

Lanchester Parish Council



Neighbourhood Plan Working Group

Lynwood House
Thursday 14 December 2017
2.30pm

Present Mike Wardle (Chair),
Councillor Paul Jackson, Councillor David Friesner,
Chris Phillips, Brian Naylor, Steve Bailey, Mike Gladstone,
Jill Gladstone, Terry Coult, Elaine Hogg

Shaun Hanson - Planning Advice Plus
Stuart Carter - Durham County Council
Debbie Shanks - Durham County Council

1. **Welcome**

Mike Wardle welcomed everyone to the meeting.

2. **Apologies for Absence**

Apologies were received from Councillor Martin Walker, Councillor Ossie Johnson, Councillor Keith Harrison and Michael Horsley

3. **Declarations of Interest**

There were no declarations of interest.

4. **Notes from the last meeting**

The notes from the meeting held on 23 November were received.

5. **Older Persons Housing Policy**

Debbie Shanks from Durham County Council attended the meeting and gave a presentation on Older Persons Housing with reference to Neighbourhood Plans. This type of policy has been successful in several Neighbourhood Plans. Debbie advised to use the SHMA as an evidence base for the policy.

It was agreed that the presentation be circulated around the group.

6. Policy Development

Policy information has been received from all the smaller working groups and distributed to the whole group prior to the meeting.

Mike Wardle confirmed that as Chair he will need to retain an editing role across the document.

The policy areas were considered and the following comments made:

Edge of Settlement Housing Policy

- This policy has been previously agreed.
- Minor amendments have been made which were presented and agreed.

Promoting Good Practice in the Design of New Development

- It was agreed that the sentence referring to 'design guidance' needs to be the same as in the housing policy.
- There needs to be a definition provided for 'functionality', 'adaptability' and 'green credentials'.

Historic Environment

- Need to check/confirm the agreed name for the 'local list'.
- The group discussed whether the 'local list' needed further refinement. It was agreed that it probably did not.
- Does the policy refer to the village and surrounding area or to the whole plan area.
- It was agreed that any development which affects a heritage asset is the key.
- The NPPF guidance on heritage is very good – need to ask how can the policy provide more protection.
- The following wording should be added to the policy – 'the policy should be read in conjunction with the NPPF'
- Good example of policy in the Arun Neighbourhood Plan
- The group discussed whether the 'local list' will be updated and if so this needed to be reflected in the wording of the policy.

Green Spaces and the Rural (Natural) Environment

- It was agreed that the policy wording be formatted as other policies
- The group discussed whether all suggested policies are needed. Some may be covered by National Guidance or saved Derwentside Policies (in the absence of the County Plan)
- Cross referencing with NPPF is required
- It was considered that the priority areas were green spaces, views and landscapes
- There needs to be a definition provided for 'green infrastructure'

Transport & Travel

- TT1 – it was agreed to incorporate information from the design guidance into this policy
- The group were informed that DCC may be reviewing their parking requirements. Need to check how this would sit alongside this policy.

Business & Employment

- BE5 – to be removed as outside the plan area
- BE4 – is currently in Derwentside saved policies. There were concerns about having a specific site policy which may trigger a more in depth Strategic Environmental Impact Assessment and Habitat Regulations Assessment. It was agreed to remove this policy.
- BE1 – may be covered in the design policy. It was noted that this is specific to Front Street
- BE2 – Shaun advised that the content of this policy should be covered under Historic Environment and Green Spaces policies
- It was agreed that BE1, BE2 and BE3 are removed as they are covered in other policy areas.
- BE6 – need to check with Durham County Council

Stuart confirmed that there was no need to keep cross referencing in the text of the policies as this can lead to greater confusion.

It should now be possible to start looking across all policies.

Shaun suggested that people look at the presentation slides on policy development for assistance.

There is a need to consider the older persons housing policy and whether a policy should be included in this neighbourhood Plan.

It was suggested that Shaun Hanson and Stuart Carter meet to go through all the policies. It was agreed to work up the policies further before this happens.

Design Guidance Document

The existing Village Design Guidance has informed the thinking for the Design Guidance.

The advice from Shaun is that there are three stages to undertake:

1. Establish the headings in the policy box. This is complete for both 'Edge of Settlement Housing Policy' and 'Promoting Good Practice in the Design of New Development Policy'
2. Expand the headings with explanatory text which will sit in the policy. This is complete for 'Edge of Settlement Housing Policy' and needs to be completed for 'Promoting Good Practice in the Design of New Development Policy'
3. Provide full design guidance. The location of the full design guidance to be considered.

It was agreed that a meeting be arranged at Lynwood House early in January to consider the Design Guidance. It was considered that green statements in the Village Design Statement could be matched with the design criteria.

7. Strategic Environmental Impact Assessment (SEA) and Habitat Regulations Assessment (HRA)

Stuart Carter will liaise with Claire Hattam regarding the screening assessments and when this should be undertaken and what information will be required.

8. Mapping

In September a small group had met with officers from the County Council to discuss mapping requirements. Further information is expected from the County Council outlining what the County Council can assist us with. Stuart Carter is to chase up this information

9. Designation of Green Spaces

It was agreed that this matter be placed on a further agenda for discussion.

10. Next Steps

- Debbie's presentation on Older Persons Housing be circulated around the group
- Stuart Carter to liaise with Claire Hattam regarding the screening assessment for SEA and HRA
- Stuart Carter to chase up the mapping information from the County Council
- Work to continue on policy development, including cross referencing of policies, identifying gaps and developing supporting text

11. Date of next meeting

The next meeting of the full group will take place on Thursday 25 January at 2.30pm at Lynwood House.

A meeting of the design group will take place on Tuesday 9 January at 2.00pm

Meeting ends 5.00pm