

Sedgefield Neighbourhood Plan

Reg.16 Consultation Responses

Representation made by Durham County Council as part of Regulation 16 Submission Draft publication and submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act

Sedgefield Neighbourhood Plan Submission Draft DCC Comments Nov 2018		
Policy or Section in the Neighbourhood Plan	Suggested Change	Reason
Community Action – Green Spaces (p21)		
Main policy and policy reason/justification sections	<p>This section would benefit from a clearer introduction to clarify that the Community Action is not a planning policy and does not therefore carry the same weight as policy.</p> <p>This action would benefit from a map to identify the sites in the list.</p> <p>The SHLAA references (7SF124 and 7SF123) need explaining or removing.</p>	To improve clarity and consistency.
POLICY G1: Built-Up Area Boundary around the settlement of Sedgefield		
<p>The justification section:</p> <p>This does not mention planned employment development at NetPark (which is included within the proposed BUAB).</p>	<p>This section should include explanation of planned development at NetPark. This could perhaps cross-reference with the Business Support Strategy included at the rear of the plan document.</p>	To ensure the extent of the boundary is fully explained.
POLICY G2: Sustainable development outside the Built-up Area Boundary		
Main policy section:	<p>This section should clarify the scope of the policy, perhaps by including an explanation that this policy will not apply to</p>	To improve accuracy and clarify the scope of the policy.

<p>Built development will be supported where it meets national and local policy requirements.</p>	<p>other countryside development, for example infrastructure, rural enterprises or farm diversification, tourism and development of existing buildings (which will be covered by County Durham Plan and/or national policy).</p>	<p>To align the policy with national and local policy requirements.</p>
<p>Policy reason section: References to 'Green Wedge'</p>	<p>The 'policy reason' section needs to explain the importance of the green wedge in defining the open aspect and entrance point into the settlement.</p> <p>The Green Wedge will not be specifically included in the County Durham Plan, so the policy may need to cross-reference the 'community green spaces' section within the NP, which incorporates land currently identified as Green Wedge.</p>	<p>To improve accuracy and clarify the scope of the policy.</p>
<p>Policy R1: Recreational Facilities</p>		
<p>Main policy section: "Projects will not be permitted that cannot demonstrate strong evidence of demand in order to fill a gap in provision, or which do not have the support of the community."</p>	<p>The council are concerned that this requirement may be difficult to demonstrate and may be more suited to the supporting text section of the policy.</p> <p>Some explanation may be needed in relation to the intentions of this statement.</p>	<p>To aid clarity and focus of the policy.</p>
<p>Policy E4: Listed Building, Scheduled Monuments and Heritage Assets</p>		
<p>Main policy section</p>	<p>This policy does not fully align with national planning policy guidance and may result in unintended consequences, for example through a lack of clarity in the second sentence which does not reflect the level of flexibility in national policy. For example, the policy does not cover harm can be justified as per NPPF.</p> <p>The title is confused, listed buildings and scheduled monuments are heritage assets – it doesn't clarify what other assets are being referred to, for example designated or non-designated?</p>	<p>To ensure a local focus for the policy, which is consistent with national policy.</p>

The policy as written fails to address local heritage matters (for example bin storage, render colours, materials, etc which have been raised in enforcement issues recently and could ideally be controlled neighbourhood policies).

The policy also references “poor design” however this is often difficult to articulate as it can be too subjective. It is recommended that design should be framed in terms of whether it is appropriate or in keeping or locally distinctive.