

Lanchester Neighbourhood Plan 2019 – 2034

Consultation Statement

October 2019



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Introduction

This Consultation Statement has been prepared to accompany the submission document of the Lanchester Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”) to the local planning authority Durham County Council.

Part 5 of the Regulations sets out what a Consultation Statement should contain:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan
- Explains how they were consulted
- Summarises the main issues and concerns raised by the persons consulted
- Describes how these issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Plan.

Aims

The aims of the Lanchester Neighbourhood Plan consultation process were to:

- Ensure that the plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Plan process
- Ensure that consultation events took place at appropriate points in the process
- Engage with as wide a range of people as possible using a variety of communication and consultation methods
- Ensure that the results of consultations are fed back to local people and other stakeholders

A comprehensive Community Engagement Statement can be seen at Appendix 1.

Background

Lanchester Parish Council took the decision to commence the process of preparing a Neighbourhood Plan on 19 March 2014.

A working group of the Parish Council including: Parish Councillors, local residents, business representatives and local organisations first met on 6 May 2014. Since then the Neighbourhood Plan Working Group has met regularly throughout the plan preparation period to progress the Neighbourhood Plan. All meetings of the Neighbourhood Plan Working Group were formally minuted with the minutes being presented and approved at Parish Council meetings.

The Lanchester Neighbourhood Plan has been prepared by Lanchester Parish Council, a qualifying body, (Section 38A(12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Lanchester, as designated by Durham County Council on 24 July 2014. It does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

This statement provides the evidence to demonstrate that the Lanchester Neighbourhood Plan has been produced with the engagement and participation of the local community and other stakeholders with an interest in the area.

Key Dates

The table below identifies the key milestones in the Neighbourhood Plan preparation. These are then in turn expanded upon in the subsequent sections.

Date	Activity
19 March 2014	Lanchester Parish Council resolved to undertake a Neighbourhood Plan
6 May 2014	First meeting of the Lanchester Parish Council Neighbourhood Plan Working Group
25 May 2014	Request for Designation of Area for Neighbourhood Plan
24 July 2014	Approval decision for Designation of Area for Neighbourhood Plan
October 2014 – June 2015	Early Engagement Questionnaire Compiled October – December 2014 Distributed – January 2015 Analysis of returns – February – April 2015 Feedback to community – June 2015
June 2015 – June 2016	Topic Based Questionnaire Compiled June – December 2015 Tested on-line – January 2016 Distributed – February 2016 Analysis of Returns – March – June 2016 Feedback to community – March – June 2016
June 2015 – May 2016	Lanchester Conservation Area Appraisal June 2015 – Meetings with Durham County Council October 2015 – 4 x site and survey visits November 2015 – overview session January 2016 – draft document February 2016 – public consultation

	May 2016 – Conservation Area Appraisal adopted by Durham County Council
January 2016 – March 2017	Lanchester Community Heritage Audit January 2016 – community mapping session January 2016 – 2 x volunteer training sessions February – June 2016 – surveying of all heritage assets and agreeing of significance levels June – July 2016 – writing report September – December 2017 – complete and proof document March 2017 – Launch event
July 2018	Lanchester Parish Landscape of High Value July 2018 - workshop session July 2018 - report produced
December 2018 – June 2019	Lanchester Design Statement December 2018 – June 2019 – document prepared June 2019 – final document approved
24 June – 9 August 2019	Pre-submission Consultation

During the Neighbourhood Plan preparation period between May 2014 and October 2019 the Neighbourhood Plan Working Group has formally met on 40 occasions.

Throughout this period the Neighbourhood Plan Working Group has been supported by Durham County Council Officers who have attended meetings, provided professional advice and support and presented information on various topics.

In addition since 2015 Lanchester Parish Council has engaged with a planning consultant from Planning Advice Plus. The planning consultant who has considerable experience and knowledge of neighbourhood plan development has provided professional advice and support, delivering a series of workshops to the Neighbourhood Plan Working Group and preparing some of the Neighbourhood Plan documents.

Early engagement Questionnaire

The early engagement questionnaire was distributed during January 2015. The questionnaire asked some general questions about likes, dislikes, ideas and concerns about living or working in the Parish. It asked what pressures did people think would affect Lanchester Parish now and in the future and what changes or improvements they would like to see in Lanchester Parish. This community

engagement identified key themes and issues that could be further investigated to develop the Neighbourhood Plan.

The early engagement questionnaire can be seen at evidence document 5 of the Submission draft http://lanchesterparishcouncil.co.uk/wp-content/uploads/2015/10/early_engagement_questionnaire_final.pdf

The Neighbourhood Plan Working Group engaged with a variety of consultation and publicity methods to ensure that as many members of the community were aware of the questionnaire and had the opportunity to respond.

The questionnaire was promoted through the Parish Council website, Parish Council notice board, articles in the Parish Council newsletter in November 2014 and articles in the Village Voice monthly newspaper in November 2014, December 2014 and January 2015. The Village Voice is a community newspaper delivered free to houses in the village and wider Parish.

Questionnaires could be picked up from the Community Centre, Library, Post Office and the Parish Council office (key community locations) or downloaded from the Parish Council website.

In addition to the above pick up points the questionnaire was hand delivered to the hamlets of Ornsby Hill, Hollinside, Hurbeck Cottages and Malton, businesses in the village and posted out to the farming community and rural dwellings. Approximately 80 community organisations were identified including youth and young people groups, schools, churches, sports groups, community buildings etc, who were all contacted and questionnaires passed to them.

Completed questionnaires could be dropped into boxes at the Post Office, Community Centre, Library and Parish Council office or posted back to the Parish Council.

A total of 205 questionnaires were returned representing 448 individuals.

The top responses from each of the key questions was compiled.

Community facilities/activities and a strong/friendly community came out top for what people liked about the Parish. Parking, traffic and proposed development were the top dislikes. Housing development and the impact on community facilities and infrastructure were considered top of pressures which will affect Lanchester Parish now and in the future. In terms of changes or improvements wanted, more parking and traffic management featured high.

24 key areas were identified.

The results of the questionnaires were analysed and a display of the results compiled.

The results of the early engagement questionnaire can be seen at evidence document 6 of the Submission draft <http://lanchesterparishcouncil.co.uk/wp-content/uploads/2015/10/display-panels-early-engagement-questionnaire.pdf>

It was important that feedback was presented to the community. Two displays of the results were compiled and located at 7 key venues during June 2015 as follows:

Lynwood House	1 – 5 June
Methodist Chapel	6 – 12 June
Library	8 – 13 June
Community Centre	15 – 20 June
Social Club	15 – 21 June
Croft View Halls	22 – 28 June
St Bedes 6 th Form College	22 – 30 June

In addition staffed sessions took place on Saturday 6 June, between 10.00am – 12.00noon at the Methodist Chapel and on Saturday 20 June between 10.00am – 2.00pm at the Community Centre. Several people attended the sessions with one completed feedback sheet returned.

The consultation feedback arrangements were promoted through the Village Voice newspaper, Parish Council newsletter, Parish Council notice board, Parish Council website and through the Campaign to Protect Rural Lanchester Facebook.

Topic Based Questionnaire

The second topic based questionnaire was developed between June and December 2015 and tested on-line in January 2016. A planning consultant delivered a series of workshops to the Neighbourhood Plan Working Group to develop the questionnaire.

Mapping Workshop



It built on the information received from the early engagement questionnaire and developed a draft vision and objectives under 7 key topic areas capturing the key messages from the earlier engagement. The questionnaire also asked some focussed questions under each topic

The topic based questionnaire can be seen as evidence document 7 of the Submission draft

<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/07/Lanchester-Questionnaire-with-revisions-from-29.09.15-amended-15-Dec-15.pdf>

The questionnaire was issued for information and comment during February 2016.

Questionnaires were hand delivered by volunteers to all houses and businesses in the village and posted out to hamlets, rural dwellings and rural businesses. The questionnaire was available to complete on-line through Survey Monkey and via a link from the Parish Council website. In addition a supply of questionnaires were available to pick up at the Post Office, Library and Community Centre.

The questionnaire was promoted through the Parish Council website, Parish Council notice board, articles in the Parish Council newsletter in November 2015 and February 2016 and articles in the Village Voice newspaper in November 2015, January 2016 and February 2016. Letters were delivered to the two Primary Schools and placed in the school satchels of all children (approx. 350)

On Saturday 20 February an open day event was held at the Methodist Church. This offered members of the community the opportunity to discuss the questionnaire and ask questions and view a display on the Neighbourhood Plan whilst enjoying a coffee. Volunteers spoke with approximately forty people at the event. Two completed questionnaires were returned and four questionnaires were completed at the event.

The closing date for receiving questionnaires was 29 February 2016. Completed paper questionnaires could be returned by using the drop-in boxes at the Post Office, Library and Community Centre or by post to the Parish Council office.

307 completed questionnaires were returned.

The analysis of the questionnaire has been undertaken through Survey Monkey.

61 questionnaires were completed and submitted on-line direct to Survey Monkey. 246 paper questionnaires were received. These questionnaires were then inputted onto Survey Monkey by the Clerk. For the first 6 questionnaires this was undertaken with a volunteer to check for accuracy and operation. The information on the questionnaires was inputted word for word with no interpretation involved.

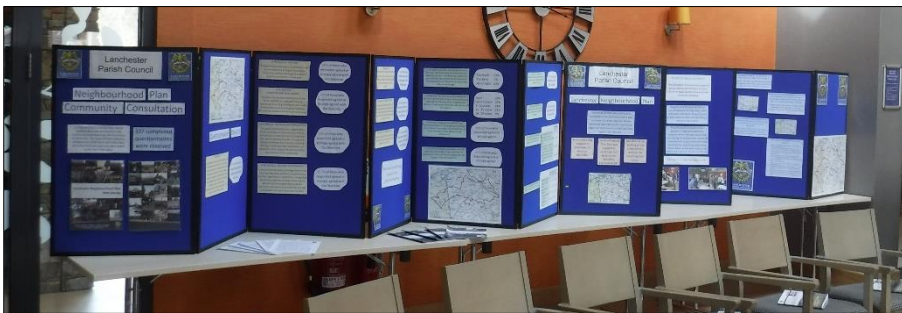
A sample of 5% (12 Questionnaires) were checked for accuracy of inputted information by three members of the Neighbourhood Plan Working Group. These questionnaires were selected randomly and no errors were found.

The results of the topic based questionnaire provided overwhelming support for the Vision and all the Objectives. The questionnaire results also provided information on housing, design, settlement boundary, heritage, green spaces and the rural environment, allowing work streams to be identified and policies developed.

The results of the topic based questionnaire can be seen at evidence document 8 of the Submission draft <http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/07/Questionnaire-Analysis-Nov-2016.pdf>

Feedback to the community was provided through the Village Voice Newspaper, Parish Council newsletter and the Parish Council website. In addition a display of the questionnaire results were displayed for 4 weeks at Lynwood House and the Library.

In March 2017 a drop in session was held at Lynwood House to update residents on Neighbourhood Plan progress.



Neighbourhood Plan update – public drop in session

Lanchester Conservation Area Appraisal

In 2015 the Neighbourhood Plan Working Group approached the County Council seeking a review of the Lanchester Conservation Area and Article 4 Area of 1994. The Lanchester Conservation Area was designated in May 1972 and amended in March 1994 to include the fields of Paste Egg Bank and Deanery Woods, parts of Maiden Law Bank, Cadger Bank and Ford Road. The former Derwentside District Council also imposed an Article 4(2) Direction removing permitted development rights in 1976.

The Neighbourhood Plan Working Group felt that an updated appraisal would provide robust evidence for the Lanchester Neighbourhood Plan.

In June 2015 the County Council made a presentation to the Neighbourhood Plan Working Group. It was agreed that an appraisal would be undertaken involving members of the community using a Character Assessment Toolkit (CAT).

The Lanchester Character Assessment Toolkit (CAT) is a local area project based on a format developed by Oxford City Council working in partnership with Historic England and adapted for use in County Durham. The toolkit survey was designed to assess the character of spaces, buildings and places and to identify the features that contribute to the distinctiveness, interest and amenity of the area.

An advert seeking volunteers to undertake the toolkit was placed in the Village Voice newsletter and also put on the Parish Council notice board, in shop windows and sent to the local history Group and the Friends of Longovicium.

The Lanchester toolkit was carried out on a street by street basis by a group of 30 local volunteers assisted by Durham County Council over 4 site visits during October 2015. This was followed by a workshop to consolidate their findings in November 2015.

The draft document was considered in January 2016, public consultation took place in February 2016 and the County Council adopted the Lanchester Conservation Area Appraisal in May 2016.

The Lanchester Conservation Area Appraisal 2016 can be viewed as evidence document 2 of the submission document. <http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/Lanchester-Conservation-Area-Appraisal-final-document.pdf>

Lanchester Community Heritage Audit

The Lanchester Community Heritage Audit was commissioned by Lanchester Parish Council late in 2015, to complement the emerging Neighbourhood Plan. The North of England Civic Trust (NECT) provided training and support for a working group of community volunteers from the parish over a nine month period, to audit and evaluate the cultural heritage of the parish from a community perspective. The Lanchester Community Heritage Audit has been produced alongside the Lanchester Neighbourhood Plan and will provide evidence and understanding used in the Neighbourhood Planning process.

A Community Mapping and information gathering session was held during January 2016 at Lanchester Community Centre in the heart of the village. The event was advertised locally, and open to all during the afternoon and evening, and was

attended by around 60 local residents. Over 170 tangible community heritage assets were identified across the themes, ranging from buildings to archaeological sites, from views to individual trees, from industrial sites to enclosure roads.

A group of 20 volunteers formed to create a Heritage Working Group and took part in a half day training session led by NECT during January 2016. The group were trained in field recording, basic assessment of condition, and the principles of heritage conservation, with a focus on understanding the concept of significance. The training session drew on similar training carried out by NECT with local volunteer groups undertaking surveys of Grade II listed buildings. It was based on sound and current professional conservation standards as developed by Historic England, and included a practical field survey element.

Volunteers then worked individually and in pairs to describe and record all assets listed in the dataset. The assets have been recorded, photographed, and assessed, and levels of significance have been ascribed to each individual asset. The product of this process is the Gazetteer of Lanchester Heritage, a comprehensive catalogue of the heritage assets in Lanchester Parish which are recognised as significant by the local community.

The Lanchester Community Heritage Audit was launched at an event on 18 March 2017.

The Lanchester Community Heritage Audit can be seen as evidence document 3 of the Submission draft

<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/MK-Heritage-Audit-Report.pdf>

<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/MK-Heritage-Audit-photos.pdf>

<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/MK-Heritage-Audit-gazetteer.pdf>



Lanchester Community Heritage Audit – launch event

Lanchester Parish Landscape of High Value

In 2018 Durham County Council worked with residents to consider locally valued landscapes. A Landscape Value workshop took place in July 2018 attended by members of the community.

Experienced Officers from Durham County Council facilitated the workshop using a structured and recognised robust process. The issue of landscape value in the neighbourhood plan area was explored, the factors contributing to landscape value were reviewed and consideration was given to whether this would support the identification of a local landscape designation in the Lanchester Neighbourhood Plan.

Local knowledge was considered alongside county and national information. The landscape was assessed using ten recognised criteria. A map was drawn up to represent the landscape value for each criteria. Drawing on the information across the ten criteria, a map was agreed to reflect the locally valued landscape known as Lanchester Parish Landscape of High Value (LPLHV).

The LPLHV report can be seen at Evidence Document 4 of the Submission draft.
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2019/06/REPORT-OF-LANDSCAPE-VALUE-WORKSHOP.pdf>

Lanchester Design Statement

In 2004 the Lanchester Village Design Statement (Evidence Document 15 of the Submission draft) was published and approved by Derwentside District Council and latterly by Durham County Council as supplementary planning guidance.

The results of the topic based Questionnaire fully supported the use of the Village Design Statement to support the Design policies.

This document has been updated and renamed The Lanchester Design Statement 2019 which can be seen as Evidence Document 1.

<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2019/06/Lanchester-Design-Statement-full-document-June-2019.pdf>

Pre-submission Consultation

In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 and the Localism Act 2011 the Pre-Submission consultation period took place between 24 June – 9 August 2019.

The regulations state that before submitting a plan proposal to the local planning authority, a qualifying body must:-

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—
 - (i) details of the proposals for a neighbourhood development plan;
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii) details of how to make representations; and
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

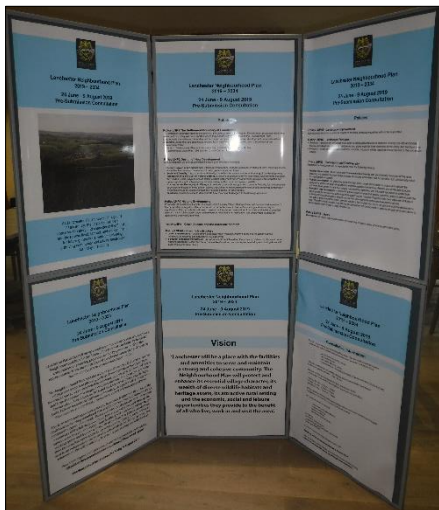
A table is attached at appendix 2 which identifies all the consultation bodies referred to in paragraph 1 of Schedule 1 who were contacted by letter either through the post or by e-mail and informed of the Pre-submission document. With regard to section (m) 'Voluntary Bodies', the list was made up of key local organisations, those groups with land or buildings and groups who may have a particular interest in policies in the Neighbourhood Plan. The Neighbourhood Plan Working Group considered that all individuals and groups would be aware of the Pre-submission document through the comprehensive range of consultation methods.

Appendix 3 shows the letter that was sent to the consultation bodies.

The Pre-submission consultation included the following elements:

- A full copy of the Pre-submission document was available to view at:
 - Parish Council website – on-line
 - County Council website – on-line
 - Library – hard copy
 - Community Centre – hard copy
 - Lanchester Medical Centre – hard copy
 - Lynwood House – hard copy
- A summary document was delivered to all dwellings and businesses in the Parish.
A supply of summary documents were placed at the Library, Community Centre and Lanchester Medical Centre for general pick up.
Appendix 4 shows the Pre-submission summary document

- A display of the Pre-submission document was located at the Community Centre between 1 and 20 July 2019.
- Staffed sessions took place at the community Centre at the following times to provide the opportunity for members of the community to attend, view the displays, see the documents and ask questions:
 - Thursday 11 July - 6.00pm - 8.00pm
 - Tuesday 16 July - 2.00pm - 4.30pm
 - Saturday 20 July - 10.30am - 1.00pm
 Ten members of the community attended across the three sessions.
- Feedback was welcomed. Feedback in writing could be dropped into the feedback boxes at the Library, Community Centre, Lanchester News and Lanchester Medical Centre. Feedback could be e-mailed to the Parish Council at lanchesterparish@btopenworld.com or posted to the Parish Council at: Lanchester Parish Council, Lynwood House, Durham Road, Lanchester, Co Durham, DH7 0LS



Display Information

The Pre-submission consultation was promoted through the Parish Council website, County Council website, Parish Council notice board, articles in the Parish Council newsletter in June 2019 and articles in the Village Voice monthly newspaper in May 2019, and June 2019. In addition each dwelling and business received a summary document.

Twenty four responses were received during the consultation period. These were made up of a combination of residents, statutory bodies and developer interests. These representations were considered by the Neighbourhood Plan Working Group and appropriate amendments were made to the plan.

Appendix 5 shows the table of representations received and the response of the Neighbourhood Plan Working Group.

General Community Engagement

Alongside specific community engagement and consultations there has been a steady stream of information provided for the community.

Agendas and minutes of all Parish Council meetings and Neighbourhood Plan Working Group meetings are available on the Parish Council website, tracking the development of the Neighbourhood Plan since 2014. The Neighbourhood Plan Working Group have met on 40 occasions since 2014.

The Parish Council website has a Neighbourhood Plan page with links to all key documents.

During the plan preparation period to date there have been 15 articles published in the Village Voice and 18 articles published in the Parish Council quarterly newsletters. The Chair of the Parish Council has provided an update on the Neighbourhood Plan in every Annual Report since 2013/14.

The Parish Council notice board in the centre of the village provides an opportunity to inform the community.

Appendix 6 provides a sample of publicity.

Appendices

Appendix 1 – Community Engagement Statement

Appendix 2 – Table of statutory consultees for Pre-submission consultation

Appendix 3 – Letter sent to statutory consultees for Pre-submission consultation

Appendix 4 – Pre-submission summary document

Appendix 5 – Table of representations received to Pre-submission consultation and response of Neighbourhood Plan Working Group

Appendix 6 – Sample of publicity

Appendix 1 – Community Engagement Statement

Neighbourhood Plan

Community Engagement Statement 2014



In April 2014 Lanchester Parish Council resolved to begin the process of preparing a Neighbourhood Plan. A working group of the Parish Council was established to take the project forward, a process which is likely to take 18 months to 2 years to complete. Alongside Parish Councillors the working group comprises of members of the community and representatives of community organisations who have been encouraged to be involved.

This statement aims to provide information on the important community engagement that will take place as the plan is prepared.

Lanchester Parish Council adopted a Community Engagement - Statement of Intent in 2009 and it has been regularly reviewed since that date. The policy includes the following statements most of which are relevant to the Neighbourhood Plan process.

Community Engagement refers to the many ways in which the Council and the community work together.

Lanchester Parish Council is committed to the development of its community and values the contribution the community can make in formulating the direction and provision of quality services.

The aim of community engagement is to engage residents and interested persons to encourage their participation in decision making.

The outcome of community engagement will be to secure services and facilities that are required and needed by the community and to create a more active and informed community. Effective community engagement will benefit both the community and the Council and the outcome will be that the community feels that the Council is working on their behalf.

Lanchester Parish Council recognises that successful community engagement can only be achieved through a two-way process. Good communications and community involvement is critical to earning and maintaining the good will of the community served.

The Council will encourage all 'interested persons' to be involved in community engagement. The community engagement Statement of Intent applies to all residents and interested persons who appear

to the Council to have an interest in matters relating to the economic, social and environmental well-being of the area.

The Council is aware of the need to engage with the community and to make itself available to discuss individual and group needs.

The Council recognises that successful community engagement requires different types of engagement. The council will at all times seek to present the most appropriate and effective form of engagement including:

- *Public participation at all Council meetings – the community is informed of all meetings of the Council and encouraged to attend and participate under the Councils Public Participation Policy.*
- *Council surgeries – Councillors hold bi-monthly publicised surgeries to allow discussion of issues with individuals or groups*
- *Public consultations – the Council will organise public meetings to discuss and receive views of the community on specific projects. Views from the community will also be sought through articles in the Councils quarterly newsletter, the Annual Report, the Council notice board and through articles in the local press.*
- *Direct involvement with interested persons*
 - *police*
 - *health authorities*
 - *local partnerships*
 - *community groups*
 - *schools*
 - *voluntary groups*
 - *businesses*
 - *individuals*
- *Working with specific groups – views from specific groups will be achieved through more targeted approaches i.e. views of young people through the local partnership youth forum and views of families through local schools*
- *Council website – the website allows opportunity for the public to communicate with the Council and to access significant amounts of information regarding Council activities.*
- *Partnership working - the Council works in partnership with a number of organisations. As a provider of services to the community it is necessary to work effectively with partners to enable best value to be achieved. Partnership working can be initiated by the Council itself or by the community or organisations*

within it. To enable partnership working to be effective there needs to be clarity of purpose, achievable objectives with sound communication channels.

Lanchester Parish Council is committed to achieving and maintaining quality standards and sees community engagement as a fundamental element in this process.

With more specific reference to the Neighbourhood Plan, the working group considers that community engagement falls into three broad sections:

- Early Engagement
- On Going Engagement
- Consulting on the Draft Plan

It is acknowledged that the sections cannot be absolute and that blurring of the sections will take place as the project progresses and that engagement needs to remain flexible to respond to issues that arise. However it is useful and relevant to make distinctions between the sections.

It is further acknowledged that there are hard to reach groups and individuals within the Parish. The working group will strive to engage, include and involve these groups in the process to ensure that the resulting document is fully reflective of the community. It is hoped that these hard to reach groups can be contacted through the list of consultation group already identified by the working group and through the local knowledge and expertise of individuals on the working group.

In addition there has historically been substantial community engagement in preparing the Parishes key documents, these being:

- Parish Appraisal Plan
- Parish Plan
- Village Design Statement
- Locality Map

and it is intended to use the results of these engagements as additional information to contribute towards the Neighbourhood Plan process.

Early Engagement

This will be the most important stage of community engagement. The purpose of the early engagement will be to identify key issues and themes and to inform the vision and aims for the plan.

This will be achieved by compiling a brief questionnaire. The questions will be few and open, to allow individuals to express their own views. This early engagement aims to identify key issues in the community. Some

demographic information will be obtained to provide evidence that the responses received are representative of the community.

The questions will be administered to a wide number of groups within the community through a variety of appropriate approaches. Responses will be received individually and through group sessions.

In addition the questionnaire will be available for individual responses through a selection of methods including:

- Local press
- Parish Council newsletter
- Parish Council notice board
- Parish Council website

The intention is to secure as wide a range of views as possible.

On-going Engagement

On-going community engagement will provide information needed to develop the detail of the Neighbourhood Plan.

The identified key issues following the early consultation will be developed to produce specific policies for the plan. This will require more detailed consultation within these key areas. This is likely to involve further questionnaires, workshops, press releases, meetings etc to examine specific issues.

Ongoing community engagement will include consultation on the draft vision and aims

Consulting on the Completed Plan


Once a draft plan has been produced, it will be subject to a formal 6 week consultation process. This stage of consultation is a requirement of the Neighbourhood Planning Regulations

Through a variety of methods it will be necessary to consult those who live, work and do business in the Parish and statutory consultees on the draft plan.

The plan will take account of feedback received at this stage.

Appendix 2 – Table of statutory consultees for Pre-submission consultation

**Lanchester Neighbourhood Plan
Pre Submission Consultation**

Section	Description	Name of Organisation	Address/Contact details of Organisation	Date Letter sent
a	Where the local planning authority is a London Borough Council, the Mayor of London	n/a		
b	A local planning authority, County Council or Parish Council any part of whose area is in or adjoins the area of the local planning authority	Durham County Council	Head of Planning Services Durham County Council, County Hall, Durham, DH1 5UL	Posted 19/6/19
		Durham County Council	Stuart Carter stuart.carter@durham.gov.uk	e-mailed 19/6/19
		Burnhope Parish Council	Peter Hughes (Clerk) 4 Annaside Mews, Leadgate, Consett, Co Durham, DH8 6HL	Posted 19/6/19
		Greencroft Parish Council	Mark McNally (Clerk) greencroftparish@hotmail.co.uk	e-mailed 19/6/19
		Healeyfield Parish Council	Parish Clerk 19 Oakwell Court, Hamsterley Vale, Newcastle Upon Tyne, NE17 7BD	Posted 19/6/19
		Muggleswick Parish Council	Mike Seeley (Clerk) mikeseeley@btconnect.com	e-mailed 19/6/19
		Wolsingham Parish Council	Gordon Dobson (Clerk) Town Hall, Wolsingham, Bishop Auckland, Durham, DL13 3AF	Posted 19/6/19
		Satley Parish Council	 satleypc@btinternet.com	Posted 19/6/19
		Cornsay Parish Council	Clerk Hamsteels Community Centre, Western Avenue, Esh Winning, Co Durham, DH7 9LS	Posted 19/6/19

		Esh Parish Council	Clerk The Langley Park Miners Institute, Church Street, Langley Park, Co Durham, DH7 9TZ	Posted 19/6/19
c	The Coal Authority		Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI, Development Team Leader, Coal Authority , 200 Lichfield Lane, Mansfield, Nottinghamshire. NG18 4RG 01623 637 164 planningconsultation@coal.gov.uk	Posted 19/6/19
d	The Homes and Communities Agency		Homes England , St. Georges House, Team Valley Trading Estate, Gateshead NE11 0NA 0300 123 4500 enquiries@homesengland.gov.uk	Posted 19/6/19
e	Natural England		Carolyn Simpson, Northumbria Area Team, Natural England , Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ 020 80265319 consultations@naturalengland.org.uk	Posted 19/6/19 Including the SEIA and HRA report
f	The Environment Agency		James Hudson, Senior Planning Advisor, The Environment Agency , Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle-upon-Tyne. NE4 7AR 020 8474 6484 james.hudson@environment-agency.gov.uk	Posted 19/6/19 Including the SEIA and HRA report
g	The Historic Buildings and Monuments Commission for England (known as Historic England)		Jules Brown, Historic Places Adviser, North East Office, Historic England , Bessie Surtees House, 41-44 Sandhill, Newcastle-Upon-Tyne NE1 3JF. 0191 269 1255 jules.brown@historicengland.org.uk	Posted 19/6/19 Including the SEIA and HRA report
h	Network Rail Infrastructure Limited (company number 2904587)		Lawrence Hogan Manager, London North Eastern and East Midlands, Network Rail , George Stephenson House, Toft Green, York YO1 6JT Tel: 01904 384 002 AssetProtectionLNEEM@networkrail.co.uk	Posted 19/6/19

i	The Highways Agency	Highways England	Asset Development Team - Yorkshire and North East, Highways England , Lateral, 8, City Walk, Leeds, LS11 9AT. 0300 123 5000 planningYNE@highwaysengland.co.uk	Posted 19/6/19
j	The Marine Management Organisation		Marine Management Organisation Lancaster House, Hampshire Court' Newcastle upon Tyne NE4 7YH 0300 123 1032 info@marinemangement.org.uk	Posted 19/6/19
k (i)	Any person to whom the electronic communications code applies by virtue of a direction given under section 106(s)(a) of the Communications Act 2003	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA EMF.Enquiries@ctil.co.uk	Posted 19/6/19
		EE	Alex Jackman, Corporate and Financial Affairs Department, The Point, 37 North, Wharf Road, London, W2 1AG public.affairs@ee.co.uk	Posted 19/6/19
		Three	Jane Evans, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Jane.evans@three.co.uk	Posted 19/6/19
k (ii)	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 info@avonline.co.uk	Posted 19/6/19
		BT Openreach	BT openreach Planning Team, 21-23 Carloliol Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB networkalts.newcastle@openreach.co.uk	Posted 19/6/19
		CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA EMF.Enquiries@ctil.co.uk	Duplicate

		EE	Alex Jackman, Corporate and Financial Affairs Department, The Point, 37 North, Wharf Road, London, W2 1AG public.affairs@ee.co.uk	Duplicate
		Three	Jane Evans, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Jane.evans@three.co.uk	Duplicate
		Virgin Media Limited	St James Court, Great Park Road, Almondsbury Park, Bradley Stoke, Bristol BS32 4QL	Posted 19/6/19
		Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN	Posted 19/6/19
I (i)	Where it exercises functions in any part of the neighbourhood area – a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section	County Durham and Darlington NHS Foundation Trust	County Durham and Darlington NHS Foundation Trust cdda-tr.GeneralEnquiries@nhs.net	e-mailed 19/6/19
		NHS North Durham, Clinical Commissioning Group	The Lavender Centre, Pelton, Chester-le-Street, County Durham DH2 1HS nduccg.northdurhamccg@nhs.net	Posted 19/6/19
I (ii)	Where it exercises functions in any part of the neighbourhood area – a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b)	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Peshaw, Houghton le Spring, County Durham, DH4 7LA. getconnected@northernpowergrid.com	Posted 19/6/19
		National Grid	Spencer Jefferies, Development Liaison Officer, National Grid , National Grid House, Warwick Technology Park, Gallows Hill, Warwick CV34 6DA box.landandacquisitions@nationalgrid.com	Posted 19/6/19
		National Grid	Lucy Bartley, Consultant Town Planner , Wood E&I Solutions UK Ltd, Gables House, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX n.grid@woodplc.com	Posted 19/6/19
		Gas & Electricity Transmission, National Grid Plant Protection	National Grid Block 1, Brick Kiln Street, Hinckley, LE10 0NA plantprotection@cadentgas.com	Posted 19/6/19

I (iii)	Where it exercises functions in any part of the neighbourhood area – a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c)	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU	Posted 19/6/19
		Gas & Electricity Transmission, National Grid Plant Protection	National Grid Block 1, Brick Kiln Street, Hinckley, LE10 0NA plantprotection@cadentgas.com	Duplicate
I (iv)	Where it exercises functions in any part of the neighbourhood area – a sewerage undertaker	Northumbrian Water Limited	Carrie Taylor, Developer Services Planning Team, Northumbrian Water Limited , Leat House, Pattinson Road, Washington Tyne and Wear NE38 8LB 0191 419 6731 carrie.taylor@nwl.co.uk	Posted 19/6/19
		Northumbrian Water Limited	Laura Kennedy, New development Team Planning, Northumbrian Water Limited , Leat House, Pattinson Road, Washington Tyne and Wear NE38 8LB 0191 419 6767 laura.kennedy@nwl.co.uk	Posted 19/6/19
I (v)	Where it exercises functions in any part of the neighbourhood area – a water undertaker	Northumbrian Water Limited	Carrie Taylor, Developer Services Planning Team, Northumbrian Water Limited , Leat House, Pattinson Road, Washington Tyne and Wear NE38 8LB 0191 419 6731 carrie.taylor@nwl.co.uk	Duplicate
		Northumbrian Water Limited	Laura Kennedy, New development Team Planning, Northumbrian Water Limited , Leat House, Pattinson Road, Washington Tyne and Wear NE38 8LB 0191 419 6767 laura.kennedy@nwl.co.uk	Duplicate
m	Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	Lanchester Partnership	Michelle Atkinson Chair of Lanchester Partnership [REDACTED]	e-mailed 19/6/19

		Lanchester Community Centre	Alison Boyd Lanchester Community Centre, Front Street, Lanchester, Co Durham, DH7 0PB lanchestercommunity@outlook.com lanchestercommunitycentre@yahoo.co.uk	Posted 19/6/19
		Croft View Halls	Mr Eric Hepplewhite [REDACTED]	Posted 19/6/19
		Lanchester Cricket Club	Neil Graham [REDACTED]	Posted 19/6/19
		Lanchester Bowls Club	Stuart Lee [REDACTED] lanchesterbowlingclub@yahoo.co.uk	Posted 19/6/19
		Lanchester Lawn Tennis Club	Dennis Laycock [REDACTED]	Posted 19/6/19
		Campaign to Protect Rural Lanchester (CPRL)	Mr Eric Hepplewhite [REDACTED]	Posted 19/6/19
		Village Voice	Lanchestervillagevoice@yahoo.co.uk	e-mailed 19/6/19
		History Group	Marian Morrison [REDACTED]	e-mailed 19/6/19
		Wildlife Group (Adults and Children)	Elaine Williams [REDACTED]	Posted 19/6/19
n	Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area			

o	Bodies which represent the interests of different religious groups in the neighbourhood area	Churches Together in Lanchester and Burnhope	Churches Together in Lanchester and Burnhope [REDACTED]	Posted 19/6/19
p	Bodies which represent the interests of persons carrying on business in the neighbourhood area	Story Homes Ltd	Story Homes Ltd Panther House, Asama Court, Newcastle Business Park, Newcastle Upon Tyne, NE4 7YD	Posted 19/6/19
		Gladman Developments Ltd	John Fleming Gladman Developments Ltd Gladman House, Alexandria way, Congleton Business Park, Congleton, Cheshire, CW12 1LB	Posted 19/6/19
		Esh Group	Esh Group Esh House, Bowburn North Industrial Estate, Bowburn, Co Durham, DH6 5PF	Posted 19/6/19
		Gentoo	Gentoo Emperor House, 2 Emperor Way, Doxford International Business Park, Sunderland, SR3 3XR	Posted 19/6/19
		Bellway Homes	Bellway Homes Bellway Head Office Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle Upon Tyne NE13 6BE	Posted 19/6/19
		Barratt David Wilson	BDW Trading Ltd Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF	Posted 19/6/19
			Barratt Homes North East David Wilson Homes North East Barratt House, The Watermark, Gateshead NE11 9SZ	Posted 19/6/19

		Greenwell Designs	Terry Greenwell Greenwell Designs Studio 2, Riverside Centre, Frankland Lane, Durham DH1 5TA	Posted 19/6/19
		Signet Planning	Signet Planning 26 Apex Business Village, Annitsford, Newcastle Upon Tyne NE23 7BF Hannah Rowan Hannah Munro Nick McLellan Alastair Willis	Posted 19/6/19
		SSA Planning	Mark.mcgovern@ssaplanning.co.uk	e-mailed 19/6/19
		Barton Willmore	Barton Willmore The Forum, The Pearl, New Bridge Street West, Newcastle Upon Tyne NE1 8AQ	Posted 19/6/19
		Lichfields	Lichfields St Nicholas Building, St Nicholas Street, Newcastle Upon Tyne NE1 1RF	Posted 19/6/19
		Greencroft Estates	Greencroft Estates Ryecroft, Glenton & Co 27 Portland Terrace, Newcastle Upon Tyne NE2 1QP	Posted 19/6/19
		Land Factor Ltd	Land Factor Ltd Hexham Business Park, Burn Lane, Hexham NE46 3RU Hugo Remnant	Posted 19/6/19
		GSC Grays	GSC Grays 5 & 6 Bailey Court, Colburn Business Park, Richmond, North Yorkshire DL9 4QL	Posted 19/6/19
		Banks Group	Banks Group Inkerman House, St Johns Road, Meadowfield, Co Durham DH7 8XL	Posted 19/6/19
		Charles Burnett	Charles Burnett [REDACTED]	Posted 19/6/19

		Peter Suddes	Peter Suddes [REDACTED]	Posted 19/6/19
			Malton Works, Malton, Lanchester, Co Durham DH7 0TP	Posted 19/6/19
		Oakwood Stables	[REDACTED] Oakwood Stables Durham Road, Lanchester, Co Durham DH7 ONP	Posted 19/6/19
		Brockwell Farm	[REDACTED] Brockwell Farm, Durham Road, Lanchester, Co Durham, DH7 0TQ	Posted 19/6/19
		Lanchester Dairies Ltd	[REDACTED] Lanchester Dairies Ltd Upper House Farm, Lanchester, Co Durham DH7 ORL	Posted 19/6/19
		Lanchester Garden Centre	[REDACTED] Lanchester Garden Centre Bargate Bank, Lanchester, Co Durham DH7 0SS	Posted 19/6/19
		Northern Tree Transplanters	[REDACTED] Northern Tree Transplanters Lizards Farm, Lanchester, Co Durham DH7 0RE	Posted 19/6/19
		Low Meadows Farm	[REDACTED] Low Meadows Farm, Kitswell Road, Lanchester, Co Durham DH7 0RE	Posted 19/6/19
q	Bodies which represent the interests of disabled persons in the neighbourhood area			
other		Durham Constabulary	Rona Stocks Architectural Liaison Officer, Durham Constabulary rona.stocks@durham.pnn.police.uk	e-mailed 19/6/19

		County Durham & Darlington Fire and Rescue Service	serviceHQ@ddfire.gov.uk	e-mailed 19/6/19
		North of England Civic Trust	The Schoolhouse, 12 Trinity Chare, Quayside, Newcastle-upon-Tyne NE1 3DF admin@nect.org.uk	Posted 19/6/19
		National Farmers Union	NFU (Planning) Agriculture House 207 Tadcaster Road York YO241UD	Posted 19/6/19
		Sustrans	Jonah Morris 2nd Floor Higham House, Higham Place, Newcastle upon Tyne, NE1 8AF Jonah.Morris@sustrans.org.uk	Posted 19/6/19
		Theatres Trust	Mark Price (Planning and Heritage Adviser), The Theatres Trust, 22 Charing Cross Road, London WC2H 0QL. mark.price@theatrestrust.org.uk	Posted 19/6/19
		Campaign to Protect Rural England (CPRE)	Gillan Gibson cpre.durham@yahoo.co.uk 0191 5371712	e-mailed 19/6/19
		Karbon Homes	Karbon Homes Number Five Gosforth Park Avenue Gosforth Business Park Newcastle Upon Tyne NE12 8EG info@isoshousing.co.uk	Posted 19/6/19
		Lanchester EP Primary School	Jane Davis Head Teacher, Lanchester E.P. Primary School, Front Street, Lanchester, Co Durham DH7 OHU	Posted 19/6/19
		Lanchester RC Primary School	Head Teacher All Saints' R.C. Primary School, Kitswell Road, Lanchester, Co Durham, DH7 OJG	Posted 19/6/19

		Lanchester St Bedes Catholic School and sixth form College	Mr Neville Harrison Head Teacher St Bedes Catholic School & Sixth Form College, Consett Road, Lanchester, Co Durham, DH7 0RD	Posted 19/6/19
		Woodland Trust	General enquiries The Woodland Trust, Autumn Park, Dysart Road, Grantham, Lincolnshire NG31 6LL	Posted 19/6/19
		Lanchester Medical Centre	Lanchester Medical Centre, Durham Road, Lanchester, Co Durham, DH7 0LS	Posted 19/6/19
		Croft View Surgery	Croft View Surgery, 3 Croft View, Lanchester, Co Durham, DH7 0HY	Posted 19/6/19
		County Councillor	Councillor Ossie Johnson, [REDACTED]	Posted 19/6/19
		County Councillor	Councillor Jude Considine, [REDACTED]	Posted 19/6/19
		Margery Flatts Allotments	[REDACTED]	Posted 19/6/19
		[REDACTED]	Greenwell Ford, Lanchester, Co Durham DH7 0SP	Posted 19/6/19

NB Please note that information redacted is to protect personal details

Appendix 3 – Letter sent to statutory consultees for Pre-submission consultation

Lanchester Parish Council



Sally Laverick
Lead Officer / Clerk
12 Colepike Road
Lanchester
Durham
DH7 0HJ

01207 520146 (Office)

Date: 18 June 2019

Dear Sir / Madam

**Lanchester Neighbourhood Plan
Pre-Submission Consultation
24 June – 9 August 2019**

Lanchester Parish Council are working with the community to produce a Neighbourhood Plan for the Parish of Lanchester. In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 and the Localism Act 2011 the Pre-Submission consultation period will be from 24 June – 9 August.

The document can be viewed at:

www.lanchesterparishcouncil.co.uk/neighbourhood-plan/

A hard copy of the Neighbourhood Plan will also be available to view at:

Lanchester Library
Lanchester Community Centre
Lynwood House (by appointment only 01207 520146)
Lanchester Medical Centre

In addition a display about the Neighbourhood Plan will be at Lanchester Community Centre between 1 - 20 July.

Members of the working group will be in attendance at the Community Centre at the following times:

Thursday 11 July - 6.00pm - 8.00pm
Tuesday 16 July - 2.00pm - 4.30pm
Saturday 20 July - 10.30am - 1.00pm

Written feedback on the Pre-Submission document can be sent in the following ways:

- placed into the feedback boxes at the Library, Community Centre, Lanchester News and Lanchester Medical Centre
- e-mailed to the Parish Council at lanchesterparish@btopenworld.com
- posted to the Parish Council at: Lanchester Parish Council, Lynwood House, Durham Road, Lanchester, Co Durham, DH7 0LS

Please state name/organisation on any feedback.

Please note feedback must be received by Friday 9 August.

Kind Regards

Sally Laverick
Lead Officer / Clerk

Appendix 4 – Pre-submission summary document

Policy LNP4C - Landscape Features

- **Retention** – development proposals must seek to safeguard and seek to enhance existing valued landscape features including trees, woodland, hedgerows and stone walls for their aesthetic, biodiversity and heritage roles.
- **Mitigation** - where landscape features are lost, suitable mitigation will be required within the site or the immediate locality.

Policy LNP4D - Biodiversity and Geodiversity

Proposals for development will be expected to meet the following criteria:

- **Habitat conservation** - to recognise and conserve the biodiversity and geodiversity resource of the area including any specialist habitats and previously developed land which has achieved a high biodiversity value through natural succession.
- **Species conservation** - to allow species to maintain their current distribution or status and should be designed to create new supporting habitats to enable species to increase. Priority and protected species within the development and the surrounding area must be identified and afforded appropriate protection.
- **Protected sites conservation** - to identify and enhance national and locally protected sites in and around the development, by not isolating such sites and supporting the creation of appropriate new adjacent, linking or buffering habitats. Development should not result in unsustainable increases in recreational use.
- **Net Gain** – all developments should provide net gains for biodiversity. Such net gains should be delivered on site. Where this is not possible then off site compensation will be required to ensure net gain and contribute to resilient and coherent local ecological networks.

Policy LNP4E - Views

Development should protect valued community views and enhance views where opportunities arise.

The objectives for Housing, Business & Employment, Transport & Travel and Community Assets have been met by policies in the County Durham Plan or within other policies in this Neighbourhood Plan.

Detailed explanation and supporting evidence for all policies is presented in the full Lanchester Neighbourhood Plan and evidence documents.

Consultation Information

The full copy of the Lanchester Neighbourhood Plan pre-submission document can be viewed at the following locations between 24 June – 9 August 2019:

- Lanchester Community Centre
- Lanchester Library
- Lanchester Medical Centre
- Lynwood House – Parish Council office (by appointment 01207 520146)

A Lanchester Neighbourhood Plan display will be presented at Lanchester Community Centre between 1 July - 20 July

Members of the working group will be in attendance at the Community Centre at the following times to answer any questions:

Thursday 11 July - 6.00pm - 8.00pm
Tuesday 16 July - 2.00pm - 4.30pm
Saturday 20 July - 10.30am - 1.00pm

Written feedback stating name/organisation will be welcomed until Friday 9 August. Feedback can be returned in one of the following ways:

(a) Feedback forms placed in boxes at:

- Lanchester Community Centre
- Lanchester Library
- Lanchester News
- Lanchester Medical Centre

(b) Post to:

Lanchester Parish Council,
Lynwood House, Durham Road, Lanchester
Co Durham, DH7 0LS

(c) Email to lanchesterparish@btopenworld.com

Feedback will be welcome until Friday 9 August 2019

View the full pre-submission document on the Parish Council website
<http://lanchesterparishcouncil.co.uk/neighbourhood-plan/>



Lanchester Neighbourhood Plan 2019 – 2034

**24 June - 9 August 2019
Pre-Submission Consultation**



As Lanchester Parish moves through the 21st century, the challenge will be to conserve the story and character of the Parish, and those who lived, farmed, and worked there, for future generations, whilst maintaining a thriving community and a living landscape for today's residents.

Lanchester Parish Council set up a working group almost 5 years ago to create a Neighbourhood Plan for the future of the Parish of Lanchester by following comprehensive planning processes set out by government. Since then representatives from the Parish Council, Lanchester Partnership and residents have met regularly to develop and shape the Plan.

The Neighbourhood Plan contains a Vision and Objectives. It sets out a number of clear and important planning policies. These have been developed from feedback from surveys completed by residents, businesses and interested parties and from the review of a range of evidence documents such as the Lanchester Conservation Area Appraisal 2016 and the Lanchester Community Heritage Audit. Policies include the Settlement Boundary, Design, Historic Environment, Green Spaces and the Rural Environment, as well as Landscape and Views.

This is an important opportunity for you to provide feedback at this stage of the draft Lanchester Neighbourhood Plan and for the community to demonstrate its continued support of our work. Please consider this document which represents a summary of the full Neighbourhood Plan and provide feedback through the various ways listed in this leaflet. Your feedback will then be considered by the working group and fed into a final draft of the Plan. This Submission draft will then be consulted upon again for six weeks by the County Council, before it is sent to an independent examiner who will decide if the Plan can proceed to a referendum. We will be advising later in the year on progress with the Plan.

View the full pre-submission document on the Parish Council website
<http://lanchesterparishcouncil.co.uk/neighbourhood-plan/>

Feedback must be returned by Friday 9 August 2019

LANCHESTER NEIGHBOURHOOD PLAN

The Lanchester Neighbourhood Plan provides our local community with a powerful tool to guide the long term future and development of Lanchester and its surrounding countryside for the period 2019 to 2034.

The benefits of preparing a Lanchester Neighbourhood Plan include:

- Putting the community in the driving seat to develop a shared vision and aims for the neighbourhood
- Measures to shape development, conservation and improvement of the local area
- Ensuring future planning decisions better meet the needs and aspirations of the community and,
- Providing a mechanism for managing aspects of development and land use not covered in the County Durham Plan

Vision

‘Lanchester will be a place with the facilities and amenities to serve and maintain a strong and cohesive community. The Neighbourhood Plan will protect and enhance its essential village character, its wealth of diverse wildlife habitats and heritage assets, its attractive rural setting and the economic, social and leisure opportunities they provide to the benefit of all who live, work in and visit the area’.

96.63% of those who responded to the surveys agreed or strongly agreed with the Vision.

Objectives

Objective 1 HOUSING

‘To meet the housing needs of the Parish in order to contribute to a strong and flourishing community, whilst protecting the essential qualities and attributes of the area’

89% of those who responded to the surveys agreed or strongly agreed with the Objective

Objective 2 DESIGN OF NEW DEVELOPMENT

‘To ensure that any new development in the Parish, whether it is new-build housing, conversion of existing buildings or other built development is carefully designed to protect the essential qualities and attributes of the area’

96% of those who responded to the surveys agreed or strongly agreed with the Objective

Objective 3 HISTORIC ENVIRONMENT

‘To ensure that the diverse heritage assets of the Parish are identified, protected and enhanced, and their significance is understood, recognising the positive role they can have in learning for present and future generations and the economic, social and leisure value they provide to those who live, work in and visit the area’

99% of those who responded to the surveys agreed or strongly agreed with the Objective

Objective 4 GREEN SPACES & THE RURAL ENVIRONMENT

‘To protect and enhance the attractive rural setting of Lanchester, the open green spaces within it and the quality of the wider countryside’

99% of those who responded to the surveys agreed or strongly agreed with the Objective

Objective 5 BUSINESS AND EMPLOYMENT

‘To support local employment opportunities within Lanchester and the provision of shops and services to meet the needs of those who live, work in and visit the area. To support a strong and diverse rural economy, including farming, tourism and other land-based rural businesses which respect the special qualities and character of the countryside’

99% of those who responded to the surveys agreed or strongly agreed with the Objective

Objective 6 TRANSPORT & TRAVEL

‘To reduce the detrimental effects of traffic and parking pressures, whilst seeking to cater for a range of modes of transport and travel to better meet the needs of those living, working in and visiting the Parish

98% of those who responded to the surveys agreed or strongly agreed with the Objective

Objective 7 COMMUNITY ASSETS

‘To identify and protect community assets in the Parish in order to sustain and promote a strong and flourishing community

99% of those who responded to the surveys agreed or strongly agreed with the Objective

Policies

Policy LNP1 The Settlement Boundary of Lanchester

The settlement boundary defines the extent of the built-up area of Lanchester. Development proposals within the settlement boundary will be supported where they accord with the policies of the Development Plan*. Land outside the settlement boundary will be treated as open countryside and development proposals will not be supported unless they are specifically allowed for in the NPPF and they accord with the policies of the Development Plan*. * The term ‘Development Plan’ encompasses the Lanchester Neighbourhood Plan, the Derwentside Local Plan 1997 and the County Durham Plan.

Policy LNP2 Design of New Development

Built development will only be permitted if it meets all of the following criteria - :

- **Design, Layout and Appearance.** It takes reference from the local vernacular in terms of form, materials, locally distinctive features and the relationship with green spaces and trees;
- **Scale and Density.** It is of a scale and density that reflect the rural character and setting of the development;
- **Integration into the Built or Natural Setting.** It delivers accessible and well-connected environments that meet the needs of users. Layouts should reflect existing settlement patterns and make linkages with footpaths and cycle ways. It should integrate into the rural setting of the Parish and respect wildlife;
- **Accommodate Demographic Change.** It provides a mix of housing types to provide flexibility for diverse family structures and styles of living and an ageing population. A minimum requirement of 25% dwellings (threshold 4 dwellings) should by design increase the housing options for older people.
- **Guidance.** Developers should demonstrate how they have had regard to local design guidance:

Policy LNP3 Historic Environment

Proposals for development which will impact upon a Locally Valued Heritage Asset will be assessed in relation to the net positive or negative effects that would occur to the asset in terms of sustaining and enhancing its significance. All proposals should seek to ensure the long-term conservation of the asset and avoid substantial harm to, or loss of, its significance. Where harm is identified a full justification will be provided to allow an appropriate balanced judgement.

Policy LNP4 – Green Spaces and the Rural Environment

Policy LNP4A - Green Infrastructure

- **Green infrastructure** – development proposals which maintain, improve or extend the parish's green infrastructure resource and network will be supported
- **Footpath and bridleway network** – proposal should seek to extend the routes for walkers, cyclists and horse riders to access the village and countryside network and accommodate people of all ages including those with push chairs and wheel chairs.

Policy LNP4B - Landscape Improvement

Development which has an adverse impact on the local landscape qualities will not be supported.

Appendix 5 – Table of representations received to Pre-submission consultation and response of Neighbourhood Plan Working Group

**Lanchester Neighbourhood Plan Pre-Submission Consultation
Responses**

No	Name	Response	Suggested Changes	Response of the Neighbourhood Plan Working Group
1	Resident and working group member	<p>I strongly support the Lanchester Neighbourhood Plan proposed for the period 2019 – 2034. I feel that it balances the protection of the village community and environment with the need for sustainable housing and business developments.</p> <p>The proposed settlement boundary will allow further small developments within the village. This includes the Paddock site which has recently received outline planning permission.</p> <p>The proposed plan also rightly highlights the areas of High Landscape Value which surround the village together with viewing points. These need to be protected.</p> <p>The proposed plan aligns with the County Durham Plan which states that the housing needs for County Durham has been fully met with no sites allocated within Lanchester Parish.</p>		Comments noted. Support welcomed.
2	Not known	<p>More parking Car parks used by residents</p>		Comments noted. Outside the scope of Neighbourhood Plans. However time limited parking, increased signage for public car parks and parking enforcement schemes have been implemented over recent years.
3	Not known	<p>White vans parking all day/night in public car park</p>		Comments noted. Outside the scope of Neighbourhood Plans
4	Not known	<p>We want zebra crossings and 20 mph through the Front Street in the village centre</p>		Comments noted.

				Outside the scope of Neighbourhood Plans.
5	Residents x 2	<p>We strongly agree with all the objectives in the above plan.</p> <p>We would just like to add how vital it is to maintain the modes of transport already in place (especially for the elderly and people without their own means of transport) and to do all you can to ensure Go North East do not reduce their services from Durham to Consett and vice versa any more in the future</p>		Comments noted. Support welcomed.
6	Resident	<p>I fully support the objectives outlined in the pre-submission consultation.</p> <p>Thank you and well done</p>		Comments noted. Support welcomed.
7	Resident	<p>Please record my sincere support for a robust Environmental aspect and regulations that protect our wild spaces and wildlife.</p> <p>The policies in the Lanchester Neighbourhood Plan I'm referring to are policies LNP4C and LNP4D, these policies seek to protect landscape features such as trees and hedges and to protect wildlife, they also oblige any developer to retain and create new habitats, plant trees and to support species conservation. Please resist any temptation to weaken these policies, creating opportunities for developers and any irresponsible decisions.</p>		Comments noted. Support welcomed.
8	Resident	<p>I just want to say that as a resident of the village and Parish I am fully supportive of the proposed 2019-34 plan. I can see the enormous work task that the documents represent and am reassured that this document will assist in your work to retain the village character yet allowing flexibility to ensure necessary progress to take place.</p> <p>Congratulations on the major task and I hope the next stages progress agreeably.</p>		Comments noted. Support welcomed.
9	Resident and working group member	<p>P13 The caption 'old house' is weak</p>	<p>I have looked up the listed building description</p>	<p>Support welcomed.</p> <p>This is on Page 11 of the Pre-submission document.</p>

		<p>P20 re flooding. Cannot say 'recently' re the flood alleviation works because they will not be recent in say 2025.</p> <p>Otherwise I think the document reads very well</p>	<p>and suggest an amendment as below <i>'Early 19C house and a listed building at the centre of the village'</i></p> <p>I suggest <i>'Substantial flood alleviation works took place in 2018 including works to the culvert and the drainage system in the centre of the village'</i></p>	<p>Change to document - suggested change agreed</p> <p>This is on page 16 of the Pre-submission document. As the document is dated the change is not deemed necessary. No change to document.</p>
10	Local History Society	<p>I am responding to the consultation on behalf of the Local History Society.</p> <p>All our comment is positive and we are pleased to see that the village and Parish have a plan which aims to strike a harmonious balance between the 21st century needs and the amazing historic environment for which we are the current custodians.</p> <p>We support this document and the social ethos it represents.</p> <p>A great piece of work Well done everyone</p>		<p>Comments noted. Support welcomed.</p> <p>Highlighting importance of Historic Environment.</p>
11	Resident	<p>The positive nature of the document seems to be in line with current planning thinking, although it seems to me difficult to understand as a free standing document. From the point of view of the general public { including most one time developers), as opposed to the planning professional, its dependence upon earlier documents complicates an understanding of it. Whilst they will be aware of their need to have regard to the new Durham Development Plan they will not readily be aware of the provisions of earlier documents or the provisions of them with which they should have regard in drawing up their own proposals.</p>		

		<p>It is perhaps a useful technique for the LNP to refer back to policies of the CDP as at pages 50/51 but that does not necessarily make the intentions of the LNP clear. For example what is intended in respect of Equestrian Development or Hot Food Takeaways ? Are we to have more of these and if so what might be the limitations or requirements if any. Some rules or specifications are surely necessary if we are to avoid errors of the past.</p> <p>The last paragraph on page 52 raises the matter the conversion of attached garages to other domestic use. It raises a problem but unlike the two previous paragraphs it does not offer advice as to how the problem might be overcome. Surely it should conclude by suggesting that such conversions should be discouraged in the interests of visual and parking problems in residential streets</p> <p>I am also concerned that the list of viewpoints brought forward from the Community Heritage Audit is incomplete and that there may be many viewpoints of equal importance which have been omitted. I know of a few, though I doubt even they are exhaustive</p> <ul style="list-style-type: none"> Briardene west to the church Deneside north west towards the church Deneside and Durham Road housing areas south west to Greenwell Estate and beyond 	<p>It is perhaps a useful technique for the LNP to refer back to policies of the CDP as at pages 50/51 but that does not necessarily make the intentions of the LNP clear.</p> <p>Surely it should conclude by suggesting that such conversions should be discouraged in the interests of visual and parking problems in residential streets</p>	<p>It was felt that the County Plan adequately covers the areas covered by Statements. Change to document - revised wording to be included for the introduction of the Statement section on page 50.</p> <p>Permitted development rights allow conversion of garages in many instances. No change to document.</p> <p>The list of views were identified by the community during the production of the Lanchester Community Heritage Audit. No change to document.</p>
12	Resident	<p>As someone who is celebrating their Golden Wedding later this month and as a result complete 50 happy years at our wonderful little village can we thank from the bottom of our hearts those fantastic people who have put the Lanchester Neighbourhood plan together.</p>		<p>Comments noted. Support welcomed.</p>

		<p>At the public inquiry Lanchester resident and at the time an Inspector ██████ said that what we needed was a Neighbourhood plan and obviously this was already underway.</p> <p>And what a truly plan it is. The amount of work that has gone into it must be staggering.</p> <p>It has perfectly covered every aspect of what the village needs to do in the future.</p> <p>The developers in general and ██████ in particular who only care about profit and do not care about what is best for villages they like to ruin will have already instructed their huge team of so-called “experts” to find loopholes in the plan.</p> <p>Well they will be left tearing their hair out.</p> <p>We can see several of the organisations who have worked so hard to put this plan together but is it possible to find out who some of the individuals are.</p> <p>Once again thanks a million for this plan. Our daughter and her husband have lived here all their lives and its great to know that they can live their lives knowing that the village VIP’s are tuned in to what the village needs.</p> <p>Speaking of “village” can we ever forget those “experts” that ██████ ██████ foisted upon us kept calling Lanchester a town at the public inquiry.</p> <p>Well the plan ensures that Lanchester remains a VILLAGE.</p>		
13	Greencroft Parish Council	The response from Greencroft Parish Council is made from the viewpoint that what Lanchester Parish Council wishes to do within	matters within the Greencroft Parish Council	Comments noted. Lanchester Neighbourhood Plan

		<p>its own boundary is its own business. The view of Greencroft Parish Council is that items within the “Lanchester Neighbourhood plan 2019-2034” that pertain to matters within the Greencroft Parish Council boundary could be unintentionally misleading and should carry a footnote, where necessary, to make it clear that this is only have only been done so as part of a wider -scale to present a more complete overview of the landscape environment.</p> <p>The only matter outside the above criterion that gives rise to concern to many residents within Greencroft Parish that use and regard Lanchester Village as their local source of services and community is the continued problems of car parking. The “Plan” wishes to promote business but does not make adequate plans to improve the car parking availability in Lanchester village.</p> <p>Details of parts of the “Plan” that are outside Lanchester Parish council Boundary and are within the Greencroft Parish Council boundary should be removed from the Lanchester Neighbourhood Plan 2019-2034: -</p> <p>P7 para 2. There has been no dialogue with Greencroft P.C other than the initial notification by DCC in 2014 of the intention to promote such a plan.</p>	<p>boundary could be unintentionally misleading and should carry a footnote, where necessary, to make it clear that this is only have only been done so as part of a wider -scale to present a more complete overview of the landscape environment.</p>	<p>contains policies to be applied to the Parish of Lanchester only as clearly identified in the map on page 7 of the Pre-submission consultation document.</p> <p>Outside the scope of Neighbourhood Plans. However time limited parking, increased signage for public car parks and parking enforcement schemes have been implemented over recent years.</p> <p>Change to document - change the word ‘dialogue’ to ‘correspondence’. Greencroft Parish community have been regularly updated on the Lanchester Neighbourhood Plan through the delivery of the Village Voice newspaper</p>
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		<p>P22 Employment at Maiden Law Hospital is outside Lanchester P.C. boundary.</p> <p>P32 Policy LNP3: Historic Environment bullet points 3 and 4 refer to Map 5 area 1, parks and gardens of local interest. Greencroft Estate is not in Lanchester P.C. boundary and is private ground with a public footpath passing through it.</p> <p>P42 refer to Map 4 where LVHA claimed for Greencroft Park (outside the Lanchester P.C. boundary) but not evidenced.</p> <p>P44 LNP4 Green Spaces and Rural Environment. The top of the map includes part of the area of Greencroft Estate that is outside Lanchester P.C. boundary.</p> <p>Map 9 Valued Landscapes. Includes areas to the north west of the Lanchester P.C. boundary that include Maiden Law community, Willowburn Hospice, the new Lanchester Rise housing development, and large parts of Greencroft Estate. Also small areas outside the Lanchester P.C. boundary to the south of the A691 have been included. There is no evidence in the “Plan” text for inclusion of these areas outside of Lanchester P.C. boundary.</p>		<p>This is a Historic reference. No change to document</p> <p>Part of Greencroft Estate lies within Lanchester Parish boundary. No change to document.</p> <p>Part of Greencroft Estate lies within Lanchester Parish boundary. Greencroft Estate straddles the two parishes of Greencroft and Lanchester. No change to document.</p> <p>This is a Durham County Council copyright map. No change to document.</p> <p>Change to document – amend map 9 legend to clarify landscape areas</p>
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14	National Grid	<p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid. National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid previously owned part of the gas distribution system known as 'National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called 'Cadent Gas'.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect National Grid's assets.</p> <p>Assets in your area National Grid has identified the following high voltage overhead powerline and high pressure gas transmission pipeline as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • 4TQ Route – 400kv two circuit route from Spennymoor substation in Durham to Stella West substation in Gateshead • FM13 - Corbridge to Bishop Auckland 		Noted
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From the consultation information provided, the above overhead powerline and gas transmission pipeline does not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure

Whilst there are no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact plantprotection@cadentgas.com

Electricity distribution

Information regarding the distribution network can be found at: www.energynetworks.org.uk

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition, the following publications are available from the National Grid website or by contacting us at the address overleaf:

- A sense of place – design guidelines for development near high voltage overhead lines: A sense of place design guidelines for development near high voltage overhead lines:
[https://www.nationalgrid.com/sites/default/files/documents/Sense%20of%20Place%20- %20National%20Grid%20Guidance.pdf](https://www.nationalgrid.com/sites/default/files/documents/Sense%20of%20Place%20-%20National%20Grid%20Guidance.pdf)
- Guidelines when working near NGG assets:
<https://www.nationalgridgas.com/land-and-assets/workingnear-our-assets>
- Guidelines when working near NGETT assets:
<https://www.nationalgridet.com/network-andassets/working-near-our-assets>

		<p>Appendices - National Grid Assets</p> <p>Please find attached in:</p> <ul style="list-style-type: none"> • Appendix 1 provides a map of the National Grid network across the UK. <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.</p>		
15	The Coal Authority	<p>Thank you for the notification of the 21 June 2019 consulting The Coal Authority on the above NDP.</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.</p> <p>According to the Coal Authority records within the Neighbourhood Plan area there are recorded risks from past coal mining including; mine entries, recorded and probable unrecorded coal workings at shallow depth, surface mining activity and mine gas sites.</p> <p>However, it is noted that the Neighbourhood Plan does not propose to allocate any sites for future development and on this basis we have no specific comments to make.</p> <p>The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.</p>		Noted
16	Northumbrian Water	<p>Thank you for the opportunity to provide a consultation response to the Lanchester Neighbourhood Plan Pre-submission draft.</p>		Comments noted. Support welcomed.

	<p>We are pleased to note that the Lanchester Parish Council Neighbourhood Plan Working Group have reached this detailed stage in the preparation of the Neighbourhood Plan and are using this opportunity to influence development within the Parish through developing meaningful local policies.</p> <p>We have reviewed the Pre-Submission draft and set out comments below which we feel are of relevance or have an impact on us, as the statutory water and sewerage undertaker.</p> <p>We recognise that Lanchester has faced significant historical flooding incidents and investment work has taken place with the aim to rectify the drainage issues within the Parish. However, we note that the draft plan does not contain any specific policies to mitigate flooding locally, which we feel should be reconsidered particularly in light of climate change.</p> <p>We actively encourage the authors of both Local and Neighbourhood plans to include policies that promote sustainable water management. We believe all new development sites should adhere to the hierarchy of preference for surface water management as set out by part H of the building regulations.</p> <p>The disposal hierarchy should be in the following order of preference:</p> <ol style="list-style-type: none"> 1) Discharge by infiltration to the ground 2) Discharge to an open surface water body 3) Discharge to a surface water sewer 4) Discharge to a combined sewer <p>After conforming to the hierarchy of preference, we also feel SuDS should be utilised on all new development sites. Such systems can provide multiple benefits in addition to their primary role in flood risk management. Additional benefits include the potential for improvements to water quality, amenity and biodiversity in the local</p>	<p>Specific policies to mitigate flooding locally, should be considered particularly in light of climate change.</p>	<p>Flooding has been referenced on page 16 of the Pre-submission document. However National and County planning policies deemed appropriate. No change to document.</p>
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		<p>area. These additional benefits would work collaboratively with other policies already set out within the draft, in particular Policy LNP4D - <i>Biodiversity and Geodiversity</i> which seeks to create net gains in Biodiversity from all new development sites.</p> <p>To conclude, we congratulate the Working Group on creating this comprehensive draft of the Neighbourhood Plan. We hope our comments are useful and we look forward to the progression of the Neighbourhood plan towards submission and adoption. Should you have any queries or wish to discuss our response further, please do not hesitate to contact me.</p>		
17	Environment Agency	<p>Thank you for consulting the Environment Agency on your Draft Neighbourhood Plan for Lanchester which we received on 21 June 2019. We have reviewed the document and we have the following non site-specific advice to make.</p> <p>Vision We welcome the overall vision in the plan and specifically the policies on net gain and the inclusion of the green objective which is consistent with both the Government's 25 Year Plan for the Environment and the Water Framework Directive (WFD). The WFD seeks to improve water quality in all our waterbodies. It sets a target for all waterbodies to achieve 'good ecological status'. In this regard, specific reference to the 25 Year Plan and the WFD would be useful to put the environmental polices into context for Lanchester.</p> <p>Comments on Narrative for Policy LNP4D We particularly welcome the inclusion of Policy LNP4D on biodiversity and geodiversity which promotes net gain and conservation. However, we would also welcome the inclusion within the narrative for this policy of reference to specific rivers, streams and wetlands within the parish. The Smallhope Burn, River Browney, Alderdene Burn are within the parish and provide important habitat for a number of fish and riparian species as well as providing an excellent corridor for wildlife through the village beyond</p>	<p>Specific reference to the 25 Year Plan and the WFD would be useful to put the environmental polices into context for Lanchester.</p> <p>Would welcome the inclusion within the narrative for this policy of reference to specific rivers, streams and wetlands within the parish.</p>	<p>Comments noted. Support welcomed.</p> <p>Change to document. To include the following wording in the narrative for policy LNP4D 'The Smallhope Burn, River Browney, Alderdene Burn are within the parish and</p>

		<p>in to the wider countryside. Specific reference to these waterbodies is important as the Smallhope Burn and the River Browney are currently failing their objectives under the Water Framework Directive.</p> <p>Comments on Policy LNP4D The policy would preferably include an additional statement specifically considering the WFD. This statement should outline the importance and sensitivity of the watercourses within Lanchester to ensure that future development will not further deteriorate the waterbodies or prevent them from achieving a good status in the future. The statement within the policy on net gain is welcomed, and could be enhanced by specifically mentioning waterbodies and WFD.</p> <p>Strategic Environmental Assessment (SEA) Within matters within our remit, we consider the neighbourhood plan will not result in significant environmental impact and as a result an SEA is not required.</p> <p>If you have any questions regarding the content of this letter please do not hesitate to contact me.</p>	<p>Reason - Specific reference to these waterbodies is important as the Smallhope Burn and the River Browney are currently failing their objectives under the Water Framework Directive.</p> <p>Include an additional statement in the policy RE WFD</p>	<p>provide important habitat for a number of fish and riparian species as well as providing an excellent corridor for wildlife through the village beyond in to the wider countryside.'</p> <p>Change to document. To include the following additional statement in policy LNP4D. 'Improved Water Quality in Local Watercourses – To contribute towards ensuring the water courses within the Parish meet the water quality objectives proposed in the Water Framework Directive (WFD)'</p> <p>Noted</p>
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18	Historic England	<p>Thank you for consulting Historic England on the above Strategic Environment Assessment (SEA) Screening Opinion. As the public body that advises on England’s historic environment, we are pleased to offer our comments.</p> <p>Based on the analysis set out in the Screening Opinion, and within the areas of interest to Historic England, we agree that the emerging plan is unlikely to result in significant environmental effects and, therefore, it does not need SEA. In coming to this view we have taken the following factors into consideration:</p> <ul style="list-style-type: none"> • The plan area contains many heritage assets including a conservation area, scheduled monuments, listed buildings and non-designated heritage assets. • Heritage assets are fragile and irreplaceable and can be damaged by change through development both directly and indirectly by development in their setting. • The plan is not expected to allocate sites for development. <p>As such, from the perspective of our area of interest, the need for SEA of the draft plan can be screened out as it is unlikely to result in significant environmental effects. However, the views of the other two statutory consultees should be taken into account before you conclude on whether SEA is needed. According to Regulation 11 of the above Regulations, I look forward to receiving a copy of your determination in this case.</p> <p>We reserve the right to review our opinion should the plan change materially in its content and direction. Please do not hesitate to contact us if you have any queries relating to our comments or would like any further information.</p>		Noted
19	Historic England	<p>Thank you for consulting Historic England on the pre-submission draft of the above neighbourhood plan. As the public body that advises on England’s historic environment, we are pleased to offer our comments.</p>		Comments noted. Support welcomed.

Historic England is keen to ensure protection of the historic environment is appropriately taken into account in neighbourhood plans. Having reviewed the information provided in correspondence of 18 June 2019, we would like to congratulate Lanchester Parish Council on the draft plan and, in particular, the attention paid to local heritage. The draft plan contains a well-considered, positive strategy the aspects of historic environment, recognising the important role that conservation should play in ensuring sustainable development. We welcome the vision and objectives set out in the draft plan in so far as they affect our area of interest.

As a result, we do not consider there is a need for us to be involved in development of the plan. However, we set out below a number of minor amendments and corrections, together with some general advice.

General advice

We publish a full advice note on Neighbourhood Planning & the Historic Environment (HE Advice Note 11) which can be downloaded here: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>. It should be the first port of call for advice on heritage in neighbourhood plans. Written specifically for those preparing plans, it explains why you should consider the historic environment, and sets out how to gather and use evidence on heritage to help prepare your plan. It also signposts a number of other resources, including how to explore what the community values in your area's heritage. We also have a wealth of neighbourhood planning advice and case studies on our website, here: <http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

The National Planning Policy Framework (NPPF) says neighbourhood plans have the power to develop a shared vision for their area, to shape, direct and help to deliver sustainable

		<p>development (NPPF para 29). Specifically, this can include detailed policies on conserving and enhancing the historic environment and on design (NPPF para 28). The national Planning Practice Guidance (PPG) is clear that, where relevant, neighbourhood plans should include enough information about heritage to guide planning decisions and to put strategic heritage policies into action at a neighbourhood scale.</p> <p>We are therefore pleased your plan identifies heritage assets in the area and, where relevant to your objectives, includes a positive strategy to safeguard those elements that contribute to their significance. This will ensure they can be appropriately conserved and enjoyed now and in the future. We are pleased your policies already address the following opportunities:</p> <ul style="list-style-type: none"> Considering how the plan's objectives can be achieved by maximising the wider social, cultural, economic and environmental benefits flowing from heritage, eg. regeneration, tourism, learning, leisure, wellbeing and enjoyment. Locating new development to protect heritage assets and their settings. Giving detail on the expected scale, density, massing, height, landscape, layout, materials and access of new development. Considering how heritage assets can be enhanced. <p>As well as designated heritage assets, your plan is an important opportunity to include a positive strategy for local heritage assets. We are pleased your plan contains such a well developed approach to non-designated heritage assets (NDHAs) although we make suggested amendments to Policy LNP3 below. The evidence documents referred set out sufficient information on what makes these assets significant so they, too, can be appropriately conserved and enjoyed. You should ensure that the evidence documents are strongly referenced for this policy.</p> <p>We are pleased you have included design policies to identify the</p>	<p>Ensure that the evidence documents are strongly referenced for policy LNP3.</p>	
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		<p>special qualities of the area (or sub-areas) and explain how this should be reflected in development (as provided for in paras 125 and 127 of the NPPF).</p> <p>We consider the strategy and policies in your plan to be based on proportionate, robust evidence. For heritage, this has included an up to date character appraisal for the conservation area, a summary historical narrative, and detailed analysis of locally significant buildings, areas and other assets. Rather than just the presence or absence of heritage assets, your evidence focuses on what makes them significant and, where relevant, vulnerable. This helps you to identify the issues and options for your policies to address. You should ensure this evidence is strongly referenced in the relevant policies.</p> <p>We are pleased Durham County Council has been able to provide support in preparing the plan, including providing evidence on heritage assets (eg. from the local Historic Environment Record) and on suitable mapping. We are also pleased you have involved local civic and amenity organisations, and used funds from Locality to provide suitable historic environment expertise.</p> <p>You have already used Historic England Advice Note 7, <i>Local Heritage Listing</i> (https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7). Other advice notes that may be of use now include:</p> <p>HE Advice Note 2 - <i>Making Changes to Heritage Assets</i>: https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</p> <p>HE Good Practice Advice in Planning 3 - <i>The Setting of Heritage Assets</i>: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p> <p>HE Advice Note 3 - <i>Site Allocations in Local Plans</i> (which also</p>		
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		<p>applies to neighbourhood plans): https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans</p> <p>You have familiarised yourself with the terminology of historic environment planning (such as “historic environment”, “conservation”, “significance”, “heritage asset”, and “setting”) by referring to the glossary in the NPPF. You have copied these and other terms across to your plan’s own glossary. You can also familiarise yourself with basic legislative and policy protections that heritage assets in England enjoy by browsing our online Heritage Protection Guide at https://historicengland.org.uk/advice/hpg/.</p> <p>We are pleased you have addressed the issue of whether or not the plan would be likely to have significant environmental effects and thus require Strategic Environmental Assessment (SEA) to comply with EU obligations. We have responded to the consultation on the SEA Screening Opinion in a separate letter.</p> <p>Detailed comments Policy LNP3 should be re-worded to ensure it is in general conformity with higher level policy and has regard to the NPPF. As it only addresses non-designated heritage assets (NDHAs), you should consider re-naming it so. We suggest the following insertions (<u>underline</u>) and deletions (striketrough):</p> <p>“Proposals for development which will impact upon <u>the significance of a non-designated heritage asset (including a Locally Valued Heritage Asset identified in the Table below and Maps 4 and 5)</u> will be assessed in relation to the net positive or negative effects that would occur to the asset in terms of sustaining and enhancing its significance. All proposals should seek to ensure the long-term conservation of the asset and avoid substantial harm to, or loss of, <u>or minimise any conflict between its significance and any aspect of the</u></p>	<p>Suggest rename</p> <p>Suggested word changes to policy</p>	<p>Change to document. To include the suggested changes to policy LNP3 and to include the words ‘and setting’ after the word ‘significance’ Page 42 Pre-submission document.</p>
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		<p><u>proposal.</u>"</p> <p>The reasons for recommending these amendments are:</p> <p>We suggest this policy should apply to all NDHAs not just the locally valued heritage assets identified in the plan. NDHAs can be identified at any time through plan-making and decision-taking, as defined in the NPPF, and more may come to light during the life of the plan. Making this change does not downgrade your plan's emphasis on specific local assets in the table and maps referred to in the policy.</p> <p>Significance is an important concept in historic environment planning and this term, which defined in the NPPF, should be used.</p> <p>Your policy should mention that an asset's significance can be generated by its setting not just the asset itself. Setting is also defined in the NPPF.</p> <p>Your policy cannot set a stronger test than higher level policy. Para 197 of the NPPF requires only a balanced judgement in relation to NDHAs, so we recommend you replace the requirement to avoid substantial harm etc with the need to minimise conflict, words which can be found in para 190 of the NPPF relating to all heritage assets.</p> <p>However, even with these changes, Policy LNP3 would only essentially re-word higher level policy rather than add local depth to its application. It could go further to set out specific aspects of NDHAs that you would wish to be taken in to account in the balanced judgement, and/or acceptable measures to mitigate the impact of development that higher level policy might allow. There is copious evidence in your supporting documentation to identify aspects or characteristics to include in the policy. For example, for assets of a landscape nature, your evidence suggests that setting, countryside character, remoteness, tranquillity, etc are particularly important to defining significance. Other examples include the high probability of below-ground archaeological remains for assets</p>	<p>Suggests enhancing the policy</p>	<p>Change to document. To add the following wording to the 'Policy Explanation and Guidance section' on page 42 of the Pre-submission document. 'There is a high probability of below-ground archaeological remains for assets associated with</p>
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		<p>associated with Longovicium, and historical development pattern for assets associated with the village. Identifying in the policy such aspects for various types of NDHA ensures they are specifically taken in to account in the balanced judgement.</p> <p>Neighbourhood plans also give you the opportunity to tackle other issues important to heritage. Opportunities you could consider include the following, more on which can be found in our advice note:</p> <p>You could consider offering solutions to heritage assets that are at risk from their condition or vacancy, or are vulnerable to becoming so during the life of the plan. Your area contains one entry on the national Heritage At Risk Register: Longovicium Roman fort. As this is on the register for management reasons rather than planning reasons, it would be hard to include policy to seek its removal it from the register. However, your plan could consider planning measures needed for the types of asset which are not included in the national register (Grade II listed buildings and NDHAs) and which are at risk or vulnerable to becoming so during the life of the plan.</p> <p>You can designate Local Green Space important to the community, including because of its historical significance (NPPF paras 99-101).</p> <p>Communities with a neighbourhood plan in force can claim 25% of funds raised through the Community Infrastructure Levy (CIL) in their area. You plan can set out how CIL can be used to fund conservation of relevant heritage assets (eg. transport infrastructure such as historic bridges, or green and social infrastructure such as historic parks and gardens).</p> <p>You can identify future actions or aspirations, including those on topics beyond land use and development, setting them out separately in an annex to the plan (PPG para 41-004-20170728).</p>		<p>Longovicium, and historical development pattern for assets associated with the village.'</p> <p>The Neighbourhood Plan Working Group considered the designation of Local Green Spaces in the preparation of the Neighbourhood Plan. It was considered that the policies within the Neighbourhood Plan provided adequate protection.</p>
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		<p>Other comments and corrections are as follows:</p> <p>The Historic Environment Objective which appears in various locations in the plan should include “including that generated by their setting” after “is understood,” to ensure this important point is stressed.</p> <p>On Map 5, at least two of the numbered spots should be slightly moved. The ‘9’ spot should be in the field directly to the north of the road, and the ‘2’ spot should be slightly further north. As they stand, both spots are positioned on parts of the scheduled monument (see Map 3) which, by definition, cannot also be a NDHA. You should check whether any other spots on Maps 4 and 5 need similarly repositioning. (NB. Spots can rightly identify un-listed buildings in the conservation area, even though the area itself is a designated heritage asset).</p> <p>The definition of heritage asset on p40 is not quite accurate and should be corrected; it is accurately included in your glossary.</p> <p>In the caption at the bottom of p9, “English Heritage” should read “Historic England”.</p> <p>Our comments are based on the information supplied to date; we hope they are useful. Our opinion may change should the plan change materially in content and direction, so you should consult us</p>	<p>Suggest wording change to Objective</p> <p>Suggest changes to spot locations on map 5</p> <p>Definition of ‘heritage asset’ needs correcting</p> <p>Word change needed</p>	<p>Current objectives are fully supported by the community through consultations. Change to document. However policy LNP3 will be amended to include the words ‘and setting’ after the word ‘significance’. Page 42 Pre-submission document.</p> <p>Change to document. To move the spots on map 5 as suggested.</p> <p>Change to document. Use the wording from the glossary as suggested.</p> <p>Change to document. Change wording of ‘English Heritage’ to ‘Historic England’. Page 9 Pre-submission document.</p>
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		again under regulation 16 of the above regulations (submission/publication stage) if our interests are affected. Please contact me should you require any clarification.		
20	Durham County Council	<p>Please find Durham County Councils comments in relation to the Pre-submission draft of the Lanchester Neighbourhood Plan.</p> <p>We hope that these comments and suggestions are constructive and help in the next stages of progressing your plan.</p> <p>If you need to discuss any of the comments in detail we are happy to assist with this.</p> <p>Policy LNP1: The Settlement Boundary of Lanchester</p> <p>Policy LNP2: Design of New Development</p>	<p>The title of the policy section is different to what is set down on pages 2, 31 and 32 - amend as appropriate. Reason - To aid clarity.</p> <p>Within the policy section, it is suggested that the word “form” should be removed from criteria ‘a’. Also, ‘Locally distinctive features’ are part of the ‘local vernacular’.</p> <p>Reason - It is considered that the current wording of criteria ‘a’ could be more focused, while the term “form” is overly restrictive within the</p>	<p>Change to document. Change policy heading to ‘The Boundary and Setting of Lanchester Village’ Page 34 of the Pre-submission document.</p>

		<p>Policy LNP4A: Green Infrastructure</p>	<p>context of paragraph 126 of NPPF.</p> <p>Alternative wording is suggested as follows: “Positively responds to local vernacular and materiality, landscape features including green spaces and trees;”</p> <p>Reason - Alternative wording is provided to ensure a clear and concise policy.</p> <p>Within the policy section remove the text “particularly those mentioned above”.</p> <p>Reason - This wording is superfluous. Local examples are mentioned in the supporting text, which is sufficient to give the policy area a degree of local detail without creating a hierarchy that may thwart efforts in respect of areas that are not highlighted.</p>	<p>Change to document. Change wording to Policy LNP2 (a) as suggested. Page 36 of Pre-submission document.</p> <p>Change to document. Change wording to Policy LNP4A as suggested Page 45 of Pre-submission document.</p>
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	<p>Policy LNP4C: Landscape Features</p> <p>Policy LNP4E: Local Views</p> <p>Statements section</p>	<p>Within the policy section change the term “roles” to “values”. Reason - To ensure accurate policy language.</p> <p>The policy section includes reference to providing mitigation within the site or “the immediate locality”. This is vague and may present difficulties when interpreting for planning purposes. The policy should either be reworded, or the supporting text should therefore provide further articulation as to what is meant by “immediate locality”. Reason - To aid clarity.</p> <p>Add policy title to policy section. Reason - To aid clarity / presentation quality.</p> <p>This section needs an introduction to explain that the statements are not policies, and perhaps</p>	<p>Change to document. Change wording to Policy LNP4C as suggested. Page 46 of Pre-submission document.</p> <p>Change to document. Remove the words ‘within the site or the immediate locality’ from LNP4C Page 46 of Pre-submission document</p> <p>Change to document. Add policy title to LNP4E Page 48 of Pre-submission document</p> <p>Change to document. Include an ‘Introduction’ to the ‘Statements’ section of the plan.</p>
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		<p>Statements (Housing)</p>	<p>some explanation of their purpose within the plan? Reason - To aid clarity.</p>	<p>Page 50 of Pre-submission document.</p>
		<p>Statement (Business and Employment)</p>	<p>The Housing Statement appears to repeat text from the supporting section of LNP1. Consider removing. Reason - To ensure a concise and clear document and avoid unnecessary repetition.</p>	<p>Change to document. Remove Housing Statement. Page 50 Pre-submission document.</p>
			<p>Consider updating this section to remove unnecessary content. This section could benefit from offering some suggestions about how to achieve some of the identified aims? Consider amending reference to County Durham Plan in general terms rather than a specific draft (CDP is currently at submission stage for example). Reason - To ensure a concise and clear document and avoid unnecessary repetition.</p>	<p>Change to document. Update section. Page 50 Pre-submission document.</p>

		<p>Statement (Transport and Travel)</p> <p>General Observations</p> <p>Map 7</p> <p>Map 12</p> <p>Grammatical errors</p>	<p>Consider amending reference to County Durham Plan in general terms rather than a specific draft (CDP is currently at submission stage for example). Reason - To aid clarity.</p> <p>Change the Roman fort category as it appears to be defined as Natural Heritage. Reason - To ensure accuracy.</p> <p>To the West of the fort the proposed Roman road appears to have become conflated/confused with the route of the two branches of the aqueduct. Reason - To ensure accuracy.</p> <p>Several examples of misspelling of 'aqueduct' Reason - To ensure accuracy.</p>	<p>Change to document. Check document for references to County Durham Plan and amend as appropriate to ensure consistency.</p> <p>Change to document. Change colour category of Roman Fort on Map 6 and Map 7</p> <p>Change to document. Change map 12 to aid clarity.</p> <p>Change to document. Check document for spelling of 'Aqueduct' to ensure accuracy.</p>
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21	Gladman	<p>This letter provides Gladman’s representations in response to the pre-submission version of the Lanchester Neighbourhood Plan (LNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation of numerous plans across the country, it is from this experience that these representations are prepared.</p> <p>Legal Requirements</p> <p>Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the LNP must meet are as follows:</p> <p>(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.</p> <p>(d) The making of the order contributes to the achievement of sustainable development.</p> <p>(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.</p> <p>(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p> <p>National Planning Policy Framework and Guidance</p> <p>On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms</p>		Comments noted
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		<p>announced previously through the Housing White Paper. This version was itself superseded on the 19th February 2019, with the latest version, largely only making alterations to the Government's approach for the Appropriate Assessment as set out in Paragraph 177, clarification to footnote 37 and amendments to the definition of 'deliverable' in Annex 2.</p> <p>The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.</p> <p>At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p>The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account of and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 13 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development.</p> <p>Paragraph 15 further makes clear that neighbourhood plans should set out a succinct and positive vision for the future of the area. A</p>		
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		<p>neighbourhood plan should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>Paragraph 29 of the Framework makes clear that a neighbourhood plan must be aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.</p> <p>Relationship to Local Plan To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan. The adopted development plan relevant to the preparation of the LNP is the saved policies of the Derwentside District local Plan, adopted in 1997.</p> <p>The County Council are working on a new Local Plan for the County of Durham, which was submitted to the Secretary of State for Examination in Public in June 2019, for which hearings are due to commence in October 2019. Whilst the Council's proposed spatial approach and housing requirement is clearly set out this may be subject to change following examination in public. As such Gladman consider it necessary to ensure sufficient flexibility is established in the LNP polices, ensuring that the plan and the area can respond to any changes as the examination progresses. This degree of flexibility is required to ensure that LNP is capable of being effective over the duration of its plan period and not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004.</p>	<p>Sufficient flexibility is necessary in the LNP polices, to ensure that the plan and the area can respond to any changes as the County Plan examination progresses</p>	
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	<p>Lanchester Neighbourhood Plan This section highlights the key issues that Gladman would like to raise with regards to the content of the LNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination.</p> <p>Policy LNP1: The Settlement Boundary of Lanchester This policy defines the settlement boundary for Lanchester and sets out how development proposals outside the settlement boundary should be considered. Gladman object to the use of settlement limits in circumstances, such as this, which would preclude otherwise sustainable development from coming forward. The Framework is clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements would not accord with the positive approach to growth required by the Framework.</p> <p>Whilst the submitted Local Plan does not provide a housing requirement for the Lanchester Neighbourhood Plan this position may change during the examination of the Local Plan. Gladman are aware of objections around the housing requirement of the emerging Local Plan and as such it may be appropriate for this policy to be drafted more permissively. Gladman suggest that this policy should therefore be worded more flexibly in the interim in accordance with Paragraphs 11 and 16(b) of the NPPF (2019) and the requirement for policies to be sufficiently flexible to adapt to rapid change and prepared positively.</p> <p>Accordingly, Gladman consider that the above policy should be modified to allow for this flexibility and it is considered that the LNP would be better served by a criteria-based approach consistent with the requirements of national policy and the following wording is put forward for consideration:</p>	<p>Gladman suggest that this policy should be worded more flexibly</p>	<p>The rationale for the Settlement Boundary is set out on pages 33 and 34 of the Pre-submission document. In addition information on pages 32 and 33 of the Pre-submission document identify how other policies in the Neighbourhood Plan support and complement the settlement boundary. No changes are proposed to the settlement boundary which has received strong public support. No change to document.</p>
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		<p><i>“The neighbourhood plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Development proposals that accord with the policies of the Development Plan and the Neighbourhood Plan will be supported particularly where they provide: -</i></p> <ul style="list-style-type: none"> <i>- New homes including market and affordable housing; or</i> <i>- Opportunities for new business facilities through new or expanded premises; or</i> <i>- Infrastructure to ensure the continued vitality and viability of the neighbourhood area.</i> <p><i>Development proposals that are considered sustainable and well related to the existing settlement will be supported provided that the adverse impacts do not significantly and demonstrably outweigh the benefits of development.”</i></p> <p>Indeed, this approach was taken in the examination of the Godmanchester Neighbourhood Plan. Paragraph 4.12 of the Examiner’s Report states:</p> <p><i>“...Policy GMC1 should be modified to state that “Development ...shall be focused within or adjoining the settlement boundary as identified in the plan.” It should be made clear that any new development should be either infill or of a minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development. PM2 is also needed to ensure that the GNP will be in general conformity with the aims for new housing development in the Core Strategy and align with similar aims in the emerging Local Plan.”</i></p> <p>Policy LNP4B: Landscape Improvement and Policy LNP4C – Landscape Features</p> <p>Gladman suggest it may be useful to combine these two policies so that it is set out that whilst the starting point of a development</p>	<p>Suggests combining these two policies</p>	<p>The two policies are addressing different aspects of the local landscape.</p>
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		<p>proposal would be to seek to avoid adverse impact on the local landscape qualities where this is unavoidable suitable mitigation should be put in place.</p> <p>Policy LNP4E: Local Views Gladman are concerned that the proposed policy will seek to prejudice the delivery of sustainable development proposals from coming forward. The emphasis of this policy is on the ‘protection’ of the landscape/views of the surrounding area rather than seeking to integrate new sustainable development opportunities within the existing landscape and character of the local area.</p> <p>Furthermore, to be valued, a view would need to have some form of physical attributes demonstrating its significance. The policy must allow for a decision maker to come to a view as to whether particular locations contain physical attribute that would ‘take it out of the ordinary’ rather than designating vast swathes of land which may not have any landscape significance and are based solely on community support. Opinions on landscape are highly subjective therefore without robust evidence to demonstrate why these areas are considered special beyond the fact that they are ‘an area of attractive and unspoilt countryside’. Gladman recommend that this policy is deleted.</p> <p>Conclusions Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic</p>	<p>Recommend that this policy is deleted</p>	<p>No change to document.</p> <p>The views were identified by the community during the production of the Lanchester Community Heritage Audit. Heritage professionals from the North of England Civic Trust supported the community in producing a Heritage Audit, providing a recognised process to evaluate and assess assets, including views. It is noted that the representation from Historic England ‘consider the policies in the Pre-submission document to be based on proportionate and robust evidence.’ No change to document.</p>
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		<p>requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the LNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area. Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.</p>		
22	BH Planning & Design (Mr Apinda Ghura)	<p>I write in relation to the above and to submit the representations set out below in response to the current consultation on behalf of our client, Mr Apinder Ghura, who has an interest in the land west of Briardene, Cadger Bank as identified on the location plan below. The representations below respond to and addresses specific elements of the Pre Submission Consultation version of the Neighbourhood Plan in relation to Mr Ghura's land interests. We trust that the comments provide the Parish Council with assistance when progressing the Plan to the examination stage and we look forward to further engagement during the process.</p> <p><u>Response to the Pre Submission Consultation</u></p> <p>The overall aims and objectives of the emerging Lanchester Neighbourhood Plan are generally supported with recognition in Objective 1 of the need to meet the housing needs of the Parish in order to contribute to a strong and flourishing community being particularly welcomed. However, there are serious concerns over the ability to achieve this objective when the proposed settlement boundary for Lanchester village and the associated Area of High Landscape Value (AHLV) designation, as identified on Maps 1 and 9 and underpinned by Policies LNP1 and LNP4, are drawn so tightly that they would not allow for any meaningful housing growth over and above the development for 14 dwellings already consented on land south of The Paddock (known as Herdsman Close).</p> <p>In principle, there is no objection to the proposed settlement boundary approach or to the AHLV designation in the interests of preserving the special landscape character of the area surrounding the village. Indeed, the Pre Submission Consultation version of the</p>		Comments noted

		<p>Neighbourhood Plan rightly identifies that settlement boundaries are a well-established and accepted planning tool for differentiating between land that is within a settlement (the built-up area) and land which is outside of it (the countryside). It is also recognised that in feedback from the local community during preparation of the Neighbourhood Plan more than 90% of respondents agreed that a settlement boundary should be defined for Lanchester in order to manage the location of new housing development.</p> <p>In adopting such an approach however, it is imperative that any defined boundary for the village (and associated boundaries of the AHLV designation) is reflective of the current and projected future growth requirements of the settlement by allowing land to come forward for a proportionate level of new housing development in a controlled and sustainable way rather than being used as a tool to prevent future housing development from taking place.</p> <p>Paragraph 59 of the National Planning Policy Framework (NPPF) published in February 2019 clearly identifies that a key objective of the Government (and therefore the planning system) is to significantly boost the supply of new homes with a sufficient amount and variety of land needing to come forward. In this context, paragraph 37 of the NPPF requires Neighbourhood Plans to meet certain “basic conditions” and other legal requirements as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) before they can come into force. Only a draft Neighbourhood Plan or Order that meets each of the basic conditions can be put to a referendum and be made.</p> <p>It is not the purpose of these representations to set out the list of basic conditions in full. However, it is important to note that condition (a) requires a Neighbourhood Plan to have regard to national policies and advice contained in guidance issued by the Secretary of State whilst condition (d) requires a Neighbourhood Plan to contribute to the achievement of sustainable development.</p>		
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		<p>The Pre Submission Consultation version of the Lanchester Neighbourhood Plan sets out the rationale for the proposed settlement boundary on page 33 and explains that this reflects the same boundary as defined in the Derwentside Local Plan, updated only to correct minor anomalies and to include the land to the south of The Paddock following the grant of planning permission on appeal in 2017 for residential development on that site. Otherwise, the proposed boundary remains the same as that drawn in the Derwentside Local Plan that was prepared and adopted back in 1997.</p> <p>Whilst accepting that the Derwentside Local Plan remains, by law, the most up-to-date development plan document for this part of County Durham, there can be no disguising the fact that it is now more than 20 years beyond its adoption date and was only ever intended to guide development proposals for the period up to and including 2006. The Local Plan is therefore now 13 years beyond its intended lifespan and even the Pre Submission Consultation version of the Neighbourhood Plan itself recognises that the Local Plan's housing strategy is out-of-date.</p> <p>It is considered that progressing a Neighbourhood Plan to examination that proposes a settlement boundary for the village based on an existing Local Plan document that is more than 20 years old, fundamentally out-of-date, and is in no way reflective of either the current or projected future growth requirements of the village poses a significant risk to the Plan in terms of its chances of successfully passing examination. The Pre Submission Consultation version of the Plan appears to take no account of current or future growth requirements and, by proposing a settlement boundary that is so tightly drawn around the village that there would simply be no scope for any meaningful future growth, completely ignores current national guidance in terms of seeking to significantly boost housing supply. Moreover, the settlement boundary as currently proposed could be accused of seeking to prevent any future development in Lanchester which raises serious concerns over the soundness and</p>		
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		<p>robustness of the Plan when assessed against the basic conditions tests.</p> <p>The Pre Submission Consultation version of the Neighbourhood Plan seeks to further justify the proposed settlement boundary on the basis that housing needs have been fully met at the County level in the emerging County Durham Plan. This is simply not the case however and the emerging County Durham Plan, its identified minimum housing requirements and suggested strategic approach to future housing delivery have yet to be tested at examination and remain the subject of significant unresolved objections at this time. Placing reliance on the emerging County-wide development plan is therefore considered to be premature at this stage and it should therefore fall on the Neighbourhood Plan to properly address the future development requirements of the Plan area by presenting a settlement boundary that allows for a proportionate level of sustainable housing growth.</p> <p>Page 25 of the Neighbourhood Plan makes for telling reading and identifies the 2011 census data from the Office for National Statistics (ONS) as showing the resident population of Lanchester having declined from 4,133 in 2001 to 4,054 ten years later. Further, it identifies the 2011 census data as showing that Lanchester Parish had more residents over the age of 65 than the average in County Durham and England, and a contrastingly smaller proportion in the working age and 0-15 age brackets.</p> <p>This data shows worrying trends for Lanchester in terms of an increasing ageing population, lower than average levels of working age population and younger people, and an overall declining resident population that clearly requires a positive policy intervention to be able to address and reverse such trends. In contrast however, the Pre Submission Consultation version of the Neighbourhood Plan in effect plans for “more of the same” by proposing the adoption of a tightly drawn settlement boundary that was put in place more than two decades ago and does not provide any opportunity to start</p>		
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	<p>reversing the worrying trends identified in its own supporting text and as evidenced by census data.</p> <p>Bringing forward additional housing land in Lanchester would build on the existing strengths of the village as clearly highlighted in the Pre Submission Consultation version of the Neighbourhood Plan, help to reverse recent population decline, and secure its continued success in the future. It is a location of choice for families as evidenced by significantly higher average new build property values in the County Council's recent Residential Development Market Review and it is capable of supporting, and indeed should support, an element of future housing growth. New housing would help to retain existing and attract new households to the village that might otherwise look to move to other suburban locations in Tyne and Wear whilst also allowing for the delivery of much needed affordable housing and older persons accommodation. A relaxation of the proposed settlement boundary in the Neighbourhood Plan would therefore allow for the controlled and sustainable release of land with additional sites having the ability to provide flexibility in supply, greater choice in the housing market and address the trends identified by recent census data.</p> <p><u>Land west of Briardene, Cadger Bank</u></p> <p>The site west of Briardene, Cadger Bank which is the subject of Mr Ghura's land interests has the ability to deliver much needed housing growth in this attractive, high value location and in a settlement that is sustainable, close to a wide range of employment opportunities and relatively well connected to strategic road infrastructure and public transport links.</p> <p>The site has significant potential to play a key role in delivering much needed aspirational family homes to stem the loss of working age population in the County as a whole and in Lanchester locally, rebalance the population demographics and support the continued success and growth of major employment locations nearby. Development here would represent a logical and sustainable</p>		
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	<p>opportunity for new housing development and it should be reflected through a relaxation to the proposed settlement boundary in the Neighbourhood Plan.</p> <p>Moreover, the site has previously been the subject of a refused application from BDW Trading Limited (ref: DM/15/03222/FPA) by Durham County Council and a subsequently dismissed planning appeal by the Planning Inspectorate (ref: APP/X1355/W/16/3165621) in August 2017 in which it was proposed to construct 52 dwellings on the site. Whilst the previous application was refused and the subsequent appeal dismissed however, both the County Council and the appeal Inspector were accepting of the fact that Lanchester is a sustainable location for new housing development. At no point was the principle of new housing in Lanchester generally, or on the proposed site specifically, challenged by either the County Council or the appeal Inspector.</p> <p>The previous scheme was therefore deemed to be acceptable in principle and the key issue turned on one matter, specifically the effect that the proposal would have had on the significance of the adjacent Longovicium Roman Fort, a Scheduled Ancient Monument.</p> <p>The map extract below shows the extent of the SAM designation in relation to the land in question and it is noted that the western boundary of the site abuts the eastern edge of the SAM on the northern side of Cadger Bank. One of the key issues noted by the Inspector in dismissing the previous appeal was that housing development was proposed right up to the boundary with the SAM and therefore a significant harmful impact on its character and setting would have resulted.</p> <p>A sensitive re-design of the scheme incorporating an element of separation from the SAM, possibly including buffer planting to provide a visual and physical screen, has the potential to overcome this issue or at the very least substantially reduce the extent of harm to the SAM. Whilst this would reduce the amount of net developable land within the site, the land certainly still has development potential</p>	<p>Relaxation of proposed settlement boundary and AHLV designation</p>	<p>The rationale for the Settlement Boundary is set out on pages 33 and 34 of the Pre-submission document. In addition information on pages 32 and 33 of the Pre-submission document identify how other policies in the Neighbourhood Plan support and complement the settlement boundary. No changes are proposed to the</p>
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		<p>provided that proposals are genuinely landscape-led and informed by expert heritage input.</p> <p>Overall, the site could deliver aspirational new homes and provide a fantastic opportunity to deliver the type of high quality housing that would complement the socio-economic profile of the area in an accessible and highly sustainable location. Affordable housing and bungalow provision to meet identified local housing needs could also be proposed ensuring that a scheme is brought forward that responds to local demographics, seeks to rebalance the local population and supports one of the stated fundamental objectives of the Neighbourhood Plan in meeting the housing needs of the Parish in order to contribute to a strong and flourishing community.</p> <p>The site benefits from excellent access to a range of local services and facilities in the centre of Lanchester and is located relatively close to Durham City and other key employment locations such as Consett. Inclusion of the land within the proposed settlement boundary for Lanchester would help to deliver much needed housing growth in a high value location and in an area that has already been deemed to be sustainable by the Council and a Planning Inspector when determining previous proposals for the site. In addition, previous concerns highlighted by the Council and the Inspector can be satisfactorily overcome without adversely affecting the wider attractive rural setting of the village or the setting of the SAM and it is therefore also contended that an associated alteration to the proposed boundary of the AHLV would be appropriate.</p> <p>I trust that the above representations will be given due consideration in the further preparation of the Lanchester Neighbourhood Plan and it is hoped that a relaxation of the proposed settlement boundary and AHLV designation to allow for controlled and sustainable housing growth to come forward over the duration of the Plan period will be supported in the interests of presenting a Plan that satisfies the basic conditions tests set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).</p>		<p>settlement boundary which has received strong public support. No change to document.</p> <p>The AHLV is a designation identified and allocated by Durham County Council.</p> <p>The Lanchester Parish Landscape of High Value (LPLHV) is a local landscape designation. Residents worked with Durham County Council using a set of ten nationally recognised landscape criteria to explore the issue of landscape value in the Neighbourhood Plan area. Local knowledge alongside county and national information resulted in a local designation termed the LPLHV. The full report can be seen as evidence document 4 of the Pre-submission document. No change to document.</p>
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		Should you wish to discuss any of the matters raised above in more detail and/or our clients proposals for the specific site in question then please do not hesitate to contact me.		
23	BH Planning & Design (Story Homes)	<p>I write in relation to the above and to submit the representations set out below in response to the current consultation on behalf of our client, Story Homes, who have an interest in the land north of Newbiggen Lane and west of Mount Park Drive as identified on the location plan below.</p> <p>By way of background, Story Homes is an award-winning property developer with numerous schemes in Cumbria, North West and North East England, and southern Scotland. The company was founded in 1987 by Fred Story as Story Construction, which later de-merged to become Story Homes and sister company Story Contracting. Its head office is based in Carlisle with regional offices in Newcastle-uponTyne and Chorley. Renowned for building high specification homes of excellent quality, Story Homes is committed to sustainability and contributing to the communities in which it builds and prides itself on delivering exemplary customer service.</p> <p>The representations below respond to and addresses specific elements of the Pre Submission Consultation version of the Neighbourhood Plan in relation to Story Homes' land interests. We trust that the comments provide the Parish Council with assistance when progressing the Plan to the examination stage and we look forward to further engagement during the process.</p> <p><u>Response to the Pre Submission Consultation</u></p> <p>Story Homes are generally supportive of the overall aims and objectives of the emerging Lanchester Neighbourhood Plan and particularly welcome recognition in Objective 1 of the need to meet the housing needs of the Parish in order to contribute to a strong and flourishing community whilst still protecting the essential qualities and attributes of the area. However, there are serious concerns over the ability to achieve this objective when the proposed settlement boundary for Lanchester village and the</p>		Comments noted

		<p>associated Area of High Landscape Value (AHLV) designation, as identified on Maps 1 and 9 and underpinned by Policies LNP1 and LNP4, are drawn so tightly that they would not allow for any meaningful housing growth over and above the development for 14 dwellings already consented on land south of The Paddock (known as Herdsman Close).</p> <p>In principle, there is no objection to the proposed settlement boundary approach or to the AHLV designation in the interests of preserving the special landscape character of the area surrounding the village. Indeed, the Pre Submission Consultation version of the Neighbourhood Plan rightly identifies that settlement boundaries are a well-established and accepted planning tool for differentiating between land that is within a settlement (the built-up area) and land which is outside of it (the countryside). It is also recognised that in feedback from the local community during preparation of the Neighbourhood Plan more than 90% of respondents agreed that a settlement boundary should be defined for Lanchester in order to manage the location of new housing development.</p> <p>In adopting such an approach however, it is imperative that any defined boundary for the village (and associated boundaries of the AHLV designation) is reflective of the current and projected future growth requirements of the settlement by allowing land to come forward for a proportionate level of new housing development in a controlled and sustainable way rather than being used as a tool to prevent future housing development from taking place.</p> <p>Paragraph 59 of the National Planning Policy Framework (NPPF) published in February 2019 clearly identifies that a key objective of the Government (and therefore the planning system) is to significantly boost the supply of new homes with a sufficient amount and variety of land needing to come forward. In this context, paragraph 37 of the NPPF requires Neighbourhood Plans to meet certain “basic conditions” and other legal requirements as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) before they can come into force. Only a</p>		
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		<p>draft Neighbourhood Plan or Order that meets each of the basic conditions can be put to a referendum and be made.</p> <p>It is not the purpose of these representations to set out the list of basic conditions in full. However, it is important to note that condition (a) requires a Neighbourhood Plan to have regard to national policies and advice contained in guidance issued by the Secretary of State whilst condition (d) requires a Neighbourhood Plan to contribute to the achievement of sustainable development.</p> <p>The Pre Submission Consultation version of the Lanchester Neighbourhood Plan sets out the rationale for the proposed settlement boundary on page 33 and explains that this reflects the same boundary as defined in the Derwentside Local Plan, updated only to correct minor anomalies and to include the land to the south of The Paddock following the grant of planning permission on appeal in 2017 for residential development on that site. Otherwise, the proposed boundary remains the same as that drawn in the Derwentside Local Plan that was prepared and adopted back in 1997.</p> <p>Whilst accepting that the Derwentside Local Plan remains, by law, the most up-to-date development plan document for this part of County Durham, there can be no disguising the fact that it is now more than 20 years beyond its adoption date and was only ever intended to guide development proposals for the period up to and including 2006. The Local Plan is therefore now 13 years beyond its intended lifespan and even the Pre Submission Consultation version of the Neighbourhood Plan itself recognises that the Local Plan's housing strategy is out-of-date.</p> <p>It is the view of Story Homes that progressing a Neighbourhood Plan to examination that proposes a settlement boundary for the village based on an existing Local Plan document that is more than 20 years old, fundamentally out-of-date, and is in no way reflective of either the current or projected future growth requirements of the village poses a significant risk to the Plan in terms of its chances of</p>		
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		<p>successfully passing examination. The Pre Submission Consultation version of the Plan appears to take no account of current or future growth requirements and, by proposing a settlement boundary that is so tightly drawn around the village that there would simply be no scope for any meaningful future growth, completely ignores current national guidance in terms of seeking to significantly boost housing supply. Moreover, the settlement boundary as currently proposed could be accused of seeking to prevent any future development in Lanchester which raises serious concerns in terms of the soundness and robustness of the Plan when assessed against the basic conditions tests.</p> <p>The Pre Submission Consultation version of the Neighbourhood Plan seeks to further justify the proposed settlement boundary on the basis that housing needs have been fully met at the County level in the emerging County Durham Plan. This is simply not the case however and the emerging County Durham Plan, its identified minimum housing requirements and suggested strategic approach to future housing delivery have yet to be tested at examination and remain the subject of significant unresolved objections at this time. Placing reliance on the emerging County-wide development plan is therefore considered to be premature at this stage and it should therefore fall on the Neighbourhood Plan to properly address the future development requirements of the Plan area by presenting a settlement boundary that allows for a proportionate level of sustainable housing growth.</p> <p>Page 25 of the Neighbourhood Plan makes for telling reading and identifies the 2011 census data from the Office for National Statistics (ONS) as showing the resident population of Lanchester having declined from 4,133 in 2001 to 4,054 ten years later. Further, it identifies the 2011 census data as showing that Lanchester Parish had more residents over the age of 65 than the average in County Durham and England, and a contrastingly smaller proportion in the working age and 0-15 age brackets.</p>		
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This data shows worrying trends for Lanchester in terms of an increasing ageing population, lower than average levels of working age population and younger people, and an overall declining resident population that clearly requires a positive policy intervention to be able to address and reverse such trends. In contrast however, the Pre Submission Consultation version of the Neighbourhood Plan in effect plans for “more of the same” by proposing the adoption of a tightly drawn settlement boundary that was put in place more than two decades ago and does not provide any opportunity to start reversing the worrying trends identified in its own supporting text and as evidenced by census data.

Bringing forward additional housing land in Lanchester would build on the existing strengths of the village as clearly highlighted in the Pre Submission Consultation version of the Neighbourhood Plan, help to reverse recent population decline, and secure its continued success in the future. It is a location of choice for families as evidenced by significantly higher average new build property values in the County Council’s recent Residential Development Market Review and it is capable of supporting, and indeed should support, an element of future housing growth. New housing would help to retain existing and attract new households to the village that might otherwise look to move to other suburban locations in Tyne and Wear whilst also allowing for the delivery of much needed affordable housing and older persons accommodation. A relaxation of the proposed settlement boundary in the Neighbourhood Plan would therefore allow for the controlled and sustainable release of land with additional sites having the ability to provide flexibility in supply, greater choice in the housing market and address the trends identified by recent census data.

Land north of Newbiggen Lane and west of Mount Park Drive
Story Homes’ site north of Newbiggen Lane and west of Mount Park Drive has the ability to deliver much needed housing growth in this attractive, high value location and in a settlement that is sustainable, close to a wide range of employment opportunities and relatively

		<p>well connected to strategic road infrastructure and public transport links. The site has significant potential to play a key role in delivering much needed aspirational family homes to stem the loss of working age population in the County as a whole and in Lanchester locally, rebalance the population demographics and support the continued success and growth of major employment locations nearby.</p> <p>A Delivery Document for the site has previously been prepared and submitted to the County Council alongside representations to the emerging County Durham Plan and I therefore enclose a copy of this document with these representations for your information.</p> <p>The Delivery Document provides evidence to demonstrate that the land north of Newbiggen Lane represents a logical and sustainable development opportunity that should be reflected through a relaxation to the proposed settlement boundary in the Neighbourhood Plan.</p> <p>Moreover, the site has previously been the subject of a planning application from Story Homes for the construction of 149 dwellings (ref: DM/14/00763/FPA) which was refused in June 2015 and subsequently dismissed on appeal on landscape and visual amenity grounds only. The Delivery Document sets out how Story Homes have responded positively to the issues raised in the previously refused application and subsequent Inspectors appeal decision, and demonstrates how a more sensitive and appropriate scheme can be delivered on the site to ensure the delivery of much needed housing growth in the area and help to rebalance the local population.</p> <p>Whilst the previous application was refused and subsequent appeal dismissed, the County Council at no point challenged the principle of new housing development in Lanchester generally, or on the proposed site specifically, and accepted Lanchester as a sustainable location. This was reinforced by the Inspector in her appeal decision who recognised the status of Lanchester as a “Local Service Centre” as defined in the Durham County Settlement Study</p>		
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	<p>(2012) and agreed that its status had not changed in the intervening period.</p> <p>The Inspector confirmed that the status of the village as a Local Service Centre, whilst below “Smaller Towns and Larger Villages” in terms of its sustainability credentials, did not prohibit new housing development and she acknowledged that a form and scale of development such as that being proposed by Story Homes would go some way towards addressing the declining population in the settlement as evidenced by recent census data and now highlighted in the Neighbourhood Plan.</p> <p>The Council conceded during the Public Inquiry that the proposed development site could be capable of delivering around 100 units which in its view would be more appropriate than the 149 units being proposed at the time. This represents an important starting point in assessing whether the proposed site is suitable for inclusion within the settlement boundary in the emerging Neighbourhood Plan. There has previously been a clear acceptance that the site is a sustainable and desirable location for new housing and that, subject to the resolution of issues raised by the Council in refusing the previous application and the Inspector in dismissing the subsequent appeal, it should naturally follow that the site is suitable for housing development and should therefore be included within the proposed boundary. Indeed, the site is available for development, demonstrably deliverable and the Delivery Document provides compelling explanation and evidence to demonstrate how the outstanding concerns have been positively addressed and resolved whilst still being capable of delivering around 100 new homes, including the provision of affordable housing and between 10 and 15 bungalows to meet the needs of the increasing ageing population locally.</p> <p>A number of technical assessments have also been undertaken which confirm that there are no physical or technical constraints, or other potential impacts or environmental conditions, which would preclude development of the site from coming forward.</p>		<p>The rationale for the Settlement Boundary is set out on pages 33 and 34 of the Pre-submission document. In addition information on pages 32 and 33 of the Pre-submission document identify how other policies in the Neighbourhood Plan support and complement the settlement boundary. No changes are proposed to the settlement boundary</p>
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		<p>The Story Homes product would deliver larger, more aspirational new homes and the site provides a fantastic opportunity to deliver the type of high quality homes that would complement the socioeconomic profile of the area in an accessible and highly sustainable location. Affordable housing and bungalow provision to meet identified local housing needs are also proposed ensuring that a scheme is brought forward that responds to local demographics, seeks to rebalance the local population and supports one of the stated fundamental objectives of the Neighbourhood Plan in meeting the housing needs of the Parish in order to contribute to a strong and flourishing community.</p> <p>The site benefits from excellent access to a range of local services and facilities in the centre of Lanchester and is located relatively close to Durham City and other key employment locations such as Consett. Inclusion of the land within the proposed settlement boundary for Lanchester would help to deliver much needed housing growth in a high value location and in an area that has already been deemed to be sustainable by the Council and a Planning Inspector when determining previous proposals for the site. In addition, given that previous landscape concerns highlighted by the Council and the Inspector can satisfactorily be overcome without adversely affecting the wider attractive rural setting of the village it is also contended that an associated alteration to the proposed boundary of the AHLV would be appropriate.</p> <p>I trust that the above representations will be given due consideration in the further preparation of the Lanchester Neighbourhood Plan and it is hoped that a relaxation of the proposed settlement boundary and AHLV designation to allow for controlled and sustainable housing growth to come forward over the duration of the Plan period will be supported in the interests of presenting a Plan that satisfies the basic conditions tests set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).</p>	<p>Relaxation of proposed settlement boundary and AHLV designation</p>	<p>which has received strong public support. No change to document.</p> <p>The AHLV is a designation identified and allocated by Durham County Council.</p> <p>The Lanchester Parish Landscape of High Value (LPLHV) is a local landscape designation. Residents worked with Durham County Council using a set of ten nationally recognised landscape criteria to explore the issue of landscape value in the Neighbourhood Plan area. Local knowledge alongside county and national information resulted in a local designation termed the LPLHV. The full report can be seen as evidence document 4 of the Pre-submission document. No change to document.</p>
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		Should you wish to discuss any of the matters raised above in more detail and/or our clients proposals for the specific site in question then please do not hesitate to contact me.		
24	Hedley Planning Services (Greencroft Estates)	<p>1.0 Introduction</p> <p>1.1 We have been instructed to make the following representations to the Lanchester Neighbourhood Plan 2019–2034: Pre-Submission Consultation (LNP). These representations have been prepared having regard to the documents contained within the supporting evidence documents and having assessed the compliance of the LNP against paragraph 37 of the revised National Planning Policy Framework (February 2019) (NPPF). Paragraph 37 states that: <i>Neighbourhood plans must meet certain ‘basic conditions’ and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.</i></p> <p>1.2 The ‘basic conditions’ are set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).</p> <p>1.3 This statement is submitted on behalf of our client, Greencroft Estate, which extend to the north of Lanchester (Estate Plan at Appendix 1) and includes the Lanchester Show Field.</p> <p>1.4 The Estate has made representation to the County Durham Plan promoting land within Lanchester Neighbourhood Plan boundary for residential development. The land at Greencroft Estate is situated to the north of Lanchester (Location Plan at Appendix 2). The site is approximately 6.65 hectares (16.43 acres) and has a capacity for approximately 80 dwellings and is a suitable, deliverable site and should be allocated for housing.</p> <p>1.5 Hedley Planning Services are making the following representations to the LNP on behalf of Greencroft Estate, addressing a number of the proposed policies. Each section of the LNP will be considered in turn and all paragraph numbers referred to relate to paragraphs of the LNP, unless otherwise stated.</p>		Comments noted

2.0 Background

2.1 The majority of the Greencroft Estate falls outside of the LNP boundary; however, a small area adjacent to Ornsby Hill is within boundary (Appendix 2).

2.2 The Greencroft Estate includes the area identified within the LNP as 'Greencroft Park' (Map 4: Non-designated Heritage Assets). The estate is the location of the former Greencroft Hall and associated buildings and land. The Hall was demolished in 1960 and the majority of other estate buildings have either been demolished, relocated or are now in a very poor state of repair. A Statement of Significance has been undertaken (Appendix 3), which sets out the description of the site, a summary of the legislative and policy framework, followed by an assessment of significance using the guidance set out in Conservation Principles and the NPPF for assessing significance of a heritage asset.

2.3 The Statement of Significance concludes that the demolition of the Hall and loss of many buildings and features has reduced the estate to being a site of moderate historic and architectural significance. It is considered that there are significant opportunities to protect and enhance the heritage and importance of Greencroft Estate.

2.4 The Greencroft Estate aspires to achieve a sustainable future for the Estate, through the delivery of high quality and commercially successful mixed-use regeneration projects.

2.5 The reinvention and regeneration of the Greencroft Estate presents a unique opportunity for both Greencroft Parish and Lanchester Parish, as well as wider benefits for County Durham. The site's rich history, landscape setting, countryside location and south facing aspect over Lanchester mean that this really is one of the best rural development opportunities in the region.

2.6 The Estate's emerging Estate Vision sets out initial thoughts and opportunities (Appendix 4). The Vision is that Greencroft will offer high quality living, working, leisure and tourism opportunities for both

		<p>existing and new communities, it will attract residents, new business and visitors to the locality.</p> <p>2.7 The proposed development will sustain and enhance the significance of Greencroft Estate as a heritage asset, including the contribution the Estate makes to the setting of Lanchester. Any development proposals be designed to contribute positively to the built and historic environment, and will seek opportunities to enhance and better reveal the significance and understanding of heritage assets whilst improving access to the Estate.</p> <p>3.0 Policy LNP1 – Boundary and Setting of Lanchester Village</p> <p>3.1 The LNP proposes a settlement boundary that follows the same line as adopted in the Derwentside Local Plan (adopted 1997), with minor amendments to acknowledge minor anomalies and to include ‘The Paddock’ which has an extant planning permission for residential development.</p> <p>3.2 Neighbourhood Plans are required to comply with the ‘basic conditions’ and have regard to national policies and also to contribute to the achievement of sustainable development. It is clear from the Key Statistics (pages 25-27) that Lanchester is a settlement with a declining population which the LNP does not seek to address.</p> <p>3.3 The Key Statistics demonstrate that average household size is reducing in Lanchester, with an 8.8% reduction during the last census period (2001 – 2.33 down to 2011 – 2.14). With the population of Lanchester ageing significantly (20% increase in the 65+ age group) the approach taken by the LNP of constraining the settlement and precluding any expansion will result in a further decline in the population over the 15 years of the LNP. Additional housing is needed in Lanchester just to preserve the status quo.</p> <p>3.4 The Key Statistics also identify that there is an identified need for housing to meet the needs of the older population which are becoming more prevalent. The LNP does not seek to address this</p>		
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	<p>issue, contrary to paragraph 59 of the NPPF, which requires the specific housing requirements to be addressed.</p> <p>3.5 Paragraph 69 of the NPPF requires Neighbourhood planning groups to consider opportunities for allocating small and medium-sized sites suitable for housing in their area. Furthermore, paragraph 78 states that, to promote sustainable development in rural areas, housing should be located where it will “enhance or maintain the vitality of rural communities”. It goes on to state that: <i>“Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”</i></p> <p>3.6 Lanchester is identified as a medium sized village in the County Durham Settlement Study (2012) and offers a range of services which include shops, restaurants/pubs, schools and sports facilities, all within a short walking distance of the proposed site. Moreover, the proposed development would provide additional expenditure within Lanchester through an increase to the local population helping to support local businesses and ensuring the retention of local shops and services for existing and future residents.</p> <p>3.7 The significant number of services and facilities that also serves the rural hinterland of the Parish. It is noted that residents thought that expansion of less than 10 houses a year over the next 15 years would be appropriate (page 36): this could be up to 135 dwellings. By not making any provision for growth over the next 15 years the LNP will not accord with National Policy and therefore not comply with the ‘basic conditions’.</p> <p>3.8 Furthermore, paragraph 11a) of the NPPF requires plans to be ‘sufficiently flexible’ and 16b) requires that they be ‘prepared positively’. Policy LNP1 as drafted will not accord with National Policy and therefore not comply with the ‘basic conditions’.</p> <p>3.9 Consideration should be made of potential development sites and / or a criteria based policy (along the lines of Policy LNP2),</p>		
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	<p>which allows for appropriate development on the edge of the existing settlement.</p> <p>3.10 The Land at Greencroft Estates, Fen Hall, north of Lanchester (Location Plan at Appendix 2) should be allocated for housing.</p> <p>3.11 The site is approximately 6.38 hectares (15.8 acres) and has a capacity for approximately 80 dwellings, taking into account mitigation measures to ensure that there is no harm to the landscape or heritage assets. The proposed development would be in keeping with the existing built form of the settlement and provide an important opportunity to provide high quality, executive housing within Lanchester.</p> <p>3.12 The site is located off Howden Bank and is bound by the Gentoo development site for 47 new dwellings to the north, and further development to south and east of the site. The site is ideally located for commuting to the nearby city of Durham (8.7 miles) and is in close proximity to a bus stop (0.5 miles) providing good bus links to Durham, and further afield.</p> <p>3.13 The site has no relevant planning history and has not been assessed as part of the County Durham Strategic Housing Land Availability Assessment (SHLAA); however, we consider the site is suitable for residential development.</p> <p>3.14 The site falls within the Greencroft Hall Estate which contains a mix of buildings and structures which are formally identified as of historic and architectural importance. As the proposed site is located within this estate, we have considered the potential heritage impact that may arise through development and we submit a Statement of Significance, prepared by Sarah Dyer a Heritage Consultant, as part of our representations to the LNP (Appendix 3).</p> <p>3.15 The Statement of Significance concludes that although the remaining buildings require sympathetic consideration in the future, the estate is not complete and <i>‘the lynchpin, on which the estate buildings hang, is missing through the demolition of the Hall and loss</i></p>	<p>The Land at Greencroft Estates, Fen Hall, north of Lanchester (Location Plan at Appendix 2) should be allocated for housing.</p>	<p>The emerging County Plan does not identify the site for housing. The Lanchester Neighbourhood Plan does not identify any sites for housing. The 2019 SHLAA categorises the site as unsuitable for housing. The proposed site is outside the Settlement Boundary. The rationale for the Settlement Boundary is set out on pages 33 and 34 of the Pre-submission document. In addition information on pages 32 and 33 of the Pre-submission document identify how other policies in the Neighbourhood Plan support and complement the settlement boundary. No changes are proposed to the settlement boundary which has received strong public support. No change to document.</p>
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		<p><i>of many buildings and features’, therefore, the estate is of moderate significance.</i></p> <p>3.16 It is noted that the proposed development of this site would be for high quality, executive homes which would reflect the setting of the site within the Greencroft Estate. In addition, we consider the development would be well related to the surrounding built form, given the existing development to the east and south of the proposed site and the approved development site directly to the north for 47 dwellings (application ref: DM/16/03019/RM).</p> <p>3.17 Moreover, the site is in close proximity to the bus stop located along the A691 (0.5 miles) which offers good bus links to the City of Durham and further afield. Given the scale of the proposal, we consider that there would be adequate capacity within the road network to accommodate development and safe, adequate access to and from the site could be achieved.</p> <p>3.18 We note paragraph 65 of the Inspector’s views on the soundness of the previous, now withdrawn County Durham Plan (2014) which states <i>‘In order to achieve soundness, the table in Policy 4 should be re-calculated following a comprehensive review of allowances made for windfall sites, use of empty homes and release of properties currently used as student HMOs. If a lower growth target for County Durham is used and with a more balanced distribution this would result in a considerably lower figure than the 5,220 calculated for Durham City. An appropriate adjustment could then be made to the provision in other towns and villages in the Central Delivery Area not constrained by Green Belt such as Brandon, Coxhoe/Parkhill, Bowburn, Langley Park, <u>Lanchester</u> and Sherburn’.</i> (Emphasis our own).</p> <p>3.19 The proposed site would constitute infill development, not on Green Belt land and would accord with the previous Inspector’s recommendation to deliver housing in Lanchester.</p>		<p>Not relevant – plan withdrawn</p> <p>Not relevant – plan withdrawn. Current housing strategy set down in the submitted County</p>
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		<p>3.20 In addition, we have reviewed the existing commitments within Lanchester to ascertain the potential housing delivery numbers. There is an existing commitment for 47 dwellings to the north of the proposed site (application reference: DM/16/03019/RM) and an application for 14 dwellings located to the south of Lanchester (application ref: DM/16/00871/OUT). The two commitments equate to 61 dwellings to be delivered within Lanchester, therefore, the proposed site at Greencroft Estates should be considered to boost the housing supply and provide high quality housing within Lanchester.</p> <p>3.21 To conclude, the proposed site is in a sustainable location, in close proximity to the City of Durham and is a suitable, deliverable site and should be allocated for housing.</p> <p>4.0 Policy LNP2 – Design of New Development</p> <p>4.1 Policy LNP2 sets out a criteria based approach for assessing development proposals. The policy is generally supported and will help preserve the special character of Lanchester.</p> <p>4.2 However, Part d) of the policy seeks to provide housing options for older people; but given the constraint of Policy LNP1 and without any proposals for delivery of residential development, this policy will fail to deliver housing for older people and will not meet the needs of the ageing population of Lanchester. The LNP does not seek to address this issue, contrary to paragraph 59 of the NPPF, which requires the specific housing requirements to be addressed.</p> <p>4.3 Policy LNP2 as drafted will not accord with National Policy and therefore not comply with the ‘basic conditions’.</p>		<p>Durham Plan does not allocate any housing growth for Lanchester. There is no Green Belt in this part of the County.</p> <p>Site has been assessed in the 2019 SHLAA and found to be unsuitable</p>
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		<p>5.0 Policy LNP3 – Historic Environment</p> <p>5.1 Policy LNP3 seeks to ensure that development will sustain and enhance the significance of heritage assets. This policy is supported and will help preserve the special character of Lanchester.</p> <p>5.2 Maps 4 and 5 of the LNP identify Non-Designated Heritage Assets. The plans identify part of the Greencroft Estate as one of the ‘Parks, Gardens & Designed Landscapes of Local Interest’, specifically ‘ID:1 Greencroft’.</p> <p>5.3 The LNP is an opportunity to help the Greencroft Estate deliver its Vision for a sustainable future. The Greencroft Estate aspires to achieve a sustainable future for the Estate, through the delivery of high quality and commercially successful mixed-use regeneration projects.</p> <p>5.4 The reinvention and regeneration of the Greencroft Estate presents a unique opportunity for both Greencroft Parish and Lanchester Parish, as well as wider benefits for County Durham. The site’s rich history, landscape setting, countryside location and south facing aspect over Lanchester mean that this really is one of the best rural development opportunities in the region.</p> <p>5.5 The Estate’s emerging Estate Vision sets out initial thoughts and opportunities (Appendix 4). The Vision is that Greencroft will offer high quality living, working, leisure and tourism opportunities for both existing and new communities, it will attract residents, new business and visitors to the locality.</p> <p>5.6 The proposed development will sustain and enhance the significance of Greencroft Estate as a heritage asset, including the contribution the Estate makes to the setting of Lanchester. Any development proposals be designed to contribute positively to the built and historic environment, and will seek opportunities to enhance and better reveal the significance and understanding of heritage assets whilst improving access to the Estate.</p>		<p>The Lanchester Neighbourhood Plan contains policies to be applied to the Parish of Lanchester only as identified on the map on page 7 of the Pre-submission document. Areas outside the Parish boundary are not within the remit of the Neighbourhood Plan. It is noted that only a small part of Greencroft Estate lies within the Lanchester Parish boundary.</p>
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		<p>5.7 There is an opportunity for the LNP to align with Policy 45 of the emerging County Durham Plan. Emerging Policy 45, which relates to the Historic Environment states: <i>“Development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment, and should seek opportunities to enhance and better reveal the significance and understanding of heritage assets whilst improving access where appropriate.”</i></p> <p>5.8 Greencroft Estate is an important part of the rural setting of Lanchester’s Conservation Area and Listed Buildings. Development of the Estate will help ensure that the Estate contributes positively and enhance and better reveal the history and importance of the area. It is considered that the LNP should support the aspirations for Greencroft Estate. This will ensure that Policy LNP3 complies with the ‘basic conditions’.</p> <p>6.0 Policy LNP4 – Green Spaces and the Rural Environment</p> <p>6.1 Policies LNP4A-E seek to manage any impact on the green infrastructure, the wider landscape and valued views within the parish.</p> <p>6.2 Part of the Greencroft Estate is identified as one of the ‘Parks, Gardens & Designed Landscapes of Local Interest’, specifically ‘ID:1 Greencroft’. Furthermore, the part of the Greencroft Estate within the LNP boundary is identified in Map 9: Valued Landscapes as part of the Lanchester Parish Landscape of High Value.</p> <p>6.3 Greencroft Estate is an important part of the rural setting of Lanchester. Development of the Estate will help ensure that the Estate contributes positively and enhances the area, including improving the parish’s green infrastructure and network. It is considered that the LNP should support the aspirations for Greencroft Estate.</p>		
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		<p>6.4 It is considered that acknowledgement of providing 'enhancement' should be included within Policies LNP4A-E. Paragraph 170a) of the NPPF requires planning policies to contribute to and enhance the natural and local environment by: <i>“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”</i></p> <p>6.5 Policies LNP4A-E as drafted will not accord with National Policy and therefore not comply with the 'basic conditions'.</p>		<p>'Enhancement' already included in Policies LNP4 C,D and E. These Policies are therefore consistent with national policy. No change to document.</p>
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Appendix 6 – Sample of publicity

Lanchester Parish Council

June 2019

Newsletter

Welcome to Lanchester Parish Council's newsletter. This newsletter is produced quarterly to provide the community with information on the services and activities that the Council provides.

Lanchester Neighbourhood Plan

The Neighbourhood Plan is a document which will guide development, regeneration and conservation within our Parish over future years. The Parish Council set up a working group several years ago to create a Neighbourhood Plan for the Parish of Lanchester. Representatives from the Parish Council, Lanchester Partnership and residents have met regularly to develop the plan.

The Neighbourhood Plan contains a Vision and Objectives. It sets out a number of clear and important planning policies. These have been developed from feedback from surveys completed by residents, businesses and interested parties and from the review of a range of evidence documents such as the Lanchester Conservation Area Appraisal and the Lanchester Community Heritage Audit. Policies include the Settlement Boundary, Design, Historic Environment, Green Spaces and the Rural Environment as well as Landscape and Views.

The next stage will be a presentation of the plan to the community. This consultation process will provide an opportunity for you to consider the policies and give feedback. Your feedback will then be considered by the working group and fed into the final draft of the plan.

The six week consultation is planned to take place between 24 June - 9 August 2019. During this period, a summary of the plan will be distributed to households and businesses. A full copy of the Neighbourhood Plan will be available to view at the:

- **Library**
- **Community Centre**
- **Lanchester Medical Centre**
- **Lynwood House** (by appointment only 01207 520146)

The Neighbourhood Plan can be viewed on the Parish Council website Neighbourhood Plan page at <http://lanchesterparishcouncil.co.uk/neighbourhood-plan/>

In addition a display about the Neighbourhood Plan will be at the Community Centre between 1 July - 20 July. Members of the working group will be in attendance at the Community Centre at the following times:

Thursday 11 July - 6.00pm - 8.00pm
Tuesday 16 July - 2.00pm - 4.30pm
Saturday 20 July - 10.30am - 1.00pm

Feedback will be welcomed. Feedback in writing can be dropped into the feedback boxes at the **Library, Community Centre, Lanchester News and Lanchester Medical Centre.**

Feedback can be e-mailed to the Parish Council at lanchesterparish@btopenworld.com or posted to the Parish Council at: Lanchester Parish Council, Lynwood House, Durham Road, Lanchester, Co Durham, DH7 0LS

For further information on the Neighbourhood Plan please contact the Parish Clerk on 01207 520146.

Lanchester Community Heritage Audit

The Heritage Audit has now been completed. The North of England Civic Trust assisted volunteers in producing the audit which involved surveying and recording 200 heritage assets. Twenty volunteers were involved in the surveying and recording which took over 6 months to complete.

The Parish Council would like to present the Heritage Audit to the community and therefore extend an invitation to you to attend an event on:

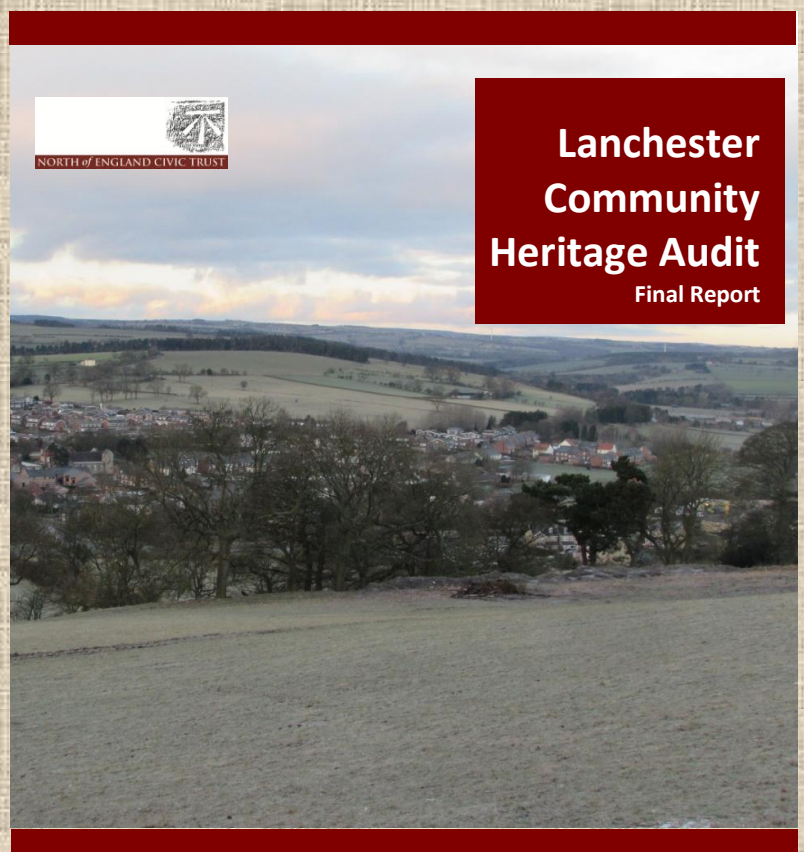
Saturday 18 March 2017
2pm – 4pm
Lynwood House

Following speeches at 2pm you will be able to view the document whilst enjoying light refreshments. In addition the event will provide information on the progress of the Neighbourhood Plan.

**Please come along
and see the Heritage
Audit document and
photographs.**

Everyone welcome

If you would like further information about the Lanchester Community Heritage Audit or the Lanchester Neighbourhood Plan please contact the Parish Council on
01207 520146





Sally Laverick
Lead Officer / Clerk
12 Colepike Road
Lanchester
Durham
DH7 0HJ

01207 529415 (Home)
01207 520146 (Office)

LANCHESTER NEIGHBOURHOOD PLAN – Have your say

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

The Neighbourhood Plan is a new kind of planning document being prepared by the Parish Council on behalf of the community. Once completed, it will have legal status and be used in making decisions on planning applications within the Parish.

The preparation of the Plan provides the opportunity for the local community to decide how our area should grow and develop in the future.

The Parish Council's Neighbourhood Plan Group are keen to seek your views to help us move forward with the development of the Neighbourhood Plan.

Throughout February we will be conducting a survey to seek the views of the community.

The questionnaire will be delivered to households in the village at the beginning of February and posted out to rural properties in the Parish. Please look out for your copy. If you do not live in the Parish, a copy of the questionnaire can be picked up at the Post Office, Library and Community Centre.

The questionnaire can be completed online at
www.lanchesterparish.info/neighbourhood-plan/

Responses are sought from as many individuals as possible by the closing date of 29 February 2016.

Completed paper questionnaires can be returned by using the drop-in boxes at the Post Office, Library or the Community Centre or by post to the Parish Council, Lynwood House, Durham Road, Lanchester, DH7 0LS.

If you have further questions, we are having an Open Day event on Saturday 20 February between 10am – 12noon at the Methodist Church.

We look forward to receiving your completed questionnaires

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**The questionnaire can be completed online at
www.lanchesterparish.info/neighbourhood-plan/**



**We are having an
Open Day event on
Saturday 20 February
10am – 12noon
at the
Methodist Church**

Please come along and find out more about the Neighbourhood Plan. There will be staff on hand to answer any questions you may have.





Lanchester Neighbourhood Plan

A Neighbourhood Plan is a document which will guide development, regeneration and conservation within our Parish over future years. The Neighbourhood Plan will set out the views of our local community in terms of planning issues and will contain a number of planning policies for the Parish. Once adopted Durham County Council will have to consult the Neighbourhood Plan when making planning decisions in our Parish.

During January a questionnaire was distributed in the community. This questionnaire asked some general questions about your likes, dislikes, ideas and concerns about living or working in the Parish. This early community engagement aimed to identify key themes and issues that can be further investigated to develop a Neighbourhood Plan. Completed questionnaires were received which represented views from 450 members of the community.

The results of the questionnaires have been analysed and a display of the results has been compiled.

The display will be placed in the following community venues in Lanchester for the community to view.

Lynwood House, Durham Road	- 1 – 5 June
Methodist Chapel	- 6 – 12 June
Library	- 8 – 13 June
Community Centre	- 15 – 20 June
Social Club	- 15 – 21 June
Croft View Halls	- 22 – 28 June

In addition representatives from the Neighbourhood Plan working group will attend the following sessions:

Saturday 6 June
Methodist Chapel
10.00am – 12.00noon

Saturday 20 June
Community Centre (small hall)
10.00am – 2.00pm

We hope you will be able to come along to look at the information and find out about the next stage for the plan.

If you would like further information about Lanchester Neighbourhood Plan please contact the Parish Council on 01207 520146.

