

**Durham City Neighbourhood Planning Forum Working Group
24 July 2018, Miners' Hall**

1. Welcome and apologies

Present: John Ashby, Pippa Bell, Sue Childs, Roger Cornwell (Chair), Peter Jackson, John Pacey, Ros Ward.

Apologies: Ann Evans, John Lowe, David Miller, Matthew Phillips, Angela Tracy.

The meeting was quorate.

2. Notes of 17 July 2018

Notes of the meeting were not available and will follow. (action **John Ashby**)

3. Draft response to Preferred Options circulated to the Forum by email on 16 July

After a thorough discussion of the draft response it was agreed to recommend the following additions for consideration and approval at the Forum meeting later today:

Preamble: Make clear that we are confining our comments to Preferred Options' policies compared with our Neighbourhood Plan policies.

Policy 2: Quantity of development: commend their adoption of the standardised methodology for calculating housing need. Add a caveat re 'need' being about places and people, not what builders provide.

Policy 4: Aykley Heads: important to provide not just for national/international 'footloose' offices but also for home-grown businesses.

Policy 5: Housing allocations: note that Holly Street now the subject of an application or 27 apartments (with very little living/social space)

Policy 6: sustainable urban extensions: whilst not in NP area, Sniperley would have a major adverse impact within our area.

Policy 16: Addressing housing need: say the percentage elderly persons accommodation should be a lot higher than 10%.

Policy 17: Durham University: insists, not considers, that there should be a full assessment of the economic, environmental and social impacts of the proposed scale, pace and locations of the Masterplan's proposals. Also mention issue of loss of Elvet Hill car park.

Policy 21: Green Belt: strongly support.

Policy 24: Durham City sustainable transport: make separate response to the separate consultation. Also express surprise that there isn't a new Park and Ride project.

Policy 31: Sustainable design in the built environment: put optional space standards into policy as required space standards.

Final comments: add this is major improvement on many previous policies.

The Working Group also noted that it would be necessary at the Forum meeting to seek authority to make further minor changes for clarity and accuracy.

The resulting final response will be submitted on-line by the Chair (action **Roger Cornwell**)

4. Re-writes of Themes

Theme 1: re-written except for references, then send to Carole Dillon for officer comment.

Theme 2a: more revisions required.

Theme 2b: more work to be done on the data-base,

Theme 3: more to do re hot food takeaways and the Stockton report.

Theme 4: couple of tweaks, then send to Carole.

Theme 5: send current draft to Carole.

Theme 6: more to do.

Ros to email Carole re availability over the summer; need her responses to re-written Themes by end August.

4. Timetable for future stages of the Neighbourhood Plan and the County Local Plan

Revisions were agreed to Ros' note to confirm deadlines of NP draft by end August and Submission by end October - revised version attached. *(please note inconsistency with deadline for Carole above)*

In order to retain evidence for aspects of the timetable, Ros will provide Sue with copies of emails from AECOM and from Carole regarding their time frames.

5. Holly Street new application

A new application has been made for the former Nelson's Yard, Holly Street for 27 C3 apartments. **Agreed** to confirm via the Parish Council that residential development of this site is in principle acceptable, especially if suitable for the elderly.

6. Any other business

6.1 Durham Churches Together initiative on 'Developing Communities': **Sue Childs** is on the Panel and will mention our Community Hub and creative cities projects.

6.2 Roger is meeting the MP with others regarding the deferred hotel proposal and other uncertainties over the redevelopment of the former Government Offices site at Milburngate. He will emphasise our concerns over the loss of residential accommodation and the need for a new Masterplan for the whole site.

7. Date of Next Meeting

Tuesday 31 July, after the 9.00 am Forum meeting at the **Miners' Hall**.

Durham City Neighbourhood Plan

Durham County Plan - key stages as published in Preferred Options

1. Preferred Options consultation 22nd June to 3rd August 2018
2. Pre-submission draft published for consultation January/February 2019
3. Submission Plan approved by Full Council and submitted to Secretary of State June 2019.
4. EIP winter 2019/2020
5. Adopted Local Plan Summer 2020

Durham City Neighbourhood Plan - key stages

1. Prepare amended text of all themes and projects.
2. Provide AECOM with revised themes for them to undertake SA/SEA.
3. Prepare full set of revised documents for repeat of Regulation 14 consultation with key stakeholders.
4. Amended Plan and documents to be approved by Neighbourhood Planning Forum and/or Parish Council.
5. Submit documents to DCC for informal view.
6. Submit the following documents to DCC: Map identifying the area of the Plan, consultation statement, plan proposal, and statement on how the plan fulfils the basic conditions.
7. DCC to formally consider soundness of the Plan and arrange 6 week Regulation 16 consultation.
8. Examination and publication of report with recommendation to proceed to referendum, or not.
9. Referendum within 5 weeks of the examiner's report, and following 28 days for publicity of date of referendum.
10. The Plan comes into force as part of the development plan for the area.
11. Arrangements for monitoring and review.

Notes on key stages

1. All themes and projects to be amended by the end of August. This includes editing the text to ensure consistencies across all themes and projects and amended maps where these have been called for.
2. AECOM have indicated that the SA/SEA process would take 3 to 4 weeks to prepare their report. (September 2018).
3. Full set of documents (see note 6) to be sent to Historic England, Natural England, Environment Agency for 4 week consultation (instead of full 6 weeks). It will be necessary to hold conversations with Historic England and DCC officers before consultation. October 2018.
4. Approval with publicity, November 2018. This is likely to coincide with the Durham County Plan's pre-submission draft consultation (winter 2018/19).
5. Formal submission - end October 2018.
6. Durham's Full Council or Cabinet will approve Plan for Regulation 16 consultation November/December 2018. This will significantly precede DCC officers preparing the Durham County Plan submission documents (June 2019).
7. The subsequent stages are in the hands of DCC.