

# Lanchester Parish Council



## Neighbourhood Plan Working Group

Lynwood House  
Thursday 19 April 2018  
2.30pm

**Present** Mike Wardle (Chair),  
Councillor Paul Jackson, Councillor David Friesner, Brian Naylor,  
Steve Bailey, Mike Gladstone, Jill Gladstone, Michael Horsley,  
Elaine Hogg

Stuart Carter - Durham County Council

### 1. **Welcome**

Mike Wardle welcomed everyone to the meeting.

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

Apologies were received from Councillor Ossie Johnson and Chris Phillips

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

There were no declarations of interest.

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

The notes from the meeting held on 25 January 2018 were received.

It was noted that with regard to the Strategic Environmental Impact Assessment (SEIA) and the Habitats Regulations Assessment (HRA), that these can be progressed once the draft policies are refined.

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

The group were informed that the County Plan Preferred Options Paper will be out for consultation in June / July 2018. This will be a 6 week consultation period. It is likely that the housing allocations within the County Plan will be less than that included in the previously withdrawn plan.

## **6. Policy Development**

The draft policies had been discussed by the Parish Council at a meeting on 8 March 2018. Parish Councillors unable to attend the meeting forwarded their comments for consideration. The County Council and a planning consultant have also met to consider several of the policies.

All of this feedback was presented to the meeting for consideration.

### **Edge of Settlement Housing Policy**

There were no additional comments to make on the policy. The County Council are to remain in contact with our Planning Consultant who will make any adjustments to the policy as necessary.

### **Promoting Good Practice in the Design of New Development**

The County Council are to provide feedback on this draft policy. It was confirmed that the Durham County Plan design policy will be a criteria based policy around 'Building for Life'.

Photos are needed for the design guidance section.

### **Historic Environment**

The group considered the feedback received.

Clarify with Shaun Hanson if old sections 3 and 4 are needed or can be removed.

Ref SH3 comments – we would need assistance to write this. It was suggested that we look at the work NECT did on the Heritage Audit and the Heritage topic paper.

It was felt that the policy had been diluted with the suggested amendments. We need to be sure that the suggested policy amendments create a robust policy.

It was agreed to send the draft Heritage policy to NECT for comment.

### **Green Spaces and the Rural (Natural) Environment**

Feedback is needed from Terry Coult.

Ask why the policy 'title' has been changed.

It was agreed that a definition of 'green infrastructure' is needed.

GSRE 1 – feedback suggested that the section 'flood risk assessment' is removed. It was agreed that this should be included somewhere in the plan

where it will have the greatest impact. Ask Shaun Hanson. Stuart Carter is to check with DCC officers on flood policies.

3. Landscapes. Ask why the title has changed from 'Landscapes' to 'Locally Valued Landscapes'. It was felt that this section should cover all landscapes in the Parish. It was agreed that 'Landscape Character' should be the title.

Ref SH34 – it was felt that evidence from the Locality Map and Wildlife Audit provides justification.

### **Transport & Travel**

To be reviewed

### **Business & Employment**

To be reviewed

The group discussed the Basic Conditions Statement which will need to be submitted as part of the process. This statement will demonstrate that we conform with national and county policies. It was agreed that the County Council forward an example of a Basic Conditions Statement to the group.

It was agreed that a timeline be drawn up for the remaining elements of the project

## **7. Neighbourhood Plan – Introduction and Contents**

The introduction section and structure of the Neighbourhood Plan document was discussed.

The draft introduction sections are quite long. Discussion took place on whether the early sections of the document should contain all this detail or whether some of this content should be moved to the individual policy sections. It was agreed that all information needs to add value to the plan.

There are no restrictions or rules on how long the document should be. Although developers and planners will be more concerned with the policy statements, the document will also be a valuable community document.

It was agreed that the introductory sections of the plan be worked on in light of the comments made.

## **8. Mapping**

The group discussed the list of suggested maps and agreed that all mapping suggestions were valid.

It will be necessary to agree the detail for each map and receive the information from the sub groups.

It was agreed to speak to the County Council and arrange a meeting to progress.

The presentation of the maps in the Neighbourhood Plan document was discussed. It was suggested that the maps could be put together in a booklet / appendix. The maps could be of different sizes i.e. an A3 map could be folded/attached in the document.

## **9. Designation of Green Spaces**

A discussion took place on 'Local Green Spaces' and possible sites. It was agreed to add Park House Play Area to the long list for discussion.

Stuart Carter to provide information on the 'Local Green Space' process, with particular reference to consultation with landowners. We would need to know the implications of designating land in private ownership.

## **10. Next Steps**

- DCC to provide feedback on the Design Policy
- The Introductory sections of the Neighbourhood Plan document to be looked at
- DCC to provide an example of a Basic Conditions Statement
- Ask Shaun Hanson to clarify the matters raised about the policies in these minutes
- Ask NECT for comments on the Heritage Policy
- Stuart Carter to check DCC flood policies
- Stuart Carter and Shaun Hanson to provide feedback on Transport & Travel and Business & Employment draft policies
- Stuart Carter to provide information on 'Local Green Space' – landowner process
- Arrange a meeting with DCC to progress mapping provision
- A timeline be drawn up

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

The next meeting of the full group to take place on Thursday 17 May at 2.30pm

Meeting ends 5.00pm