

Oakenshaw Neighbourhood Plan

Reg.16 Consultation Responses

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

Agent	Organisation Details	Comments
Melanie Lindsley	The Coal Authority	<p>Thank you for the notification of the 6 March 2020 consulting The Coal Authority on the above Neighbourhood Development Plan.</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.</p> <p>According to information held by the Coal Authority the Neighbourhood Plan lies in an area of past coal mining activity with recorded risks including; mine entries, recorded and likely unrecorded shallow coal workings and extraction of coal by surface mining methods.</p> <p>The Neighbourhood Plan does not propose to allocate sites for future development and on this basis we have no specific comments to make.</p>
Louise Tait	Environment Agency	<p>Thank you for giving us the opportunity to comment on the above consultation. We have no comments to make in respect of the Submission Draft of the plan. In relation to those matters within our remit, we do not think that there are any environmental impacts which will be so significant to require a Strategic Environmental Assessment (SEA).</p>
Karen Hopper		<p>Following attending the open meeting and hearing the proposal from the local farmer Mr James and what the investment back into the village, I would disagree with the boundary setting outlined in section 2 figure 4 of the NP.</p> <p>I would like to see the settlement boundary extended to incorporate the land referred to by Mr James opposite Reed Avenue.</p> <p>I understand from what was highlighted by Mr James who is keen to work with the village that the key issues raised in the NP would not be compromised i.e any development on that land would be in line with the small scale housing criteria in section 3.5. Development would not compromise the valued views, would not harm or disturb the wildlife corridor and the land in question is not in a place that if developed</p>

		<p>would join Oakenshaw to Willington keeping the villages environmental character.</p> <p>I would be very interested to learn more about what there is to offer and the NP as it stands does not allow for this.</p>
John Aynsley	Lichfields	<p>Our client fully supports the production of the Neighbourhood Plan in providing an evidenced, community-led vision for the village. The Plan clearly articulates a desire to meet the needs of the current and future population of the village whilst managing and balancing the impacts to preserve the key characteristics and deliver long term benefits. Our client's land identified on the attached plan is available and would be suitable for residential development and could deliver the type of housing identified as needed such as accommodation for the elderly, young families, executives and affordable housing. Its allocation for residential development would provide flexibility to meet the housing needs of the village and certainty on the location of growth. Our client is keen to work with the Neighbourhood Plan team to ensure that if the site were to come forward, it would contribute to cross-funding the community needs of the village. This could be achieved during an application process through Section 106 discussions between the applicant and the Parish Council.</p> <p>In addition to the specific housing needs, we welcome the Plan's recognition that new residential development would bring other associated benefits for Oakenshaw such as more frequent bus services, landscaping and biodiversity improvements and upgrades to existing or additional new infrastructure and facilities such as a community centre, a shop or children's play equipment.</p> <p>Our client supports the recognition of these factors within the Plan and the use of positively worded policies to support their delivery.</p> <p>We trust these representations will be taken into account in the continued preparation of the Neighbourhood Plan to ensure that it provides flexibility and certainty that the objectives of the Plan will be delivered.</p>
Richard James		<p>I would like to join partnership with the village and support the work being done with the accessible housing and community hub outlined in the NP. I would like to do this by offering the village either an area of my land within a 3 acre development (see attached) or a contribution of 16% potentially equating to 500k. This is obviously all subject to the village supporting the development which will enable the two plan priorities mentioned above.</p> <p>The land in question which is opposite Reed Avenue is outside of the current boundary settlement outlined in the ONP. I would like to see this boundary extended to incorporate this land. Any development would not exceed 30 house and would be in line with section 3.5 (small scale housing) of the plan and would not</p>

		<p>compromise any of the key issues raised i.e. valued views, wildlife corridors and Oakenshaw would remain separate to Willington.</p> <p>I feel strongly about giving the residents the opportunity to feedback on this proposal before making a firm decision on the adoption of the ONP. I have written to OCA formalising my proposal and I await a response and I have requested that they support me by joining me in seeking the views of the village.</p>
Gavin Carr		<p>I am keen to learn about the offer brought to the open meeting from the local farmer Mr James regarding the contribution of either funds or land there for I am not in support of the the current neighbourhood plan in relation to the settlement boundary as it does not allow development on the lad in question ( opposite Reed avenue ) I feel that developing this land would help the village in two ways !</p> <p>Old age pensioners in the village have no other option than to move out when they become unable to get up the stairs Mr James has suggested some old age pensioner bungalows in the development along with a community hub Young families that have out grown there two bedroom houses have no option but to move out as there are no more property to buy for a growing family .</p> <p>I understand that any development will not compromise any of the issues raised by residents in relation to the valued views and character of the village And that the consultation back in 2016 to form this plan is totally out of date!</p>
Jules Brown	Historic England	<p>We commented in November 2019 on the pre-submission draft plan in relation to non-designated heritage assets. We are pleased that this comment has been acted upon however, in relation to Nackshivan Farm on p9 of the draft plan, we recommend including the word "heritage" between "designated" and "asset" to ensure the terminology clearly relates to the NPPF. We have no further comments to make.</p>
Avison Young	National Grid	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>