

# Lanchester Parish Council



## Neighbourhood Plan Working Group

Lynwood House  
Wednesday 2 November 2016  
6.30pm

**Present** Councillor Mike Wardle (Chair), Councillor Paul Jackson,  
Councillor Ossie Johnson, Councillor Keith Harrison,  
Chris Phillips, Michael Horsley, Terry Coult,  
Brian Naylor, Steve Bailey, Elaine Hogg,  
Mike Gladstone, Jill Gladstone, David Friesner,

### 1. **Welcome**

Councillor Mike Wardle welcomed everyone to the meeting.

### 2. **Apologies for Absence**

Apologies were received from Stuart Carter, Fiona Green, Councillor Alasdair Nairn and Jules Brown.

### 3. **Declarations of Interest**

There were no declarations of interest.

### 4. **Notes from the last meeting**

The notes from the meeting held on 14 October were received.

### 5. **Procedure for taking forward Topic Papers**

Discussion took place on the procedure for moving forward on the topic papers of 'housing' and 'historic environment'.

Correspondence has been received from Shaun Hanson which clarifies the process for the next step of the plan. Shaun has also spoken with other colleagues and with the County Council to confirm his advice.

He states that in producing the topic paper we have considered all the evidence and information and arrived at a number of options or a preferred option. Shaun sees the topic paper as effectively the supporting document to examine the options and determine which of them would represent the most appropriate way forward for the Lanchester Neighbourhood Plan. The next step is to work up the detail and wording for the policy including map notation as necessary. There is a need to produce topic papers for all areas that require policies. This process will provide proof that we have considered all the evidence and information. There is a need to work up detail of all policy areas to enable the draft plan to be produced. The next consultation with the community will be the draft plan with the preferred option and policy detail.

Members were informed about the recent examiners report on the Sedgefield Neighbourhood Plan which makes significant amendments to its content and policies. It was agreed that the link to the examiner's report be circulated around the group.

The County Plan preferred options paper is due to be released at the end of November. This will need to be examined to see how Lanchester is represented in the plan.

## **6. Housing Topic Paper**

Members discussed the topic paper and considered the options identified.

Members discussed the wider parish and the need to consider development within the main settlement, outside the main settlement and brownfield sites.

It was agreed that option 4 was the most appropriate option to take forward for policy development.

It was agreed that information on the draft plan should be fed to the community as it is developed.

## **7. Historic Environment Topic Paper**

Members discussed the topic paper and considered the options identified.

Some members expressed concern that farming does not feature more strongly and that Lanchester still presents a mixed agricultural scene.

The topic paper identifies a number of options across several themes. It may be that not all areas are appropriate for policy development for Lanchester. It will be necessary to pick the most pertinent areas for progression.

Historic Environment is likely to cut across all policy areas. Therefore there may not be a 'historic environment' policy section in the plan, but the policies may sit in other policy areas.

In looking at the options it was agreed that the following should be explored:

- Option 1.1 – prepare a local list of non-designated heritage assets  
It was agreed to ask Durham County Council for advice on what is a 'local list'
- Option 3.2 – detailed design guidance for building and landscapes.  
The Village Design Statement and Locality Map could be used. It is likely that any subsequent policy will sit in the 'Design of New Development' section
- Option 4.1 –prepare a historic environment sensitivity map which identifies locations where heritage assets and their setting would be more or less sensitive to new development.
- Option 5 – It was agreed that some work needed to be done in this area

## 8. Remaining Topic Papers

The group considered the remaining objectives, these being:

- Design of New Development
- Business and Employment
- Green Spaces & the Rural Environment
- Transport & Travel
- Community Assets

It will be necessary to look at all these objective areas to gather all the evidence, information and statistics and consider the County Plan and NPPF to produce a topic paper.

It will be necessary to consider the content of the County Plan preferred options paper. It may be that once the County Durham Plan Preferred Options Paper is received that not all the objectives need to be progressed to formal policies.

To enable work to be undertaken, the following members volunteered or were suggested for the following objective areas:

**Objective 1 - Housing**

**Objective 2 - Design of New Development**

**Group to look at the above two objectives:**

**Mike Gladstone, Michael Horsley, Mike Wardle, Elaine Hogg, David Friesner**

**Objective 3 - Business & Employment**

**Group to look at the above objective:**

**Paul Jackson, David Friesner**

**Objective 4 - Historic Environment**

**Objective 5 - Green Spaces & the Rural Environment**

**Group to look at the above two objectives:**

**Steve Bailey, Keith Harrison, Chris Phillips, Terry Coult, Brian Naylor, Michael Horsley, Fiona Green**

Objective 6 - Transport & Travel  
Group to look at the above objective:  
Paul Jackson, David Friesner

Objective 7 - Community Assets

Members are able to switch or join other groups as they wish.

There are some large scale maps in the Parish Council office for use by the groups. It may be that groups would wish to present their progress on the maps at the next meeting.

## **9. Heritage Audit**

Members were informed that the final amendments were being made to the report and gazetteer.

It has been suggested that a small section on Lanchester as an administrative centre should be included. It was agreed that Mike Wardle and Ossie Johnson progress this.

Members discussed the final document and how it could be accessible to the community in a user friendly format.

It was agreed that an executive summary for the report was not necessary.

Following the printing of the audit it will be necessary to consult / present the audit to the community.

## **10. Next Steps**

- To circulate the link to the examiner's report on the Sedgefield Plan to the group
- Durham County Council are asked for advice on what is a 'local list'
- Members consider the County Plan preferred options paper
- Members work in their small sub groups to progress work on the topic papers
- A section on Lanchester as an administrative centre is added to the Heritage Audit report.

## **11. Date of next meeting**

The next meeting of the group will be on Tuesday 6 December at 6.30pm at Lynwood House

Meeting ends 8.30pm