

# Lanchester Parish Council



## Neighbourhood Plan Working Group

Lynwood House  
Wednesday 6 June 2018  
2.00pm

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

Stuart Carter - Durham County Council

### 1. **Welcome**

Mike Wardle welcomed everyone to the meeting.

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

Apologies were received from Elaine Hogg

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

There were no declarations of interest.

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

The notes from the meeting held on 19 April 2018 were received.

It was noted that some of the 'next step' items were outstanding.

### 5. **Durham County Plan - update**

Stuart Carter provided information on the County Plan Preferred Options Paper.

Following approval by cabinet the document will be out for consultation between 22 June and 6 August 2018. The document contains proposals for a full suite of 68 policies.

There were no housing allocations identified in Lanchester.

Of particular note for Lanchester were the following policies:

- Windfall sites
- Settlement / development boundaries
- Development in the countryside
- Affordable housing
- Housing for the elderly
- Design
- Broadband

Stuart is to send a link to the plan so that members can access it. There is also an updated OSNA (Open Space Needs Analysis) and SHLAA (Strategic Housing Land Availability Assessment) which can be accessed from the same link.

The County Plan and Neighbourhood Plan are now moving forward with a similar timescale.

## **6. Policy Development**

Further feedback on policies is due as follows:

- Stuart Carter to provide feedback on the Design policy
- Shaun Hanson to provide feedback on the Transport & Travel and Business & Employment policies
- Shaun Hanson to provide feedback on the Introductory Information
- Shaun Hanson to provide clarification on the matters raised in the last set of minutes regarding policy feedback

It is necessary to consider the policy content in the County Plan Preferred Options Paper and confirm that the Neighbourhood Plan is in general conformity.

It was agreed that the sub groups working on the different policies look at the policy in conjunction with the County Plan document. Members may need to contact County Council officers to seek information. This contact should be done through Stuart Carter.

It was noted that care needs to be taken to track any changes to policies.

## **7. Mapping**

Members were informed of a recent meeting with County Council officers to discuss mapping requirements.

The County Council will provide a first version of the following maps:

- Settlement edge
- Heritage assets – designated and non-designated
- Views

Information to populate these maps has been forwarded to the County Council.

There are some identified issues with the proposed settlement edge. It was agreed that the settlement edge be mapped to mirror the existing development limit. Any identified issues can then be identified and discussed and the settlement edge formally agreed.

At the meeting to discuss mapping, it was suggested that the Neighbourhood Plan could designate its own locally valued landscape. This could be achieved through a workshop where all local and county evidence could be considered and locally valued landscape identified. The County Council offered to facilitate this workshop.

The group discussed whether this workshop would consider landscape across the whole of the Parish or concentrate around the settlement edge. It was agreed that this is likely to provide evidence for development on the settlement edge.

It was agreed that we should progress the designation of locally valued landscape and arrange a workshop with the County Council for July.

## **8. Designation of Local Green Spaces**

A discussion took place on 'Local Green Spaces' and possible sites.

A discussion took place on whether a landowner/developer has any legal recourse (appeal process) if their land is identified and approved as a Local Green Space in the Neighbourhood Plan.

The following sites were identified for possible designation as Local Green Spaces:

- Play parks/areas x 5 managed by Lanchester Parish Council
- Tennis courts x 2
- Bowling green
- Allotments x 2
- Grassed/planted area on the corner of Station Road / Ford Road

- Doras Wood
- Valley Walk between Station Road and Newbiggen Lane

It was agreed that correspondence is sent to the Woodland Trust informing them of the Local Green Space discussions.

## **9. Timescales**

The group considered the timescale for the remaining elements of the plan.

It was noted that a further 6 week consultation needed to be included in the timeline.

## **10. Next Steps**

- Stuart Carter to provide an electronic version of the County Plan for distribution to the group
- Stuart Carter to provide feedback on the Design policy
- Shaun Hanson to provide feedback on the Transport & Travel and Business & Employment policies
- Shaun Hanson to provide feedback on the Introductory Information
- Shaun Hanson to provide clarification on the matters raised regarding policies in the last set of minutes
- the sub groups working on the different policies look at the policy in conjunction with the County Plan document
- maps to be progressed with the County Council
- a workshop is arranged, facilitated by the County Council to progress locally valued landscapes
- paperwork for progressing local green spaces be considered
- correspondence is sent to the Woodland Trust informing them of the Local Green Space discussions

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

The next meeting of the group to take place on Tuesday 3 July at 2.30pm at Lynwood House.

Meeting ends 5.00pm