

Witton Gilbert Neighbourhood Plan 2017 – 2032
Consultation Statement (July 2018)

2017 – 2032

SUBMISSION VERSION (JULY 2018)

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Contents:

1.0 Introduction

2.0 Witton Gilbert Neighbourhood Plan – Background

3.0 Consultation and Engagement – Timeline

4.0 Changes to the Plan

5.0 Pre-submission Consultation

6.0 Responses to pre-submission consultation

7.0 Strategic Environmental Assessment

8.0 Habitats Regulations Assessment

9.0 Conclusions

Appendix A: Statutory Bodies and local organisations consulted

Appendix B: Copies of consultation letters at Regulation 14 stage

Appendix C: Responses to pre-submission consultation and amendments made

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

1.0 Introduction

1.1 This Consultation Statement has been prepared to fulfill legal obligations set out in the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments. These Regulations require that when a qualifying body (in this case, Witton Gilbert Parish Council) submit a neighbourhood development plan to the local planning authority, they must also provide a Consultation Statement. Regulation 15(2) describes what is required in a Consultation Statement. This states that a Consultation Statement must:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 This Consultation Statement sets out:

- the background to preparation of a neighbourhood development plan for Parish of Witton Gilbert known as the 'Witton Gilbert Neighbourhood Plan';
- A timeline of the publicity, engagement and consultation that has helped to shape and inform preparation of the Plan;
- Details of those consulted about the Plan at the various stages of plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community; and
- A description of the changes made to policies as the Plan emerged in response to the pre-submission (Regulation 14) consultation. These details specifically can be found in Appendix B.
- Examples of documents used for consultation, and the relevant analyses of those consultations

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

- 1.3 The Statement concludes that the process and techniques involved in seeking community engagement and the outcomes achieved through preparing the Submission Draft Plan were extensive and appropriate to the purpose of the Plan. The extent of engagement is considered by the qualifying body to at least meet the obligations set out in the Regulations. The Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated Regulations and sets out how it has been applied in the Witton Gilbert Neighbourhood Plan.
- 1.4 The methods used and outcomes achieved from engagement have resulted in the submission of a plan that, in the opinion of the Parish Council, best meets community expectations expressed during the various stages of plan preparation and best meets the identified vision for the area.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

2.0 Witton Gilbert Neighbourhood Plan – Background

- 2.1 Witton Gilbert Parish decided to produce a neighbourhood plan in 2013. The need to produce a Plan was precipitated by the results of extensive consultation that took place by the Parish Council in order to produce the Witton Gilbert Parish Plan (2012). This provided the opportunity to take forward the ‘planning’ elements of the Parish Plan into a neighbourhood plan.
- 2.2 The Neighbourhood area was designated on 18th November 2013, and following that designation, work commenced on the production of a Neighbourhood Plan. The Steering Group have been responsible in the most part for the preparation of the neighbourhood plan, with input from the Parish Council, who gave delegated authority to the Steering Group.
- 2.3 There have been regular reports back to each Parish Council, and approval sought from each Parish Council at key milestones throughout the Plan preparation. Membership has changed little over the 4 years since the Steering Group was established.

3.0 Consultation and Engagement Timeline

- 3.1 The Parish Council have consistently consulted with local businesses, community and voluntary organisations in the Parish, as well as residents and landowners during the plan production. In many cases, due to the size and rural nature of the Parish, the same people may be residents/business owners/voluntary group members.
- 3.2 It would not be appropriate to make the database of residents consulted available to the public through publication of this Consultation Statement due to data protection obligations. However, in accordance with the requirements of the Regulations, details of publicity undertaken about the plan are described in this Statement and details of all consultation bodies consulted during plan preparation are identified in Appendix A of this Statement.
- 3.3 The timeline of events in the preparation of the Witton Gilbert Neighbourhood Plan are also outlined below.
- 3.4 There have been various stages and methods of consultation, including the statutory Pre-Submission Consultation stage. There have been extra consultations with local businesses, landowners, and younger people in the parish as part of, and alongside these consultations.
- 3.5 The whole process has taken just under 5 years from start to Pre-Submission Draft Plan stage, and the timeline below covers each stage of consultation:

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

4.0 Timeline of Consultation Events

2011 – 2012: Witton Gilbert Parish Plan

- 4.1 Initial consultation took place through the development of the Parish Plan, which was published in February 2012. To produce this plan, a detailed questionnaire was sent to every household and establishment in the parish, and two public meetings were held. The Witton Gilbert Parish Plan is included in the background evidence documents submitted with the Plan.
- 4.2 In order to achieve some of the objectives in the Parish Plan, it was decided to produce a neighbourhood plan. Key outcomes from the Parish Plan were incorporated into a vision and objectives and policy areas for the neighbourhood plan.
- 4.3 The neighbourhood plan has been publicised on the Witton Gilbert Community Website, which provides information to the community about what is happening in the parish. This website (www.witton-gilbert.org.uk) has provided constant information about the progress of the neighbourhood plan. In addition, hard copies were made available in local libraries, and consultation was undertaken with the local Member of Parliament for the area.
- 4.4 Key issues raised in relation to these consultation events were:
- Need to protect the environment which is highly valued
 - Need to have more housing in Witton Gilbert to meet the needs of people in the area
 - Lack of affordable housing for younger families and housing for older people
 - A need to protect local facilities
 - A need to reduce the impacts of traffic in Witton Gilbert and improve the area for walking and cycling

16th February 2015 – Front Street Consultation Event

- 4.5 This first consultation event focused on housing and the village centre project (which has now been implemented as a separate community project). The event was supported by Planning Aid and was attended by 15 land owners and local residents. There was a variety of support and concern expressed, particularly by residents near the proposed housing site.

21st February 2015 – First Community Consultation Event

- 4.6 This took place as an informal drop-in session. Leaflets were posted to every house and business in the neighbourhood area. The session was held in the large hall at the Cooper Hall Community Centre and featured a video loop with slides explaining the nature of neighbourhood plans and how the community could get involved. A series of tables and exhibition boards were set out with maps and other information.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

- 4.7 There was a welcome table at the entrance with information sheets to take away, and a registration sheet for people to sign and leave contact details in case they wished to be informed of progress on the neighbourhood plan. There was also a table with a large-scale map showing the Parish and the settlement area of Witton Gilbert.
- 4.8 There were wall maps showing green belt boundaries and exhibition boards covering housing site allocation suggestions, and village centre suggestions. Post-it notes were provided to encourage comments and feedback. Members of the steering group and a Planning Aid representative were on hand to explain what has been done so far and to answer questions.
- 4.9 The event was well attended by approximately 100 residents and lasted 3 hours.

30th May 2015 – Second Community Consultation Event

- 4.10 Following the same format as the event above, another drop-in session was organised to look at other issues in the neighbourhood area (with the exception of housing and the village centre project which was the subject of the first event). The event focussed on transport, heritage and the environment.
- 4.11 Approximately 65 people attended, some of whom had attended the initial drop-in session. Main issues raised were in relation to traffic, and speed of traffic on Front Street. There were concerns were raised about housing.

2nd June and 4th June 2016 – Consultation on initial draft plan

- 4.12 This consultation was on an initial 'draft' plan, and consulted on planning policies, and allocations for housing sites and a proposed settlement boundary for Witton Gilbert village. The event was well attended with approximately 70 people attending over the two days. This event was the first event at which a single draft document (with 13 policies) was presented, and the consultation was carried out online until the 17th June to allow residents time to digest the content of the proposed plan and make further comments.



Figure 1: Consultation event held in June

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)



THE PLAN

In the current planning climate it is difficult for local communities to have their views recognised. There is a presumption in favour of development built into planning law.

The Neighbourhood Plan gives us the opportunity to rebalance the system, allowing us to place our policy priorities at the heart of the planning decisions made in our Parish.

Our Plan must be forward thinking and positive in nature to take our community through to the year 2030.

Figure 2: Consultation document from event in June

WITTON GILBERT NEIGHBOURHOOD PLAN

PUBLIC CONSULTATION ON THE DRAFT PLAN

Since the series of public consultations in 2015 on issues important to the viability of the village, the Neighbourhood Plan Group has formulated a single, compact document which will form the basis of the final plan.

We want to hear your views and comments.

The posters on display present the major topics in the plan along with a brief summary of the policies contained therein.

Please look at the posters and the Draft Plan. Ask any questions and we will aim to answer as best we can.

If you would like to study the Plan at your leisure there is a copy on the new community website at www.witton-gilbert.org.uk

You can make your comments by post to: Draft Plan Consultation, 7 Hillside, Witton Gilbert DH7 6RB or by email at contact@witton-gilbert.org.uk

Comments please by 17th June 2016

Witton Gilbert Neighbourhood Plan



Public Consultation Events

Thursday 2nd June 6:00pm to 7:30pm
& Saturday 4th June 11:00am to 1:00pm
@ Cooper Hall

The first draft Plan is now available for Residents comments before we move to the next stage.

Please Come along and

give your views

The plan is also available to read or download at our new community WEB site
<http://www.witton-gilbert.org.uk/>

Figure 3: Leaflet advertising consultation events

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

4.13 As with previous consultation events, the feedback was generally supportive for the Plan, although there were concerns expressed about whether there was a need for more housing in Witton Gilbert. The event gave the steering group an opportunity to explain the purpose of neighbourhood planning to the local community.

4.14 As well as consulting the general public, members of the Steering Group felt that specific consultations should be carried out. On Tuesday 9th August 2016 there was a meeting organised specifically for Front Street residents who would most likely be affected by the proposed housing development to the rear of Front Street, and their comments were carefully considered.

5.0 Pre-submission consultation:

5.1 Witton Gilbert Neighbourhood Plan – Pre-Submission Draft Consultation [Regulation 14 Stage] commenced on Monday 15th January 2018.

5.2 An open day was held which displayed copies of the pre-submission draft plan as well as information about how consultation responses had led to the policy approach adopted in the Plan.

5.3 The statutory consultation period on the Pre-Submission Draft Witton Gilbert Neighbourhood Plan commenced on 15th January 2018 and ran for a period of six weeks ending on 27th February 2018. Publicity on the Plan comprised the following actions:

- Letters and/or emails sent to all consultation bodies and all other parties identified through the Plan database prior to commencement of the consultation period, including Durham County Council (a full list of organisations and bodies consulted is contained in Appendix A;
- Publicity was given throughout the process via the local Parish newsletter and the community website.
- The Plan and publicity material was posted on the website along with the main Evidence Base documents and all other consultation material;
- A full copy of the Pre-Submission Draft Plan was made available at the drop-in events.
- A full copy of the Environmental Report and the Habitats Regulations Assessment were made available on the website.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

6.0 Responses to Pre-Submission Draft Plan

- 6.1 There were a number of responses from Statutory Consultees (identified in the list in this document). Many of them related to minor changes or additions to policy wording and criteria. A full response to the consultation, and details of changes made is contained in Appendix C of this document.
- 6.2 All changes made following the pre-submission consultation can be seen on the Schedule of Responses which is contained in Appendix C. A key area of concern from both Durham County Council, and developers, was the omission of reference to proposed strategic sites proposed on the edge of the City of Durham, which are also within the Neighbourhood Area. Policy 2 has been amended to include reference to future strategic housing allocations.
- 6.3 Many of the changes are in relation to comments made by Durham County Council, and some minor wording changes have been incorporated in response to comments made by some of the statutory bodies.
- 6.4 Responses from residents were largely supportive, although some local residents, represented by the Front Street Residents Association have expressed concern about the proposals for housing to the rear of Front Street. Their comments are included in Appendix C. Individual consultation did take place with residents of Front Street as well as other consultation events.
- 6.5 A 'Health Check' was also carried out by Durham County Council. A number of modifications were made to the Plan in response to that Health Check. A copy of that document is available on the neighbourhood plan website.
- 6.6 Some other minor changes to wording, grammatical errors or areas where further clarification was needed, have also been made.
- 6.7 Overall, there was a very high level of support for the Plan.

7.0 Strategic Environmental Assessment: Screening Opinion and Environmental Report

- 7.1 A Screening Opinion was sought as to whether a Strategic Environmental Assessment would be required. This was sought from Durham County Council, and the conclusion was that SEA would not be required. A copy of the Screening Opinion is included in the submission documents.

8.0 Habitats Regulations Assessment: Screening Opinion and Habitats Regulations Report

- 8.1 A Screening Opinion was also sought as to whether Habitats Regulations Assessment would be required. This was sought from Durham County Council, and the conclusion was that Habitats Regulations Assessment would not be required. A copy of the Screening Opinion is included in the submission documents.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

9.0 Conclusions

- 9.1 The Submission Plan is the outcome of more than five years of continuous community engagement in various forms. It comprises a set of locally specific planning policies intended to guide development management decisions on planning applications so that they better reflect the communities' expectations concerning controls and support for new development in the Plan area.
- 9.2 Witton Gilbert Parish Council believes that this Submission Plan represents a fair reflection of the views expressed by the local community throughout the various stages of consultation and plan preparation. The Parish Council has formally 'approved' this final version of the Plan at their Parish Council meeting dated 12 November 2018.
- 9.3 All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the Steering Group and Parish Council. The Submission Plan is supported by a Basic Conditions Statement and by this Consultation Statement both of which adequately cover the requirements set out in the Neighbourhood Planning Regulations 2012 [as amended]. The Parish Council has no hesitation in presenting the Plan as a policy document that has the support of the majority of the local community who have been engaged in its preparation.
- 9.4 This Consultation Statement completes the range of tasks undertaken to demonstrate that publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the Witton Gilbert Neighbourhood Plan which will benefit the local community by promoting sustainable development in the Neighbourhood Area.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Appendix A: Neighbourhood Plan Consultation Bodies for the Witton Gilbert Neighbourhood Plan (consulted at Regulation 14 stage)

Consultation Body	Organisation	Contact	Reply
Local Planning Authority	Durham County Council	Head of Planning Services Durham County Council, County Hall, Durham, NE61 2EF. Tel.:	
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG. Email: planningconsultation@coal.gov.uk	
Homes and Communities Agency	Homes and Communities Agency	Homes and Communities Agency, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA. Email: mail@homesandcommunities.co.uk	
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ. Email: consultations@naturalengland.org.uk	
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR. Email: planning.nane@environment-agency.gov.uk	
Historic Buildings and Monuments Commission for England	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF. Email: e-neast@HistoricEngland.org.uk ; northeast@HistoricEngland.org.uk	
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, Y01 6JT.	
Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways Agency, Lateral, 8 City Walk, Leeds, LS11 9 AT. Email: planningYNE@highways.gsi.gov.uk	

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Consultation Body	Organisation	Contact	Reply
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2 EF. Tel.: 01670335161 Email: norccg.enquiries@nhs.net	
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. Tel.: 0117 953 1111 Email: info@avonline.co.uk	
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carliol Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB. Email: newsitereceptionedinburgh@openreach.co.uk	
	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA. Email: EMF.Enquiries@ctil.co.uk	
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG. Email: public.affairs@ee.co.uk	
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ. Email: jane.evans@three.co.uk	
	Virgin Media Limited	Virgin Media Limited, St James Court, Great Park Road, Almondsbury Park, Bradley Stoke, Bristol, BS32 4QJ.	
	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN.	
Any person to whom the electronic communications code applies	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA. Email: EMF.Enquiries@ctil.co.uk	
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North	

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Consultation Body	Organisation	Contact	Reply
		Wharf Road, London, W2 1AG. Email: public.affairs@ee.co.uk	
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ. Email: jane.evans@three.co.uk	
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA.	
	Northern Powergrid	Northern Powergrid, Lloyds Court, 78 Grey Street, Newcastle upon Tyne, NE1 6AF	
	National Grid	National Grid, National Grid House, Warwick, Warwickshire, CV34 6DA.	
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU.	
Sewerage undertaker	Northumbrian Water Limited	Laura Kennedy New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB. laura.kennedy@nwl.co.uk 0191 419 6767	
Water undertaker	Northumbrian Water Limited	Laura Kennedy New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB. laura.kennedy@nwl.co.uk 0191 419 6767	
Consultation Body	Organisation	Contact	Reply
Adjoining Parish Councils in County Durham			

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Consultation Body	Organisation	Contact	Reply
Sustrans	Sustrans	Mr Jonah Morris, Sustrans, 2 nd Floor Higham House, Higham Place, Newcastle upon Tyne, NE1 8AF Email: Jonah.Morris@sustrans.org.uk	
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area*			
Bodies which represent the interests of different religious groups in the neighbourhood area			
Bodies which represent the interests of persons carrying on business in the neighbourhood area			

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Consultation Body	Organisation	Contact	Reply
Bodies which represent the interests of disabled persons in the neighbourhood area			
Bodies who have requested to be notified of neighbourhood plans in County Durham	The Theatres Trust	Mark Price (Planning and Heritage Adviser) The Theatres Trust, 22 Charing Cross Road, London WC2H 0QL. Tel.: 02078368591 Email: mark.price@theatretrust.org.uk	

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

APPENDIX B: LETTER TO CONSULTEES (REG.14 STAGE)

Witton Gilbert Parish Council

Dear Sir/Madam

WITTON GILBERT NEIGHBOURHOOD PLAN

PRE-SUBMISSION CONSULTATION

FROM 6pm Monday 15th January 2018 TO 6pm on Tuesday 27th FEBRUARY 2018

I am writing to inform you that the Parish Council has reached the first formal stage in the development of the Witton Gilbert Neighbourhood Plan (the plan). This formal stage will comprise of a six week Pre-Submission Consultation as required by Regulation 14 of the Neighbourhood Planning Regulations 2012.

The Draft Plan and supporting documents can be viewed at: <http://witton-gilbert.org.uk//neighbourhood-plan/policy-areas> from 6pm on 15th January 2018.

Printed copies of the plan will be available for inspection, during normal opening hours at:

- Village Hall, Witton Gilbert Community Association, (Cooper Hall) Sacriston Lane, Witton Gilbert, DH7 6TF
- Durham County Council, County Hall, Durham, DH1 5UQ
- Clayport Library, Durham DH1 1WA
- [Sacriston Library](#): Plawsworth Road, Sacriston, DH7 6HU
- Langley Park Library: Old Co-operative Buildings, Front Street, Langley Park, DH7 9XE
- St Michael & All Angels, Coach Lane, Witton Gilbert, DH7 6SX

The plan will also be available at drop in sessions where there will be background information about the plan and representatives of the Parish Council and Neighbourhood Plan Group will be there to answer any questions you may have:

Village Hall, Witton Gilbert Community Association, (Cooper Hall)

- Thursday 18th January 2018 1800-19.30
- Saturday 20th January 2018 9.30-11.00

We would be pleased to receive any written representations/comments you may wish to make on the plan and supporting documents before 6pm on 27th February 2018. Representations/comments must be made in writing either by email to wittongilbertparishcouncil@gmail.com or by post to: 7 Hillside, Witton Gilbert, Durham DH7 6RB

'Representation forms' are available with the draft plan and supporting documents on line and at the above venues.

All representations/comments will be used to inform the development of future drafts of the proposed neighbourhood plan. In addition, they will be incorporated into a Statement of Consultation which will be forwarded to an independent examiner along with a draft of the plan at a later stage.

If you have any questions about this consultation, please do not hesitate to contact us using the above contact details.

Yours sincerely,

Neil Liddle, Chair Witton Gilbert Parish Council

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Consultee	Policy/Page	Comment Made	Suggested Changes	Response
Durham County Council	General Comment	<p>Thank you for consulting the council on the pre-submission version of the Witton Gilbert Neighbourhood Plan. As you are aware the council has sought to support the working group in the preparation of the neighbourhood plan since its inception. It is recognised that throughout this process the working group have carefully considered officer advice and in many instances have used this to shape the draft plan. I hope that this positive collaboration continues through the remainder of the process. Overall the council considers that the consultation document is a well-researched and evidenced comprehensive plan. It adds a local context to supplement the existing saved local plan whilst being sufficiently flexible to interface with the emerging County Durham Plan. However, there are a number of matters set out in the attached schedule which the council considers need to be addressed in order that full support can be given to the plan at independent examination stage. In particular, the council has concerns about draft Policy 1 which relates to the designation of a settlement boundary. Whilst the concept of the proposed settlement boundary is supported in principle the council has concerns in relation to the scope of the exceptions and their alignment with the National Planning Policy Framework, the City of Durham Local Plan and the emerging County Durham Plan. It is anticipated that these</p>	None	<p>The Steering Group are thankful to DCC for the help and support they have given over the years. However, it is considered that the creation of a settlement boundary is within the scope of neighbourhood planning, and that a robust methodology has been used to create this settlement boundary. We propose to retain this aspect of the plan, although there will be some amendments to the policy to add clarity.</p>

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		concerns can be alleviated through further discussion with relevant officers. I am confident that this will help to create a more robust and effective policy which will be future proofed.		
DCC	Policy 1	<p>New development proposed in the village of Witton Gilbert will only be permitted within the settlement boundary defined on the Policies Map.</p> <p>Exceptions to this are:</p> <p>a) development outside the settlement boundary which relate to affordable housing; or</p> <p>b) small scale local employment development; or</p> <p>c) other development which requires a countryside location and complies with the NPPF; or .</p> <p>d) where these proposals do not conflict with the purposes of the green belt.</p> <p>The Concept of the proposed settlement boundary is fully supported. However, we have concerns in relation to the scope of the exceptions and their alignment with the National Planning Policy Framework and the City of Durham Local Plan. In order to future proof the policy we would welcome discussion on the approach which we are developing through the County Durham Plan.</p> <ul style="list-style-type: none"> • Need to be clear which Policies Map? • Criteria d) weakens national policy on Green Belt. It should be deleted. • Perhaps change name from 'Settlement' 	Agreed	An additional criteria is proposed to include strategic site allocations being brought forward in the Durham Local Plan.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		Boundary to Witton Gilbert ‘Village’ Boundary for clarity		
DCC	Policy Intention	To focus new development within the settlement boundary of Witton Gilbert to secure the sustainable, managed regeneration of the village and protect its countryside setting.	Accept change	Change to upper case
DCC	Policy 2	Proposals for new housing development will be permitted within the settlement boundary of Witton Gilbert shown on the Policies Map, providing they :- a) employ high quality design that respects the scale, architecture, rhythm, height and character of existing established development and building arrangements including materials, boundary types, arrangement of front gardens and landscaping where attainable ; and b) provide high quality and sustainable design as outlined in Building for Life 12; and c) Incorporate measures to protect the amenity for existing and future residents; and d) provide a range of housing choices in terms of size and type, taking into account local housing needs; and e) include an element of affordable housing, where viable, using the target percentages and thresholds as specified in the most up to date evidence and / or Local Plan Development Plan and ensure that affordable housing is indistinguishable from other housing on the site; and f) ensure safe access to and from the site by all modes of	Accept changes suggested	Changes made as suggested, with the exception of the deletion of ‘and’, after each policy criteria, as it is considered that it is important that all these elements are given consideration in all schemes.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		transport including pedestrian and cycle routes.		
		<p>To contribute towards meeting the need of the parish's ageing population an older people's requirement of we will require 10% of the private and intermediate housing on sites of 10 units or more which, in relation to design and house type, increase the housing options of older people.</p> <p>Appropriate house types considered to meet this requirement include:</p> <ul style="list-style-type: none"> • level access flats; • bungalows; • sheltered Housing or Extra Care Schemes; or Specialist Housing <p>In meeting this requirement we encourage developers will be encouraged to build suitable properties to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings).</p> <p>Where it can be demonstrated that the requirement of this policy would undermine viability, either in terms of financial viability or lack of market demand, we encourage developers will be encouraged, as an alternative, to ensure that at least 10% of units within the site are built to Building Regulations Requirement M4(2) M4(2).</p> <p>Support will be given to proposals which provide</p> <p>The plan will support the provision of housing for vulnerable people and specialist housing provision, including nursing homes and residential and extra care facilities, in appropriate</p>		

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		locations and where there is an identified need.		
DCC	Policy 4	<p>Development proposals will be permitted where they comply with the following criteria-;</p> <ul style="list-style-type: none"> a) development of or within housing site H2 should use a the comprehensive design approach as outlined in Appendix A; b) development within the Historic Zone must follow the principles set out in Appendix A; c) where applicable ensure suitable safe access points to allow for connections to be made within the site, including for motorists, pedestrians and cyclists and also ensure the retention and, where possible, enhancement of the public footpaths; and d) where applicable where required, the incorporation of incorporate noise attenuation measures including and the retention of landscaping along the southern boundary ; to mitigate the impacts of noise on future residents and e) to retain both the biodiversity and visual setting of the site and its biodiversity; and f) e) proposals which would do not prejudice other parts of the H2 site coming forward for development by way of cutting off access points . will not be permitted. f) proposals for demolition will be permitted where the buildings or other element to be demolished does not make a positive contribution to the character, appearance or special interest of the area 		

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

DCC	Policy 5	Terminology between the Policy and Map needs to be consistent i.e. 'Heritage' or 'Historic'. Suggest deletion of 'and' in part a)	Agreed re consistency. No change to 'and'	Change to 'Historic' on Policies map
DCC	Policy 6 (part d)	d) any development proposals should make adequate provision to provide green open space in accordance with the most up to date standards in the latest evidence and / or the Local Plan.	Agreed	Changes made
DCC	Policy 6 (justification)	Sustainable design is not just about renewable energy. It is also about contributing positively to place-making and creating or renewing high quality places for local communities to flourish. It must be developed in response to a robust analysis of local character and this must be shown in a Design and Access Statement if required. This policy therefore seeks to address all aspects of 'sustainable design' and how this should be manifested in new development in Witton Gilbert	Agreed	Changes made
DCC	Policy 7	No changes suggested		
	Policy 8	To preserve and enhance the biodiversity value of Witton Dene Local Nature Reserve, promote access to the reserve, and promote its use for education and leisure benefits.	Agreed	Changes made
DCC	Policy 9	No changes suggested		
	Policy 10	Suggest 'and/or' to be inserted in introductory paragraph of policy, and 'and' to be inserted at the end of part b)	Agreed	Changes made
DCC	Policy 11	Proposals to incorporate traffic calming measures, speed reduction measures, and improved safety measures for pedestrians, cyclists and other users of	Agreed	Changes made

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>the network where appropriate will be supported. Developer Contribution money will be used to implement these measures where feasible and in consultation with the Highways Authority</p> <p>It is suggested that the above paragraph is deleted as it does not contribute to policy and is explained in the Policy Justification anyway</p>		
DCC	Policy 12	<p>POLICY 12: High Speed Broadband and Telecommunications</p> <p>All new development should incorporate the means of enabling ducting capable of accepting fibre-optic to enable high speed broadband. Unless it can be demonstrated by means of a viability study submitted by the developer that this requirement would undermine the viability of the scheme, either in terms of financial viability or lack of market demand for these products. The developer will be required to demonstrate, to the Local Planning Authority's satisfaction that this is the case.</p>	Agreed	Changes made
	Policy 13	No changes suggested		
	Policy 14	Remove 'and' from criteria a)	Agreed	Change made
	Policy 15	<p>Community energy generation projects will be supported within the Parish providing:</p> <p>a) every effort has been made to prevent the loss of the best and most versatile high quality agricultural land; and</p> <p>b) the proposal is sensitive to, and mitigates the impact on the local landscape and biodiversity; and</p>	<p>Agreed to add 'the best and most versatile high quality' as suggested.</p> <p>Retain 'ands'</p>	Add in suggested text

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>c) the proposal does not cause unacceptable impacts on the highway network or on local residential amenity; and</p> <p>d) the proposal causes minimum visual impact and maintains appropriate screening throughout the lifetime of the project managed through a land management plan.</p>		
DCC	Policy 15 (supporting text)	<p>The local community want to plan positively to reduce the carbon footprint of the parish. Proposals such as a solar farm have been (and continue to be) investigated, but there are many ways in which renewable energy projects can be achieved. This policy seeks to provide a positive framework to allow such schemes to come forward. It is also important that there is meaningful engagement with the community by the developer in advance of submitting a planning application to maintain community support for this type of project.</p> <p>The NPPF identifies land in grades 1, 2 and 3a of the Agricultural Land Classification as ‘Best and most versatile agricultural land’.</p>	Agree to suggested addition to support addition in policy	Paragraph added to justification text.
Historic England	General Comment	<p>Thank you for consulting Historic England on the pre-submission draft Witton Gilbert Neighbourhood Plan. As the public body that looks after England's historic environment, we are pleased to offer our comments. I welcome the attention paid to the historic environment in the draft plan. You have a positive strategy for the historic environment and you tackle the topic appropriately for the relatively low level of designated</p>	Support welcomed	

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>heritage assets in the plan area. None are on the national heritage at risk register but you could check with the County Council whether any assets appear on their emerging draft local heritage at risk register; the contact is David Sparkes.</p> <p>I note that the plan is particularly well-written, making it readable for a lay audience. To help with this I recommend some terminology changes to ensure consistency with national policy. I recommend including some of the historic environment definitions found in the NPPF's annex in your glossary.</p>		
Historic England	Paras 5.3 and 5.6	<p>In 5.3 I suggest changing 'listed' to 'designated' as some heritage assets are designated in ways other than listing. 'Designation' covers all types of nationally recognised heritage assets.</p> <p>In 5.6 (and elsewhere, eg. 7.4.1) I recommend not using the terms 'preserve' or 'preservation'. Although they appear in heritage legislation, they are generally not used these days in favour of 'conserve' and 'conservation', which signify a more positive approach to managing change in the historic environment (by balancing significance and harm) rather than signifying prevention of change. 'Protect' is acceptable in some contexts (eg. in the introductory commentary on p14), but as 'conservation' is defined in the NPPF for use in relation to both designated and non-designated heritage assets, it brings certainty to your plan so I recommend you use it in most instances (eg. Policy 5(c)).</p>	Agreed	Changes made
Historic	Policies	In the map key on p16, I recommend changing	Agreed	Changes made

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

England	map	'heritage assets' to 'designated heritage assets', as I assume the points on the map are identifying listed buildings. As you have rightly, identified, your plan area is likely to contain many non-designated heritage assets which your policies can still influence.		
Historic England	p.18 and para 7.1.3	I recommend including specific mention of the historic environment under Environment on p18. It should also be mentioned under 7.1.3, explaining further the ambition for the heritage identified in your vision statement.	Agreed	Changes made
Historic England	Policy 1	In Policy 1, you might like to consider the need for an additional exception in relation to opportunities to rescue heritage at risk, eg. bringing significant but decaying historic agricultural buildings back into use. You identify the presence of sites like these across the parish in 7.4.2, but the need for such an amendment should be based on evidence of heritage at risk across your plan area.	This was not raised as a significant concern by the local community	No change
Historic England	Policy 2	I welcome references in the housing policy section to protecting local character and distinctiveness. In Policy 2, you should consider including reference to housing density alongside the other criteria in paragraph (a) as this can have an effect on the character of new housing as discussed in Appendix A. For housing in general, please see our Advice Note 3: The Historic Environment & Site Allocations in Local Plans (2015), which also applies to neighbourhood plans.	Agreed	'density' added as part of criteria a) in Policy 2
Historic England	Policy 4	I welcome Policy 4 as a good way of managing the impact of new housing in an un-designated historic neighbourhood. The detail in Appendix A appears	Support noted	No change. A significant amount of work has already

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>sound from a historic environment perspective. I would encourage you to consider Historic England’s Streets for All guidance on the public realm, a revision of which has recently been out for public consultation (https://historicengland.org.uk/images-books/publications/streets-for-all/). You could also consider some of our other neighbourhood plan case studies which tackle design in the historic environment well; see https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/neighbourhood-plan-case-studies/. You have an opportunity to ensure detailed architectural design of new housing reflects local characteristics and is not simply imported and adapted from elsewhere. The proposed use of amenity space lowers density and adds to the place-making opportunities in the plan area.</p> <p>National Planning Practice Guidance says that, where relevant, neighbourhood plans should include enough information about local heritage to guide planning decisions and to put strategic heritage policy into action at a neighbourhood scale.</p>		<p>gone into making this a robust policy.</p>
<p>Historic England</p>		<p>I welcome Policy 5 as a good way of adding value to national policy when tackling the issue of non-designated heritage assets. Here you have rightly identified an area with heritage significance which also contains individual buildings with heritage significance. You are right to include the impact of proposals on setting in this policy. I would recommend you look at</p>	<p>Support welcomed.</p>	<p>Community Action added.</p>

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>Bredon Neighbourhood Plan (see the link to our case studies page, above) which tackles the issue of non-designated heritage assets well.</p> <p>The same comment I make above about terminology in Policy 2(a) should apply to Policy 5(a). I recommend including a Community Action for this policy area which seeks to identify further the features and characteristics of the Historic Zone that contribute to its significance (you mention some in passing on p30), in order to better protect them in the future with this policy. This can be achieved using tools to characterise local neighbourhoods, such as Placecheck and Our Place, links to which can be found under ‘Assessment tools’ on this page of our website:</p>		
Historic England		<p>I welcome reference to local distinctiveness in Policy 6. This should extend beyond buildings to landscape character, such as the impact of historic hedgerows and or other field boundary patterns and materials.</p>	Agreed.	Additional text added to supporting text.
Historic England	Policy 10	<p>For Policy 10, I welcome the village centre project as a good example of place-making in the context of a historic neighbourhood.</p>	Support welcomed.	
Coal Authority	General comments	<p>Thank you for the notification of the 14 January 2018 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</p>		No changes.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>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 Development High Risk Area Plans, there are recorded risks from past coal mining activity, including 72 mine entries, recorded and likely unrecorded coal workings at shallow depth and areas where coal has been removed by surface mining methods. If the Neighbourhood Plan proposes to allocate sites for future development in these areas then consideration would need to be given to how the development will take account of the risks posed to surface stability in accordance with the national and local planning policies. In addition any allocations on the surface coal resource will also need to consider the impacts of mineral sterilisation.</p> <p>It is noted that as drafted the Neighbourhood Plan does not propose to allocate any sites for future development and therefore we have no specific comments to make.</p> <p>In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the specific email address of planningconsultation@coal.gov.uk.</p> <p>The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.</p>		
Natural	Policy 7 and	Natural England welcomes policy 7 on biodiversity,	Support for	No change

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

England	general comments	<p>including the emphasis on net gain. The policy text identifies the presence of local biodiversity. We would like to raise awareness of the presence of ancient woodland in the neighbourhood plan area at Witton Dene (which may be the locally volunteer-managed woodland referred to). Sacriston Wood is also an ancient woodland, which is not within the plan area, but adjacent to its boundary.</p> <p>The woodland at Witton Dene and a nearby area to the west are also Priority Habitats. Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP). The location of Ancient Woodland and Priority Habitats is available on the Magic website.</p>	Policy 7 welcomed	
Northumbrian Water	General comments	<p>We are pleased to note that the Witton Gilbert Parish Council and Neighbourhood Plan Group have reached this detailed stage in the preparation of the Neighbourhood Plan and are using this opportunity to influence development in the neighbourhood plan area through developing local policies and community actions.</p> <p>We have reviewed the Pre-Submission Consultation Draft, and we set out below comments which we feel are of relevance or have an impact on us, as the statutory water and sewerage undertaker. We welcome that a sustainable framework has been used to develop the plan which reflects the principles contained within the National Planning Policy Framework. We further support the vision identified for the Neighbourhood Plan</p>	Support welcomed	

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>and the objectives included to support the delivery of the vision. In particular we welcome section 7.1.3 - Environmental Sustainability, with specific reference to the final paragraph which encourages the use of sustainable drainage systems (SUDS) as a method of incorporating sustainable design in all new development. 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 area. We welcome that the Neighbourhood Plan encourages the use of SuDS on new developments and consider that this will promote sustainable water management in the neighbourhood plan area.</p> <p>We also support the acknowledgement of protecting and enhancing the quality of the Parish's ground and river waters. We particularly support the expansion of this point in Policy 7 – Biodiversity in the Parish of Witton Gilbert which emphasises the desire of the Parish to retain and enhance existing features such as the watercourse as part of any new development.</p> <p>To conclude, we congratulate the Parish Council and Neighbourhood Plan Group on the production of policies that promote sustainable development in the Witton Gilbert Parish Neighbourhood Plan area.</p> <p>We hope that our comments are useful and we look forward to the progression of the Neighbourhood Plan towards submission and adoption.</p>		
Langley	General	Thank you for the opportunity to submit representations	Support	No change.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Estates	comments	<p>in respect of the Witton Gilbert Neighbourhood Plan. I write as agent on behalf of the trustees of the Langley Estate. The Estate owns land around the north and west of Witton Gilbert and extends further to the west of the village and north of Langley Park. As such, I am writing on behalf of a local landowner with land within Witton Gilbert Parish Council.</p> <p>The Langley Estate supports growth within Witton Gilbert including the provision for an additional 76 new homes or 5 homes per year over the next 5 years. They also support the need for this growth to be sustainable, especially in light of the Sniperley urban expansion. My client would like to propose the opportunity to utilise the estate land for the provision of sustainable growth to Witton Gilbert, in accordance with the Neighbourhood Plan policies. I have enclosed with this letter a plan showing the Estate's land adjacent to the village part of which could be utilised for further growth.</p> <p>We support the proposal for use of brown field sites for the redevelopment of the village however it would appear there is only one available brown field site off Findon Avenue which will not be capable of meeting the village's housing needs, similarly we are concerned that site H2 will not provide sustainable development in the form required to meet the 76 houses target. For this reason we would like to propose the Estate's land to the west of the village as an alternative opportunity for development which has a greater freedom to be developed sensitively, sustainably and,</p>	<p>welcomed.</p> <p>No changes are proposed to the settlement boundary which have received strong public support and has been produced using a robust methodology.</p>	
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Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		as it is a larger site, has more flexibility to offer public and community spaces associated with any development.		
Langley Estates	Policy 1	We agree there is a need for a defined settlement boundary to ensure there is only controlled growth of the village, but would propose an expansion to the west of settlement as this is the only land beside the village which is not within the Green Belt, is not adjacent to the Witton Gilbert Heritage Zone and does not have any adverse impact on the heritage, culture or sustainability of the village. This is further discussed in the comments for Policy 4 below.	See comments above.	No change.
Langley Estates	Policy 2	We support the proposal for any housing development to employ high quality design, protecting community, providing a range of house types including affordable housing and providing access.	Support welcomed	
Langley Estates	Policy 4	We disagree with this policy as drafted as, for several reasons we doubt that Site H2 can meet the needs of the village in accordance with this Neighbourhood Plan. Firstly, development on site H2 will lead to additional junctions into Front Street which can cause added disruption and congestion during peak times, particularly emphasised by it being used as a 'rat run'. We also note that the site is inextricably intertwined with the properties of the Heritage Zone, to focus additional development in and around the Heritage Zone does not appear to be the best means of protecting the heritage of the area. We also note that the heritage zone extends south of the A691 and by enabling development at H2 this can only serve to	The policy for H2 is designed to prevent the traffic concerns expressed. The Heritage Zone is not designed to prevent future development; it is designed to encourage high quality regeneration.	No change.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>further sever the buildings at Front Street from those south of the road turning the heritage zone into two distinct parcels rather than a continuation over the road.</p> <p>Finally, we have concerns that the only development sites are H1, a small brownfield site and H2 as described. If the village is to secure 76 new houses over the 15 year period, we are doubtful that these two sites will be able to deliver the number of houses needed in the style presented. Unless additional land is made available, H2 could simply become a very high-density scheme which loses the public open space and community benefits. My client's landownership extends from Sacriston Lane, the B6312 at the north of the village around to Northburn Lane and encircling the primary school and playing fields. We would like to propose part of this land as an alternative option for development as it has fewer constraints and more opportunities than site H2. We believe access can safely be taken off either of these highways without such a significant impact on the traffic at Front Street or any impact on the Heritage Zone.</p>	See comments above with regard to the settlement boundary.	
Langley Estates	General Comment	<p>This Neighbourhood Plan strongly encourages the protection of green spaces which includes the playing fields and allotments at G4A, G4B and G14. The provision of development on my client's land leading up to this space can provide additional footpath links into the playing fields, further protection of the existing green space by enhancing it as a central community resource and the provision of further community spaces</p>	See comments above.	No change.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>within the development without the prospect of expanding the village in a linear fashion.</p> <p>My client's land offers the opportunity to take a larger expanse of land which can offer a more varied house type, can be of a particularly high-quality design and include intentionally designed open spaces such as village greens and community spaces as described in Policy 6 – Sustainable Design.</p> <p>We note in the Design Brief at Appendix A for the land south of Front Street and the Historic Zone, that the development will be of a high density with 3 access points onto Front Street creating additional congestion and the provision of only 3 very small public community spaces, all of which are at the edge of the development in very close proximity to the A691 and can have negative implications from noise and air pollution. The appendix goes on to provide examples of public open spaces in new housing developments, all of which are of meaningful sizes and often form a central feature as a courtyard surrounded by housing. This is not possible on the H1 site but is certainly possible on my client's land, both to meet the needs of the 76 units in Witton Gilbert and also the high quality sustainable design while providing enhanced and protected public open space.</p>		
Front Street Residents Group	General Comments	<p>Firstly we are saddened and disappointed that you have taken such a u-turn from our numerous discussions and meetings. We are pleased that at least this time you made sure there was wide notification of the fact the plan was out for consultation</p>	<p>Thank you for comments, and points taken; the NPSG have consulted at</p>	<p>No change</p>

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>and were clear this time about timelines and content. In respect to the meeting we attended with you in Cooper Hall on 7th November 2016 please find below my notes and records of the discussions and the promises you made: Neighbourhood plan update review:</p> <p>Mike Lowe, county plan update, is not very far through and NP has to be alongside county plan so pushing ahead would be wasted. The overall county plan as a number of options looking at around 25000 – 30000 houses over 25 years. In terms of housing requirements a housing paper was sent months ago. The committee can't put a number on it as it wis a strategic issue, and housing can't be looked at in isolation/silo. You stated that a pro-rata for W Gilbert is not sensible. you also said you were advised you were not allowed to use the approach you did, projecting forward based on past and that a sensible stance is needed to fit with infrastructure supply across the county. You said you couldn't put a number on housing and that there are discussions on the five year housing supply with a forum planned to meet on the next Thursday with Durham association of local councils focused on neighbourhood planning.</p> <p>Only 1 plan gone for inspections at this point, Sedgefield whose plan was rejected as not pro development. We talked about the land behind the Glen being ready to sell but that the planning application hadn't gone in yet for a proposed 5 houses. You said that you were going to change how you would</p>	<p>regular intervals throughout the process and have done our best to keep residents informed through regular open days, information on the website, and this pre-submission consultation.</p> <p>Comments about past meetings are noted, but have little bearing on the details of the pre-submission draft plan.</p> <p>Further information about housing was available in the evidence reports on the website.</p>	
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Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>address the plot allocation. Not allocating sites but stating that development would be accepted within settlement boundary so defining you would be defining the boundary. Not approaching allocation in the same way and allocating housing per area rather than be specific. You said you would send us the design brief for our views. We have spoke to the planners and Robert Blackman Woods and they have a copy. Roberta has also visited and walked Front Street to look at the area. You stated that you were now working to revised timescales, held up with meeting and review from County Council and you would send us the timetable when it was clearer. There was also a paper to justify the historic core in development.</p> <p>You thought the next draft would be Feb 17. You had a positive vibe from the council. In essence it was going in the right direction but needed some change of order and wording to reflect the above and to include more green spaces aspects, and issues on land county Council own. You were also making sure the allotments and playing fields were to be protected. You mentioned a site at Rose Lea which is leased to parish, which the council..?? tried to building on it in 2008. Durham village regeneration transferred to Durham City Homes, playing area. Allotments at risk?? You want to protect the wide verges down Sacriston Lane which you said were well used so need to protect them. You also talked about protecting the green spaces including land at end of east/west block and bottom of Falkous Tce.</p>	<p>Local Green Spaces have been proposed further to extensive consultation and</p>	
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Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>Comments: Some of the statements you made at our meeting have been reflected in your latest version but not very many of them. I am pleased to see the emphasis on green spaces but would have hoped that would have included protecting the area and the environment of the residents in Front Street as well as the rest of the village. The housing designs proposed are not fitting for the area and aren't in keeping with stone buildings that are clad and whitewashed in the historic core. You have still included a lot of the issues which we are concerned about and I would refer you back to all of our previous correspondence and ask for this again to be taken into account. Most specifically the development areas outlined in the land behind Front Street. We still struggle to understand the logic behind this area as it does nothing to protect the historic core and the comments that the area needs to be regenerated are absurd as the housing stock is well looked after and is by no means an area in poor condition but one of a close community of families supporting one another.</p> <p>Since this last meeting, the application for the land behind the Glendenning Arms has gone in and after nearly a year has only just been approved albeit still leaving many issues not addressed. The local residents have all objected and there is a mass of correspondence on the planning site. Some of the consultees are not supportive of the development, e.g. the Coal Authority due to mine working in the area and</p>	<p>assessment of sites against the NPPF requirements.</p> <p>The area to the rear of Front Street would not meet the criteria for protected green space (LGS)</p> <p>The land to the rear of front street is proposed for new housing and has been supported by the majority of people in the village. This area will remain proposed for housing. The constraints identified can be mitigated (and</p>	
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Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>also concerns have been raised by the council with respect to noise levels due to the proximity of the road. Traffic issues are still a major concern and particularly access to the new development and the rat run that Front Street becomes on an evening. Parking in Front Street is still a major issue and there are already neighbour tensions around inconsiderate parking around the area. I am saddened that you have taken so little consideration of our concerns and have gone back on your word. As you deviated so much from your promises in 2016 I am disappointed that you have not contacted us in advance of reissuing this document. You have our contact details. I wonder if there is a complaints process that we can follow with respect to our concerns over the approach taken by the neighbourhood planning committee. If so please could you provide details on how to proceed?</p>	<p>have been mitigated in relation to those applications now approved).</p> <p>The Coal Authority have responded separately, and have not identified any concerns with the NP.</p>	
Kimbleworth Grange Residents Group	General Comments	<p>As residents of Kimblesworth Grange, we would like the Witton Gilbert neighbourhood plan to reflect the fact that there is an historic area and small hamlet of 13 houses here. This is currently within the greenbelt and it is vitally important that we protect our environment from any developments that would have an adverse impact on the rural nature of the settlement. We believe that a specific reference to Kimblesworth Grange would be a welcome addition to the plan.</p>	<p>Kimblesworth Grange is referred to in the supporting text. As many of the buildings are listed, and the hamlet is within the green belt, it was considered that the area is well covered by existing national</p>	No change

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

			planning policy, and that the neighbourhood plan could do little to add to that.	
Mr Fishburn (resident)	General comment (p.59)	This development should be ok providing there is good design housing built	Support welcomed.	
Mr Cowan (resident)	General comment	Thankful for all the hard work carried out by the Parish Council	Support welcomed.	
B N Cooper (resident)	General comments	The Parish Council is to be congratulated on the detailed and informative presentation. When deciding to purchase a house in Co.Durham area 36 years ago, the attraction of Witton Gilbert was that it was readily identifiable as a village. I was born in a small village in Bradford, Yorkshire. The village lost its identity when a large estate was built which effectively joined five villages together. I full support the aims of Project One, and sincerely hope that the Parish Council can be achieved. At that presentation I queried whether Projects two and three could be achieved within the restrictions of Project One. I was informed that there was sufficient available land within Project One.	??	
JSM Thames (resident)	General comment	The proposed plan for Witton Gilbert seems very sensible.	Thank you for comments	No change
Ms Wilkie (resident)	General Comment	Interested in preserving the character of the Parish and opposing overdevelopment (eg proposed development at Langley Park)	Langley Park is outside the neighbourhood area.	

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Mr Shires (resident)	General Comment	My house frontage is onto the west part of Front street although my address is Park view. I see that the subject of tackling the 'rat run' on Front street has reappeared. There was a suggestion to stop a righthand turn onto the east park of Front street. I have constantly observed that the vast majority of this traffic is resident to the village and turns right up the Sacriston road. I would most strongly object to altering the route of the traffic to have to go to the roundabout before it could turn right into the village. I already get all the traffic coming from the north through the village, but this suggestion would mean I would also get all the traffic entering the village from the east. I would find this solution totally unacceptable. If you want to deter the few cars that use Front street as a rat run when an occasional long queue of traffic from the roundabout happens. If something is to be done might I suggest a couple of 'speed humps' be inserted into the eastern end of Front street.	Thank you for the comments, which will be taken on board through community actions. They are not issues that can be addressed through planning policies	No change.
T.E.A. Lamb (resident)	General Comment	Village resident for 74 years. Interested in all aspects of our village and its future, and heritage. Having been brought up in Witton Gilbert I have seen one village grow to an appropriate level. I would like to see this maintained and our village remains as a village without the risk of it growing into something bigger. I brought my family up in Norburn Park. When I bought our house 34 years ago as it was in an appealing location looking out onto the stunning countryside of the surrounding farmland. I would be devastated to lose the surrounding views which make the village so	Thank you for comments. Policies in the plan seek to protect the surrounding countryside from controlled expansion through policies related to the	No changes required

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		appealing. I moved to Witton Gilbert at one age of 3 years old and have enjoyed living here ever since. The village as it is is quiet, accessible, and a nice place to live. I feel this should be appreciated and maintained.	settlement boundary.	
Gladman Developments	General Comments	Some general comments made about the local planning process, and the planning context. This has not been directly copied. Specific comments in relation to policies are set out below.		
Gladman Developments	Policy 1	<p>Gladman object to policy 1 in its current form as this will act to preclude the delivery of otherwise sustainable development opportunities from coming forward. The Framework is clear that development that is sustainable should go ahead without delay in accordance with the presumption in favour of sustainable development. The use of a settlement boundary will likely act to arbitrarily restrict growth opportunities from coming forward and therefore does not accord with the positive approach to growth required by the Framework. Indeed, the PPG is clear that all settlements can play a role in delivering sustainable development, so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence¹</p> <p>Accordingly, Gladman recommend that a more flexible stance to development that is well related to Witton Gilbert is taken and the following wording is put forward for consideration:</p>	The use of a settlement boundary is a legitimate planning tool to focus development in appropriate locations. The neighbourhood area is planning for the appropriate number of houses to meet the requirements as set out in the OAN identified. The plan does not seek to restrict housing, but seeks to	No change

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>“When considering development proposals, the Witton Gilbert 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. Applications that accord with the policies of the Development Plan and the Witton Gilbert Neighbourhood Plan will be supported particularly where:</p> <ul style="list-style-type: none"> - Provide new homes including market and affordable housing; or - Opportunities for new business facilities through new or expanded premises; or - Infrastructure to ensure the continued vitality and viability of the neighbourhood area. <p>Development adjacent to the existing settlement will be permitted provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.”</p>	encourage new housing within the settlement boundary.	
Gladman Developments	Policy 2	<p>Whilst recognising the importance of ensuring good design is incorporated in future housing developments, Gladman is concerned that criteria b which requires adherence to Building for Life 12 standards will likely have an adverse impact on development viability. Building for Life 12 simply provides guidance to assist design of development and all of the principles within Building for Life 12 guidance may not apply in all cases. Gladman recommend that reference to Building for Life 12 standards is deleted.</p>	There has been a modification of this policy in relation to response from Persimmon. The reference to BfL12 will not be deleted.	Change to policy as per comments made by Persimmon Homes

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Gladman Developments	Policy 3	<p>Whilst Gladman support the principle of providing homes to meet the needs of the Parish, we are concerned that the requirement of 10% of all homes to be delivered to provide options for older residents places an onerous requirement which may hinder development viability as it does not take into consideration the characteristics of the area of whether it is realistically achievable to deliver these types of homes. Furthermore, whilst it is noted that the policy encourages developers to build properties in accordance with M4(2) requirements, the use of M4(2) is an optional requirement and as made clear in the Government’s Written Ministerial Statement 2015 that the optional technical standards should only be undertaken through an emerging Local Plan based on a clear and up-to-date assessment of need and that neighbourhood plans should not be used to apply the new national technical standards. Accordingly, this element of the policy should be deleted as it is not in accordance with basic condition (a).</p>	<p>The policy has been developed with robust evidence as shown in the background papers and has been drafted with the assistance of Durham County Council who consider that the policy does not present viability issues.</p>	No change
Gladman Developments	Policy 9	<p>Gladman remind the Parish Council that the Framework makes clear at Paragraph 76 that designation of land as Local Green Space (LGS) should be consistent with the local planning of sustainable development for the area. Paragraph 77 sets out three tests that must be met for the designation of Local Green Spaces. Paragraph 77 states that: “The Local Green Space designation will not be appropriate for most green areas or open space. The</p>	<p>A significant amount of work and evidence gathering was done to support the LGS designations to ensure they comply with the relevant</p>	No change

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>designation should only be used:</p> <ul style="list-style-type: none"> - Where the green space is in reasonably close proximity to the community it serves; - Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreation value (including as a playing field), tranquillity or richness of its wildlife; and - Where the green area concerned is local in character and is not an extensive tract of land.” (emphasis added). <p>It is considered that there is insufficient evidence to support the proposed designations against the requirements listed above. Indeed, this issue was highlighted in the Examiner’s Report to the Wantage Neighbourhood Plan² which stated: “12.5 Overall, there is simply insufficient, proportionate, robust evidence to support the proposed designations in the plan promoted by this policy. Given this I am not in a position to determine which green spaces should be retained in the plan. I would recommend that the policy be deleted. “</p>	<p>paragraphs from the NPPF and this evidence has been made available on the website. The example of a neighbourhood plan that didn’t provide justification for their LGS is not particularly helpful or relevant to Witton Gilbert.</p>	
Persimmon Homes	General Comments	<p>The introduction to the letter has a long preamble setting the policy context to neighbourhood planning, but no specific points in relation to Witton Gilbert. Specific points are then made in relation to specific parts of the plan, as covered below:</p>		
Persimmon Homes	General comment	<p>While we support the general thrust of the sustainable framework outlined in section 7.1.1. of the Plan, Persimmon Homes are concerned that the framework</p>	Accepted.	Change made

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>fails to highlight the role that the delivery of market housing plays in the achievement of sustainable development choosing to focus entirely on the need to 'ensure provision of affordable housing'. Paragraph 7 of the NPPF sets out that in order to support strong, vibrant and healthy communities the planning system must provide the supply of housing required to meet the needs of present and future generations, this includes both market and affordable housing needs. Persimmon Homes suggest that the second bullet point under the Social heading be amended to state 'ensure the housing needs of the Neighbourhood are met in full through the provision of an appropriate range of mix, type and tenure for both market and affordable housing'.</p>		
Persimmon Homes	Policy 1	<p>As discussed above the PPG sets out that neighbourhood plan policies may become out of date if they conflict with policies in a Local Plan that is adopted after the making of the neighbourhood plan. In regards to Neighbourhood Plan settlement boundary policy the exemptions criteria fail to recognise that acceptable development areas beyond the proposed settlement boundaries may be identified for development as part of the County Durham Local Plan. Persimmon Homes suggest that 'land developed in accordance with an allocation in the County Durham Local Plan be added to the exceptions list in order to add flexibility and ensure that Policy 1 remains up-to-date in the event the allocation(s) are proposed as part of the CDLP within the Neighbourhood Plan area but beyond the</p>	Accepted.	Change made.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		settlement boundary.		
Persimmon Homes	Policy 2	Persimmon Homes are generally supportive of Policy 2. However point B referring to Building for Life 12 requires further clarification as to the use of the guidance. Persimmon Homes suggest that point B be amended to 'provide high quality and sustainable design informed by the principles set out within Building for Life 12'. Persimmon Homes welcome the consideration of development viability in the application of affordable housing requirements. This offers sufficient flexibility to ensure the neighbourhood plan remains deliverable in changing future economic scenarios or on development sites at the margins of viability by ensuring that plan will not require an affordable housing obligation of such a scale that a site ability to be developed viably is threatened.	Agreed, and appreciate support for other aspects of the policy.	Amend part b) to suggested wording.
Persimmon Homes	Policy 3	Policy 3 seeks at least 10% of private and intermediate dwellings to be provided in the form of appropriate housing for older people with housing types considered appropriate to meet this requirement including; level access flats, bungalows and sheltered housing or extra care scheme or specialist housing. Persimmon Homes object to Policy 3 as firstly it is unclear where this justification stems from and therefore the evidence base of imposing the 10% requirement. Whilst the SHMA shows that older people would like to move to other types of housing, it is unclear as to why the requirement is 10%. The PPG sets out that if policies and proposals are to be implemented as the community intended a neighbourhood plan needs to be		

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

	<p>deliverable. The NPPF requires that the site and the scale of development identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. This requirement provides further grounds on which Persimmon Homes object to Policy 3 as there is insufficient assessment and understanding of the implication of this policy burden, and other policy burdens and obligations', cumulative impact on development viability.</p> <p>Policy 3 appears to replicate closely Policy 31 of the now revoked County Durham Plan which sought a similar provision for elderly persons housing. The Parish Council will be aware that the LPA consulted upon a new County Durham Plan Issues and Options in June 2016. Alongside this consultation the LPA produced an Issues and Options Plan Viability Assessment which indicated that it is the Council's continued aspiration is to seek to provide more housing options to older people through a policy requirement for specific housetypes. The Draft Issues and Options Viability Assessment indicated only that the cost and revenue implications of these aspirations will need to be factored into a future detailed viability assessment. As this detailed Viability Assessment is yet to be complete the implications of the policy burden remain unknown and as such the policy requirement within the Witton Gilbert Neighbourhood Plan is unsound. Persimmon Homes are of the view that the emerging County Durham Plan is the correct policy vehicle</p>		
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Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>through which to impose an elderly persons housing policy to ensure that the viability implications of its application can be fully assessed as part of the plan viability assessment which will be subject to consultation and critique from the development industry. To bring forward and adopt the policy ahead of this assessment adds to uncertainty to the deliverability of the Neighbourhood Plan. Further in meeting the 10% appropriate older persons housing Policy 3 encourages developers to build suitable properties to Building Regulations Requirement M4(2) accessible and adaptable dwellings. Although it is noted that the policy seeks only to encourage developers to meet this standard, Persimmon Homes consider that the reference to optional technical standards should be removed as the Written Ministerial Statement 2015 made clear that these standards should only be undertaken through an emerging Local Plan based on a clear and up to date assessment of need and that neighbourhood plans should not be used to apply the new technical standards.</p>		
<p>Persimmon Homes</p>	<p>Policy 6</p>	<p>Persimmon Homes objects to Policy 6 as currently drafted. The requirement for development to be designed to achieve the highest possible energy efficiency standards is an ambiguous standard which lacks clarity. Due to this decision-makers will not be able to apply the policy with consistency and with confidence when determining planning applications. Additionally, the requirements within Policy 6 to achieve the highest possible energy efficiency standards and to</p>		

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>incorporate renewable and low carbon energy generation into design are unjustified and inconsistent with national policy thus rendering the policy unsound. As Parish Council will be aware the ministerial statement dated 25th March 2015 set out that following the commencement of the amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015, LPAs should not seek to set energy requirements from developers which go beyond the Building Regulations. Therefore the Neighbourhood Plans' requirement for energy efficiency standards and energy generation go beyond Building Regulations and are therefore unjustified. As such Persimmon Homes request that the requirement to achieve the highest possible energy standards and point C within policy 6 be deleted.</p>		
Theakston Estates Ltd.	General Comments	<p>We write on behalf of our client, Theakston Estates Limited and their associated companies, in response to the consultation on the Witton Gilbert Neighbourhood Plan Pre-Submission Draft ("the Plan") which is out to consultation until Tuesday 27 February 2018.</p> <p>As you may be aware, our client has a portfolio of land across County Durham and the wider region. More locally within the Witton Gilbert Parish Boundary, our client controls land east of the recreational ground at Langley Park, which has outline planning permission for up to 400 dwellings (ref. 4/13/00225/OUT/HJON). This land is also subject to a live application for the approval of Reserved Matters for 353 dwellings (ref. DM/17/01593/RM).</p> <p>In addition, our client also has an interest in and</p>	Agreed.	No change

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>controls land which forms part of the proposed Sniperley Park Strategic Housing Site. Part of this land area falls within the Neighbourhood Plan Boundary as acknowledged on page 11 (section 5.2) of the Plan. We have therefore reviewed the draft Plan in relation to these land interests and we request that the following comments and suggestions be considered in subsequent revisions.</p> <p>Emerging County Durham Plan</p> <p>We welcome the references in the draft Plan to the emerging Country Durham Plan and in particular the acknowledgement of the Sniperley Park urban extension. (Section 5.2)</p> <p>As the Witton Gilbert Neighbourhood Plan may come forward in advance of the emerging County Durham Plan, it is important to emphasise that it is the role of the Local Plan to establish the strategic priorities and strategic policies for the area – including housing requirements, strategic housing allocations (such as Sniperley Park) and the extent of any associated Green Belt release – as outlined in NPPF paragraph 156. As such, the Neighbourhood Plan should not prejudice the emerging County Durham Plan and acknowledge the potential role of an urban extension at Sniperley is both appropriate and welcomed.</p>		
Theakstons Estates	Policy 1	<p>Proposed Settlement Boundary</p> <p>The proposed Settlement Boundary (draft Policy 1) comprises a relatively small area, drawn relatively tightly around the existing built development at Witton Gilbert as identified on the Policies Map on pages 16</p>	Agree with points made.	Additional criteria to be included in Policy 1 to recognise future strategic developments

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>and 17.</p> <p>The Neighbourhood Plan Boundary however covers a much wider area and includes land which lies immediately adjacent to Sacriston, Langley Park and Durham City.</p> <p>From our reading of the draft Plan and supporting documents, it is evident that the vast majority of its content and policies relate only to the settlement of Witton Gilbert and that the Neighbourhood Plan Boundary uses the Parish Boundary for administrative purposes only. The Background Housing Topic Paper (April 2017) states that:</p> <p>“The Neighbourhood Plan housing policies focus mainly on the Village of Witton Gilbert and the aim of the Neighbourhood Plan is to encourage development that contributes to the sustainability of the village of Witton Gilbert...”</p> <p>Draft Policies 1 (Settlement Boundary of Witton Gilbert) and 2 (Housing development in Witton Gilbert village), as currently drafted, however, potentially restricts development outside of Witton Gilbert that falls within the wider Neighbourhood Plan area but is adjacent to other sustainable settlements.</p> <p>For example, draft Policy 2 states that “Proposals for new housing development will be permitted within the settlement boundary of Witton Gilbert shown on the Policies Map...”.</p> <p>Based on the policy justification and the general Plan objectives, it appears that it is not the intention of the Plan to try to restrict development in sustainable</p>		<p>planned in the Neighbourhood Area.</p>
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Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

		<p>locations within the wider Neighbourhood Plan area. Therefore for clarity, additional text should be added in relation to policies 1 and 2 stating that they relate to Witton Gilbert and its immediate environs and that development in the wider Neighbourhood Plan Area in sustainable locations will not be prevented. As such, we request the following revisions to draft policies 1 and 2:</p> <p>Policy 1 As such, we request an additional point to be included to the list of exceptions in draft Policy 1 which states: e) <u>Sustainable development in locations directly adjoining Sacriston, Langley Park and Durham City.</u></p>		
Theakston Estates Ltd	Policy 2	<p>We also request the following amendment to draft policy 2: Proposals for new housing development will be permitted within the settlement boundary of Witton Gilbert shown on the Policies Map and at locations directly adjoining Sacriston, Langley Park and Durham City, ... For completeness, reference should also be made within the Plan to our client's site at Langley Park, located within the proposed Neighbourhood Plan Boundary, which has planning permission for up to 400 dwellings. We suggest the area of land identified on the attached plan should be added to the proposals map and annotated as "site with planning permission for housing".</p>	The amendment above covers the issue of other areas outside the settlement boundary.	No further change to text. Map to include land with planning permission for housing as suggested.

Witton Gilbert Neighbourhood Plan 2017 – 2032

Consultation Statement (July 2018)

Theakston Estates Ltd.	Policy 3	<p>As with draft Policies 1 and 2 it should be clarified that draft Policy 3 (Older Peoples Housing) relates solely to the needs of Witton Gilbert urban area (based on the evidence set out in the Plan and the Housing Topic Paper) and does not relate to development in the wider Neighbourhood Plan Boundary.</p> <p>Accordingly, we request the following revision to draft Policy 3: Policy 3 To contribute towards meeting the need of the parish's <u>Witton Gilbert's</u> ageing population we will require 10% of private and intermediate housing on sites of 10 units or more <u>within the Settlement Boundary shown on the Policies Map</u> which, in relation to design and house type, increase the housing options of older people...</p>	The SHMA has identified a general need for more older people's housing, and the evidence paper accompanying the Plan also provides information on this. The provision should apply across the Neighbourhood Area, not just within the village.	No change.
Theakston Estates Ltd	Identified Housing Need (p.6)	It is considered that this section, on page 6, should acknowledge the approved housing commitments including our client's site at Langley Park which has outline planning permission for up to 400 new homes.	Agree.	Text to be added.