTHUMBERLAND COUNTY COUNCIL, issued 31st July 2020; reference document number EX/NCC/96 page 8, which clarifies the status of Burgham as green belt/washed over green belt and the Authority's position on development in this area notes 'Green Belt Boundary Site 9423 is an omission site containing open undeveloped land. Directing development here would not accord with the plan's settlement strategy'.</p> <p>The plan should be more frank in that development in the green belt/washed over green belt would be an enabling development and hence should show a clear benefit to the wider community. I say this as the current application for considerable new housing at Burgham does not provide community benefit – it provides some minor improvements for the golf club which is a private members organisation.</p> <p>Clause 5.41 – noise is one issue, increased traffic is another particularly on side roads. This clause in particular is in relation to businesses but more consideration needs to be given in terms of increased housing on community services and infrastructure. How we go about doing things doesn't seem to be well considered in any planning policies- we just seem to want</p>	<p>This comment appears to relate to a planning application rather than the neighbourhood plan.</p> <p>The green belt is a matter for strategic policy. It is referred to in the TNP and included in the Policies Map.</p> <p>These matters are covered in the proposed policies where appropriate.</p>

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Respondent	Comments	Changes to Plan
	<p>to add more not enable what we already have to be better</p> <p>Has the plan consulted with other local organisations which utilise the land – fishing, horse riding, farming etc – to me there is a massive missed opportunity in Northumberland to increase those sports and industries such as food</p>	
	<p>Many thanks to all of those who have been/are involved in drawing up the above. It is indeed very comprehensive and thorough and involved much time and trouble.</p> <p>We have now read the draft plan and are in agreement but we would like to make the following points:</p> <p>* We have no central or community space in Thirston - as a linear village it is all drawn out. It would be good to have such a community space/orchard/playground/allotments/tree planting area within walking distance of residents in West Thirston where residents could gather.</p> <p>*Small scale hamlet development would be acceptable but not large scale developments</p> <p>*Improvement to access to riverbank, better footpath and cycle networks within the parish would be good, as would more interaction/information/access within the SSSI</p> <p>*There is a lack of reasonably-priced accommodation for guests in our parish, so we would be supportive of a site for motorhomes, caravans, campsite -</p> <p>We do appreciate what you are doing on our behalf Thanks</p>	<p>Comments noted with thanks.</p> <p>Noted. This would be supported by the parish council, but is not a matter of planning policy as there is no land been put forward to allocate for this purpose.</p> <p>The plan supports infill development which would be small-scale as there are no large scale sites available within the settlements.</p> <p>The plan does support the provision of small-scale tourism accommodation.</p> <p>Noted with thanks.</p>

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Respondent	Comments	Changes to Plan
	<p>I have reviewed the draft plan and only have one comment relating to the settlement boundary (Policy 1) for West Thirston</p> <p>On the proposed plans in particular the Pre Submission Draft Policies Map the settlement boundary does not following the boundary line to my property which I believe is incorrect.</p> <p>I believe the boundary should run along the edge of my property and be a continuation of the boundary of the neighbouring property i.e. a straight line. I have marked a red line on the attached draft map (Inset 1) illustrating what I believe to be the correct line for the settlement boundary i.e. the boundary line to my property.</p> <p>I trust this is sufficient information, however if further clarity is required please not hesitate to contact me</p>	<p>Noted – settlement boundary amended to include rear gardens at properties as shown on map.</p>
	<p>The outer western boundary of Eshott village is contiguous with Eshott Hall land and forms the boundary for the Settlement Boundary in your Plan.</p> <p>I have purchased Plot D (diagram on attached TP1) from Eshott Hall, which means that the published/proposed diagram on your Plan is redundant as the demarcation line between the Hall and Ferndale has moved.</p> <p>Please amend the Settlement Boundary accordingly.</p>	<p>No change. Plot D is an area of woodland that should remain outside the settlement boundary</p>

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APPENDIX E: Full comments made by Northumberland County Council, Historic England, Environment Agency and Dysart Developments