

Summary of representations made by Durham County Council to the consultation draft of the Oakenshaw Neighbourhood Plan

Issue	Action	Reason
<b>ONP ENV 2</b>		
Development proposals in these areas will not be permitted unless there are very special circumstances where it can be demonstrated by the applicant that the development will result in significant benefits for the community as a whole.	Change to 'Development proposals in these areas will not be permitted unless there are very special circumstances <del>where it can be demonstrated by the applicant that the</del> <b>which will demonstrate</b> that the development will result in significant benefits for the community as a whole.	Suggested text
<b>ONP ENV 3</b>		
Proposals for new development will not be permitted that would result in <u>landscape</u> impact, the loss of, or damage to trees of high landscape amenity or biodiversity value unless the need for, and benefits of the proposal clearly outweigh the impact.	Proposals for new development will not be permitted that would result in <b>unacceptable</b> landscape impact, the loss of, or damage to trees of high landscape amenity or biodiversity value unless the need for, and benefits of the proposal clearly outweigh the impact.	Any development would have an impact on the landscape so suggest this is quantified/qualified with the suggested word added in red.
It is not clear if the proposals must meet <u>all</u> of the criteria, or <u>some</u> of the criteria. Some of the bullet points end in	New development proposals must not conflict with <b>any of</b> the following criteria: Also, review 'and' and 'or' at the end of each bullet point	Suggested wording. Clarity of the policy.
Bullet point 4: <u>maintain</u> and safeguard existing hedgerows, trees and woodland, as well as planting new trees and hedgerows.	Is this supposed to say 'maintain', or 'retain'? Change to ' <b>retain</b> '.	Suggested wording. Otherwise the policy would be anticipating that the developer of a site needs to maintain the hedge in perpetuity and how would this be safeguarded?
It is not clear whether any new tree/hedge planting must be on site or whether it can be off site.	Clarify in the supporting text.	Clarity of the policy.
<b>ONP H2</b>		
Housing design and external structures and walls blend sensitively with the style and materials used in existing built structures in the immediate proximity.	Change to ' <b>housing development including external structures and walls should respond positively to local character and materials</b> '.	Suggested wording recommended by our design and conservation specialist.
<b>Justification for ONP H2</b>		
The text refers to 'utilities', but these are not specified. Is this just in relation to the age of water pipes? Or does it include electricity, gas and broadband?	Explain what 'utilities' includes. Have views from Northumbrian Waters being sought?	Clarity of the policy.
Oakenshaw residents have commented on the need to attract investment to improve roads and pathways for safe and suitable access for all	When referring to 'local flood risk areas' it needs to be clear that this is surface water flood risk and not flood risk from flood zone 2 or 3 river flooding	Clarity of the policy.

people, improve utilities and drainage in <u>local flood risk areas</u> , accessibility to services and develop and improve community infrastructure such as a community centre, parks, and play areas.		
<b>3.4 Housing Development Objectives</b>		
The text refers to 'utilities', but these are not specified. Is this just in relation to the age of water pipes? Or does it include electricity, gas and broadband?	Explain what 'utilities' includes. Have views from Northumbrian Waters being sought?	Clarity of the policy.
<b>ONP H5</b>		
There is no mention of transition to carbon neutral, low emissions transport.	Could possibly add text referring to electric vehicle charging to facilitate the transition to carbon neutral, low emission transport.	Suggested text
<b>ONP ECON 1</b>		
It is not clear what is meant by 'well-designed'.	this should be amended to <b>'appropriately designed, high quality new buildings'</b> .	Suggested wording recommended by our design and conservation specialist.
Point 1: Materials used are of high quality, appropriate type and design and is sensitive to the defining characteristics of the immediate local built environment, is proportionate to the scale of the settlement, and enhances its immediate setting and the rural character of the village;	1. Materials used are of high quality, appropriate type and design and is sensitive to the defining characteristics of the immediate local built environment, is proportionate to the scale of the settlement, <b>the scale of the building</b> , and enhances its immediate setting and the rural character of the village;	Suggested text to strengthen the policy.
Point 2 and 3 contradict each other and when talking about parking spaces for clients and then restricting client visits.	Change point 3 to <b>'the use of a type and scale which will not give rise to client traffic movements to and from the site which will adversely affect residential amenity'</b> .	Suggested wording
<b>ONP ECON 3</b>		
Point 4: they are sensitive to the architectural style of existing surrounding buildings or demonstrate innovative modern design solutions that do not detract from existing buildings.	Amend to <del>'they are sensitive to the architectural style'</del> <b>respond positively to local character</b> of existing surrounding buildings or demonstrate innovative modern design solutions that do not detract from existing buildings	Suggested wording
<b>ONP ECON 4</b>		
Bullet point 1 is more onerous than the requirements of the NPPF and County Durham Plan policy 35 for Wind Turbine development, which require community backing for proposals. Is that the intention?	If this is the intention that the policy is more onerous than NPPF and CDP, then no change is needed. If this is not the intention, then suggestion removal of the word 'significant'.	Clarity of the policy.

Bullet point 3 do not address the potential for cumulative impacts resulting from multiple turbines	Add text to address this	To strengthen the policy
<b>ONP VC. 2</b>		
Bullet point 2: It is not clear what is meant by 'maintaining flood protection', are there surface water flood defences/SUDS in place?	Explain what is meant by 'flood protection'.	Clarity of the policy.