

Lanchester Parish Council



Neighbourhood Plan Working Group

Lynwood House
Wednesday 5 July 2017
6.30pm

Present Mike Wardle (Chair), Councillor Ossie Johnson, Councillor Keith Harrison, Councillor Paul Jackson, Councillor David Friesner, Councillor David Smith, Chris Phillips, Brian Naylor, Steve Bailey, Mike Gladstone, Jill Gladstone, Michael Horsley, Shaun Hanson, Stuart Carter, John Russell

1. **Welcome**

Mike Wardle welcomed everyone to the meeting and introductions were made.

2. **Chair of the working group**

At a recent meeting of the Parish Council it was resolved to ask Mike Wardle to continue to Chair the Neighbourhood Plan Working Group. It is therefore confirmed that Mike Wardle be Chair of the working group.

3. **Apologies for Absence**

Apologies were received from Terry Coult, Elaine Hogg and Councillor Martin Walker

4. **Declarations of Interest**

There were no declarations of interest.

5. **Notes from the last meeting**

The notes from the meeting held on 3 April and 5 April were received.

6. Topic Papers / Review Papers

Between November 2016 and May 2017 Topic Papers and Review Papers have been drawn up for:

- Housing
- Historic Environment
- Green Spaces & the Rural Environment
- Transport & Travel and Business & Employment

Over several months these documents have been tabled at meetings and considered by the working group.

The full suite of documents was presented at the meeting and copies were available to view.

Some comments have yet to be received from the County Council.

It was agreed that the Topic Papers and Review Papers be formally adopted.

7. Draft Housing Policy

Shaun Hanson presented the draft Settlement Edge Housing Policy. The policy has emerged from the Topic Paper and Review Paper.

Shaun gave a brief PowerPoint presentation (slides attached).

The policy needs to operate with other policies in the plan including Green Spaces, Historic Environment etc

Following the presentation of the policy the group discussed the draft policy and the following comments/questions were made:

- It was agreed that this is an important if not the most important policy in the Neighbourhood Plan
- The policy reference of 'small scale' development refers to up to 10 dwellings. This may be challenged. It was however acknowledged that the wording in the draft policy states that each development would be considered on its own merits and how it meets the criteria of the policy as a whole. It was suggested that appropriate wording could make the limit less rigid.
- Is it relevant to review the Neighbourhood Plan and its policies periodically? It was agreed that monitoring and review ensures that the document remains current and valid. There is an importance of monitoring but it should not be too onerous
- Some of the wording particularly in reference to existing documents could be more positive
- If a development does take place on the settlement edge, does the settlement edge alter/expand

- Is there a total number of dwellings that the Neighbourhood Plan would support over the lifetime of the plan and in any particular year? For example if 5 x proposals each for ten dwellings were submitted how would multiple applications be assessed.
- If land is split into smaller plots each to accommodate 'small scale' development, how could this incremental encroachment of development be addressed
- Any views shown on a map should show the direction and span of the view
- In section 6.1 the wording 'but also in the context of recent development proposals' could be added
- In section 5.4 the wording 'in the context of subsequent policies in the plan' could be added to scenarios 1 and 2

Shaun agreed to consider all the comments and undertake further work on the draft policy.

The importance of mapping for the Neighbourhood Plan was discussed. Shaun had produced a map showing many of the factors i.e. views, settlement limit etc by using PowerPoint. It was agreed that a small group should be established to develop the mapping requirements for the Neighbourhood Plan. Maps need to be developed to make sense and create a visual image of what is written in the plan.

The landscape value was discussed. A Landscape Character Appraisal has been undertaken and will be used by the County Council in the County Plan. This appraisal is more sensitive and provides more detail. Stuart Carter agreed to send a link to the Landscape Character Appraisal. It was agreed to send this link around the group for information.

Further consultancy support to progress the policy formation of the plan was discussed. It was agreed that further financial support for consultancy work be requested from the Parish Council.

Stuart Carter asked if an officer from Durham County Council could attend a future meeting to present information on an older persons housing policy. It was agreed to accommodate this at a future meeting.

8. Design of New Development – Village Design Statement

The group discussed the Village Design Statement and how it links / supports / provides detail for the Neighbourhood Plan.

Shaun Hanson had produced an options paper for integrating the VDS into the Neighbourhood Plan. A small working group had previously considered these options.

It was acknowledged that the VDS is a valuable document providing extensive design guidance.

The VDS, Conservation Area Appraisal and Heritage Audit are all documents to be used in the Neighbourhood Plan preparation.

A small working group will meet to progress this work.

9. Development of Policies

There are a number of other policies that need to be progressed for the Neighbourhood Plan across the topic areas of Historic Environment, Green Spaces and the Rural Environment and Transport & Travel and Business & Employment. It is necessary to consider the review papers which identify the policy options and take forward those most appropriate for policy formulation. Many of these policies will link and support the Settlement Edge Housing Policy.

The small working groups for each of the topic areas were asked to now look at and identify the policies to take forward.

It was agreed to arrange an informal meeting to discuss the policy progression.

10. List of Local Interest

The draft Local List of Interest was circulated to those present at the meeting.

It was agreed to place this item on a future agenda for a fuller discussion.

11. Strategic Environmental Impact Assessment and Habitat Regulations Assessment

It was agreed that an officer from Durham County Council be invited to attend a future meeting to provide information on Strategic Environmental Impact Assessment and Habitat Regulations Assessment

12. Next Steps

- Shaun is to undertake further work on the draft policy
- A small group be set up to consider mapping requirements
- A link to the Landscape Character Appraisal is sought
- The link to the Landscape Character Appraisal is sent around the group
- The Parish Council is asked to consider funding further consultancy support
- An officer from Durham County Council be invited to attend a future meeting to present information on an older persons housing policy
- An officer from Durham County Council be invited to attend a future meeting to provide information on Strategic Environmental Impact Assessment and Habitat Regulations Assessment

- The Local List of Interest be considered at a future meeting
- A small group to meet to progress the work on the VDS
- Remaining policies are considered and progressed

13. Date of next meeting

The next meeting of the group will take place on Tuesday 25 July at 6.30pm at Lynwood House. This will be an informal meeting to consider policy development.

Meeting ends 8.50pm