

Lanchester Parish Council



Neighbourhood Plan Working Group

Lynwood House
Tuesday 3 July 2018
2.30pm

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

Stuart Carter - Durham County Council

1. **Welcome**

Mike Wardle welcomed everyone to the meeting.

2. **Apologies for Absence**

Apologies were received from Councillor David Smith, Elaine Hogg and Terry Coult.

3. **Declarations of Interest**

There were no declarations of interest.

4. **Notes from the last meeting**

The notes from the meeting held on 6 June 2018 were received.

5. **Policy Development**

The small working groups provided feedback on the policy areas including any amendments and how they fit with the County Durham Plan Preferred Options Paper.

Edge of Settlement Housing Policy

Shaun Hanson will undertake additional work as necessary on this policy. Any amendments are expected to be minor. It was noted that the County

Durham Plan Preferred Options Paper makes reference to development limits.

Design of New Development

It was clarified that Stuart Carter would provide feedback on this draft policy. The draft policy is to be forwarded to Stuart for comment. It was felt that the County Durham Plan Preferred Options Paper addresses many of the concerns regarding design. The policy for the Neighbourhood Plan could provide a focus for local distinctiveness / character.

Historic Environment

There had been a concern that the policy had been weakened following previous feedback. Shaun Hanson has provided additional feedback / information which focusses on Locally Valued Heritage Assets. It was felt that the revisions to the policy fit well with the County Durham Plan Preferred Options Paper. It was agreed to forward a copy of the revised policy and the policy in the County Durham Plan Preferred Options Paper to the working group for comment.

Green Spaces and the Rural (Natural) environment

This policy has been revised following previous feedback. There is some overlap between the information in the Neighbourhood Plan policy and the policies in the County Durham Plan Preferred Options Paper. However it was felt that this did not pose a problem. It was agreed that the work on the Wildlife Audit had provided evidence for the policy on biodiversity. It was agreed to forward a copy of the revised policy to the working group for comment.

A lengthy discussion took place on Local Green Spaces including pros and cons and possible sites inside and outside the settlement edge. If the Neighbourhood Plan designates Locally Valued Landscapes, would this provide adequate protection for valued sites. It was agreed that a decision on Local Green Spaces should be made by the end of the month.

Stuart Carter is to provide a copy of the new OSNA (Open Space Needs Assessment) and the updated SHLAA (Strategic Housing Land Availability Assessment).

Transport & Travel

Shaun Hanson had provided feedback on the draft policies with reference to the County Durham Plan Preferred Options Paper. It was suggested that the County Plan provided sufficient policy content. The feedback from the community had centred on existing issues and problems which will need to be managed through other means. It was recommended and agreed that the Transport & Travel draft policies are not progressed in the Neighbourhood Plan.

Business & Employment

Shaun Hanson had provided feedback on the draft policies with reference to the County Durham Plan Preferred Options Paper. It was suggested that the County Plan provided sufficient policy content. It was recommended and

agreed that the Business & Employment draft policies are not progressed in the Neighbourhood Plan.

With regard to both Transport & Travel and Business & Employment, it would be necessary to manage community expectations around these subjects. Also it was noted that the content of the approved County Plan could differ from the County Durham Plan Preferred Options Paper. However it was considered unlikely that major changes will occur.

It was agreed that many of the policy areas are interlinked and that other policies could refer to Longovicium, Business hubs, routes and paths etc.

Stuart advised that the Neighbourhood Plan could include a number of statements. These would not be policies, but could be statements about non policy areas. It was agreed that this should be progressed.

The issue of flooding was raised. It was agreed that this should be included in the Neighbourhood Plan, possibly as a statement with reference to policies in the County Plan.

6. Mapping

The County Council provided a first draft of the following maps for consideration:

- Settlement Edge
- Heritage Assets - designated
- Heritage Assets - non-designated
- Views

It was suggested that a wallet of maps could accommodate larger sized maps.

Views

The map included the 17 views from the Heritage Audit. It was felt that the length / impact of the view was needed, possibly through the use of cones. It was also felt that this map should be sized at A3 for greater impact. The taking of additional photos to support the map was discussed.

Heritage Assets – Non Designated

The map included 31 Locally Valued Heritage Assets identified through the Heritage Audit. The map was approved.

Heritage Assets – Designated

The map included 41 listed heritage assets. There needs to be a legend identifying what the assets are.

Settlement Edge

It was agreed that:

- the listed buildings are removed from this map

- the colour denoting the conservation area has more impact
- the article IV area is included

With regard to the settlement edge it was noted that there were three minor amendments to the existing development limit (as per Derwentside District Council policy) to accommodate areas already developed or for which planning permission has been granted.

Suggestions for other maps included; wildlife, Roman Heritage and the business centre of Lanchester.

It was agreed that the County Council are thanked for their work on the maps and that the above feedback is provided.

7. Local Landscape Value

The County Council had provided a number of dates to facilitate a workshop to consider and designate locally valued landscape as part of the Neighbourhood Plan process. The workshop would consider all local and county evidence and identify locally valued landscape.

It was agreed that the workshop should take place on Thursday 19 July at 2.30pm at Lynwood House.

8. Next Steps

- Stuart Carter to provide feedback on the Design policy
- a copy of the revised Neighbourhood Plan Heritage policy and the Heritage policy in the County Durham Plan Preferred Options Paper be circulated to the working group for comment.
- a copy of the revised Neighbourhood Plan Green Spaces policy be circulated to the working group for comment.
- a copy of the new OSNA (Open Space Needs Assessment) is circulated to the group
- a copy of the updated SHLAA (Strategic Housing Land Availability Assessment) is circulated to the group
- maps to be progressed with the County Council
- a workshop is progressed with the County Council to consider locally valued landscapes

9. Date of next meeting

The next meeting of the group to take place on Tuesday 31 July at 2.00pm at Lynwood House.

Meeting ends 5.00pm