

Cotherstone Parish
Neighbourhood Plan 2020-2035
CONSULTATION STATEMENT



July 2021

CONTENTS

1. Introduction	1
2. Background to the Neighbourhood Plan	1
3. Preparation of the Neighbourhood Plan:	2
• Preliminary publicity and awareness raising	2
• Seeking designation of the Neighbourhood Area	3
• Training and preparation for effective public consultation	5
• 2015 public consultation & questionnaire survey to develop the scope and content of the Neighbourhood Plan	6
• Outcomes from the 2015 public consultation exercise	9
• The Pre-Submission (Regulation 14) consultation exercise	15
• Outcomes from the Pre-Submission consultation exercise	17
4. Conclusion	17
Appendices	18

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1.0 INTRODUCTION

- 1.1 In accordance with Regulation 15(1)(b) of The Neighbourhood Planning (General) Regulations 2012, this Statement has been prepared to accompany the Submission Draft of the Cotherstone Parish Neighbourhood Plan (hereinafter also referred to as the 'NP', 'Neighbourhood Plan' or 'Plan').
- 1.2 15(2) of the Regulations sets out that a Consultation Statement must –
- 1) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - 2) Explain how they were consulted;
 - 3) Summarise the main issues and concerns raised by the persons consulted;
 - 4) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.3 In order to meet these requirements, this Statement is set out as follows –
- Background to the Neighbourhood Plan;
 - Preparation of the Neighbourhood Plan, with chronological account of the key stages of public consultation from commencement up to the Pre-Submission stage, including who was consulted, what measures and methods were used (with examples/screenshots to help illustrate), the outcomes of consultation and how they were addressed in the development and drafting of the NP;
 - Conclusion and appendices.

2.0 BACKGROUND TO THE NEIGHBOURHOOD PLAN

- 2.1 Prior to embarking on a Neighbourhood Plan, Cotherstone Parish Council had had a long history working with and for the local community to maintain the character of the village and surrounding areas. It helped fund and promote the preparation of a Design Statement for the village (approved by the former Teesdale Council in 2001) and was also involved in preparing a Parish Plan (produced in 2006).
- 2.2 The idea of preparing a Neighbourhood Plan for the Parish was first raised in 2014 in response to a controversial planning application which had been made for housing development outside the settlement boundary of the village¹.
- 2.3 Against this background, the Parish Council were keen to explore the opportunity to develop a Neighbourhood Plan to guide the future planning and development of the area in a way which protected its character and valued attributes and reflected the needs and aspirations of the local community. A Neighbourhood Plan was also seen as an opportunity to build upon and re-

¹ This application (ref - DM/14/01322/FPA) was refused, but subsequently granted on appeal

articulate relevant provisions of the Parish Plan and Village Design Statement within a brand new document which would have real weight and statutory force.

- 2.4 A Neighbourhood Plan Facilitating Group was accordingly set up in Autumn 2014, comprising Parish Councillors and local residents. Direct support was also secured via 'Locality' to provide professional assistance with the initial preparatory stages of the NP process.

3.0 PREPARATION OF THE NEIGHBOURHOOD PLAN

Preliminary publicity and awareness raising

- 3.1 As a prelude to seeking Neighbourhood Area (NA) designation, the fledgling NP Facilitating Group held an inception meeting on 19th November 2014, attended by the Locality appointed professional consultant. This set the scene for the forthcoming task of preparing the NA application, as well as providing an overview of the broader work involved in preparing a NP.
- 3.2 Following this, an inaugural public meeting was held in the Village Hall on 24th November 2014. This provided the first opportunity for the Parish Council to share with the local community the prospect of a Neighbourhood Plan being prepared for the Parish and what it would involve. The meeting had been the subject of prior publicity in the Parish newsletter 'Our Cotherstone'² (see below). A strong turnout of 37 residents attended the meeting, all of whom supported going ahead with a NP for the Parish.

'Neighbourhood plans have arisen from the Localism Act 2012. A Neighbourhood Plan is a community led framework relating to the use and development of land and associated social, economic and environmental issues - it can include a wide range of topics or focus on a small number of key important things - things like housing, heritage and transport. Establishing a Neighbourhood Plan is a consultative process that involves everyone in the community. It is subject to scrutiny and a referendum before forming part of the "Local Development Plan" but its legal status gives it far more weight than previous policies.

A number of people are already keen to move this forward and a meeting will be held in the Village Hall on Monday 24th November at 7pm to discuss this, establish a working group to progress and move it forward. Please try to attend – everyone's views are vital and important!'

Extract from 'Our Cotherstone' newsletter (November 2014)

- 3.3 The public meeting then led to the start of a series of NP-specific newsletters³ being prepared to keep the local community informed of the NP process (these were in addition to NP updates which appeared in the 'Our Cotherstone' newsletter).

² This is a community newsletter, produced 4 times a year and distributed to all addresses in Cotherstone. As well as community news, it includes a regular section for Parish Council news

³ In total, 7 such newsletters were ultimately produced over the period December 2014 to April 2018

- 3.4 The first of the NP newsletters was published in early December 2014 and issued to an email circulation list of interested members of the community (which had earlier been set up for the NP). The newsletter was also displayed at public buildings and in various notice boards around the village as well as being made available to download on the Parish Council's website⁴. Subsequent NP newsletters (from Issue 2 onwards) were distributed to all properties within the NA.

An extract from the website provides a helpful explanation -

'In order to keep all residents of the parish informed of progress, regular newsletters have been published and sent electronically or hand delivered to individual households as well as being displayed in village notice boards, at the village post office (when it was open) and at the village's public houses. In addition regular updates have appeared in Our Cotherstone on the progress of the working group when there was insufficient information to warrant the issue of a formal newsletter. Copies of each newsletter can be viewed and downloaded by clicking on the names below'.

- 3.5 This inaugural NP newsletter contained brief information about NP's, the key stages of their preparation and the members of the NP Facilitating Group. It also confirmed that the application for Neighbourhood Area designation was to be submitted 'within two weeks'.

Seeking designation of the Neighbourhood Area

- 3.6 The starting point for preparing the NP was making an application to designate the whole of Cotherstone Parish as a Neighbourhood Area. The application was duly prepared with the assistance of the professional consultant. Its submission to Durham County Council was timed to coincide with a joint Parish Council/County Council meeting held in the Village Hall on 8th December 2014.
- 3.7 The joint meeting (attended by two officers from the County Council) proved to be an excellent springboard for the NP, marking the start of close and cooperative working links with the Council which subsequently continued throughout the whole Plan preparation process. The handover of the NA application was captured on camera and used to positive effect in publicity and awareness raising (see photo overleaf).
- 3.8 The photo featured in Issue 2 of the NP newsletter, also distributed in December 2014 (hot on the heels of Issue 1). Screenshots have been included of these first two newsletters overleaf. The originals can be viewed online – see footnote 4 below.

⁴ See - <https://www.cotherstoneparishcouncil.org.uk/neighbourhood-plan>



Handover of the NA application to Durham County Council at the joint meeting on 08/12/2014

COTHERSTONE "NEIGHBOURHOOD PLAN"

Newsletter - Number 1 - December 2014

Thank-you everyone for attending the open meeting in the village hall on 24th November. It was encouraging to see so many people who all agreed with the desire to have a Neighbourhood Plan.

This newsletter is sent to everyone who provided an e-mail and will also be displayed in the usual places and various notice boards around the village. Should funding be granted it will enable further distribution.

Topics of discussion included:

- What the plan is about
- How it came about
- Why we need one
- The steps in the process
- What comes next
- Timescales

Neighbourhood Plans were introduced by the Localism Act in 2011. This paved the way to plan the future use and development of land within "neighbourhoods" at a much more local and community-led level. A Neighbourhood Plan has legal standing and must be taken into account within any planning applications. Development of the plan must follow a laid down 3-stage process and it is the subject of a "referendum" prior to it being adopted. It is anticipated to take 12-18 months.

Illustration by <http://www.burtonandson.co.uk/>

The **first stage** is to be designated as a "Neighbourhood Area" by the County Council

The **second stage** is the consultation process.

The **third stage** is the formulation of a plan and referendum.

Cotherstone is at stage one. The application will be submitted within 2 weeks.

The facilitation group is comprised of a partnership between the Parish Council and some villagers active in successfully resisting a recent planning application for further housing development in the village.

The facilitation group are: Diane Pennock, Ian Pennock, Richard Hunter, John Roberts, Lynn Mescalf, Dreda Forster, Tom Hicks and Ross Lane. There is additional support from people expressing a wish to help in other areas such as distribution of questionnaires, newsletters and compiling an e-mail forum.

Time limited professional support from an independent planning expert has been obtained and grant funding applied for.

To assist with information sharing and consultations an email forum is an excellent way to reach many people. This saves printing costs, time and is environmentally friendly.

Please share this newsletter with neighbours (within Cotherstone Parish) and if they want to be on the email list can they please forward it along with their name and address to diane.pennock@me.com

COTHERSTONE "NEIGHBOURHOOD PLAN"

Newsletter - Number 2 - December 2014

Newsletters won't normally be this often but two important things have happened in quick succession that you need to be informed of.

Firstly, on 8th December 2014 the application for Cotherstone to be a "designated" area for a Neighbourhood Plan was formally handed to Durham County Council.

The second piece of good news is that we have been successful with a bid for funding to assist with the plan. This is only for the period until the end of March 2015.

This will enable the continued professional advice and support from an independent planning expert; the development of a web site; printing costs and pay for venue hire for meetings. It is hoped and anticipated that further funding will become available to bid for after March next year to assist with progression through the next stage of the plan.

This newsletter is sent to everyone who has provided an e-mail address and will also be displayed in the usual places and various notice boards around the village.

Now that funding has been made available it will enable distribution to all properties within the area of the Neighbourhood Plan.

To reduce printing costs and save time it would help to have as many names as possible on an email list. If you are happy to get information regarding the Neighbourhood Plan and future newsletters by email then please forward your email address to: diane.pennock@me.com

The facilitation group: Diane Pennock, Ian Pennock, Richard Hunter, John Roberts, Lynn Mescalf, Dreda Forster, Tom Hicks and Ross Lane. There is also support from people wishing to help in other areas such as distribution of questionnaires and newsletters etc.

Graham Black - (Special Policy Team - Durham County Council) accepting the application

The next stage is the formal publication and consultation on our application that Durham County Council undertakes and this takes around 6 weeks.

Illustration by <http://www.burtonandson.co.uk/>

Issues 1 and 2 of the Cotherstone 'Neighbourhood Plan' newsletters (December 2014)

- 3.9 The consultation period for the NA application ran for 6 weeks from 15th December 2014. Publicity during this period included the publication of the application on the Durham County Council website, a press release and notification within the Parish's NP newsletter (Issue 2). Representations were also invited from local ward Members and adjoining parish councils.
- 3.10 On conclusion of the consultation, one letter of support had been received from Barnard Castle Town Council. One negative representation was received from a member of the public expressing concern at the Parish Councils approach to development in the village. However, the County Council's subsequent report on the NA application felt that this concern *'will be addressed by the County Council working with the Parish during the formulation of their neighbourhood plan'*.
- 3.11 The report granted the Parish NA status on 9th February 2015, confirming that *'no issues have been identified which would suggest that the boundaries proposed are inappropriate from a neighbourhood planning perspective'*. A copy of the report is still available to download on the Parish Council's website (see link in paragraph 3.14 overleaf).

Training and preparation for effective public consultation

- 3.12 Prior to embarking on the main public consultation exercise to develop the NP, the Parish Council availed itself of grant-funded professional advice and support to ensure they understood what was involved and how to make sure it was effective. This consisted of a dedicated workshop training event on 'Planning for Community Engagement' on 27th February 2015 (photo below).



3.13 Armed with the knowledge gained from this training, the Facilitating Group prepared a Community Engagement Strategy to map out the ‘who, what, where, when and how’ of community engagement for the NP. A full copy of this Strategy is included in Appendix 1 at the end of this Statement. Its conclusion explained that –

‘Experiences from other areas that have produced a Neighbourhood Plan has shown that effective community engagement at an early stage and maintained throughout the process by a variety of different methods is the key to having the support needed to make a successful plan. It is anticipated that this strategy will achieve this’.

3.14 As part of the Strategy, a dedicated Facebook page was set up for the NP on 28th February 2015⁵. Online information was also made available in a dedicated Neighbourhood Plan section of the Parish Council’s website at <https://www.cotherstoneparishcouncil.org.uk/neighbourhood-plan>.

3.15 Finally, a helpful summary of the Group’s commitment to engaging and communicating with the public was provided in an article in Issue 3 of their NP newsletter in March 2015. This is reproduced below.

Communication

In order to reach everyone with information about the plan, what is happening and when - in addition to newsletters, posters on all the usual notice boards and information in ‘Our Cotherstone’ there is also a facebook page: www.facebook.com/cotherstoneneighbourhoodplan

Also on the Parish Council web-site www.cotherstoneparishcouncil.org.uk Using all these methods of communication everyone should have the opportunity to be involved. However, please still send e-mail addresses to **diane.pennock@me.com** so that information can be e-mailed as this is the most cost effective way of spreading information.

2015 public consultation & questionnaire survey to develop the scope and content of the NP

3.16 With all these resources in place, the first full public consultation exercise took place during the summer of 2015. The following bullet points summarise what this involved:

- The engagement and consultation took place over the 6 week period from 8th June to 19th July 2015
- It centred around a structured survey questionnaire, consisting of a total of 26 questions, split into the following 8 categories –
 - A) Building a Shared Vision for the Future of Cotherstone

⁵ See - <https://www.facebook.com/cotherstoneneighbourhoodplan/>

- B) Housing
- C) Design of New Development
- D) Business and Employment
- E) Conservation and Heritage
- F) Green Spaces
- G) Transport and Travel
- H) Demographic Details

- As well as being available in paper form, the questionnaire was made available to complete online via 'SurveyMonkey' software. This made it subsequently easier to collate, sort and analyse the responses. A copy of the questionnaire is included at Appendix 2 at the end of this Statement
- In order to capture the views of younger people as well as the adult population, anyone aged 12 and above was invited to complete the questionnaire. A post on the NP Facebook page in March 2015 confirmed –

'This is not just for adults!! When finished the Neighbourhood Plan will be a document for a 15 year period so opinions from teenagers within Cotherstone Parish will also be welcome and anyone 12 and above will be invited to complete a questionnaire. So teenagers from Cotherstone who read this spread the word to your friends in the village and please watch out for more information about the questionnaire'

- The consultation exercise was promoted and advertised using a number of methods, including the NP and 'Our Cotherstone' newsletters, email, posters, a street banner, social media (Facebook), the Parish Council's website, local newspaper (Teesdale Mercury) and local radio (Radio Teesdale). Examples of publicity are overleaf.
- In addition, two open events were held during the consultation period The first of these was a 'drop-in' day held at the Village Hall on 13th June 2015. This event, staffed by members of the Facilitating Group and their professional planning consultant, consisted of a series of display boards with information, a resources table and an area with a rolling PowerPoint presentation 'Introducing Neighbourhood Planning'. Survey questionnaires were also available to complete, along with a comments box – see overleaf for room layout plan.
- The second event was held a week later (20th June) in the Village Hall as part of the annual Cotherstone 'Fun Weekend'. This event was similar to the first, but was unstaffed.
- Both events were widely publicised in advance with banners, posters and notices on the Parish Council's website and NP Facebook page as well as via newsletters and the local press. A photomontage of the drop-in event is on page 9.

Cotherstone Neighbourhood Plan
3 June 2015

Consultation June 8th till July 19th
Questionnaire coming by email or through your letterbox - anyone aged 12 and above can complete one
Your opinion counts!

COTHERSTONE NEIGHBOURHOOD PLAN

Have your say

The first consultation - June 8th till July 19th
www.surveymonkey.com/s/CNP2015
Make sure you complete your questionnaire

There will be the following opportunities to find out more

June 13th | In the Village Hall between 11am - 3pm
June 20th | In the Village Hall at the Fun Weekend

Your opinion counts

We already have a large number of email addresses and this reduces printing costs and saves time - please forward yours to diane.pennock@me.com



Newsletter

COTHERSTONE NEIGHBOURHOOD PLAN
Number 4 | June 2015



Have your say

www.surveymonkey.com/s/CNP2015

The first consultation will start on June 8th for 6 weeks ending on July 19th.

Your views are important!

Please remember that a questionnaire can be completed by everyone aged 12 and above.

Completed paper copies of the questionnaire can be left in the box in the post office or returned to: Diane Pennock & Ian Pennock (Dalegarth, Moor Road), Lynn Metcalfe (West View, Moor Road), Ross Law (Redsholme), Tom Hicks (Red Gables East), Richard Hunter (Lynton), John Birkett (West Park, Baldersdale), Dreda Forster (Mews Cottage).

We are still collecting emails so that you can get newsletters etc. electronically if you have not submitted yours please send to diane.pennock@me.com and it will be added to the list.

During this time there will be a questionnaire available for anyone aged 12 and above to complete.

If you have given your email address then the best way to complete the questionnaire is by using the above "survey monkey" address. You will also receive an email reminder so that it can be completed on line. A hard copy can be provided on request.

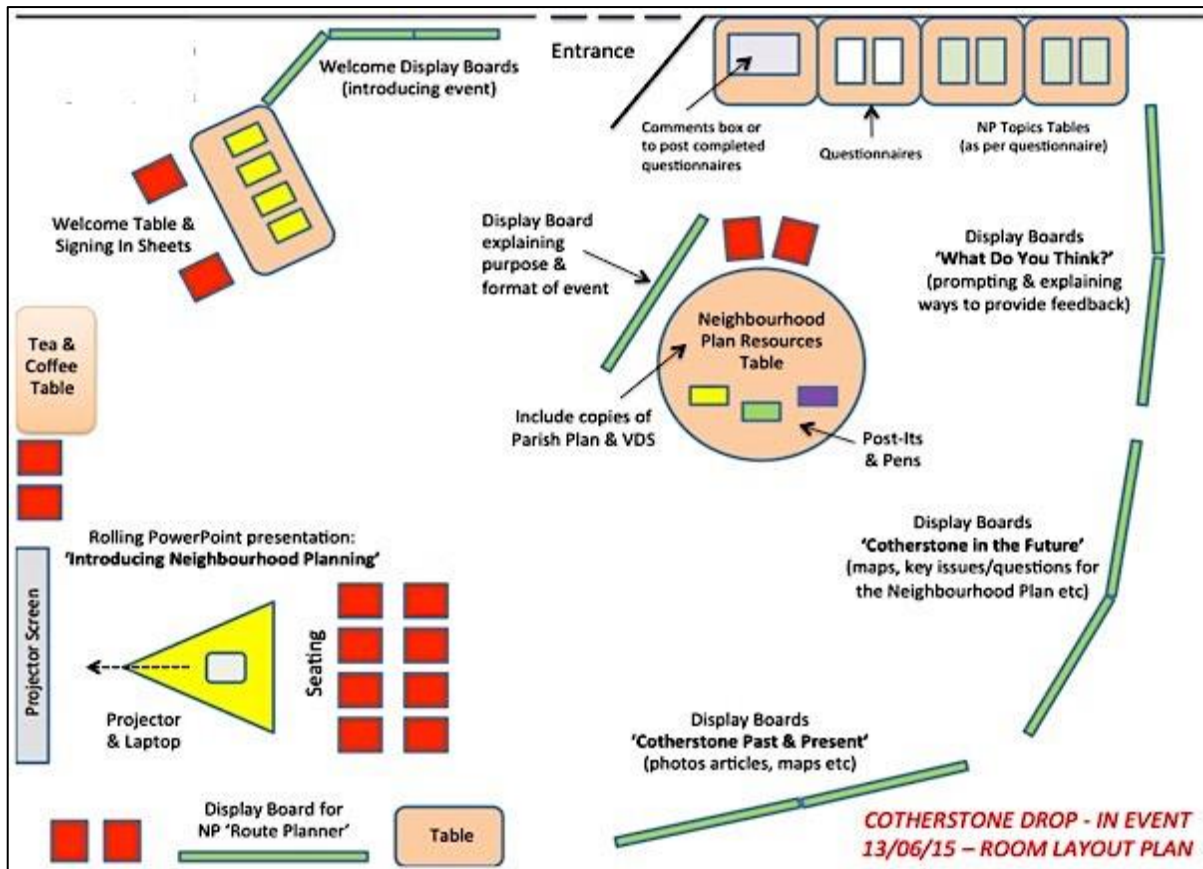
Hard copies will be hand delivered to all other properties that have not provided an email address. These can be returned to anyone in the facilitation group - details below - or dropped off at the Post Office.

There will also be a dedicated open event on June 13th in the Village Hall from 11am - 3pm

Members of the facilitation group will be available, as well as independent planning experts, Shaun Hanson & Chris Anderson, and this is an opportunity to come along and ask questions, find out more and complete a questionnaire.

At the fun weekend on June 20th in the village hall there will also be a further opportunity to ask questions and speak to members of the facilitation group.

The facilitation group: Diane Pennock, Ian Pennock, Richard Hunter, John Birkett, Lynn Metcalfe, Dreda Forster, Tom Hicks and Ross Law. There is also an 'Action Team' of residents who wish to help in other areas such as distribution of newsletters and questionnaires etc.



Examples of publicity for 2015 consultation exercise (top) and room layout plan for drop-in event (bottom)



Photomontage of drop-in event

Outcomes from the 2015 public consultation exercise

3.17 Following the consultation exercise, a total of 201 completed questionnaire responses had been received. When compared to the total number of residents in the Parish aged 12 and above⁶ (560), this represented just under 36% of the population, a very successful level of participation. Of these, the vast majority (160) were online responses, with the remainder (41) being paper responses. These hard copy responses were then manually inputted so that all responses were available within the ‘SurveyMonkey’ system.

3.18 This allowed for the questionnaire results to be systematically collated and analysed and also allowed statistical outputs to be quickly and accurately produced and presented in bar charts and pie charts. ‘Free text’ comments however needed to be manually grouped, quantified and ranked.

3.19 Following this, two documents were produced. The first was a ‘Consultation Evaluation’ document, which provided a mainly quantified, statistical record of the questionnaire responses, with charts and graphs produced from ‘SurveyMonkey’. It also provided a quantified record of the free text comments received, ranked by their frequency.

3.20 To boil this down into a more concise and ‘user-friendly’ format, the second document produced was a snapshot of ‘Consultation Results’. This contained a summary of the main

⁶ As per the 2011 census

points to emerge from the consultation, both from the questionnaire responses themselves and also from each of the two open days that had been held. A copy of this is included at Appendix 3 of this Statement.

- 3.21 The detailed consultation results were then made available online on the Parish Council's website or, on request, via email or in paper form. The September 2015 edition of the NP newsletter (Issue 5) was also devoted to feeding back the main points to emerge from the consultation – see extracts below and overleaf.



Cotherstone has spoken!



Some of the ‘headline’ results from the 2015 consultation

- 3.22 The messages which emerged from the consultation exercise covered a range of issues, encompassing planning and non-planning matters. These issues varied in their propensity to be tackled through the NP and so the guiding principle moving forward was to narrow them down

to those matters which a) represented the greatest priorities for the NP to address, and, b) which best lent themselves to being addressed through the mechanism of a NP. In brief, these boiled down to: safeguarding the rural setting of the village, its historic environment, its valued green spaces and views, business and employment and the design quality of new development within the Parish.

- 3.23 To begin with, a draft Vision and Objectives were developed as a foundation for the Plan’s eventual policies. These were publicised in the November 2015 edition of the NP newsletter (Issue 6), posted online on the Parish Council’s website and were also on display in the Village Hall throughout the month of November. They were also posted on the NP Facebook page – see below and overleaf.
- 3.24 Provision was made for public comments to be left on the proposed Vision and Objectives, either by hand (in a comments box in the Village Hall) or via a dedicated email address or directly to any member of the Facilitating Group.
- 3.25 in the event, no adverse comments were received and the overall consensus was that the Vision and Objectives fairly captured the key messages which emerged during consultation. This is summed up in one of the comments received –

‘The vision and objectives appear to reflect what the majority have said in the consultation. They are succinct and hopefully will be developed into policies that are accepted into a neighbourhood plan that the Parish can be proud of achieving’



Publicity for draft Vision & Objectives via Facebook post (above) and newsletter (below)

Newsletter

COTHERSTONE NEIGHBOURHOOD PLAN

Number 6 | November 2015



Please see the proposed "Vision & Objectives" for the Neighbourhood Plan. They are also available on the parish council website - www.cotherstoneparishcouncil.org.uk and will be on display in the village hall including on 21st November (Village Hall coffee morning) and 28th November (Cancer Research Christmas Fayre). If you have any comments please leave them in the comments box in the village hall or forward them to diane.pemnock@me.com or anyone in the facilitation group by 30th November 2015.

Cotherstone's Vision

"The vision for the Parish of Cotherstone is of a place with the facilities, amenities and opportunities to help support a thriving and cohesive community. It will strive to cherish, preserve and enhance its essential rural character and setting and its wealth of heritage and natural assets for the benefits they bring to all who live, work within and visit the area."

Objectives

OBJECTIVE 1 – Heritage Assets

"To identify, protect and enhance the diverse heritage assets of the Parish for present and future generations to better understand and enjoy".

OBJECTIVE 2 – Green Spaces and Village Setting

"To identify, protect and enhance valuable green spaces within the village of Cotherstone and safeguard its attractive rural setting".

OBJECTIVE 3 – Design of New Development

"To carefully manage the design of new housing, building conversions or other development to help maintain and reinforce those elements which make up the essential character and identity of the village and wider Parish".

OBJECTIVE 4 – Housing

"To support housing development of an appropriate scale, type and location which contributes to a thriving community, whilst respecting the essential character, rural setting and identity of the village and wider Parish".

OBJECTIVE 5 – Business/Employment

"To promote a vibrant local economy by supporting home working, self-employment and other rural-based businesses (including tourism) which respect their setting and the nature of neighbouring uses".

The facilitation group: Diane Pemnock, Ian Pemnock, Richard Hunter, John Birkett, Lynn Metcalfe, Dreda Forster, Tom Hicks and Ross Law. There is also an 'Action Team' of residents who wish to help in other areas such as distribution of newsletters and questionnaires etc.

- 3.26 Following agreement of the Vision and Objectives, work proceeded to develop the content of the Plan. This included carrying out detailed assessments to assess, narrow down and justify the historic assets, sites and views which the Plan sought to protect, together with the development of the Plan's policies and supporting text.
- 3.27 The ongoing support and involvement of the County Council was an integral and invaluable part of the Plan preparation process. This ranged from attendance at meetings to the provision of information, feedback and practical mapping support.
- 3.28 Likewise, throughout the development of the Plan, the community were kept regularly informed as to its progress through timely articles in the NP and 'Our Cotherstone' newsletters⁷ as well as via online website and Facebook updates and community events (examples overleaf).

⁷ Note the last edition of the 'NP-specific' newsletter was Issue 7 in April 2018 as from this time it was subsumed into the quarterly 'Our Cotherstone' publication.

 **Cotherstone Neighbourhood Plan**
6 November 2017 · 🌐

Cotherstone Neighbourhood Planning Group
The pace has picked up again now "summer" is over and the working group has now completed the Character Assessments around the village , we have a review mtg with Durham CC Planning Officers later this month to finalise any outstanding issues. The updating of the Village Design Statement is now well underway. We have commenced drafting our formal policies for Heritage, Green and Open Spaces, Design of New Developments and Business and... [See more](#)

👍 6

👍 Like 💬 Comment ➦ Share

 **Cotherstone Neighbourhood Plan**
16 February 2018 · 🌐

Cotherstone Neighbourhood Planning Group
Draft policies have now been completed for Housing, Heritage, Green and Open Spaces, Design of New Development and Business and Employment. They have been issued to our Planning Consultant for formal review and comments. The updating of the Village Design Statement to a new document called " The Cotherstone Neighbourhood Plan- Good Practice Design Guide " will be completed in the next couple of weeks.
A formal newsletter to all resid... [See more](#)

👍 6

👍 Like 💬 Comment ➦ Share

 **Cotherstone Neighbourhood Plan**
6 May 2019 · 🌐

Cotherstone Neighbourhood Planning Group will be attending the Cotherstone Community Forum Event on Wednesday 8 May 2019 at 7pm at Cotherstone Village Hall - come along to the event and find out about the Neighbourhood Plan process, what has been happening in the background and what is planned for the future. We look forward to seeing you there.

👍 Like 💬 Comment ➦ Share

 **Cotherstone Neighbourhood Plan**
27 August 2019 · 🌐

NEIGHBOURHOOD PLANNING GROUP
The pace has picked up again, following our Consultant being busy completing draft submissions for other Parishes within County Durham, enabling us to move forward to complete our Draft Neighbourhood Plan. All works around Heritage Assets are now substantially complete and are currently with Durham Planning Conservation Officers for health checking against the County Durham Heritage Plan. Pre discussions have taken place with Durham CC around our... [See more](#)

👍 1


👍 Like 💬 Comment ➦ Share

Regular Facebook updates reporting on progress of NP preparation from 2017-2019

Newsletter

COTHERSTONE NEIGHBOURHOOD PLAN

Number 7 | April 2018



COTHERSTONE
NEIGHBOURHOOD PLAN
PLANNING FOR OUR FUTURE

The purpose of this newsletter is to inform every resident of the Parish of the progress the Group has made in the ongoing development of a Neighbourhood Plan for the Parish of Cotherstone. A lot of work has been undertaken over the past 24 months on the development of Character Assessments and Policy statements to support the Plan. After a detailed review period with Durham County Council Planning Policy and Heritage Officers this work will form the basis for a 2nd consultation event.

Cotherstone's Vision

"The vision for the Parish of Cotherstone is of a place with the facilities, amenities and opportunities to help support a thriving and cohesive community. It will strive to cherish, preserve and enhance its essential rural character and setting and its wealth of heritage and natural assets for the benefits they bring to all who live, work within and visit the area."

Objectives ~ Development of Policy Statements

OBJECTIVE 1 – Heritage Assets

"To identify, protect and enhance the diverse heritage assets of the Parish for present and future generations to better understand and enjoy."

A detailed Character Assessment has been undertaken of the Village in accordance with a recognised toolkit adopted by Durham County Council (The Oxford Toolkit). A schedule of Designated and Non-Designated Heritage assets have been developed and Draft Heritage Policies produced.

OBJECTIVE 2 – Green Spaces and Village Setting

"To identify, protect and enhance valuable green spaces within the village of Cotherstone and safeguard its attractive rural setting."

As part of the 'Character Assessment' review all green spaces have been identified and mapped and 'high scoring' views from the toolkit approach have been clearly identified to support a policy statement to protect the rural setting of the village.

Example of newsletter updates during preparation of NP

Objectives ~ Development of Policy Statements

OBJECTIVE 3 – Design of New Development

"To carefully manage the design of new housing, building conversions or other development to help maintain and reinforce those elements which make up the essential character and identity of the village and wider Parish."

A detailed review/update exercise has been carried out around the Village Design Statement (2001) to bring it in line with current National Planning Policy Framework requirements and align it as a 'Good Practice Guide' to the Neighbourhood Plan. This document forms a key part of a policy statement to support future developments within the village to preserve the village character.

OBJECTIVE 4 – Housing


"To support housing development of an appropriate scale, type and location which contributes to a thriving community, whilst respecting the essential character, rural setting and identity of the village and wider Parish."

A detailed review of all housing development within the Parish over the past 10 years has been undertaken and reviewed against the Durham County Council survey of potential sites (SFLAA - 2013). A detailed Housing Policy document has been developed to support this key objective.

OBJECTIVE 5 – Business/Employment

"To promote a vibrant local economy by supporting home working, self-employment and other rural-based businesses (including tourism) which respect their setting and the nature of neighbouring uses."

A detailed review of types of business/employment within the Parish was undertaken. Policy Statements have been developed to support existing businesses and to improve on sustainable infrastructure requirements.



All policy documents have been shared with Durham County Council Planning Policy and Heritage Officers during their development and are now subject to a detailed review of content and alignment with the overall Durham County Plan.

The facilitation group: Richard Hunter, John Birkett, Lynn Micallef, Pippa Leach, Philip Leach, Russ Lew, Martin Moggs, Simon Crowe, Karen Crowe and David Forster. There is also an Action Team of residents who wish to help in other areas such as distribution of newsletters and questionnaires etc.

The Pre-Submission (Regulation 14) consultation exercise

3.29 Following completion of the draft Pre-Submission NP in December 2020, the statutory (Regulation 14) consultation exercise took place from Monday 18th January to Friday 12th March 2021.

3.30 In line with Government advice (Planning Practice Guidance, paragraph 107), special measures were put in place to ensure an effective and inclusive consultation process given the restrictions created by the coronavirus pandemic. These measures, arrived at in consultation with Durham County Council, included –

- a) Running the consultation period over eight weeks rather than six;
- b) Ensuring all groups in the community were sufficiently engaged, such as with those without internet access, via mail with accompanying 4 page leaflet summarising the content of the Neighbourhood Plan and the feedback submission process. A copy of the leaflet is provided in Appendix 4 at the end of this Statement;
- c) Arranging for the Neighbourhood Plan Facilitating Group to help with the collection of written comments for those who were shielding and unable to leave the house to post them (this was in addition to the normal online access to the Neighbourhood Plan⁸ and facility to submit comments via email and post);
- d) Arrangements to allow people to request a hard copy of the Neighbourhood Plan document;
- e) Provision of contact telephone numbers and email address to access c) and d) or to deal with any queries regarding the Plan.

3.31 Examples of publicity for the Pre-Submission NP are below and overleaf.



Screenshot from Parish Council website where the Pre-Submission NP can be accessed online

⁸ Via Cotherstone Parish Council's website, plus Facebook (screenshots above and overleaf)

Planning vision for village a 'masterpiece'

A DALE parish's neighbourhood plan has been praised.

The pre-submission draft of Cotherstone's neighbourhood plan, which sets out the vision for the area for the next 15 years, was endorsed by members of the parish council. Councillors agreed the plans, which is available to view at cotherstoneparishcouncil.org.uk, was interesting and easy to read.

Some described it as a "masterpiece". The 111-page document has been through a

formal review with Durham County Council. A formal public consultation with residents, landowners and consultees has begun and is available on www.cotherstoneparishcouncil.org.uk

The council expressed their gratitude to Cllr Richard Hunter and the group of volunteers for all their hard work over the past five years.

Neighbourhood plans are taken into account when county chiefs consider proposed developments.

Left - publicity in the local press - article which appeared in the 'Teesdale Mercury' on 20/01/2021

Below left – original press release to 'Teesdale Mercury' publicising launch of Pre-Submission consultation.

COTHERSTONE PARISH COUNCIL

Clerk: Judith Mashiter, Moor Edge, Snaisgill, Middleton-in-Teesdale, County Durham DL12 0RP
Tel. 01833 640893 Email: clerk@cotherstoneparishcouncil.org.uk

14 January 2021

PRESS RELEASE
Immediate

Neighbourhood Plan nearing completion

Cotherstone's Neighbourhood Planning Group has now reached the stage for the Pre-Submission consultation phase.

The consultation will take place over an 8-week period, starting on Monday 18 January 2021. Due to the current Covid restrictions, the consultation is being carried out online, via the Parish Council website.

An introductory leaflet has been sent to all residents of the parish and other interested parties. The leaflet summarises the content of the Draft Plan and the process for submitting formal response. It also provides details of how to access the full Plan document.

ENDS

Introductory Information Leaflet attached for information.

Contact: Judith Mashiter, Clerk
01833 640893

Cotherstone Neighbourhood Plan
14 January · 🌐

Cotherstone's Neighbourhood Planning Group have now reached the stage for the pre-submission consultation phase. The consultation will take place over an 8 week period starting on Monday 18th Jan 2021. Due to the current Covid restrictions the consultation is being carried out on-line via the Parish Council website. An introductory leaflet has been sent to all Parish residents and other interested parties summarising the content of the Draft Plan and the process for submittin... [See more](#)

COTHERSTONEPARISHCOUNCIL.ORG.UK
Neighbourhood Plan
Neighbourhood Planning was introduced in the Localism Act of 2011 to enable parishes and communities to have a sa...

1 Like 1 share

Cotherstone Neighbourhood Plan
1 March · 🌐

The consultation period for the Pre-submission Draft Cotherstone Neighbourhood Plan is now nearing completion so if you haven't yet submitted your comments regarding this we would welcome these by the deadline date of Friday, 12th March 2021 as any comments cannot be accepted after this date. Many thanks.

1 Like

Like Comment Share

Left and above right - screenshots from Facebook posts publicising the Pre-Submission NP

3.32 All residential properties in the Parish received a copy of the 4 page information leaflet (Appendix 4). A list of the statutory consultees notified about the Pre-Submission NP⁹ is included in Appendix 5, and a copy of the notification email/letter itself is at Appendix 6. In addition to the statutory consultees, notification letters and leaflets were also posted to all non-residents with land-holding interests in the Parish (see Appendix 7 for copy of notification letter).

Outcomes from the Pre-Submission consultation exercise

3.33 At the close of the consultation, a total of 15 submissions had been received. 11 were from statutory consultees and 4 were from local residents. Details of the submissions, the responses to them and how (where relevant) they led to changes in the NP are set out in Appendix .

4.0 CONCLUSION

4.1 In light of the evidence provided in this Statement, it is concluded that the process and techniques involved in community engagement were thorough and robust and the results of it have been properly considered and reflected both in the development and final content of the Cotherstone Parish Neighbourhood Plan.

4.2 Accordingly, it is the conclusion of this Statement that the requirements of the relevant Regulations have been fully met.

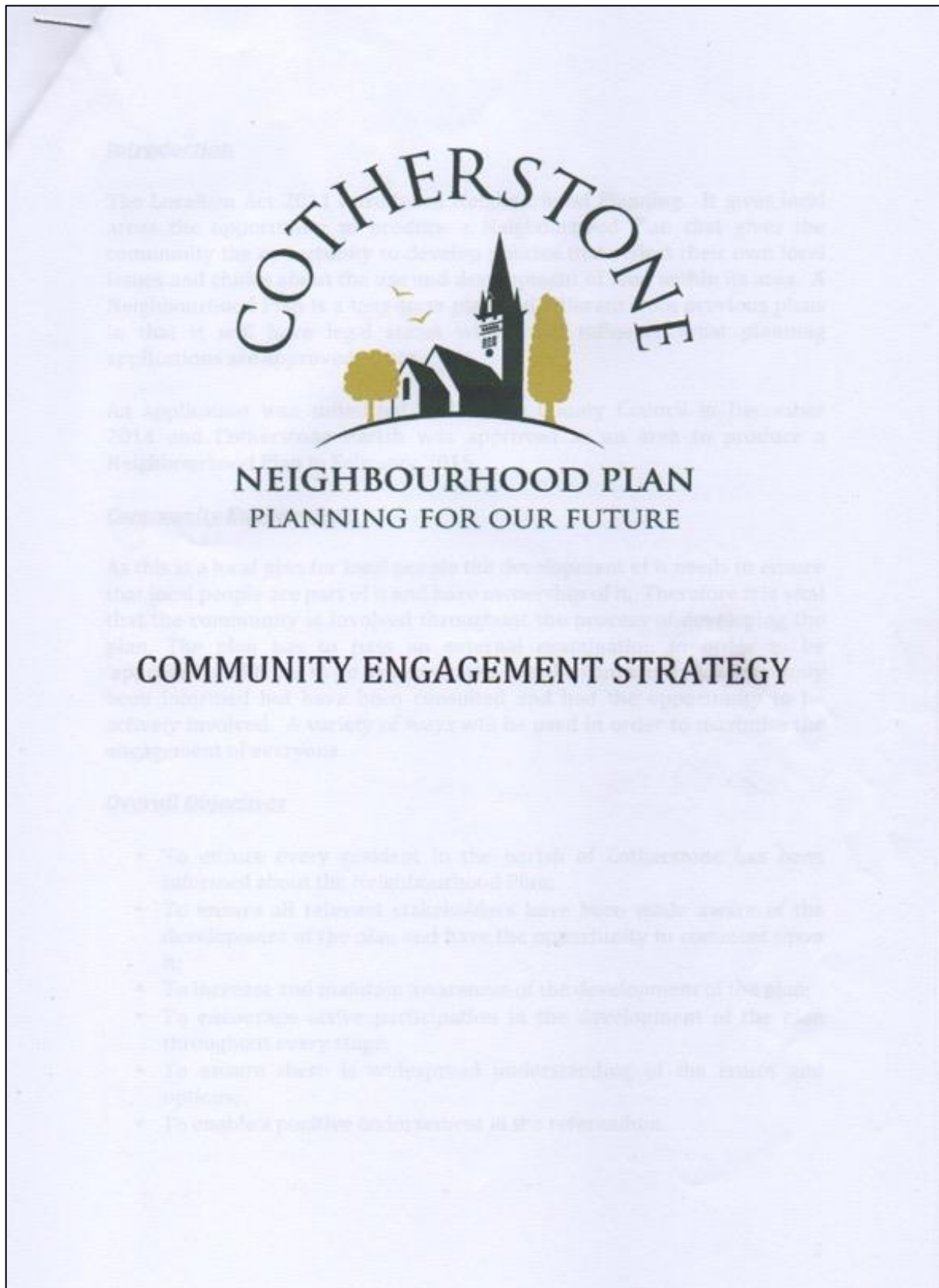
⁹ In accordance with sub-section b) of Regulation 14, being ‘any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan’

APPENDICES

The following Table provides a summary of the Appendices which follow:

APPENDIX	PAGE	DESCRIPTION
1	19	Cotherstone Parish Neighbourhood Plan Community Engagement Strategy NB – spreads over 4 pages
2	23	NP Questionnaire Survey from 2015 public consultation exercise (condensed onto 4 pages per page) NB – spreads over 3 pages
3	26	Summary of key feedback from 2015 public consultation exercise NB – spreads over 2 pages
4	28	4 page information leaflet for Pre-Submission NP (condensed onto one page)
5	29	List of statutory consultees notified at Regulation 14 stage NB – spreads over 3 pages
6	32	Notification letter/email to statutory consultees at Regulation 14 stage
7	33	Notification letter to non-resident landowners at Regulation 14 stage
8	34	Summary of submissions to Regulation 14 consultation & Qualifying Body's response to them (including consequential changes to the NP) NB – spreads over 10 pages

APPENDIX 1: COTHERSTONE PARISH NEIGHBOURHOOD PLAN COMMUNITY ENGAGEMENT STRATEGY



APPENDIX 1: COTHERSTONE PARISH NEIGHBOURHOOD PLAN COMMUNITY ENGAGEMENT STRATEGY (CONTINUED)

Introduction

The Localism Act 2011 introduced Neighbourhood Planning. It gives local areas the opportunity to produce a Neighbourhood Plan that gives the community the opportunity to develop policies that reflect their own local issues and choice about the use and development of land within its area. A Neighbourhood Plan is a long-term plan and different from previous plans in that it will have legal status which will influence what planning applications are approved or not.

An application was submitted to Durham County Council in December 2014 and Cotherstone Parish was approved as an area to produce a Neighbourhood Plan in February 2015.

Community Engagement

As this is a local plan for local people the development of it needs to ensure that local people are part of it and have ownership of it. Therefore it is vital that the community is involved throughout the process of developing the plan. The plan has to pass an external examination in order to be 'approved' and it has to be demonstrated that the community have not only been informed but have been consulted and had the opportunity to be actively involved. A variety of ways will be used in order to maximise the engagement of everyone.

Overall Objectives

- To ensure every resident in the parish of Cotherstone has been informed about the Neighbourhood Plan;
- To ensure all relevant stakeholders have been made aware of the development of the plan and have the opportunity to comment upon it;
- To increase and maintain awareness of the development of the plan;
- To encourage active participation in the development of the plan throughout every stage;
- To ensure there is widespread understanding of the issues and options;
- To enable a positive endorsement in the referendum.

APPENDIX 1: COTHERSTONE PARISH NEIGHBOURHOOD PLAN COMMUNITY ENGAGEMENT STRATEGY (CONTINUED)

Methods

Various methods of communication will be used on a regular basis in order to demonstrate that everyone is aware of the plan and has had the opportunity to be involved in its process.

How	Who/Where/What	When
By a dedicated "Neighbourhood Plan" newsletter	All parish residents	As and when needed
Visual identity/branding	Logo	On all communications, promotional material & documents
e-mail group/contact list	Any parish resident	Newsletters, events, meetings etc.
Personal contact between NPFC & DCC officers	DCC Spatial Policy Team	At all stages of the plan
Web-site	All residents/interested parties via Parish Council website page	Updated with all documents/information as and when needed
Facebook page	Anyone on Facebook can access the Dedicated FB page to the plan	Updated daily or whenever there is something to communicate
Our Cotherstone (village magazine)	All village households	Quarterly
Action team	Team of volunteers to deliver newsletters, questionnaires etc	Whenever required
Posters	All noticeboards, shop, pubs, village hall	All events
Questionnaire	All parish residents	At key stages of the process
Public meeting	Open to all – village hall	As required at various stages of the plan
Presentations	Open to all – village hall	As required at various stages of the plan

APPENDIX 1: COTHERSTONE PARISH NEIGHBOURHOOD PLAN COMMUNITY ENGAGEMENT STRATEGY (CONTINUED)

Community Events	Open to all	When solicited or invited – e.g. Fun weekend/village show
Liaison sessions	Individual social groups/organisations	Presentations to each group
Letters	External bodies/agencies	At consultation stages
Personal networking	Facilitation Group & Action Team	Informally to friends, associates etc.
Promotional Material	Around the parish – banners, notices etc	At specific times of consultation as per project plan
Local newspaper	Teesdale Mercury	At key stages via a press release
Door knocking for elderly etc without transport	Parish residents	Referendum day

Commitment

- To encourage the participation of everyone in the parish;
- Communication will be ongoing throughout the development of the plan;
- A variety of communication methods will be used;
- Regular feedback will be provided at various stages of the plan;
- The web-site page will be kept up to date;
- The Facebook page will be kept up to date;
- Questions are welcomed at any point of the process and will be answered within a reasonable timescale.

Conclusion

Experiences from other areas that have produced a Neighbourhood Plan has shown that effective community engagement at an early stage and maintained throughout the process by a variety of different methods is the key to having the support needed to make and evidence a successful plan. It is anticipated that this strategy will achieve this.

APPENDIX 2: QUESTIONNAIRE FROM 2015 PUBLIC CONSULTATION EXERCISE (NB – CONDENSED INTO 4 PAGES PER PAGE FOR BREVITY)

A NEW NEIGHBOURHOOD PLAN FOR COTHERSTONE PARISH

Here's your chance to have your say on -

- What's good about the area
- What needs to be improved
- What new development is appropriate

Your views count... Just 10 minutes of your time could help you shape the future of our area!



COTHERSTONE
NEIGHBOURHOOD PLAN
PLANNING FOR OUR FUTURE

What's this all about?

The Planning system has changed. Under the Localism Act 2011, communities are now able to have their own say about how their local area should grow and develop in the future.

One of the main ways of doing this is by preparing a new Neighbourhood Plan for our Parish. This will set out a vision for the future of the area based on the views of those who live, work or have an interest in it. Once completed, the Plan will have legal status and be used in making decisions on future development and use of land within the Parish.

A Neighbourhood Plan cannot provide a solution to every problem, but it can potentially make a real difference in shaping the future of the Parish in four key ways -

- PROTECTING** – the things people cherish within the Parish
- IMPROVING** – the things within the Parish which detract from its appeal
- PROVIDING** – for development and uses of land which will best meet the needs and aspirations of those who live and work in the Parish
- MANAGING** – by setting out those aspects of new development which need to be carefully managed

About this questionnaire

This questionnaire is to gather your views about key issues the Neighbourhood Plan could tackle, such as protecting the heritage of the area, managing new development, and safeguarding green spaces.

Your participation will help us know what you value about the area, concerns you have and improvements you'd like to see. There will then be further public consultation on the issues raised and how they could be addressed.

The questionnaire is part of a number of measures to publicise and promote the Neighbourhood Plan and gather feedback. Full details are on the Parish Council's website at www.cotterstoneparishcouncil.org.uk and on the Facebook page www.facebook.com/cotterstoneparishcouncil

Completing and returning the questionnaire

We've kept the questionnaire as short as possible. Anyone aged 12 and above is invited to complete one. All the questions relate to land within the Parish boundary (see map on page 2).

An online version of this questionnaire can be completed at – www.surveymonkey.com/s/CNP2015

Completed paper questionnaires can be returned in the following ways –


- By using the drop-in box in Cotterstone Post Office
- By hand to anyone on the Neighbourhood Plan Facilitation Group
- By post to Dalegarth, Moor Road, Cotterstone DL12 9PH (opposite St Cuthbert's Church)
- Or if you would like it to be collected, please telephone 01833 650911 to arrange

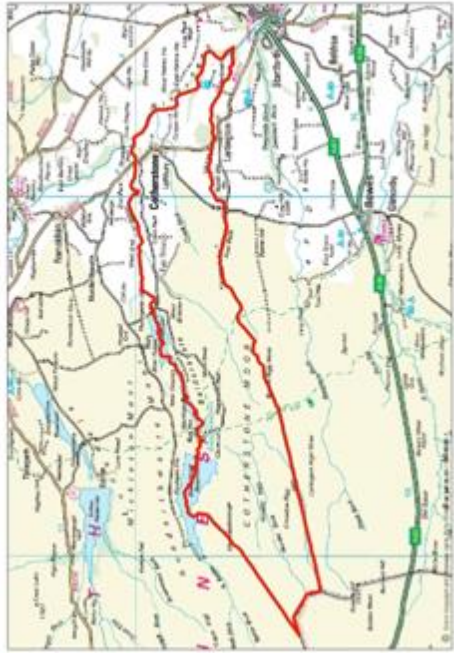
Please return completed questionnaires by 19th July 2015

Page 9 of 10

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)

MAP OF THE PARISH






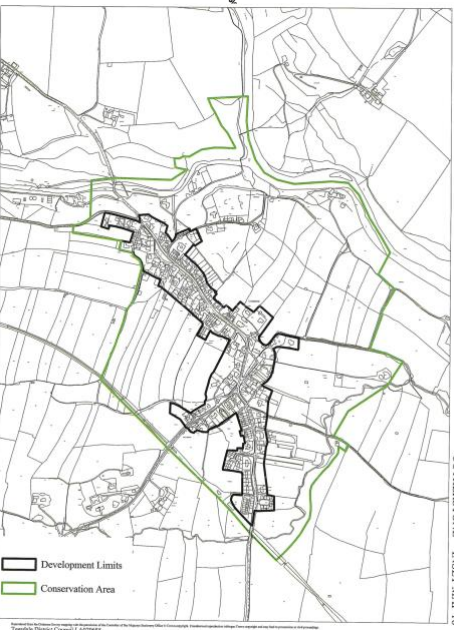
Please return completed questionnaires by 19th July 2015

Map 2 of 10

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)

THE FORMER REESDALE COUNCIL'S INSET MAP FOR COTHERSTONE, SHOWING DEVELOPMENT LIMITS & CONSERVATION AREA BOUNDARY





Please return completed questionnaires by 19th July 2015


Page 10 of 10

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)

A) BUILDING A SHARED VISION FOR THE FUTURE OF COTHERSTONE

The preparation of a Neighbourhood Plan for Cotterstone gives everyone the opportunity to have a say in what our Parish should be like in the future (the next 10 to 15 years). An important starting point is to establish what people think are the strengths and weaknesses of our Parish area and what could be changed or improved in the next 10 to 15 years.

1) How important do you feel the following attributes are to the quality of life in Cotterstone Parish? Please tick:



	Very important	Quite important	Not important
a) Attractive rural setting			
b) Village greens, play parks & other areas of green space within the village			
c) Community facilities (village hall, school, churches, pubs, PO & shop)			
d) Historic buildings and features			
e) Nature and wildlife			
f) Strong sense of community			
g) Strong sense of village character & identity			

Are there any other important attributes not covered above? Please list up to three and be as specific as you can:

h) _____

i) _____

j) _____

2) What about the things that detract from the quality of life in Cotterstone Parish? Please list up to three and be as specific as you can:

a) _____

b) _____

c) _____

3) What about the things that you'd like to see changed or improved in the Parish over the next 10 to 15 years? Please list up to three and be as specific as you can:

a) _____

b) _____


c) _____

Please return completed questionnaires by 19th July 2015

Page 11 of 10

APPENDIX 2: QUESTIONNAIRE FROM 2015 PUBLIC CONSULTATION EXERCISE (CONTINUED)

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)



B) HOUSING

A Neighbourhood Plan is used to guide and manage new development, not to stop it entirely. In terms of housing development, we need to ensure that the Plan strikes the right balance – providing appropriately for the future housing needs and aspirations of the local community, whilst at the same time safeguarding the essential character and identity of the Parish.

This section is to gather information to help us achieve that balance.

4) In the next 10 years, there have been approximately 45 new houses built in the Parish. Do you think that this amount of development has been too much, too little, or about right? Please tick: %

Too much	Too little	About right

5) Thinking about the availability of housing in the Parish and the future needs of the community, what do you think would be an appropriate amount of new houses to be built over the next 10 to 15 years? Please tick: %


None	< 5	6-10	11-15	16-20	21-25	26-30	Other amount (please specify)

6) If new houses are built, should they be of particular type? Please tick in the box below: %

HOUSE TYPE	Strongly agree	Agree	Disagree	Strongly disagree
General open market homes for sale				
General open market homes for rent				
Homes for people from Cotherstone Parish only				
Affordable homes				
Smaller homes (1 to 2 bedrooms)				
Family homes (3 to 4 bedrooms)				
Retirement/sheltered housing				
Bungalows				
Flats/apartments				
Eco-friendly housing				

Please return completed questionnaires by 19th July 2015 Page 4 of 10

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)



7) In terms of managing the location of new housing development in the neighbourhood plan, do you favour in principle the establishment of a clear boundary to the village of Cotherstone to outline the development limits of the settlement? Please tick: %

Strongly agree	Agree	Disagree	Strongly disagree

8) If development limits are established through the neighbourhood plan, how rightly should they be drawn around the settlement of Cotherstone? Please tick which option you consider most appropriate: %


Options:	
a) A development limit should be drawn around the settlement, following its current built extent.	
b) As above, but with some opportunity for small amounts of housing at the edge of the settlement, the nature and details of which should be agreed through the preparation of the neighbourhood plan.	
c) Do not support the use of development limits as housing proposals should be assessed on a case-by-case basis without relying on the mechanisms of a development limit.	

9) Are there any sites you think may be possibly suitable for housing development? If so, please describe the site(s) below as accurately as you can and briefly explain your reasons why: %

10) What facilities/amenities do you think we need within the Parish to cater for existing and new housing development? Please specify: %

Please return completed questionnaires by 19th July 2015 Page 5 of 10

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)



C) DESIGN OF NEW DEVELOPMENT

11) How important do you think it is that new development should be designed to be sympathetic to the essential character of Cotherstone? Please tick: %

Very important	Quite important	Not important

12) Do you think the neighbourhood plan should incorporate the Village Design Statement? Please tick: %

Strongly agree	Agree	Disagree	Strongly disagree

D) BUSINESS & EMPLOYMENT


13) What provision would you like to see in terms of encouraging business and employment sites within the Parish? Please tick in the box below: %

	Strongly agree	Agree	Disagree	Strongly disagree
a) Encouraging working from home				
b) Making provision for existing businesses in the Parish to thrive and grow				
c) Making provision for suitable small scale employment to establish and thrive locally (start up businesses)				
d) Making provision for low cost otherstone to remain a popular tourist/visitor destination				

14) Do you have any other suggestions for encouraging appropriate business and employment sites within the Parish? Please specify: %

Please return completed questionnaires by 19th July 2015 Page 6 of 10

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)



E) CONSERVATION & HERITAGE

15) How important do you think the Conservation Area is to helping maintain the essential character and amenity of the area? Please tick: %

Very important	Quite important	Not important

16) Do you think it is appropriate for a Neighbourhood Plan to identify important (non-listed) buildings or features within the Parish for inclusion in a 'local list'? Please tick: %

Strongly agree	Agree	Disagree	Strongly disagree

17) Are there any sites/features you think may be suitable for inclusion on a local list? If so, please describe the sites/features below as accurately as you can and briefly explain your reasons why: %

Please return completed questionnaires by 19th July 2015 Page 7 of 10

APPENDIX 2: QUESTIONNAIRE FROM 2015 PUBLIC CONSULTATION EXERCISE (CONTINUED)

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)

F) GREEN SPACES

Neighbourhood plans also provide the opportunity for the local community to identify open green spaces of particular importance to them. Such areas must hold a particular local significance, for example because of their beauty, historic or recreational value, tranquillity, or richness of wildlife.

18) Do you think it is important for the Neighbourhood Plan to identify open green spaces for protection within the village of Cotherstone? Please tick:

Very important	Quite important	Not important
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19) Are there any open green spaces you think should be identified? Please describe the site(s) below as accurately as you can and briefly explain your reasons why:

20) Do you think there are any neglected areas of open green space which need improvement? Please describe the site(s) below as accurately as you can and briefly explain how they could be improved:

G) TRANSPORT AND TRAVEL

21) Which of the following should be high, medium or low priority for the Parish? Please tick:

	High priority	Medium priority	Low priority
Better public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better provision for cyclists	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Better provision for pedestrians	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improved provision for car parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic calming measures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22) Do you have any further comments in respect of the above or any other aspect of transport/travel in the Parish?

Please return completed questionnaires by 9th July 2015

Page 9 of 20

COTHERSTONE PARISH COUNCIL
NEIGHBOURHOOD PLAN QUESTIONNAIRE (STAGE 1)

H) DEMOGRAPHIC DETAILS

This helps us find out if we have gained the views of a cross section of the population. It will not be used to identify respondents. Responses will be held securely and in accordance with the Data Protection Act.

23) Please enter your postcode

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

24) Are you...?

MALE	<input type="checkbox"/>	FEMALE	<input type="checkbox"/>
------	--------------------------	--------	--------------------------

25) How old are you?

Under 18	<input type="checkbox"/>	36-45	<input type="checkbox"/>	66-75	<input type="checkbox"/>
18-25	<input type="checkbox"/>	46-55	<input type="checkbox"/>	76-85	<input type="checkbox"/>
26-35	<input type="checkbox"/>	56-65	<input type="checkbox"/>	Over 85	<input type="checkbox"/>

26) What is your connection with the Parish? Please tick what apply:

	YES	NO
a) Do you live in the Parish?	<input type="checkbox"/>	<input type="checkbox"/>
b) Are you a holiday-home owner in the Parish?	<input type="checkbox"/>	<input type="checkbox"/>
c) If working, do you work in the Parish?	<input type="checkbox"/>	<input type="checkbox"/>
d) Do you have a business based in the Parish?	<input type="checkbox"/>	<input type="checkbox"/>

27) If you live in the Parish, how many years have you lived here? Please tick:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
< 1	1-3	4-5	6-10	11-15	> 15

We would welcome anyone who is interested in getting involved with the Neighbourhood Plan to add your contact details below, including an email address if possible –

Name: -----

Address: -----

Email: -----

An online version of this questionnaire can be completed at – www.surveymonkey.com/s/CNP2015

Completed paper questionnaires can be returned in the following ways –

- By using the drop-in box in Cotherstone Post Office
- By hand to anyone on the Neighbourhood Plan Facilitation Group
- By post to Dalegarth, Moor Road, Cotherstone DL12 9PH (opposite St Cuthbert's Church)
- Or if you would like it to be collected, please telephone 01833 650911 to arrange

THANK YOU FOR MAKING THE TIME TO COMPLETE THIS QUESTIONNAIRE!

If you would like further information about any aspect of this questionnaire, please contact Diane Pennock on: 01833 650911 or email: diane.pennock@me.com

Please return completed questionnaires by 19th July 2015

Page 10 of 20

APPENDIX 3: SUMMARY OF KEY FEEDBACK FROM 2015 PUBLIC CONSULTATION EXERCISE

Cotherstone Neighbourhood Plan	
Survey 8th June – 19th July 2015	
Total number of residents aged 12 and above in Cotherstone Parish as per 2011 Census	= 560
Total who responded to survey	= 201
Response	= 35.89%
Total completed on line	= 160
Total paper copies	= 41

Cotherstone Neighbourhood Plan	
Stage 1 Consultation Results	
Points	
201 respondents	
= 36% response rate of people aged 12 and above (based on 2011 census)	
55% (90) had lived in the parish for more than 15 years	
<ul style="list-style-type: none"> • Results of this consultation reflect results from the previous various surveys undertaken over the past 25 years (Cotherstone Parish Appraisal 1989-1990, Cotherstone Village Design Statement 2001 and Cotherstone Parish Plan 2006) • Housing <ul style="list-style-type: none"> No big expansion Small development OK No cul de sacs No estates No apartments Limited number of houses Any building to be sympathetic to existing character of village – only 1% said not important Mixed types of housing Within clear defined boundary – only 14% said no limit 58% of respondents want less than 10 houses over next 10-15 years 22% of respondents want no houses built over next 10-15 years • 95% said Incorporate Village Design Statement • 99% said Maintain existing Conservation Area • 90% want to Support & Encourage businesses • 95% want to have & protect green spaces – extensive list given but some neglected & need improving • 91% said keep important buildings and other non-listed features/structures to maintain the character – extensive list of suggestions given • Dog poo, parking, footpaths, traffic speed, public transport and poor internet were all highlighted as issues of concern 	

APPENDIX 3: SUMMARY OF KEY FEEDBACK FROM 2015 PUBLIC CONSULTATION EXERCISE (CONTINUED)

NEIGHBOURHOOD PLAN OPEN EVENT Saturday 13 th June 2015	
Attendees comments	
1. What is good about Cotherstone	<ul style="list-style-type: none"> a. Main Street b. Churches c. School d. Pubs e. Village Greens f. Trees g. River Tees h. Network of Footpaths i. Walks around village j. Community Spirit & Life k. Rural setting l. Cotherstone Moor m. Post Office/Shop n. Space o. Heritage p. Village hall
2. What is not so good about Cotherstone?	<ul style="list-style-type: none"> a. Parking b. Parking Space for visitors c. Lack of Sunday/Public Holiday bus service d. Public Transport
3. What could be improved?	<ul style="list-style-type: none"> a. A better surface to the Railway Walk. One that is less churned up by horses & Bikes in the winter b. A limit on Business Physical Development c. Broadband. d. Designated parking area for walkers
4. Housing	<ul style="list-style-type: none"> a. Need to mix housing – currently social housing provided at one end of village b. Affordable Housing for Young families – keep school open c. Housing for elderly needs to be closer to shop/churches/village hall to enable residents to access facilities and activities d. No more building!
5. Local Business	<ul style="list-style-type: none"> a. Increase support from the community
6. Heritage	<ul style="list-style-type: none"> a. Could do with more history locally available

<ul style="list-style-type: none"> b. Local walk via all the historic points in the village c. Develop a Heritage Trail
7. Transport and Travel
<ul style="list-style-type: none"> a. Public transport poor so no-one uses it b. Scarlet Band drivers are very good – friendly and accommodating in dropping elderly people near their homes c. Scarlet Band are a great improvement on Arriva. The drivers are friendly and very accommodating. I find the service good. It would be a disaster to lose it.
8. Green Space
<ul style="list-style-type: none"> a. We are fortunate to be surrounded by such wonderful green spaces b. Good open space – must be maintained c. Support Trees for Cotherstone
9. Anything else?
<ul style="list-style-type: none"> a. Good Kids Play Area b. The Play Park has proved really popular with our visiting grand children c. Whilst Play Park is popular – would be good if original planting had been looked after and weeds kept under control. d. Would not want to live anywhere else – Cotherstone is a wonderful village with an amazing community e. Good facilities – Post Office/Shop/Pubs/School/Village Hall etc - Wonderful community spirit.
10.SUGGESTION BOX
<ul style="list-style-type: none"> a. Infill Housing rather than estates b. Weekly/Monthly GP Clinic in Village c. No more housing d. Protect the P.O./Shop
11.OTHER SOURCES SUBSEQUENTLY
<ul style="list-style-type: none"> a. FACEBOOK - Provision of parking for residents is becoming a real problem for Marwood View End of the village, considering most of the houses have possible 2 cars per household and families growing up who may require transport is there anything we can do?

NEIGHBOURHOOD PLAN AT FUN WEEKEND Saturday 20 th June 2015	
Attendees comments	
1. What is good about Cotherstone	<ul style="list-style-type: none"> a. Rural setting b. Sense of community c. Well maintained and clean d. School e. Beautiful stone buildings f. Community works together g. Post Office h. Shop i. Pubs
2. What is not so good about Cotherstone?	<ul style="list-style-type: none"> a. Parking Space for visitors b. Lack of Sunday/Public Holiday bus service c. Public Transport
3. What could be improved?	<ul style="list-style-type: none"> a. A bike route (bicycle path) along the old railway line to Barnard Castle from Cotherstone b. Make railway line accessible for bikes and push chairs c. Accessible access to river d. Bus shelter near to the allotments/The Close would be better built in stone and should contain a seat
4. Housing	<ul style="list-style-type: none"> a. Need to mix housing – currently social housing provided at one end of village b. If development needed housing should be mixed and new developments should be across the whole curtilage if they are to ? not just at the one end c. Need more families- must keep school open otherwise ongoing village will die etc. d. Infill housing only – no back land development or no more within build line or conservation area e. Keep village with its linear and historic nature rather than sprawling into the countryside and cul-de-sacs
5. Local Business	<ul style="list-style-type: none"> a. Need some small businesses to create jobs
6. Heritage	<ul style="list-style-type: none"> a) Notice type board like other villages – showing the features to identify and look at
7. Transport and Travel	


<ul style="list-style-type: none"> a. Parking generally for residents, spaces for visitors/walkers etc – now with a tea shop this will only get worse b. What about using the school car park on week-ends and school holidays? c. Lack of Sunday/public holiday bus service d. Creation of parking spaces on verges near to the Railway Walk – Moor Road and the other road into the village near Birkett Close
8. Green Space
<ul style="list-style-type: none"> a. Put phone and electric cables underground b. No more solar panels
9. Anything else?
<ul style="list-style-type: none"> a. Funding to help keep clubs going – e. g. youth club b. Play park needs to be maintained better
10.SUGGESTION BOX
11.OTHER SOURCES SUBSEQUENTLY
From hard copies of questionnaires
<ul style="list-style-type: none"> • House Type - Homes for people from upper Teesdale only (rather than Cotherstone Parish) • 30 houses over 15 years = average 2 a year! • Most open spaces are already protected by Regulations on Greens, Commons, etc. or by being leased formally for use – e.g. the park • Its obvious who responded to this (next to their given postcode) (respondent made the above 4 comments) and underlined "It will not be used to identify respondents) • Also marked 3 areas on map for development • One further respondent marked 2 areas on map • In relation to Q16 – agree – as long as this doesn't impose restrictions on individual choice • In relation to Q4 – difficult to sell existing houses: new ones make this harder • In relation to Q6 – Affordable Homes – you mean Social Housing – why not say so • In relation to Q11 – Very Important – if houses must be built at all • In relation to Q12 – What is the point – no one takes any notice of it • In relation to Q15 – Not Important – no one takes any notice unless right in centre of village (above comments on Q6 – Q15 – from same person) • In relation to Q6 – Eco Friendly housing – disagree as I feel solar panels are not part of countryside scenery

APPENDIX 4: 4 PAGE INFORMATION LEAFLET FOR PRE-SUBMISSION NP

Pre-Submission Consultation

COTHERSTONE PARISH NEIGHBOURHOOD PLAN

2020-2035



As Cotherstone Parish moves through the 21st Century, the challenge will be to conserve the heritage and character of the Parish, and those who lived, farmed and worked there, whilst maintaining a thriving community and a living landscape for today's and future generations.

Vision

The vision for the Parish of Cotherstone is of a place with the facilities, amenities and opportunities to help support a thriving and cohesive community. It will strive to cherish, preserve and enhance its essential rural character and setting, and its wealth of heritage and natural assets for the benefits they bring to all who live, work within and visit the area.

Background

Cotherstone Parish Council set up a working group of Parish Councillors and Residents almost 6 years ago to create a Parish Neighbourhood Plan following a comprehensive planning process set out by Government. Since then the working group has met regularly to develop and shape the Plan, supported by a Planning Consultant and Durham County Council Planning officers. The Neighbourhood Plan contains a Vision and Objectives. It sets out a number of clear and important planning policies to maintain and protect the character and heritage of the Parish; these have been developed from consultation feedback events with residents and other interested parties, and from evidence-based existing documents from Durham County Council encompassing Conservation and Heritage.

The Cotherstone Parish Neighbourhood Plan

The Cotherstone Parish Neighbourhood Plan provides our local community with a powerful tool to guide the long-term future and development of Cotherstone and its surrounding Parish for the period 2020 to 2035. The benefits of preparing a Neighbourhood Plan for the Parish include:

- Putting the community in the driving seat to develop a shared vision and aims for the neighbourhood;
- Measures to shape development, conservation and improvement of the local area;
- Provision of guidance to Planning Officers to ensure future planning decisions better meet the needs and aspirations of the community; and
- A mechanism for managing local development and land use not covered in the County Durham Plan.

Objectives

- 1 The boundary and setting of Cotherstone village**

To support development of an appropriate scale, type and location which contributes to a thriving community, whilst respecting the essential character, rural setting and identity of the village and wider Parish.
- 2 Conserving and enhancing the historic environment**

To identify, protect and enhance the diverse heritage assets of the Parish for present and future generations to better understand and enjoy.
- 3 Local green spaces and valued views**

To identify, protect and enhance valuable green spaces within the village of Cotherstone and safeguard its attractive rural setting.
- 4 Business and employment**

To promote a vibrant local economy by supporting home-working, self-employment and other rural-based businesses (including tourism) which respect their setting and the nature of neighbouring uses.
- 5 Designing for beauty, character and sense of place**

To carefully manage the design of new housing, building conversions or other development to help maintain and reinforce those elements which make up the essential character and identity of the village and wider Parish.

Cotherstone Parish Neighbourhood Plan Policies

CNP1 Policy CNP1: The Settlement Boundary of Cotherstone
The settlement boundary defines the extent of the built-up area of Cotherstone. This Policy seeks to protect the rural setting of the village and its surrounding Conservation Area.

CNP2 Policy CNP2: Locally Valued Heritage Assets
The Parish has an extensive existing schedule of Ancient Listed Monuments and Grade II Listed structures.
This Policy identifies an additional 16 non-designated locally valued heritage assets of historic importance to the Parish, and how they will be protected/preserved from future development to ensure the long-term conservation of the asset.

CNP3 Policy CNP3: Settlement Boundaries with Special Heritage Significance
This Policy identifies and aims to protect the settlement boundaries of Cotherstone which have a special heritage significance. The rural landscape adjacent to these boundaries, encompassed within a defined Conservation Area, comprises back lanes and medieval field systems which form a significant part of the historic character and setting of the village within the wider Parish.

CNP4 Policy CNP4: Local Green Spaces
This Policy identifies 10 local green spaces within the village's settlement boundary to ensure they are preserved and protected for the roles they fulfil within the community.

CNP5 Policy CNP5: Valued Views
This Policy identifies 8 view points in and around the village that are deemed significant in value to residents in capturing the 'essence' of the village and surrounding countryside. The Policy aims to protect the character, quality and integrity of these views.

CNP6 Policy CNP6: Business and Employment
This Policy aims to help promote a local flourishing economy in supporting existing businesses, establishment of new development and diversification of the farming community, tourism and the technology support infrastructure required to support them.

CNP7 Policy CNP7: Designing for Beauty, Character and Sense of Place
This Policy encapsulates the incorporation of the principles of the old 'Village Design Statement' to ensure future developments are designed and built sympathetically to maintain the traditional identity and character of the village and its surrounding parish.

What happens next?

This is an important opportunity for you to provide feedback on the Pre-Submission Cotherstone Parish Neighbourhood Plan to enable the completion of the Neighbourhood Plan Formal Submission. This document provides a summary of the full Neighbourhood Plan for your feedback through a variety of ways. Your feedback will then be considered by the working group and fed into the final Draft Plan prior to a further consultation period with Durham County Council, following which it can then proceed to an independent examiner for formal review prior to a referendum on acceptance by the residents of Cotherstone Parish. We will keep you informed on progress with the completion of the Plan at the key stages mentioned above.

Consultation information

Due to Covid-19 restrictions, we are unable to carry out formal presentations of the Draft Plan in the Village Hall, as initially proposed. The Pre-submission consultation event will now take place remotely via the Parish Council website over a period of 8 weeks commencing on Monday 18 January 2021.

You can view the full pre-submission consultation document on the Parish Council website at:
<http://www.cotherstoneparishcouncil.org.uk/neighbourhood-plan>

For those who don't have internet access, a number of paper copies can be made available by contacting either Richard Hunter (01833 650229) or Lynn Metcalfe (01833 650019).

Written feedback stating name/address or organisation will be welcomed until Friday 12 March 2021. Feedback can be returned either:

- by email to Lynn Metcalfe - lmcalfe56@yahoo.co.uk
- or by post to Lynn Metcalfe - West View, Cotherstone, Barnard Castle, Co. Durham, DL12 9PH

Anyone wishing to discuss any part of the Plan in detail, should contact Richard Hunter by email (richardwhunter@btinternet.com) or by phone (01833 650229) to arrange a suitable date and time for a detailed telephone discussion.

If you are self-isolating and want to submit written feedback, your response can be collected from your home address by contacting either Richard Hunter (01833 650229) or Lynn Metcalfe (01833 650019).

Feedback will be welcomed until Friday 12 March 2021.

For further information on Neighbourhood Planning in County Durham, please visit <https://www.durham.gov.uk/article/18184/Neighbourhood-planning-what-s-happening->

APPENDIX 5: LIST OF STATUTORY CONSULTEES NOTIFIED AT REGULATION 14 STAGE

Section	Description	Name of Organisation	Address/Contact details of Organisation	Date letter/ email sent
b)	A local planning authority, County Council or Parish Council any part of whose area is in or adjoins the area of the local planning authority	Durham County Council	stuart.timmiss@durham.gov.uk	14/01/2021
		Durham County Council	graham.black@durham.gov.uk	14/01/2021
		County Councillor	Richard.Bell@durham.gov.uk	14/01/2021
		County Councillor	ted.henderson@durham.gov.uk	14/01/2021
b)	Parish Council	Lartington Parish Council	Mr I Jerred 2 Baysdale Gardens Shildon Co. Durham DL4 2LX	13/01/2021
	Parish Council	Marwood Parish Council	Mrs M Fenwick Chatwood Lodge Stainton Village Barnard Castle Co. Durham DL12 8RD	13/01/2021
	Parish Council	Hunderthwaite Parish Council	Mrs C Icton Blind Beck Baldersdale Barnard Castle Co. Durham DL12 9YX	13/01/2021
	Parish Council	Stainmore Parish Council	Miss Janet Walton Heavens View Barras Kirkby Stephen Cumbria CA17 4ET	13/01/2021
c)	The Coal Authority		planningconsultation@coal.gov.uk	14/01/2021
d)	The Homes and Communities Agency		enquiries@homesengland.gov.uk	14/01/2021
e)	Natural England		consultations@naturalengland.org.uk	14/01/2021
f)	The Environment Agency		planning.nane@environment-agency.gov.uk	14/01/2021
g)	The Historic Buildings and Monuments Commission for England	Historic England	jules.brown@historicengland.org.uk	14/01/2021
h)	Network Rail Infrastructure Ltd		AssetProtectionLNEEM@networkrail.co.uk	14/01/2021
i)	A strategic highways company any part of whose area is in or adjoins the neighbourhood area	Highways England	planningYNE@highwaysengland.co.uk	14/01/2021
k) (i)	Any person to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003	Cornerstone Telecommunications	EMF.Enquiries@ctil.co.uk	14/01/2021
	Ditto above	EE	public.affairs@ee.co.uk	14/01/2021
k) (ii)	Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	BT Openreach	networkalterationsUK@openreach.co.uk	14/01/2021
	Ditto above	EE	public.affairs@ee.co.uk	14/01/2021

APPENDIX 5: LIST OF STATUTORY CONSULTEES NOTIFIED AT REGULATION 14 STAGE (CONTINUED)

Section	Description	Name of Organisation	Address/Contact details of Organisation	Date letter/ email sent
l) (i)	Where it exercises functions in any part of the neighbourhood area – a clinical commissioning group established under section 14D of the National Health Service Act 2006	County Durham and Darlington NHS Foundation Trust	cdda-tr.GeneralEnquiries@nhs.net	14/01/2021
l) (ii)	Where it exercises functions in any part of the neighbourhood area – a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	Northern PowerGrid	getconnected@northernpowergrid.com	14/01/2021
		National Grid	nationalgrid.uk@avisonyoung.com	14/01/2021
l) (iii)	Where it exercises functions in any part of the neighbourhood area – a person to whom a licence has been granted under section 7(2) of the Gas Act 1986	Northern Gas Networks	communications@northerngas.co.uk	14/01/2021
l) (iv) (v)	Where it exercises functions in any part of the neighbourhood area – a water / sewerage undertaker	Northumbrian Water Limited	laura.kennedy@nwl.co.uk	14/01/2021
m)	Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	Village Hall Committee	cotherstonevh@live.co.uk	14/01/2021
		Cotherstone School	cotherstone@durhamlearning.net	14/01/2021
		Play@Cotherstone	m23windle@icloud.com	14/01/2021
		Local History Group	Jc.lynn@btinternet.com	14/01/2021
		Fun Weekend Committee	kmgreen@hotmail.co.uk	14/01/2021
		St Cuthbert's Church	Jc.lynn@btinternet.com	14/01/2021
		Methodist Chapel	graham.cutler@methodist.org.uk	14/01/2021
		Quaker Meeting House	teesdaleclevelandam@quaker.org.uk	14/01/2021
		Lunch Club	peter@gvs.me.uk	14/01/2021
		Trees for Cotherstone	pditchburn@hotmail.com	14/01/2021
p)	Bodies which represent the interests of persons carrying on business in the neighbourhood area	W.S.Hodgson & Co Ltd	sales@hodgson timber buildings.co.uk	14/01/2021
		J & JG Gill & Sons	gill520@btinternet.com	14/01/2021
		The Red Lion	redlion.redlion@outlook.com	14/01/2021
		The Fox and Hounds	richard.john.green@hotmail.co.uk	14/01/2021
		Dark Skies Design	paul@darksbiesdesign.co.uk	14/01/2021
		CU Residential	chrisresidential@msn.com	14/01/2021
		Jopling Tree Services	joplingtreeservices@outlook.com	14/01/2021
		Peter & Son decorators	peter-and-son@hotmail.com	14/01/2021
		Doe Park Caravan Park	Info@doepark.co.uk	14/01/2021
		East Briscoe Holiday Cottages	chris@eastbriscoe.co.uk	14/01/2021
Other		North Pennines AONB	chris@northpenninesaonb.org.uk	14/01/2021
		Durham Constabulary	jordan.ord@durham.pnn.police.uk	14/01/2021

APPENDIX 5: LIST OF STATUTORY CONSULTEES NOTIFIED AT REGULATION 14 STAGE (CONTINUED)

Section	Description	Name of Organisation	Address/Contact details of Organisation	Date letter/ email sent
		Durham & Darlington Fire and Rescue Service	serviceHQ@ddfire.gov.uk	14/01/2021
		North of England Civic Trust	hello@culturatrust.org	14/01/2021
		National Farmers Union	laurie.norris@nfu.org.uk	14/01/2021
		Sustrans	Jonah.Morris@sustrans.org.uk	14/01/2021
		Campaign to Protect Rural England (CPRE)	cpre.durham@yahoo.co.uk	14/01/2021
		Woodland Trust	enquiries@woodlandtrust.org.uk	14/01/2021

APPENDIX 6: NOTIFICATION LETTER/EMAIL TO STATUTORY CONSULTEES AT REGULATION 14 STAGE

Subject: Cotherstone Parish Draft Neighbourhood Plan - Pre-Submission Consultation

Dear Sir/Madam

Under the Neighbourhood Planning (General) Regulations 2012 (Section 14 & 16 - Consultation) we are writing to inform you that the Cotherstone Parish Draft Neighbourhood Plan is now entering its Pre-Submission Consultation Phase, due to commence on Monday 18th January 2021 for an 8 week period, closing on Friday 12th March 2021. As a Statutory Consultee you are invited to comment on the content of the Draft Plan.

We would like to bring to your attention that the draft document and a publicity leaflet summarising the content of the Plan can be found at the following website address:-

<http://www.cotherstoneparishcouncil.org.uk/neighbourhood-plan>

Details on the submission of written formal comments are explained within the publicity leaflet.

Kind regards

Cotherstone Neighbourhood Planning Group.

APPENDIX 7: NOTIFICATION LETTER TO NON-RESIDENT LANDOWNERS AT REGULATION 14 STAGE

COTHERSTONE PARISH NEIGHBOURHOOD PLAN

Parish Clerk: Judith Mashiter, Moor Edge, Snaisgill, Middleton-in-Teesdale, County Durham DL12 0RP
Tel. 01833 640893 Email: clerk@cotherstoneparishcouncil.org.uk

13 January 2021

Dear

As a non-resident landowner within the Parish of Cotherstone, we are writing to inform you that a Pre-Submission consultation of the Draft Cotherstone Parish Neighbourhood Plan is due to commence on Monday 18 January 2021 (for a period of 8 weeks).

Enclosed is a copy of the publicity leaflet being sent to all Parish residencies which provides information on the consultation and the website location of the detailed Draft Neighbourhood Plan. Enclosed within the leaflet is the contact details if you wish to formally submit written comments on the content of the Plan.

Yours sincerely

Cotherstone Neighbourhood Planning Group

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APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION & QUALIFYING BODY'S (QB'S) RESPONSE TO THEM

Overview and introduction to summary table

At the close of the consultation, a total of 15 submissions had been received. 11 were from statutory organisations or bodies and 4 were from local residents. Details of the submissions and the responses to them are set out in the table overleaf.

The following notes provide additional explanation to assist in reading the table.

- **Note 1:** *Submissions are in alphabetical order by name of submitter (by surname if an individual)*
- **Note 2:** *Submissions which refer to different aspects of the NP are itemised in column b) of the table, with the Qualifying Body (QB) response correspondingly itemized in column c)*
- **Note 3:** *In the interests of space and legibility, a collective response is provided to related submissions 6c, 9b and 15a at the end of the table*
- **Note 4:** *Submissions which have resulted in a consequential change to the NP appear as highlighted text in column d)*

**APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION
& QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)**

A) SUBMITTER	B) SUBMISSION SUMMARY	C) QB'S RESPONSE TO SUBMISSION	D) CONSEQUENTIAL CHANGE(S) TO NP
1 Judith & Tony Barnett	<p>Positive comments in recognition of amount of work devoted to drafting NP.</p> <p>Additional comments received:</p> <p>a) DCC and CDP do not follow the settlement boundary approach if they consider other material planning considerations override it.</p> <p>b) Settlement boundary at <u>Holmfield</u> should incorporate the whole of its curtilage rather than arbitrarily bisecting it (cross ref the example of <u>Mogriflds</u>).</p> <p>c) Curtilages of houses at Hallgarth Hill should also be included within the settlement boundary for consistency</p> <p>d) New dwellings shouldn't be built unless the occupier is confirmed as having local connections - this could be incorporated into para 4.13.</p> <p>e) NP should include the castle site as providing a Valued View, so as to protect it from development proposals within sight of this viewpoint</p> <p>f) NP should promote the undergrounding of electricity and BT cables to improve the visual environment and include a policy to require this in relation to new buildings</p>	<p>Positive comments welcomed. Responses to other comments:</p> <p>a) The settlement boundary approach has to operate in accordance with national policy, which does provide for development outside it in certain circumstances. However, notwithstanding this, the policy framework set out in the NP provides a particularly strong level of protection to the settlement edge. This is fully explained in paras 4.12 and 4.13 of the NP.</p> <p>b & c) The line taken by the settlement boundary is the same as that defined in the earlier Teesdale Local Plan, except where revisions were required to reflect subsequent developments. This is explained in para 4.9 of the NP. Para 4.11 sets out the rationale for this, with 9 specific points made in support of its current alignment.</p> <p>d) Para 4.12 of the NP explains the circumstances which provide for 'local needs' housing. This is in turn fully covered in Policies 11 & 15 of the adopted County Durham Plan.</p> <p>a) This can be dealt with via adjustment of the position of VV8 on Policies Map 5 so as to take in the view across the castle site.</p> <p>b) Overhead versus undergrounding of cabling is a matter which needs to be assessed on a case by case basis as many factors come into play. It would not therefore be appropriate or justified for the NP to impose a blanket policy on this.</p>	<p>No changes proposed in response to a), b), c), d) and f)</p> <p>In response to e), position of VV8 on Policies Map 5 to be adjusted to ensure NW-facing arrow points across castle site. Consequential revision to Appendix 3 description for VV8 to refer to views across the site of Cotherstone castle</p>

APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION & QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)

A) SUBMITTER	B) SUBMISSION SUMMARY	C) QB'S RESPONSE TO SUBMISSION	D) CONSEQUENTIAL CHANGE(S) TO NP
2 Coal Authority	No specific comments as NP does not allocate any sites for future development	N/A	N/A
3 Cotherstone Village Hall	Fully supportive of the NP. Positive comment - 'Wow!! I didn't realise how much work had to go into the submission and how much detail. You've all done a fantastic job'.	Support and positive comment welcomed.	N/A
4 Durham County Council	<p>Generally support content of the NP. Additional comment relating to strengthening linkages to biodiversity within the plan including –</p> <p>a) Policy CNP4 could look at existing greenspace to identify where green corridors for people/wildlife could be created to link up open spaces. These may include planting, improving or linking up hedgerows or enhancing the habitats that border a Public Right of Way.</p> <p>b) New developments should provide space for people and nature.</p> <p>c) All new development should produce a green infrastructure plan to show how it can improve greenspaces and corridors for people and nature, in the context of the surrounding landscape.</p> <p>d) Seek to include conditions to protect and enhance wildlife with development proposals (net gains for biodiversity).</p>	<p>Support welcomed. Responses to other comments:</p> <p>a) This is a laudable aim, but the assessment of green spaces in the NP has been at an individual site specific level. The research, assessment and identification of corridors and linkages would necessitate a substantial additional task which lies beyond the current remit of the NP.</p> <p>b) The NP addresses this in Policy CNP7, which refers to new development encapsulating beauty. Para 8.19 in turn promotes the creative integration of natural features into development for the benefit both of people (beauty and wellbeing) and nature (supporting and enhancing biodiversity).</p> <p>c) This is also a laudable aim, but questionable in the context of the NP, given that its policy framework will offer limited opportunities for development that could fulfil such a requirement. It is also noted that CDP Policy 26 already incorporates provision for this at a County-wide level.</p> <p>d) This matter is already adequately covered in CDP Policies 26 and 41 and in the NPPF and will also become a mandatory requirement when the Environment Bill is enacted.</p>	<p>No changes proposed in response to a) to d)</p> <p>In response to e), wording added to CNP6 to provide protection to areas of high biodiversity value.</p>

APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION & QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)

A) SUBMITTER	B) SUBMISSION SUMMARY	C) QB'S RESPONSE TO SUBMISSION	D) CONSEQUENTIAL CHANGE(S) TO NP
5 Environment Agency	<p>e) Add wording to policy CNP6 (Business and Employment) to recognise and safeguard Natura 2000 sites.</p> <p>No detailed comments to make and no environmental impacts which will be so significant to require an SEA</p>	<p>e) Agreed that appropriate additional wording would provide protection to areas of high biodiversity value.</p> <p>N/A</p>	N/A
6 George Franks	<p>General support for NP, with additional comments –</p> <p>a) St Cuthbert's Church - request inclusion as valued or listed asset.</p> <p>b) Hiltons Grave - request for it to be marked on plan</p> <p>c) Land south of The Sycamores - request inclusion as a valued asset.</p>	<p>Support welcomed. Responses to other comments:</p> <p>a) Agreed that the church is a valid contender for inclusion as a Locally Valued Heritage Asset (LVHA). In the interests of consistency, its inclusion will also justify the addition of the former Wesleyan Chapel as another LVHA.</p> <p>b) The grave is identified on Policies Map 2/12, but it's acknowledged that it's easy to miss as it is so small. This can be remedied through additional labelling.</p> <p>c) See collective response at the end of this table.</p>	<p>In response to a), add church & chapel to list of LVHA's (LVHA17 & 18 respectively) in Policy CNP2 and in new Policies Maps (2/17 & 2/18). Include new entries for them in Appendix 1 of NP together with any associated text changes.</p> <p>In response to b), add an additional label and arrow to Policies Map 2/12 to help identify the location of LVHA12.</p> <p>In response to c), no changes proposed.</p>

**APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION
& QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)**

A) SUBMITTER	B) SUBMISSION SUMMARY	C) QB'S RESPONSE TO SUBMISSION	D) CONSEQUENTIAL CHANGE(S) TO NP
7 Historic England	<p>Positive comments including that the NP is particularly clearly written, with a comprehensive and well-considered approach to protecting and enhancing the historic environment.</p> <p>No detailed comments on the NP, but offer two suggestions -</p> <p>a) It would be useful to identify the ambition to prepare a Conservation Area Appraisal for Cotherstone as a specific future action in an annex to the Plan.</p> <p>b) Also, recommend use of a glossary (or reference to the one in the NPPF) for defining historic environment and other terms.</p>	<p>Positive comments welcomed. Responses to other comments:</p> <p>a) This ambition is already expressly set out in paragraph 5.20 of the NP</p> <p>b) Re a glossary - agreed it would be useful to add an appropriate cross reference in the opening chapter of the Plan</p>	<p>No changes proposed in response to a)</p> <p>In response to b), add sentence to para 1.6 of the NP to cross-refer to the glossary of terms contained in the NPPF and Planning Portal</p>
8 Homes England	No comments	N/A	N/A

**APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION
& QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)**

A) SUBMITTER	B) SUBMISSION SUMMARY	C) QB'S RESPONSE TO SUBMISSION	D) CONSEQUENTIAL CHANGE(S) TO NP
<p>9 Steve Moss</p>	<p>Positive comment that the NP is a 'comprehensive and impressive document'. Additional comments –</p> <p>a) On p.70, second bullet point - add reference to archaeological significance of hedges in surrounding fields</p> <p>b) Field south of The Sycamores - request that this be included in Policies Map 2/1 (as part of LVHA1) and Map 3 by adding the edge of it as a Settlement Boundary with Special Heritage Significance (SBWSHS).</p> <p>c) LVHA1 tries to cover too much in one heading. Consider separating 'back lanes' and 'medieval field systems' to recognise these individually (not all the SBWSHS necessarily include back lanes). Also add a separate heading for 'Footpaths' to highlight the historical and aesthetic values of the paths approaching the village (ie - not just the back lanes)</p> <p>d) As part of WV1, include additional view towards church from Railway Walk across the field to the south of The Sycamores</p> <p>e) Also, in connection with the description of WV1 (p.110), add reference to the wonderful views to be had from the footpaths linking the Railway Walk into the village,</p>	<p>Positive comment welcomed. Responses to other comments:</p> <p>a) The reference to hedges in this part of the Plan is within design guidance pertaining essentially to boundaries and means of enclosure of properties within the village, hence the conscious focus of the associated Design Code BME3 on p.71. The suggested addition would therefore be out of context in this part of the Plan. However, the significance of hedges in surrounding fields is acknowledged and it is therefore appropriate to add a reference to this as part of LVHA1 (also see response to submission 15c below).</p> <p>b) See collective response at the end of this table.</p> <p>c) In LVHA1, the medieval strip field system has been consciously grouped together with the back lanes as they are inherently linked. They are also specifically identified together in the original description of the Conservation Area when it was first designated in 1984. On the subject of the wider network of footpaths, it is not considered appropriate for these to be specifically identified in the NP – see related response to submission 12c.</p> <p>d & e) The entry for WV1 in Appendix 3 of the Plan already refers to 'Panoramic views from the Railway Path', recognising that there are multiple viewpoints. However, it is agreed that there would be merit in the Plan reflecting this on Policies Map 5 by extending WV1 along the</p>	<p>In response to a), no change to p.70, but reference added to the importance of boundary hedges (and dry stone walls) in the context of LVHA1 (Appendix 1).</p> <p>In response to b) and c), no changes proposed.</p> <p>In response to d) & e), amend Policies Map 5 to extend WV1 and include the viewpoints sought.</p> <p>In response to f), add new WV9 to Policy CNP5 and Policies Map 5, together with appropriate additions to Appendix 3 and associated text changes.</p>

**APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION
& QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)**

A) SUBMITTER	B) SUBMISSION SUMMARY	C) QB'S RESPONSE TO SUBMISSION	D) CONSEQUENTIAL CHANGE(S) TO NP
10 National Grid	<p>particularly the path down to the back of the Fox & Hounds and the one across the field to South of The Sycamores.</p> <p>e) Include the historic tree-covered road approaches to the village ('<u>holloways</u>') as an additional LVHA with necessary changes to para 5.26, Policy CNP2, Policies Map 2 and Appendix 1 (ie - Moor Road from South and also approach to village from West). Mention can also be made of the historic <u>droveway</u> to Cotherstone Moor.</p>	<p>Railway Path to the NW and SE and adding in the viewpoints referred to. As a coincidental change, it is appropriate that the viewpoints also point southwards to take in views towards Lancelands and Lathbury to reflect the VV1 description in Appendix 3.</p> <p>f) It is agreed that the Moor Road approach to the village is a legitimate contender for inclusion as a Valued View in the NP (see also related submission 15b).</p>	N/A
11 Natural England	<p>No record of any high voltage electricity assets or high pressure gas pipelines within the NP area.</p> <p>Agree with conclusions of HRA and SEA screening reports. Support Policies CNP1, CNP3, CNP4 & CNP5</p> <p>Policy CNP7 also supported with comment <i>'You may wish to... ask all developments to achieve a net gain for biodiversity and to show how 'a minimum of 10% biodiversity net gain will be achieved'</i></p>	<p>N/A</p> <p>Support welcomed. Responses to other comments:</p> <p>In response to comments on Policy CNP7, it is considered that this matter is already adequately covered in CDP Policies 26 and 41 and in the NPPF and will also become a mandatory requirement when the Environment Bill is enacted.</p>	No changes proposed

APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION & QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)

A) SUBMITTER	B) SUBMISSION SUMMARY	C) QB'S RESPONSE TO SUBMISSION	D) CONSEQUENTIAL CHANGE(S) TO NP
12 North Pennines AONB	<p>Positive comment that the NP 'seems comprehensive, well-presented and written in a very straightforward and accessible way'. Additional comments –</p> <p>a) Lack of reference in NP to conserving biodiversity (e.g. - by managing impacts of development on nature and ensuring net gain for biodiversity) or promoting principles of sustainable building.</p> <p>b) Might be useful for greater reference to the wider parish and recognition of natural/historic heritage assets and designations.</p> <p>c) Though the Tees Railway Path is listed as a heritage asset, consider including the wider public rights of way network within and outside the village</p> <p>d) Include reference in the NP to the North Pennines Planning Guidelines</p> <p>e) Also list the UNESCO Geopark designation alongside mention of the North Pennines AONB.</p>	<p>Positive comments welcomed. Responses to other comments:</p> <p>a) It is considered that this matter is already adequately covered in CDP Policies 26 and 41 and in the NPPF and will also become a mandatory requirement when the Environment Bill is enacted.</p> <p>b) The heritage assets of the wider parish are already referenced in Chapter 5 (paras 5.14 & 5.15 and table following 5.15). In terms of natural assets and designations, Ancient Woodland is also identified on the map following para 5.20. Agree however in the merit of adding reference to the important Geopark designation in Chapter 2 (e.g. following para 2.3). This also links to e) below.</p> <p>c) The heritage values and definable physical extent of the Tees Railway Path justifies its inclusion as an LVHA in the NP. The wider PROW network on the other hand is extensive and geographically widespread, with diverse and varying values. It is therefore considered to be impractical and inappropriate for it to be identified as an LVHA 'en-masse'.</p> <p>d) Agreed that such a reference would be appropriate within Chapter 8</p> <p>e) Agreed that this would be appropriate as mentioned in response to b) above</p>	<p>No changes proposed in respect of a) and c).</p> <p>In response to b) and e), add the appropriate cross reference in para 2.3 of the NP.</p> <p>In response to d), add appropriate cross reference in a new para 8.2.4.</p>
13 Northumbrian Water	Support the objectives set out within the NP. No specific comments regarding individual policies.	Support welcomed	N/A

APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION & QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)

A) SUBMITTER	B) SUBMISSION SUMMARY	C) QB'S RESPONSE TO SUBMISSION	D) CONSEQUENTIAL CHANGE(S) TO NP
14 Stainmore Parish Council	No comments.	N/A	N/A
15 Gordon Thomson	<p>Positive comments on 'the quality, breadth and scope' of the NP. Additional comments:</p> <p>a) Add field to south of the Sycamores and the one on the opposite side of Moor Lane to LVHA1 on Policies Map 2/1 (they also show signs of medieval field systems, outline of a former structure and other historic features)</p> <p>b) Consider adding recognition in the NP to the tree-covered 'holloway' (approaching the village from the south on Moor Road)</p> <p>c) Consider adding reference to the importance of hedges (historically, aesthetically and for nature) and promote their preservation and maintenance in the NP</p> <p>d) In BM5 on p.65, add reference to lime (hydraulic lime) in referring to appropriate mortar mixes (ie - appropriate <u>lime mortar mixes</u>).</p>	<p>Positive comments welcomed. Responses to other comments:</p> <p>a) See collective response at the end of this table.</p> <p>b) It is agreed that this is a legitimate contender for inclusion as a Valued View in the NP (see also related submission 9f).</p> <p>c) Hedges are referred to in the NP in the design guidance and codes in chapter 8 under the heading of 'Boundaries and Means of Enclosure' (ref - BME3). This essentially relates to the confines of the village. Outside the village, the hedge network is extensive and subject to existing protections under the Hedgerow Regulations 1997. A blanket additional policy is not therefore considered appropriate. However, reference can appropriately be made to them specifically in the context of LVHA1 as, together with dry stone walls, they form part and parcel of the boundaries of the back lanes and strip fields.</p> <p>d) It is agreed that this would be a worthwhile addition to BM5.</p>	<p>In response to a), no changes proposed.</p> <p>In response to b), add new VV9 to Policy CNP5 and Policies Map 5, together with appropriate additions to Appendix 3 and associated text changes.</p> <p>In response to c), add reference to the importance of boundary hedges and dry stone walls in the context of LVHA1 (Appendix 1)</p> <p>In response to d), add reference to BM5 as sought.</p>

APPENDIX 8: SUMMARY OF SUBMISSIONS TO REG. 14 CONSULTATION & QUALIFYING BODY'S (QB'S) RESPONSE TO THEM (CONTINUED)

Collective response to submissions seeking identification of heritage values of field south of The Sycamores (ref. submissions 6c, 9b and 15a), plus field on the opposite side of Moor Lane (ref. submission 15a):

The sites in question have been subject to major changes since the mid-19th century, mainly arising from the introduction of the railway in 1868, which completely truncated the sites. In terms of their character, they also do not form part of the intact system of medieval strip fields and lanes which underpins the identification of LVHA1. It is not therefore considered that the sites are of such historic significance in their own right as to justify their identification in the Neighbourhood Plan – either under Policy CNP2 (Locally Valued Heritage Assets) or CNP3 (Settlement Boundaries with Special Heritage Significance).

It has however been acknowledged in response to other submissions (9d, 9e, 9f and 15b) that there is merit in the Plan recognising the valued views across these sites from the Tees Railway Path. In response to these submissions, Policies Map 5 will be amended by extending VV1 and adding additional viewpoints accordingly. A further new valued view (VV9) will also be added to Policies Map 5 to recognise the attractive tree lined approach to the village along Moor Road. This will provide the sites with the additional protections of Policy CNP5 (Valued Views) given that Moor Road forms part of their respective boundaries.

Finally, it is important to note that the sites lie within the Cotherstone Conservation Area and are consequently subject in any event to the safeguards of national legislation and policy pertaining to the historic environment as well as the statutory provisions of County Durham Plan Policy 44.