

OAKENSHAW



OAKENSHAW NEIGHBOURHOOD PLAN

Consultation Statement

January 2020

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1. Evidence folders and files

Supporting evidence of the consultation can be made available on request to the Oakenshaw Community Group. Supporting evidence includes the following:

1. Focus groups
 - Focus group master sheet showing topic destination of each comment
 - Luke's consultation
2. Public Engagement
 - Comments from residents about the NP Boundary
 - Consultation at the public meeting held on April 27th 2015
 - Open day hand out
 - Comments on vision and topic areas from May 22nd
 - Response to Jeff Friarhurst
 - Response to Steve Allwright
 - Neighbourhood Plan Website v1
 - Website and gmail
3. Record of meetings and public engagement events
 - Diary and Schedule of Meetings ONP
 - Minutes 2014 to 2015
 - Minutes 2016
 - Minutes 2017
 - Minutes 2018
 - Minutes 2019
 - NP Poster
4. Topic papers with organised issues tables
 - Introduction
 - Environment
 - Housing
 - Village Community
 - Economy
5. Newsletters
 - 2017 Spring
 - 2017 Autumn
6. Miscellaneous
 - Oakenshaw Designated Neighbourhood Area Notice
 - NP Route Planner
7. Public consultation
 - Historic England
 - Natural England
 - Lichfields
 - Resident
 - Durham County Council suggested changes

2. Inception meeting

On 14.07.2014 the Oakenshaw Community Association (OCA) organised a public meeting to discuss whether the community should develop a Neighbourhood Plan. Twenty-one residents and a local councillor attended ("3. Record of meetings and consultation events\Minutes 2014 to 2015\OCA Minutes July 2014.doc"). A plan had been recommended by two local councillors, following two unpopular planning decisions, as a way of shaping future planning decisions for the village. A majority of those present voted to create the Oakenshaw Neighbourhood Plan (ONP). To manage the plan development, two OCA committee members agreed to form a steering group working with Greater Willington Town Council as the Qualifying Body and to co-opt residents to help through the stages of plan development. This was ratified by the OCA on the 15th March 2015 (3. Record of meetings and consultation events\Minutes 2014 to 2015\Notes meeting 15.03.15).

An open public meeting held on 27th April 2015 was attended by 28 residents who were asked four questions.

Question 1: Your thoughts about preparing a neighbourhood plan.

Question 2: What makes Oakenshaw a good place to live and work in? What would you like to protect about the village?

Question 3: What would you like to change or improve in the village?

Question 4: What pressures are there now or in the future that we would need to consider? What would you like to see in the village? What benefits could new projects or developments bring to the village?

Comments from each table were recorded (2. Public engagement\Consultation at the public meeting held on April 27th 2015). There was unanimous agreement to prepare a Neighbourhood Plan. Other comments were transcribed and included in subsequent feedback

3. Determining the Neighbourhood Plan area

To determine the outer perimeter of Oakenshaw for the Neighbourhood Plan, five residents including two from the steering group walked around the areas that might prove to be contentious. Residents of the surrounding farms and cottages were asked if they perceived themselves to be part of the village and if not, whether they would have any objection to their property being included in the neighbourhood plan. On the 27th April 2015 the boundary was amended at an open meeting and it was suggested that residents of Stockley Lodge should be consulted. This was done in August 2015. Following this consultation, a red line was drawn on a map to designate the area included in the neighbourhood plan (ONP: FIGURE 1: Oakenshaw Neighbourhood Plan Area). The area within the red line drawn on the map can be fully justified (2. Public Engagement\Comments from residents about the NP Boundary) using notes taken from consultations with residents about the perimeter of the ONP.

The Neighbourhood Plan area was approved by Greater Willington Town Council subject to consultation with Brancepeth Parish Council and approval from Durham County Council.

Brancepeth Parish Council was consulted on the 18th July 2016 to ensure there was no similar neighbourhood plan or potential overlap of particular areas. The map on the website (<http://www.visionofbritain.org.uk/unit/10144309/boundary#>) shows the parish boundary. There is some overlap between the boundaries of Brancepeth church parish boundary and that of the ONP towards Stockley Beck. Advice was sought from Durham County Council Planning Department about the feasibility of the ONP area for planning purposes. Their view was that Stockley is included in the same parish as Oakenshaw (ie both within Willington). Stockley is only in Brancepeth in respect of the church parish, which is not coterminous with the local government area and this would not be regarded as a problem.

Durham County Council granted approval for the application to designate a Neighbourhood Area in accordance with the boundaries specified on the submitted plan on 26th November 2015 (6. Miscellaneous: Oakenshaw Designated Neighbourhood Area Notice).

4. Finding out what residents wanted in the plan

Once the Neighbourhood Boundary was approved the second year of the project (2016) was focused on eliciting resident's ideas for a plan. Following a successful grant application, a neighbourhood planning specialist ran a series of workshops to guide the steering group through the plan preparation process and significant times for public consultation (6. Miscellaneous\NP Route Planner). A strategy for consulting all stakeholders was agreed.

The steering group decided not to survey residents to elicit ideas for the ONP, as a survey with an 86% return rate had recently been carried out by the OCA to determine spending priorities for income from the wind turbine (3. Record of meetings and consultation events \minutes 2014-2015\ OCA minutes July 2014). Instead the consultation strategy used an iterative process of gathering opinions and ideas at any event where residents met, such as the OCA AGM, and social events (four open events were held in 2016: All open meetings have been highlighted in 3. Record of meetings and public engagement events. Residents were asked to write ideas on post-it notes and these were transcribed and copied into a master document for analysis. Following the initial round of consultations, the cumulative ideas were fed back to residents using presentations at meetings and at an ONP open day held on December 3rd 2016 at which residents were given a handout (2. Public Engagement\open day handout) and they could view collective comments.

In addition to informal information gathering, a systematic consultation was conducted using nine focus groups hosted by residents in their homes in different parts of the village. For each focus group invitations were issued to all residents living in the same area; thus all villagers were invited to a focus group at some stage. Those attending were asked what they would like to preserve, improve or develop in the village. They generated and discussed ideas often reaching consensus within each group. Ideas were noted down on post-it notes which were transcribed and a summary of these ideas was delivered to all those originally invited, whether they had attended the focus group or not. Contact details of the steering group were provided so that other comments could be emailed or left on an answer machine. Every resident in the village had been invited to attend a focus group and informed of the outcomes of the group they had been invited to attend, excepting two landowners, and three local small business owners who were all seen separately. A record of those

attending and the ideas generated was written for each focus group and meeting (1. Focus groups\Focus group master sheet showing topic destination of each comment).

5. Analysis of data, consultation and feedback

In the third year of the plan (2017) the steering group spent time analysing resident's ideas and checking back with them to ensure they had been interpreted correctly. All ideas that had been recorded were put into an electronic document and were grouped by subject matter (1. Focus groups\Focus group master sheet showing topic destination of each comment).

Comments were organised to show the level of support or opposition to the ideas expressed. One caveat is that summing the comments provides only an approximate indication of the level of endorsement as not everyone wrote down their ideas, especially where another group member had already recorded the same idea. If anything, summation underestimates those endorsing an idea, but the data is better used qualitatively to capture the range and content of the ideas.

Key issues were identified for each subject area and were organised and tabulated according to its suitability for planning policy, or a non-planning issue, or a community action project. Vision and planning objectives were formulated. Subjects were distilled down to environment, housing, community and economy. Two other subject areas, sustainable energy and transport, were subsumed into the four main topics as they were not strong enough to stand alone as neighbourhood planning policies and to avoid repeating policies in the County Durham Plan.

An introduction and four topic papers were prepared for each subject including the key issues. Further research and consultation with business stakeholders (e.g. Banks Group) were added to the topic papers and these are available in files in 4. Folder _Topic papers as follows:

4. Topic papers with organised issues tables

1. Topic paper _Intro
2. Topic paper _Environment
3. Topic paper _Housing
4. Topic paper _Village Community
5. Topic paper _Economy

The organised issue tables are shown in the appendices for each topic paper. In addition to specific topics, broad aims and outcomes were discussed and distilled into an overall vision for the future.

Progress on the ONP was reported in two newsletters (5. Newsletters\2017 Spring and 2017 Autumn and see text box 1 for the Autumn newsletter entry) and at two public meetings held in May and September 2017 (3. Record of meetings and public engagement events\Diary and Schedule of Meetings ONP). Residents commented on vision statements and topics (2. Public engagement\Comments on vision and topic areas from May 22nd).

Text Box 1: Example of Newsletter entries

Newsletter entry August 2017

Neighbourhood Plan

Kate McNulty and Sally Corbett presented an update of the NP at the public meeting held on May 22nd. The vision for Oakenshaw and four topic areas were presented and those present asked for comments.

The four topic areas are:

1. Housing (with special consideration to housing for old or disabled residents)
2. The environment (including the green and the nature reserve)
3. Community (Including the community hub\hall)
4. Local economy (ways to support small local business, improving access to jobs and services outside the village, and generating income for the use of village improvement projects)

These topics are now being developed into policies. This involves researching existing information from census data, planning department data, and where no information is available carrying out small surveys such as number and types of houses, and level of car ownership.

We are meeting with our planning consultant, Councillor Fraser Tinsley and members of the OCA (John Spencer and Jon Houston) at the beginning of September to map out potential locations for development and plan the next steps.

Please come to the next public meeting for the further updates and to tell us what you think or contact us (sallycorbett150@btinternet.com or ktmcnulty@btinternet.com).

6. Getting feedback on the first draft of the plan and the policies

The fourth year of the Plan (2018) was devoted to writing the plan and policies. The drafts went through several iterations to ensure clarity and that policies did not conflict. The draft was amended following a meeting with DCC planning department on the 18th May 2018 (3. Record of meetings and public engagement events\Diary and Schedule of Meetings ONP).

The draft plan was put onto the GWTC website:

<http://www.gwtc.co.uk/assets/180725-onp-consultation-draft.pdf>

Residents were provided with the link and flyers were delivered to every household to invite residents to a neighbourhood plan open day held on 28th July 2018 which, in addition to a poster board display about the plan, included musical entertainment and refreshments (3. Record of meetings and public engagement events\NP Poster). The steering group was present at the event to answer questions.



Figure 1 Neighbourhood Plan Day: Tent with display and member of steering group



Figure 2 Residents attending the Neighbourhood Plan event

Over 50 people attended the Neighbourhood Plan event. Overall comments were favourable (See text box 2).

Text Box 2: Comments on Neighbourhood Plan

<p style="text-align: center;">Oakenshaw Neighbourhood Plan Consultation Event Saturday July 28th 2018 Comments</p> <ol style="list-style-type: none">1. Great to have a community that wants to take care of each other and the environment. Keep up the good work!2. Bungalows needed for disabled\elderly also a community centre; make use of messy waste land for these.3. We wish that Stockley House Farm was included in this plan, but it may be too late now. (Deborah & Pete)4. (On the Green) Bigger goals and a marked pitch for kids – Thanks.5. Keep it green for wildlife, also for the Reserve so people can look at it.6. Sign for the Nature Reserve on the main road.7. Keep Oakenshaw rural, green and lovely8. Thank you so much for today! I would love it if we could limit the new building to the current side of the road and not on the side in front of the Nature Reserve. Please continue to improve the paths around the Nature Reserve.
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More feedback was gathered on the Annual Family Fun Day held on the 19th August 2018 (See text box 3).

Text Box 3: Comments made about the neighbourhood plan on the family fun day.

<p>Responses to question 2: What makes Oakenshaw a good place to live and work in? What would you like to protect about the village?</p> <p><i>Children have an open area to play and they think its well kept Children’s play area, the nature reserve, community spirit</i></p> <p>Responses to question 3: What would you like to change or improve in the village?</p> <p><i>I would like to see a village hall – youth clubs, coffee mornings, allotment produce sharing Village hall for events – dance clubs for old and young, youth groups, film nights, party venue, meeting venue. I agree a central meeting place in the village would be a huge asset I would like to see a village hall A village hall Village hall for youth groups. I would like a better play area I would like a skate park on the MUGA so people can have more fun I would like to add a skate park I would like a zipwire I would like a zipwire I think we should have a swimming pool in Oakenshaw I would like a parkour course (sorry not sure what this is)</i></p>
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Three comments voiced concerns. The first was a concern that the number of wind turbines would be increased and the second was about the level of consultation prior to the plan being adopted. The third concern was raised by one resident who pointed out that his land had been incorrectly marked on the ONS map and that he had intentions of building on the field behind their house. Written responses were provided to address the first two concerns (see 2. Public Engagement response to Jeff Friarhurst and Steve Allwright). Further consultation was carried out to correct the ONS map and take into consideration plans for land development (see 1. Focus Groups Luke's Consultation) and the map was amended.

A draft plan was sent to DCC on 2nd October 2018. After ten iterations with substantial amendments and following a meeting held on 5th of August 2019, an amended draft version was submitted on the 19th August 2019 for consideration for the official public consultation period. The amended version was accepted on the 8th October 2019 by Greater Willington Town Council to be displayed and circulated for public consultation from October 9th until November 22nd, 2019.

7. Public consultation Strategy

A public consultation strategy shown in Table 6.1 was developed to ensure full consultation with residents within the ONP, those living adjacent to the area, Charities, public bodies and businesses that might have an interest in the plan.

Table 6.1 Plan for Public Consultation for Oakenshaw Neighbourhood Plan

Week	Date	Activity	Notes
Prep	18.09.19	Entry for GWTC newsletter	Sent
	24.09.19	Prepare and send emails and letters notifying local councils and relevant authorities	See Appendix 2 Table 2.1 for list of recipients
	25.09.19	Presentation and poster display at OCA AGM Cricket Club Willington 7.00pm	
	1.10.19	Prepare and Deliver OCA Newsletter	Hand delivered to all residents within the ONP area
Week 1 Wb 07.10.19	08.10.19	Willington Town Council meeting	To formally Ratify ONP
	09.10.19	Open event at GWTC offices from 9.30am to 7.00pm	Steering group in attendance
	09.10.19	Upload final consultation draft on DCC Website	DCC to do
	09.10.19	Upload final consultation draft on GWTC Website	GWTC to do
	09.10.19	Upload final consultation draft on OCA Facebook	OCA Facebook manager
	09.10.19	Print and deliver hard copy to the GWTC offices	
		Print and deliver hard copy to the library	
Week 2 Wb 14.10.19			
Week 3 Wb 21.10.19	21.10.19		
	26.10.19	Halloween Community Event	Display Poster Boards
Week 4 28.10.19	28.10.19		
	29.10.19	Open House consultation 1pm to 7.00pm	Invite people to come to the house to talk about the plan
Week 5 04.11.19			
Week 6 11.11.19			
Week 7 22.11.19		Compile feedback Send to DCC	

The following notice about the Neighbourhood Public Consultation was included in the Newsletter to all Oakenshaw residents, hand delivered to streets and houses neighbouring the ONP area and sent by email and post according to the schedule shown in the table in Appendix 1. Over 75 organisations and residents bordering the Neighbourhood Plan Area were notified of the public consultation.

Text Box 4: Public Consultation Announcement

1st October 2019

The Oakenshaw Neighbourhood Plan

Public Consultation Announcement

Subject to the ratification of Willington Town Council on 8th October, the Oakenshaw Neighbourhood Plan (ONP) will be circulated for public consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 and the Localism Act 2011. The Pre-Submission consultation period will be from Wednesday 9th October to Friday 22nd November 2019.

How can you get a copy of the Oakenshaw Neighbourhood Plan?

Hard Copies will be available in Willington Library and at the Greater Willington Town Council (GWTC) Offices or online on the Greater Willington Town Council and Durham County Council Websites at the following locations:

<http://gwtc.co.uk/news---gallery.html>

<http://www.durham.gov.uk/article/18184/Neighbourhood-planning-what-s-happening->

You can also get an electronic copy by emailing OakenshawNP@gmail.com.

Consultation EVENTS

Members of the working group will be in attendance to answer your questions at the GWTC offices, at 67 High Street, Willington from 9.30am to 7.00pm on Wednesday October 9th 2019. There will also be a drop-in consultation session at 60, New Row, Oakenshaw from 3pm to 7pm on Tuesday, 29th October 2019. There will be a display and hard copies of the ONP available to view.

Feedback

Written feedback on the Pre-Submission document can be sent in the following ways:

1. placed into the feedback boxes at the Library and GWTC offices.
2. e-mailed to the working group at OakenshawNP@gmail.com
3. posted to the Town Council at 67 High Street, Willington, Co Durham. DL15 0PF

Please state your name or organisation on any feedback.

Please note feedback must be received by Friday 22nd November 2019

Folders containing a hard copy and comments boxes were left in the library and Greater Willington Town Council (GWTC) Offices.

8. Open Days

Two open days were held at the offices of Greater Willington Town Council on the 9th October 2019 from 9.30am to 7pm and at a house in Oakenshaw on the 29th October from 1pm to 7pm.



Figure 3: Display at Greater Willington Town Council Offices



Figure 4: Display in Oakenshaw with resident

9. Feedback from the open days and comments boxes

The open days were visited by seven residents who asked questions, read parts of the ONP which were relevant to their queries, but left no comments.

No comments were posted at GWTC on the box provided.

Two comments were posted in the box in the library shown in Text Box 5.

Text Box 5: Comments posted in the library

Comment 1

ONP H4 Older Housing

ONP H2 30+ Where?

Comment 2

From a quick read, very impressed.

1. I like the focus on environmental issues
 2. I would prefer housing development to be small-scale ie not over 30 dwellings
 3. V. important to prevent any large-scale industrial development ie good to focus on homeworking.
- Thanks to Sally and Kate for all the hard work.

Response to comments posted in the comment boxes.

The policy for level access housing and larger housing developments does not specify where these may be located but will need to observe guidelines given in the plan. The policy for larger housing development was necessary, even though the residents do not support this, because there is space within the settlement boundary for such development. Policies guide any developer and future development should be demonstrably beneficial to the community.

Environmental and economy policies were endorsed.

9. Feedback from email and postal notification

Nine emails were received: from an Oakenshaw resident, the National Grid, Durham Community Action Great North Air Ambulance, Historic England, Natural England, a local developer, a resident living adjacent to the ONP area and Durham County Council.

The following confirmed receipt of the plan and made no suggestions requiring changes. Comments are shown:

Resident – ‘Thank you for sending me the Neighbourhood Plan. I have enjoyed reading through the whole document. What a fantastic thorough piece of work. I support all the recommendations in the plan’.

National Grid – ‘An assessment has been carried out with respect to National Grid’s electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area. The electricity distribution operator in Durham Council is Northern Powergrid.’

Our response: Northern Powergrid were sent the public consultation announcement but have not sent any feedback.

Durham Community Action – ‘Thank you for the copy of the Neighbourhood plan which I will share with colleagues who may be in contact in due course’.

Great North Ambulance – ‘Thank you for registering details of the Oakenshaw Neighbourhood Plan via the contact from on our website. We are not clear if you would like any input from the Great North Air Ambulance in relation to your plan, please can you contact me further if there is anything that we can do to assist.’

Feedback suggesting changes to the plan.

Correspondence is in files in 7. Public consultation

Historic England – Historic England ‘The plan area contains no designated heritage assets, but your plan could be an important opportunity to include a positive strategy for local, non-designated heritage assets. These may include buildings, monuments, sites, places, areas or landscapes that are important to the local community for their heritage value. If identifying these, your plan should include enough information to set out the elements that make them special so they can be appropriately conserved and enjoyed’.

Our response: The coal board dismantled much of the coal mining heritage when Oakenshaw village was designated Category D and surrounding land was subsequently open casted. The only remnants of the village’s heritage are the pit head office converted to a home and the rows of pit cottages which are referred to in 1.4.1 Brief Village History. However, in the wider Neighbourhood Plan area we have now specifically mentioned Nackshivan Farm (page 9) which was built in the late 18th Century. It was visited by the artist J.M.W. Turner during his visit to the North East in 1817. This non-designated asset is a working farm and development on this site would be subject to Policy BE1 of the Wear Valley Development Local Plan and Policy 25 of the County Durham Plan.

Since current and future Wear Valley and County planning policy addresses non-designated assets no specific policy has been included in the ONP.

Natural England – Natural England advise Park House Gill woodland located within the Neighbourhood Plan boundary is Ancient Woodland. The woodland comprises areas of ancient and semi-natural woodland and ancient replanted woodland. (Standing advice from Natural England and the Forestry Commission on development with the potential to affect ancient woodland and veteran trees can be found here).

Whilst the ancient woodland appears to be out with the proposed settlement boundary, and pockets of valued green space and woodland areas are acknowledged within the draft plan, there is no specific wording or mapping of ancient woodland sites recognising their status within the plan area.’

Our response: The ancient woodland was acknowledged in the accompanying topic guide. To include it in the ONP a paragraph has been inserted into section 1.4.1 as follows:

‘A report completed in the early nineties for H.J.Banks & Ltd Co by the Agricultural Development and Advisory Service – Ecological assessment identified the likelihood of an area of Ancient Woodland along the Eastern boundary of LGS3 because of ditch and bank features found there. The Southern section of broadleaved woodland adjoining the South Eastern corner is also identified as

ancient woodland where bluebells and wood sorrel grow and these sites could have had a continuous history of tree cover since at least 1600. Ancient woodland is known to be of high value to wildlife and can contain species not normally found elsewhere. Policies to protect ancient woodland of this type are found in the Wear Valley Development Local Plan 1997 (ENV15), and the emergent County Durham Plan (Policy 41).'

Since current and future Wear Valley and County planning policy addresses the preservation of ancient woodland no specific policy has been included in the ONP.

Lichfields UK – Representation from landowner wishing to develop land to the North of the village on land designated as Agricultural land. They make several comments regarding community need for housing, the status of the agricultural land to the north of the main settlement, the linear form of the village, and the need for site allocation.

Our response:

We are happy that Lichfield's agree with the housing needs identified by the community.

There is no ONP housing policy for the agricultural land north of the village as this is open countryside subject to policies in the County Durham Plan and National Planning Policy Framework. The ONP must also be concordant with County and National Planning policies and has been checked to ensure this is the case.

The linear form of the village aims to join the two separated parts of the village, create an area of separation between the built settlement and woodland habitat, and preserve the rural views valued by residents. These issues were clearly voiced by residents and are reflected in the plan. The site north of the village is poorly connected to the core of the village.

No site allocation has been made as the anticipated level of population growth does not justify allocation of specific sites for housing. It is the responsibility of developers to identify suitable land for development and submit a planning application that meets the criteria specified within our plan or the County Durham Plan.

Resident living adjacent to the ONP area- Resident_JA

The resident raises two objections which need to be carefully considered.

The first objection to policy ONP Econ 2 on improving digital Connectivity concerns siting of a mobile phone mast.

This issue was very important to Oakenshaw residents as mobile phone reception is poor due to the topography of the land. We have not excluded the potential siting of a mast within the village if it offers the best solution, but we have expressed a preference for it to be located outside the main settlement boundary but within the ONP boundary and away from designated local green spaces including the nature reserve. We are not suggesting that a mast be located outside the ONP area.

The concerns raised by this resident are strongly voiced and whilst the ONP policy may not offer reassurance alone it is important to put it in the context of other policies which should address these concerns better. All ONP policies must be concordant with National Policy Frameworks and The County Plan. If there is already a policy in place at another level it is not included in the ONP. The ONP policy accords with The NPPF which says that 'in preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high-speed broadband'. The ONP policy on improving digital connectivity is

also subject to policy 28 of the County Durham Plan which includes adherence to the Code of Best Practice on Mobile Network Development. The code specifies that:

- Proper assessment of the character of the area concerned, especially in relation to designated heritage assets and their setting, where more sensitive design solutions may be required
- Design should be holistic and three dimensional showing an appreciation of context;
- Analysis of the near and far views of the proposal and to what extent these will be experienced by the public and any residents;
- Proposals should respect views in relation to existing landmarks and distant vistas;
- Proposals should seek to consider the skyline and any roofscapes visible from streets and spaces;

The code certainly states that site location options must be weighed to minimise the visual impact and consultation with safeguarders should take place. Also, design can minimise impact.

The second objection to policy ONP Econ 3 – Tourist Development concerns access to the old railway line to the east of Oakenshaw from the nature reserve. The old railway line is outside the ONP boundary and the resident is of the opinion that the Plan should not apply to assets outside the boundary. He is also critical of the solutions suggested such as paving or putting in cycle routes. He also dislikes the introduction of signage and interpretation boards that will spoil the environment.

It is difficult to define improved paths and road infrastructure within the ONP area alone as by definition the paths and roads go beyond the boundary. This policy was framed with the County Durham Plan in mind which takes a broader view of transport infrastructure and tourism development. The old railway line is an attractive local amenity which connects with Durham and a network of local cycle paths. For residents of Oakenshaw it is not possible to access the old railway except via Stockley Lane at one end and the Industrial Estate in Willington at the other. Traffic on Stockley Lane is fast and there have been accidents including those involving horses. In the consultation period restricting the speed of vehicles on Stockley Lane was mentioned. It is a perilous road to cycle, ride or walk along but is nevertheless frequently used by cyclists and horse riders.

Our policy accords with the National Planning Policy Framework 2019 (Section 8: Promoting healthy and safe communities paragraph 91c) and Policy 10 of the County Durham Plan which refers to infrastructure development and in section g recommends ‘the enhancement of an existing countryside based recreation or leisure activity which will improve access to the countryside for all in terms of walking, cycling, horse riding, without giving rise to adverse environmental impacts’.

The pathway between Park House Gill and the old railway line is not accessible to cycles or horses and indeed is quite rough to walk. It is of historical significance as part of a Roman Road and there are already interpretation boards located on the old railway line. The path could be upgraded to improve access.

With regards to Reed Avenue and the road to Willington there is no cycleway and at certain points the path is very narrow. The policy is in accord with the County Durham Plan Policy 25 section c where new and improved transport infrastructure ‘makes proper provision for all users which prioritises the movement of pedestrians, cyclists, and public Transport.’

However, we agree that the reference to ‘paving’ part of Stockley Lane in the justification should be removed. It was an expression used in the consultation and was incorrectly applied. Instead the aim is to improve access and safety, and we should not suggest solutions which would need to be

properly considered. The sentence in the justification for this policy (Page 46) has been changed to 'Safer access is needed along Stockley Lane to connect the nature reserve to the old railway line to the east.'

Durham County Council- \ Durham County Council suggested changes

The planning department suggested a number of amendments. Each item was reviewed, and our responses are given in green.

OAKENSHAW NEIGHBOURHOOD PLAN (CONSULTATION VERSION)		
Issue	Action	Reason
ONP ENV 2		
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 where it can be demonstrated by the applicant that the which will demonstrate that the development will result in significant benefits for the community as a whole.	Suggested text. Amended
ONP ENV 3		
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 unacceptable 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. Amended
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 'and', some in 'or' some with neither.	'New development proposals must not conflict with any of the following criteria:' Also, review 'and' and 'or' at the end of each bullet point	Suggested wording. Clarity of the policy. Amended
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 ' retain '.	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? Amended

<p>It is not clear whether any new tree\hedge planting must be on site or whether it can be off site.</p>	<p>Clarify in the supporting text.</p> <p>The policy aims to protect existing trees and hedgerows and plant more trees and hedgerows to create and enhance wildlife corridors. However, should it be necessary to remove trees then the impact could be mitigated by replanting appropriate species in a nearby location. This is not ideal as habitat that is destroyed takes a long time to re-establish.</p>	<p>Clarity of the policy.</p> <p>Amended</p>
<p>ONP H2</p>		
<p>Housing design and external structures and walls blend sensitively with the style and materials used in existing built structures in the immediate proximity.</p>	<p>Change to 'housing development including external structures and walls should respond positively to local character and materials'.</p>	<p>Suggested wording recommended by our design and conservation specialist.</p> <p>Amended</p>
<p>Justification for ONP H2</p>		
<p>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?</p>	<p>Explain what 'utilities' includes. Have views from Northumbrian Waters being sought?</p> <p>improve water supply to houses in New Row</p>	<p>Clarity of the policy.</p> <p>Northumbrian Water have been consulted in the last few years about the Victorian pipes that carry water beneath New Row and have not responded to the plan notification.</p> <p>Amended</p>
<p>Oakenshaw residents have commented on the need to attract investment to improve roads and pathways for safe and suitable access for all people, improve utilities and drainage in <u>local flood risk areas</u>, accessibility to services and develop and improve community infrastructure such</p>	<p>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.</p>	<p>Clarity of the policy.</p> <p>Section 1.4.5 Flood Risk and Flood Protection has been included in the introduction to describe issues with flooding.</p> <p>Amended</p>

as a community centre, parks, and play areas.	drainage to prevent surface flooding and risk of flooding from culverts	
3.4 Housing Development Objectives		
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?	<p>Explain what 'utilities' includes. Have views from Northumbrian Waters being sought?</p> <p>old water supply pipes, overhead electricity cables susceptible to adverse weather conditions</p>	<p>Clarity of the policy.</p> <p>Northumbrian Water have not responded to the plan notification.</p> <p>Amended</p>
ONP H5		
There is no mention of transition to carbon neutral, low emissions transport.	<p>Could possibly add text referring to electric vehicle charging to facilitate the transition to carbon neutral, low emission transport.</p> <p>Inserted as point 5 in H5</p> <p>Electric vehicle charging points to facilitate the transition to carbon neutral, low emission transport must be installed either within the garage or within curtilage parking space.</p> <p>In justification</p> <p>Housing should include green energy solutions (Key issue 5, Objective 3) and facilitate the transition to carbon neutral, low emission transport by incorporating an electric vehicle charging point in garages or within curtilage parking (Appendix 1.4).</p>	<p>Suggested text.</p> <p>Amended</p>
ONP ECON 1		
It is not clear what is meant by 'well-designed'.	this should be amended to 'appropriately designed, high quality new buildings'.	Suggested wording recommended by our design and conservation specialist.

		Amended
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, the scale of the building , and enhances its immediate setting and the rural character of the village;	Suggested text to strengthen the policy. Amended
Point 2 and 3 contradict each other and when talking about parking spaces for clients and then restricting client visits.	Change point 3 to 'the use if 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' .	Suggested wording. Amended
ONP ECON 3		
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 'they are sensitive to the architectural style' respond positively to local character of existing surrounding buildings or demonstrate innovative modern design solutions that do not detract from existing buildings.	Suggested wording. Amended
ONP ECON 4		
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. Amended
Bullet point 3 do not address the potential for cumulative impacts resulting from multiple turbines	Add text to address this.	To strengthen the policy. Amended but in excess of those of the existing turbine covers this.
ONP VC. 2		

<p>Bullet point 2: It is not clear what is meant by ‘maintaining flood protection’, are there surface water flood defences\SUDS in place?</p>	<p>Explain what is meant by ‘flood protection’.</p>	<p>Clarity of the policy.</p> <p>Section 1.4.5 Flood Risk and Flood Protection has been included in the introduction to describe issues with flooding.</p>
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10. Conclusion

Through consultation with all stakeholders the Oakenshaw Neighbourhood Plan has been developed from a single intention to protect an area of land from development, to a wider vision to create a flourishing community and local economy, whilst protecting environmental assets that give the village its rural character.

Residents from the old and new settlements, the separated north and south of the village and the outlying areas have all had an opportunity to input their views, ensure their ideas have been correctly interpreted and applied to the plan. There was considerable consensus in the views expressed with a few disparate opinions around increasing the wind turbine capacity and the viability of a community hub.

The research behind the topic areas shed light on the presence of ancient woodland, the industrial archaeology of the landscape and houses, and local history. These have been used to inform the plan about the character of the village and surrounding woodland.

Embedded within the planning issues residents also identified non planning community action projects. These action projects are underpinned and facilitated by the plan and provide a template for development that can be undertaken in the future to increase community cohesion and reduce social isolation.

Appendix 1 Schedule of Notification of Presubmission Consultation

Section	Description	Name of Organisation	Address\Contact details of Organisation	Date Letter sent
a	London Borough Council		Not Applicable	
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	Head of Planning Services Durham County Council, County Hall, Durham, DH1 5UL	
		Durham County Council	Stuart Carter stuart.carter@durham.gov.uk	
		Durham County Council	Rights of Way Officer, Countryside Rangers and Ecologists	
			D.C.C Highways and Traffic , Neighbourhood Services, Waste Management and other relevant service providers.	
		Greater Willington Town Council	HelenCogden GWTC@LIVE.CO.UK	24.09.19
		3 Towns Area Action Partnership	Civic Centre, Crook, County Durham, United Kingdom, DL15 9ES threetownsaap@durham.gov.uk	01.10.19
		http://brandonandbyshottles.parish.durham.gov.uk	Susan Howe (Parish Clerk) 6 Goatbeck Terrace Langley Moor	01.10.19

			Durham DH7 8JJ info@brandonandbyshottlesparishcouncil.gov.uk	
		Spennymoor Town Council	Katherine Hierons Town Clerk Spennymoor Town Council, Town Hall, Spennymoor, County Durham, DL16 6DG info@spennymoor-tc.gov.uk	01.10.19
		Brancepeth Parish Council	sheilachapman321@icloud.com 1 Goodwell Lea Brancepeth DH7 8EN	01.10.19
c	The Coal Authority		Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI, Development Team Leader, Coal Authority , 200 Lichfield Lane, Mansfield, Nottinghamshire. NG18 4RG 01623 637 164 planningconsultation@coal.gov.uk	01.10. 9
d	The Homes and Communities Agency		Homes England , St. Georges House, Team Valley Trading Estate, Gateshead NE11 0NA 0300 123 4500 enquiries@homesengland.gov.uk	01.10.19
		AccentHousing	Accent North East 202-206 Linthorpe Road Middlesbrough 0164231414	01.10.19

			customerservices@accentgroup.org <customerservices@accentgroup.org>;	
		Believe housing	Dale & Valley Homes, Bishop Auckland DL14 6XB https://www.believehousing.co.uk/contact/	01.10.19
e	Natural England		Carolyn Simpson, Northumbria Area Team, Natural England, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ 020 80265319 consultations@naturalengland.org.uk	01.10.19
f	The Environment Agency		James Hudson, Senior Planning Advisor, The Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle-upon-Tyne. NE4 7AR 020 8474 6484 james.hudson@environment-agency.gov.uk	01.10.19
g	The Historic Buildings and Monuments Commission for England (known as Historic England)		Jules Brown, Historic Places Adviser, North East Office, Historic England, Bessie Surtees House, 41-44 Sandhill, Newcastle-Upon-Tyne NE1 3JF. 0191 269 1255 jules.brown@historicengland.org.uk	01.10.19

h	Network Rail Infrastructure Limited (company number 2904587)		Lawrence Hogan Manager, London North Eastern and East Midlands, Network Rail, George Stephenson House, Toft Green, York YO1 6JT Tel: 01904 384 002 AssetProtectionLNEEM@networkrail.co.uk	01.10.19
i	The Highways Agency	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8, City Walk, Leeds, LS11 9AT. 0300 123 5000 planningYNE@highwaysengland.co.uk	01.10.19
j	The Marine Management Organisation		Marine Management Organisation Lancaster House, Hampshire Court Newcastle upon Tyne NE4 7YH 0300 123 1032 info@marinemanagement.org.uk	01.10.19
k (i)	Any person to whom the electronic communications code applies by virtue of a direction given under section 106(s)(a) of the Communications Act 2003	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA EMF.Enquiries@ctil.co.uk	01.10.19
		EE	Alex Jackman, Corporate and Financial Affairs Department, The	01.10.19

			Point, 37 North, Wharf Road, London, W2 1AG public.affairs@ee.co.uk	
		Three	Jane Evans, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Jane.evans@three.co.uk	01.10.19
k (ii)	Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX info@avonline.co.uk	01.10.19
		BT Openreach	BT openreach Planning Team, 21-23 Carloli Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB networkalts.newcastle@openreach.co.uk	01.10.19
		CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA EMF.Enquiries@ctil.co.uk	01.10.19
		EDF Renewables	Alexander House, 1Mandarin Road, Rainton Bridge Business Park Houghton le Spring DH4 5RA	02.10.19 Posted
		Virgin Media Limited	St James Court, Great Park Road, Almondsbury Park, Bradley Stoke, Bristol BS32 4QL	02.10.19 Posted

			Phone 8009530180	
		Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN info@wildcard.net.uk <info@wildcard.net.uk>;	01.10.19
I (i)	Where it exercises functions in any part of the neighbourhood area – a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section	County Durham and Darlington NHS Foundation Trust	County Durham and Darlington NHS Foundation Trust cdda-tr.GeneralEnquiries@nhs.net	01.10.19
		NHS North Durham, Clinical Commissioning Group	The Lavender Centre, Pelton, Chester-le-Street, County Durham DH2 1HS nduccg.northdurhamccg@nhs.net	01.10.19
		Willington Medical Centre	<u>The Surgery</u> <u>Chapel Street</u> <u>Willington, Crook</u> <u>County Durham</u> <u>DL15 0EQ</u> willingtonmedical-group@nhs.net	01.10.19
		North East Air Ambulance	https://www.greatnorthairambulance.co.uk/form-completion/form-completion-contact-form/	01.10.19

		The North East Ambulance Service	NEAS Headquarters Bernicia House Goldcrest Way Newburn Riverside Newcastle Upon-Tyne NE15 8NY publicrelations@neas.nhs.uk Telephone - 0191 430 2000	02.10.19
I (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(b)	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA. getconnected@northernpowergrid.com	01.10.19
		National Grid	Spencer Jefferies, Development Liaison Officer, National Grid, National Grid House, Warwick Technology Park, Gallows Hill, Warwick CV34 6DA box.landandacquisitions@nationalgrid.com	01.10.19
		National Grid	Lucy Bartley, Consultant Town Planner, Wood E&I Solutions UK Ltd, Gables House, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX n.grid@woodplc.com	01.10.19

		Gas & Electricity Transmission, National Grid Plant Protection	National Grid Block 1, Brick Kiln Street, Hinckley, LE10 0NA plantprotection@cadentgas.com	01.10.19
I (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(c)0.19	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU tbell@northerngas.co.uk < tbell@northerngas.co.uk >; (Community ans Social	01.10.19
		Gas & Electricity Transmission, National Grid Plant Protection	National Grid Block 1, Brick Kiln Street, Hinckley, LE10 0NA plantprotection@cadentgas.com	01.10.19
I (iv)	Where it exercises functions in any part of the neighbourhood area – a sewerage undertaker	Northumbrian Water Limited	Carrie Taylor, Developer Services Planning Team, Northumbrian Water Limited, Leat House, Pattinson Road, Washington Tyne and Wear NE38 8LB 0191 419 6731 carrie.taylor@nwl.co.uk	01.10.19
		Northumbrian Water Limited	Laura Kennedy, New development Team Planning, Northumbrian Water Limited, Leat House, Pattinson Road, Washington Tyne and Wear NE38 8LB 0191 419 6767 laura.kennedy@nwl.co.uk	01.10.19
I (v)	Where it exercises functions in any	Northumbrian Water Limited	Carrie Taylor, Developer Services Planning Team, Northumbrian Water	01.10.19

	part of the neighbourhood area – a water undertaker		Limited, Leat House, Pattinson Road, Washington Tyne and Wear NE38 8LB 0191 419 6731 carrie.taylor@nwl.co.uk	
		Northumbrian Water Limited	Laura Kennedy, New development Team Planning, Northumbrian Water Limited, Leat House, Pattinson Road, Washington Tyne and Wear NE38 8LB 0191 419 6767 laura.kennedy@nwl.co.uk	01.10.19
m	Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	Durham Community Action	9 St Stephen's Court Low Willington Industrial Estate Willington, Crook Co. Durham DL15 0BF info@durhamrcc.org.uk	01.10.19
		Willington Cricket Club	1, Manor Rd, Willington DL15 0QX secretary@willingtoncricketclub.co.uk	02.10.19 Hand delivered
n	Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area			
o	Bodies which represent the interests of different religious groups in	Our Lady and St. Thomas	Fr Dennis Tindall Our Lady and St. Thomas Cumberland Terrace Willington	01.10.19

	the neighbourhood area		Co Durham DL15 0PB willington.ourladystthomas@rcdhn.org.uk	
		St Stephen's Church	Low Willington (4.27 km) DL15 0DE Crook, Durham, United Kingdom	01.10.19
		Willington Open Door Methodist Church	Rev. Chris Humble Lydia St, Willington DL15 0AE Sue Hine	01.10.19
		Willington Spiritualist Church	Chapel St Willington https://www.snu.org.uk/contact	01.10.19
p	Bodies which represent the interests of persons carrying on business in the neighbourhood area	Banks Group	Inkerman House, St John's Road, Meadowfield, Durham, DH7 8XL enquiries@banksgroup.co.uk	01.10.19
		D3	Mallan House Bridge End Hexham Northumberland NE46 4DQ	01.10.19
		Shaun Hanson Planning Advice Plus	Woodside, Ovington, Richmond North Yorks DL11 7BW shaun@planningadviceplus.co.uk	01.10.19

		T.O. MOUNTER & SONS LIMITED	THE SAWMILLS, PARK STREET.WILLINGTON, DL15 0ER, WILLINGTON, Durham	01.10.19 Hand delivered
q	Bodies which represent the interests of disabled persons in the neighbourhood area			
other		Durham Constabulary	Rona Stocks Architectural Liaison Officer, Durham Constabulary rona.stocks@durham.pnn.police.uk	01.10.19
		County Durham & Darlington Fire and Rescue Service	serviceHQ@ddfir.gov.uk	01.10.19
other		North of England Civic Trust	The Schoolhouse, 12 Trinity Chare, Quayside, Newcastle-upon-Tyne NE1 3DF admin@nect.org.uk	01.10.19
		National Farmers Union	NFU (Planning) Agriculture House 207 Tadcaster Road York YO241UD north.east@nfuonline.com	01.10.19
		Sustrans	Jonah Morris 2nd Floor Higham House, Higham Place, Newcastle upon Tyne, NE1 8AF Jonah.Morris@sustrans.org.uk	01.10.19
		Theatres Trust	Mark Price (Planning and Heritage Adviser), The Theatres Trust, 22	01.10.19

			Charing Cross Road, London WC2H 0QL. mark.price@theatretrust.org.uk	
		Campaign to Protect Rural England (CPRE)	Gillan Gibson cpre.durham@yahoo.co.uk 0191 5371712	01.10.19
		Karbon Homes	Karbon Homes Number Five Gosforth Park Avenue Gosforth Business Park Newcastle Upon Tyne NE12 8EG info@isoshousing.co.uk info@karbonhomes.co.uk	02.10.19
	Schools			
		Willington Primary	Mr Cornforth willington@durhamlearning.net	01.10.19
		Our lady and St Thomas	Mrs Veitch Ourladystthomas@durhamlearning.net	01.10.19
		St Stephens	Mrs Richardson ststephensce@durhamlearning.net	01.10.19
		Sunnybrow	Mrs Binks sunnybrow@durhamlearning.net	01.10.19
		Parkside Academy	S.Emmerson@Parkside.org.uk parkside@durhamlearning.net	01.10.19
Other		Woodland Trust	General enquiries The Woodland Trust, Autumn Park, Dysart Road, Grantham, Lincolnshire NG31 6LL	02.10.19

			enquiries@woodlandtrust.org.uk <enquiries@woodlandtrust.org.uk>;	
other		County Councillor	Olwyn Gunn olwyn.gunn@durham.gov.uk	01.10.19
		County Councillor	Fraser Tinsley Fraser.Tinsley@durham.gov.uk	01.10.19
		Willington Library	willington.lib@durham.gov.uk < willington.lib@durham.gov.uk >;	01.10.19
Resident s of propertie s adjacent to NP area		Park Street		01.10.19 hand delivered
		Stockley Farm\Lodge		01.10.19 hand delivered
		The Brancepeth Estate.	The Paddock, Kirk Merrington, Spennymoor, England, DL16 7JT	02.10.19 Posted
		Farms	Lowfields Grange Learning Centre Oxclose Lingey Close Black Hamilton Horse Trainers	02.10.19 hand delivered