



Lanchester Neighbourhood Plan 2019 – 2034 Submission Draft



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

October 2019

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Lanchester Neighbourhood Plan Executive Summary

There has been a change in National Planning legislation which now states that local people may wish to influence development in their area through the preparation of a Neighbourhood Plan (Localism Act 2012).

The Lanchester Neighbourhood Plan provides the local community with a powerful tool to guide the long term future of Lanchester Parish for the period 2019 to 2034. The Plan contains a vision for the future and sets out clear planning policies to realise this vision.

The Vision and Objectives for the Lanchester Neighbourhood Plan were developed following community consultation in 2015 and subsequently endorsed in a second Parish wide consultation in 2016.

The adopted Vision and Objectives for the Lanchester Neighbourhood Plan are as follows:

Vision

‘Lanchester will be a place with the facilities and amenities to serve and maintain a strong and cohesive community. The Neighbourhood Plan will protect and enhance its essential village character, its wealth of diverse wildlife habitats and heritage assets, its attractive rural setting and the economic, social and leisure opportunities they provide to the benefit of all who live, work in and visit the area’.

All policies developed in the following chapters are designed to achieve this overall vision through the subordinate objectives as set out below.

Objectives

Objective 1 HOUSING

‘To meet the housing needs of the Parish in order to contribute to a strong and flourishing community, whilst protecting the essential qualities and attributes of the area’

Objective 2 DESIGN OF NEW DEVELOPMENT

‘To ensure that any new development in the Parish, whether it is new-build housing, conversion of existing buildings or other built development is carefully designed to protect the essential qualities and attributes of the area’

Objective 3 HISTORIC ENVIRONMENT

‘To ensure that the diverse heritage assets of the Parish are identified, protected and enhanced, and their significance is understood, recognising the positive role they can have in learning for present and future generations and the economic, social and leisure value they provide to those who live, work in and visit the area’

Objective 4 GREEN SPACES & THE RURAL ENVIRONMENT

‘To protect and enhance the attractive rural setting of Lanchester, the open green spaces within it and the quality of the wider countryside’

Objective 5 BUSINESS AND EMPLOYMENT

‘To support local employment opportunities within Lanchester and the provision of shops and services to meet the needs of those who live, work in and visit the area. To support a strong and diverse rural economy, including farming, tourism and other land-based rural businesses which respect the special qualities and character of the countryside’

Objective 6 TRANSPORT & TRAVEL

‘To reduce the detrimental effects of traffic and parking pressures, whilst seeking to cater for a range of modes of transport and travel to better meet the needs of those living, working in and visiting the Parish’

Objective 7 COMMUNITY ASSETS

‘To identify and protect community assets in the Parish in order to sustain and promote a strong and flourishing community’

Policies

From these objectives policies covering the following areas were developed

Policy LNP1 The Boundary and Setting of Lanchester Village

Policy LNP2 Design of New Development

Policy LNP3 Historic Environment

Policy LNP4 Green Spaces and the Rural Environment

LNP4A Green Infrastructure

LNP4B Landscape Value

LNP4C Landscape Features

LNP4D Biodiversity and Geodiversity

LNP4E Local Views

Detailed explanation and supporting evidence for all policies is presented in the Lanchester Neighbourhood Plan and accompanying documents.

Acknowledgements

Lanchester Parish Council Neighbourhood Plan Working Group

Lanchester Parish Council

The Lanchester Partnership

Campaign to Protect Rural Lanchester

Durham County Council Officers

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Volunteers – Lanchester Conservation Area Appraisal 2016

Volunteers – Lanchester Community Heritage Audit 2017

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Introduction

Lanchester Parish Council, often in collaboration with The Lanchester Partnership, has published the following major reports relating to aspects of life in the Parish:

1998 Lanchester Parish Appraisal

2004 Lanchester Village Design Statement

2005 Lanchester Parish Plan

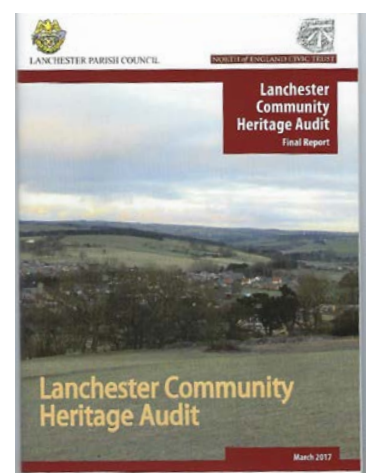
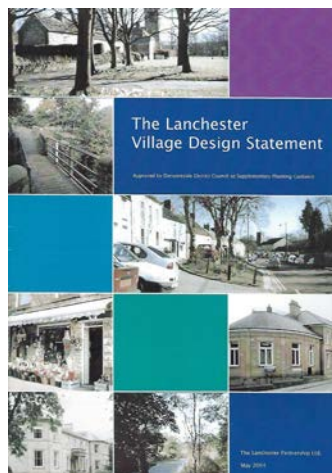
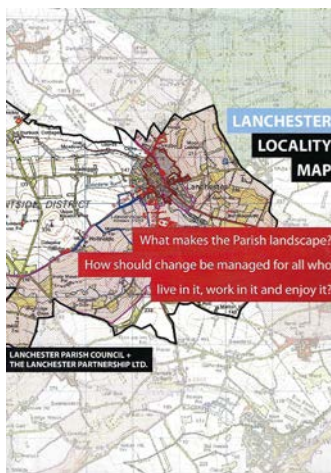
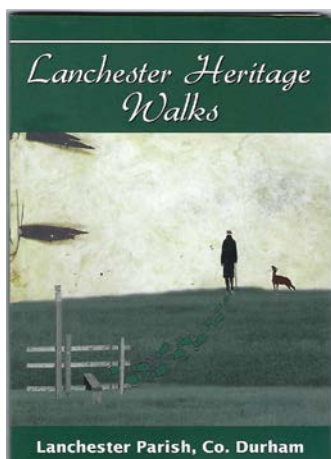
2009 Lanchester Locality Map

2011 Lanchester Wildlife

2012 Lanchester Heritage Walks

2016 Lanchester Conservation Area Appraisal

2017 Lanchester Community Heritage Audit



These have all been made possible because of the significant involvement of Parish residents through questionnaires, photographic work or sustained participation in working groups who have drafted text and refined the overall work prior to publication. All of them have been used by the Parish Council, The Lanchester Partnership and individual residents in preparing responses to development proposals. The Village Design Statement has carried powerful weight in those submissions since it was a document recognised by Derwentside District Council and the County Council as formal Supplementary Planning Guidance. The remaining publications have also been regularly referred to as all of them included important comments on the Parish.

There has been a change in National Planning legislation which now states that local people may wish to influence development in their area by comments and representations through the preparation of a Neighbourhood Plan (Localism Act 2012).

The benefits of preparing a Neighbourhood Plan 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
- Providing a mechanism for managing aspects of development and land use not covered in the County Durham Plan
- Ensuring future planning decisions better meet the needs and aspirations of the community

The Lanchester Neighbourhood Plan must have been shared, approved and voted on by the community and it is only valid if a majority of those voting approve it.

The Parish Council felt this gave the community an important opportunity to update and revise some of these documents. Several include recommendations about aspects of development which have not been embodied as planning requirements. A Neighbourhood Plan provides an opportunity to do this. The preparation of this Plan has also provided an opportunity to develop new areas of work such as the Lanchester Community Heritage Audit 2017 which has captured in print and photographs important information which has been previously known, but not fully recorded.

There is a benefit to residents in that, not only does a Neighbourhood Plan provide a basis to influence and manage future development, but also in creating it, a detailed picture of Lanchester Parish has been produced as it is in the early years of the 21st century.

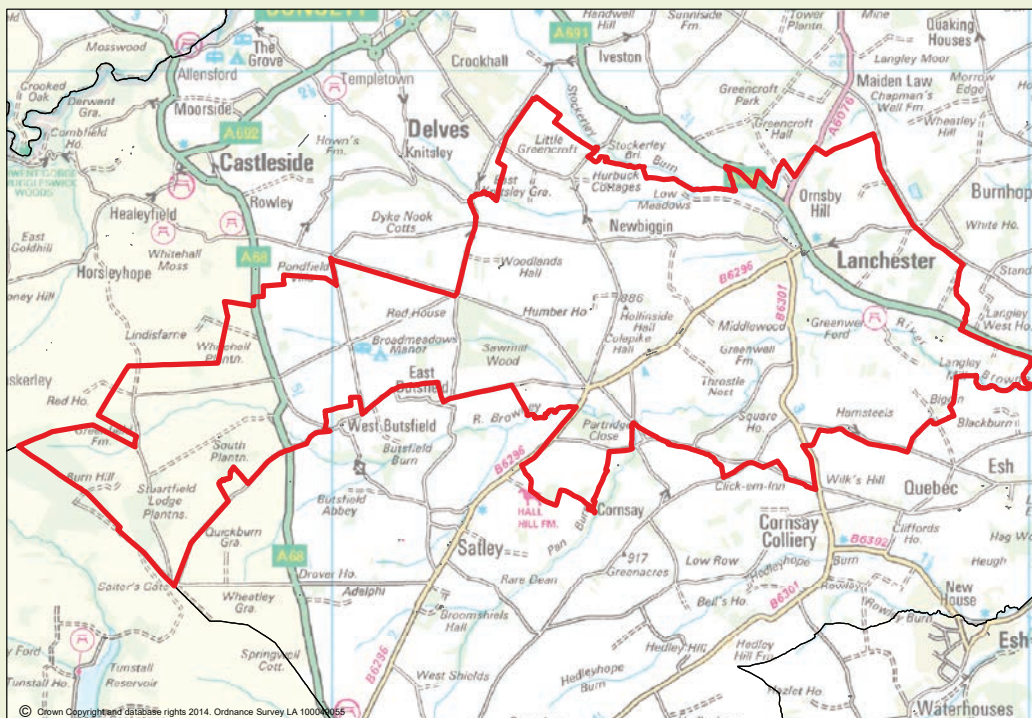
Once passed at a local referendum, the Lanchester Neighbourhood Plan will be adopted by Durham County Council as the plan which must be used in law to determine planning applications in the Parish.

The Lanchester Neighbourhood Plan therefore provides the local community with a powerful tool to guide the long term future of Lanchester and its surrounding countryside for the period 2019 to 2034. The Plan contains a vision for the future of Lanchester Parish and sets out clear planning policies to realise this vision.

Plan Preparation

The Lanchester Neighbourhood Plan covers all of Lanchester Parish. As the village shares the same name as the Parish, it should be made clear at the outset that this Neighbourhood Plan covers the whole Parish of Lanchester, not just the village. Within the Plan, it should be clear from the written context of any reference to 'Lanchester' whether it is referring to the village or to the wider Parish. However, the Plan has sought to make this clear where there may be any ambiguity.

In preparing the Plan there has been correspondence with the adjoining Parish Councils and Durham County Council. An application for neighbourhood plan designation was approved by Durham County Council on 24 July 2014.



Neighbourhood Plan Area / Parish Boundary

Throughout the process of developing the Lanchester Neighbourhood Plan professional advice, support and guidance was sought from Durham County Council and an independent professional consultant.

The Lanchester Neighbourhood Plan covers the period 2019 – 2034. This provides a lifetime for the plan which is considered to be reasonable and appropriate.

In preparing policy content a Strategic Environmental Impact Assessment (SEIA) and Habitats Regulations Assessment (HRA) were undertaken. A screening of the draft plan indicated that a full SEIA and HRA would not be required.

Parish Information

Geographical size and location



View towards Burnhope

Lanchester Parish is located in County Durham, in the former district of Derwentside. It is centred 8 miles to the west of the city of Durham and 5 miles south east of Consett. The parish covering 4,052,093 hectares, extends from Burnhopeside Hall in the east to beyond the A68 in the west, from Spring Gardens in the north almost to Quebec in the south. Within the Parish there are also small hamlets including Malton, Hurbuck, Hollinside and Ornsby Hill.

The parish is centred on OS Grid Reference NZ165475. The valley bottom lies 115m above sea level, with ground rising to 200m towards Burnhope in the North and Hollinside in the south.



Village

The village is situated in a broad valley in the foothills of the north Pennines, in a landscape of mainly pasture, woodland, and arable farmland although the sides of the valley are steep around the village itself. Smallhope Burn and Alderdene Burn, tributaries of the River Browney, flow through the village.

Lanchester Parish is located in the heart of the West Durham Coalfield, and can be defined as being in a coalfield valley on the upland fringe. Coal has been extracted via drift mining at various times in the history of the parish and has also been used to create coke and support other industries within the Parish. Whilst historically the Parish has been an agricultural one with good quality agricultural land, other natural resources in the parish which have been extracted in the past include iron, clay, building stone and wood.

Farmland fields are bounded by hedges and dry stone walls, by heathland, semi-natural birch and oak woodlands and by a network of enclosure roads and lanes. It is a predominantly rural landscape with Lanchester village lying in the east of the Parish in a pastoral setting. There is a spread of scattered hamlets and farms to the west of the village as the landscape moves towards uplands and moorlands.

The westernmost part of the Parish lies within the North Pennines Area of Outstanding Natural Beauty, and the eastern part of the Parish is designated by the current County Plan as an area of high landscape value. Much of Lanchester village is in a Conservation Area. Five local wildlife sites and a number of designated ancient woodlands are scattered across the valley. To the north east, the parish boundary is adjacent to the Great North Forest.

History and Heritage

There is limited evidence of prehistoric activity in Lanchester Parish prior to the arrival of Roman rule. The most notable finds from the prehistoric period are undated flint tools, a flint leaf-shaped arrowhead dating to the Neolithic period, and cup and ring marked stones found at Little Greencroft and Hollinside.

With the arrival of Roman rule in Britain, Lanchester became a hive of activity with the establishment of a fort known as Longovicium and a substantial associated civil settlement and cemetery.



Aerial view of fort



LIDAR image (Light Imaging Detection And Ranging)



Geophysical Survey - Fort and civilian settlement

The fort was initially constructed during the mid-2nd century AD and was occupied through the 2nd and 3rd centuries AD. The Roman remains at Lanchester have never been fully excavated, but since 1990 geophysical surveys have revealed the structure of the fort interior and the probable extent of the civilian settlement. A map showing the extent of Roman activity can be seen at Map 2 and Map 12.

'Geophysical survey work carried out showing the outlines of buildings and other features both within the Roman fort and outside in the vicus area surrounding it. The work was commissioned by The Friends of Longovicium, which is part of the Lanchester Partnership and carried out with the assistance of Archaeological Service Durham University. The work was carried out with the permission of the landowners Nick Greenwell and The Austin Family as well as Historic England.'



Examples of Roman artefacts



Examples of Roman artefacts

In addition to the fort and civil settlement, Dere Street, the main Roman road linking York and Hadrian's Wall, ran through the landscape and infrastructure relating to the water supply for the fort and civilian settlement still survives in places.



Map of Dere Street

Longovicium is a scheduled ancient monument as are parts of the aqueduct serving it. The impact of the arrival of the Roman army in the area should not be underestimated, as quarrying, woodland clearance, and cultivation on a large scale would have been necessary to support the soldiers, civilians, horses, livestock and some industry.

Following the collapse of Roman rule the population was likely to be much smaller, the only firm evidence for activity at Lanchester during this period is a hoard of eighteen iron objects found during the 1860s, dated to the 9th-11th centuries and now held by the British Museum.

Life in the later medieval period, from the 11th to the 15th centuries, left more traces in archival material, on the landscape and in a small number of surviving buildings. Woodland was cleared for agriculture, All Saints Parish Church was constructed in stone, and the present village was established around the church.



All Saints Parish Church

Stone from the Roman fort was used in the church and the first rector is recorded in 1143. By 1183 Lanchester is described as one of the great manors of the See of Durham, surrounded by forests and moors. In 1284, a deanery and college of canons was created, reflecting the important role of Lanchester as an ecclesiastical centre, with a much larger parish than today. The college survives only as buried archaeological remains. Some medieval houses survive in the village, notably Peth Cottage and Deanery Cottages. Other medieval villages in the current parish include Newbiggin and Colepike.

In the 16th century, Lanchester had a small population farming the land, grazing stock on the hilltops and fells to the west of the parish, and coppicing hazel for the coal industry. Little survives in the village or landscape today to shed light on this period.



Early 19th century house and a listed building at the centre of the village

By the mid-18th century, new houses were being built in Lanchester itself, around the village green and on Front Street, with surrounding hamlets, farms and steadings scattered across the parish. The Enclosure of the Parish in 1773 led to the creation of the landscape seen today, with rough fell land brought into new agricultural field systems. Miles of stone walls and fences were constructed with new roads and lanes criss-crossing what was once common land. Large houses were built in the village and further afield, such as the 17th century Greencroft Hall (demolished) and the 18th century Woodlands Hall, some with associated parkland and landscaping.

Major changes in industry from the 18th century through to the early 20th century impacted on the landscape and the communities living there. The extraction of coal in the east of the Parish, quarrying, the construction of railways, brick, iron and coke works were all significant in this. Evidence of this industry survives in places, most notably in the reused lines of waggon-ways and railways that are now enjoyed for recreation. Malton, Hurbeck and Hollinside were home to mining communities.



Aerial view of workhouse

Within the village itself, the 19th century brought a wealth of new building, both to provide accommodation and to house trade, but also in the civic sphere. The large Lanchester workhouse consisted of several buildings in the heart of the village, including the Board meeting rooms which now house the library.

Petty sessions were held in Lanchester which was a judicial centre for West Durham. Chapels and a parochial school were built. The population was growing, as was prosperity, aided in part by the new transport routes such as the Witton Gilbert to Shotley Bridge road, and the Durham to Consett railway, both of which ran through the village.



Station House and train



Station House today

During this flourishing period, several significant men and women lived in Lanchester:

- Thomas White, trained by Capability Brown, designed and built Woodlands Hall. He received many awards from the Society of Arts for his planting, drainage and farm works.
- William Hedley, one of the founding fathers of the railways, inventor of the 'Puffing Billy' and 'Wylam Dilly' resided at Burnhopeside Hall
- Doctor William Greenwell historian, archaeologist, author and later Canon of Durham Cathedral was from Greenwell Ford and is buried in Lanchester
- Dora Greenwell, sister of Doctor William Greenwell, poet and advocate for women's votes and education, born at Greenwell Ford.

The 20th century left its mark on Lanchester, with a decline of industrial activities in the Parish followed by a flurry of opencast and strip mining in the middle of the century. Coal was extracted and land reinstatement followed, causing a loss of historic landscape. Other reminders of the last century can be seen on a number of memorials to those who served in the two world wars and other conflicts, and in abandoned military structures and prisoner of war camps. Within the village itself sections of the Smallhope and Alderdene Burns were culverted, new housing constructed, and the population grew significantly before dipping slightly. The railway closed and the bypass was constructed in 1970.



Before and after the by pass



Wildlife Habitats

Lanchester Parish includes a number of diverse habitats: farmland, heathland, grassland, woodland and brownfield land. A wide variety of species of plants, birds, mammals, fish, reptiles, amphibians and invertebrates populate the area. Many of these thrive at sites conserved by Durham Wildlife Trust at Malton, Longburn Ford and Black Plantation and the Woodland Trust site at Dora's Wood. However, habitat continues to be reduced through agricultural modification of areas such as heathland in the upper Browney Valley.

There is little remaining ancient woodland apart from Deanery Wood, Loves Wood and tracts at Malton. Smaller pockets can be found but these are not recorded. A significant contribution to wildlife habitat is provided along the wide verges of roads in the west of the parish which were created during the enclosure acts. Brownfield sites also present good habitat opportunities and the nature reserve at Malton on old colliery land is particularly attractive to many species. Natural heritage is constantly evolving and requires adequate consideration and resources if this asset is to withstand further erosion.



Small Pearl Bordered Fritillary Butterfly (Stuart Priestley)



Butterfly Orchid



Malton



Dora's Wood

Landscape and Views

The land in the Parish varies from good arable to rough fell land of poorer quality. Some areas are very steep sided and have been used for woodland.

The Boldon Book (1183) mentions a number of holdings with the various rents and duties owed to the Bishop. In Medieval times, the better land was extensively farmed, with many of the existing 21st century holdings being mentioned in the Parish Registers, and in the Halmote Court Records. Much of the higher fell land was in common occupation until the two main Enclosure Acts of the late 1700s created the distinctive enclosure landscape of straight roads, regular fields and numerous quarries. New farms were also created on these lands. The 19th century brought extensive coal extraction, with many farms being bought by the coal companies as part of the need to feed horses, ponies and their many work folk.

Traces of past industrial activity remain in the landscape, as does some historic parkland. There are areas of replacement woodland following the end of opencast mining including conifer plantations acting as shelterbelts on the upper slopes of the Parish. The landscape continues to change however. Potential threats to landscape character and habitat are changes in agricultural practices leading to loss of heathland and also development of land for housing around the village fringes.

Following the 1947 Nationalisation of the Coal Industry, up to 50% of the land in the areas of outcrop coal was open-casted. Consequently many remains of early landscape, settlements and industry have been lost, though some of the reinstated land has been improved for farming.

The parish includes coniferous plantations but these are increasingly being felled and often replanted with deciduous trees. Wind farms are a prominent feature in views of the landscape to the north and on the south west approach to Lanchester, although none lie within the Parish boundary.

As in many areas of County Durham, the farm steadings were largely rebuilt in the period between 1780 and 1860, though there is some evidence of pre 1800 vernacular features, indicating black thatch and stone roofs with wrestler ridges.



Smithy at Five Lane Ends



Smithy interior

The older steadings often complete until the 1960s are rapidly being lost, due to conversion to houses and the need to build modern farm buildings which can accommodate larger machinery. Many farms have been amalgamated and the small mixed farm with milking cows is now a thing of the past.

Horses and ponies kept for pleasure, have become a major feature in the parish since the 1970s, and represent a significant use of what was farming land.

The views in, across and around Lanchester constitute a vital part of the heritage of the Parish, valued and enjoyed by residents for the positive impact they have on day to day life and appreciated on a daily basis by those living, working, walking and driving in the vicinity.

These panoramas and vistas collectively create, demonstrate and tell the story of Lanchester's development through the centuries, forming a key element of the 'sense of place' within the community.

For example there are three view points above the village which reflect different aspects of the history of the parish.



To the west is Humber Hill at 270m. This has a trig point and affords a 360 degree panoramic view of the area. It is believed that a Roman signal station was located here when Longovicium Fort, just a mile away was established.



To the south at West Hamsteels Farm (210m) there is a WW2 pillbox on private land. It was built in 1940 to protect the Consett to Durham railway line and the industrial site at Malton in the valley below, both now dismantled.



To the east is the Burnhope Picnic site (258m) where beacons are lit to mark important events. The most recent being the beacon lit on 11th November 2018 to mark the 100th anniversary of the end of WW1.

Views above village

Conservation Area and Article 4 Area

The core of the village is a designated Conservation Area that includes an Article 4 Direction. This direction relates to defined areas within the Conservation Area to encourage the retention of high quality or distinctive features such as windows or chimneys, building materials or boundary walls.

The conservation area boundary encompasses the historic core of the village, including the village green and Front Street. It was reviewed and the boundary extended in 2017. It includes the Victorian and Edwardian developments which radiate out from the village centre and the important routeways into the village, namely Durham Road, Peth Bank, Newbiggen Lane, Cadger Bank and Maiden Law Bank. There are also important open spaces, including the Lanchester Valley Walk, Deanery Wood and the area of rolling hillside to the east of the A691 which includes the area known locally as Paste Egg Bank.



Front Street

Flooding



Flooding 2016



Flooding

Historically the village has been prone to flooding, particularly within the Conservation Area. Since 2000 it has become more prevalent, with several significant incidents.

Substantial flood alleviation works have been undertaken in recent years including works to the culvert and drainage system.

Housing

Within the Conservation Area



Conservation Area housing

The essential character of Front Street and the main core of the village is set by the simple two storey, gabled local sand-stone buildings dating from the 19th Century and earlier.

The north-eastern side of the street, consists of an almost continuous facade of two storey gabled buildings either of stone or coloured stucco with simple double-pitched slate or stone slab roofs. Variation is provided by the subtle changes in the alignment of the frontages and in the eaves and ridge levels. Significant to the character of these buildings and the village, with the exception of a single modern house and a well-designed short terrace of four houses, there are only outbuildings between the backs of these properties and the Smallhope Burn and By-pass.



Bluebell Court

Bluebell Court, which replaced The Lanchester Arms, has retained the proportions and some of the character of the demolished building and added a small number of carefully designed houses to the rear. These face onto a 'courtyard' and back onto a woodland area adjacent to the burn. Access to the courtyard from Front Street makes use of an existing access.

This strong 'backbone' is complemented across Front Street by a more varied facade set back across walled garden or walled forecourt frontages. The majority of the buildings are of stone construction with the exception of the modern shops. Several are of distinctive individual design adding great interest and charm to the character of their surroundings. The Library, and the Methodist Church with its annex are of note.

The meandering building frontages provide constantly changing views along the street culminating, at its southern end, in a splendid view of the church across the Green.

At either end of Front Street, Church View and Croft View provide strong lines of buildings overlooking important open areas: the Village Green and the Lanchester Endowed Parochial school grounds with the open hillside beyond.



Hillside to north of EP School

The attractive Grade 1 Listed Parish Church is of mellow local sandstone, as are the other buildings around the Village Green with its mature trees. Together with The Deanery, Deanery Farm, Brook Villa (all listed buildings) and the King's Head they form the undoubted centre piece of the village.

The church is seen from many points throughout the village.



Parish Church and Village Green

The Conservation Area Appraisal and Lanchester Community Heritage Audit both note key buildings within the village. See Evidence Documents 2 and 3 and Maps 3, 4, 5, 6 and 7.

Estate Development

Estate development since the late 1940s, consisting of detached and semi-detached houses and bungalows, mainly of uniform appearance, breaks with traditional village design. The extensive use of standard designs of brick with concrete roof tiles, taken from builders' 'pattern books', with bargeboards, fascias and departures from traditional proportions has added to the mix of architectural styles. Most estate development is hidden behind traditional frontages and is not highly visible from within the village framework.



Deanery View estate



Humberhill estate

Buildings in the Countryside



Burnhopeside Hall



Colepike Hall

Lanchester is a rural Parish and there are many traditional farmsteads scattered throughout. They are mostly built of stone with slate roofs in simple shapes and make a pleasing contribution to the landscape. Among them are many good barn conversions. There are also several historic country houses which include Burnhopeside Hall, Newfield Hall (formerly Greenwell Ford), Hollinside Hall, Colepike Hall and Woodlands Hall. Some have been subdivided and other estate buildings adapted for residential use.



Newbiggen

Modern farm buildings have largely been accommodated within the landscape by appropriate siting, detailing and landscape treatment.

The recent redevelopment of farm buildings at Newbiggen has created a modern hamlet where there had been a lost medieval one.

Hamlets

Within the parish of Lanchester are a number of outlying hamlets. Each has its own distinctive character and architectural unity. They sit well in the surrounding landscape. Hollinside, Malton and Ornsby Hill are all within an Area of High Landscape Value as designated in the current Derwentside District Local Plan. With the exception of Ornsby Hill, the hamlets are some distance from Lanchester village. None have nearby facilities other than a public telephone box or play equipment so residents travel to Lanchester or further for a shop, church or pub. Limited public transport means that most residents are heavily dependent on their cars.



Hollinside

Getting Around

Roads

Lanchester village is situated 8 miles NW of Durham City at a busy crossroads in the local road network. The principal through route is the A691 linking Consett and the surrounding area to Durham and the A1 motorway. The A6076 provides an important link from Newcastle to Lanchester whilst the B6296 and B6301 connect the village to the A68 Darlington to Edinburgh trunk road.

The main roads into the village are well wooded and attractively frame the views approaching the village.



Newbiggen Lane



Peth Bank



By-pass with open countryside

The A691 was re-routed in 1970 to by-pass the village centre and reduce the volume of traffic along the historic Front Street, protecting the old village from through traffic.

Within the wider parish there are minor roads, often former drove roads providing quieter routes for cyclists. Peth Bank, Cadger Bank, Newbiggen Lane and Ford Road are identified as historic key routes into the village.

Footpaths and Cycle Routes

There are many link paths and ginnels that allow safe and convenient pedestrian movement around the village and into the centre. This footpath network is an important community asset and people use it regularly instead of bringing cars into the village centre. In addition school children, students and their families use it regularly to walk to and from school.

The Lanchester Valley Walk which uses the route of the disused Durham to Consett Railway passes through the village and is a wonderful amenity for walkers, cyclists and riders. It provides the outlying settlements of Malton and Hurbeck with a safe off-road route into Lanchester village. It is part of the National Cycle Route and brings trade into the village.



Lanchester Valley Walk



Lanchester Valley Walk

There is also an extensive well-used network of footpaths around Lanchester allowing access into the wider countryside. Several are documented in the Heritage Walks Leaflets published in 2012, seen as Evidence Document 13.

Local Economy



Siris Factory

Over the years the mechanisation of agriculture, followed by the closure of the railway, livestock mart, coal mines, Siris factory, Lee Hill Hospital and Maiden Law Hospital has reduced employment within the village to mainly trades, services and work at the schools. Whilst there are many registered enterprises in the Parish, most people work in Newcastle, Sunderland, Durham and elsewhere.



Lanchester Dairies

The range of shops and businesses meets most daily requirements of residents and the services provided are well used.

Whilst farming is still the main activity in the surrounding countryside, diversification into other businesses is taking place. Upper Houses Farm has diversified into Lanchester Dairies, an established business and major employer. New uses of agricultural land include fruit growing, a garden centre and horse husbandry.

Tourism is of growing importance to the economy generally and the countryside in particular. The re-use and adaptation of existing rural buildings, especially on farms, has assisted with diversification of farming enterprises as well as providing for tourism, sport and recreation.

Most of the land within the Parish is privately owned farmland, which must meet economic needs in providing income for owners, tenants and their employees. As well as being seen as an attractive setting for those who live and work in the Parish, there is also support for making greater use of the countryside. However, in managing the rural environment to protect the countryside from non-agricultural use, care needs to be taken in defining the latter, as a narrow interpretation could restrict attempts by farmers to diversify as a means to maintain incomes.

Apart from horses, agricultural production centres on sheep and beef cattle. There were 35 active farmers within the Parish in 2008, with one working dairy farm. Policy change at both European and British Government level will continue to change the role in which farmers are seen in their stewardship of the countryside.

Land and water based sporting interests, such as shooting and fishing, will continue to make a contribution to a viable rural economy.

Small businesses will continue to bring money to the Parish, with the provision of broadband enabling the development of Internet based and Internet using businesses. With the freeing of these businesses from reliance on specific places and facilities, the continuous growth of the 'knowledge-based' economy increases the importance Lanchester, as an attractive place to live, work and play, has in the choice of business location.

Community and Leisure Facilities



The heart of the village is the village green overlooked by the Church, together with Front Street, its churches, schools, shops, restaurants and services including doctors, dentist, hairdressers, library, post office, pharmacy, veterinary practice and community centre. There are over 70 well supported community organisations providing activities ranging from keep fit, brownies, bridge, choral society, art clubs, film club, young farmers to Vintage Tractor Club. The three Churches are active in the Parish. A community newspaper, The Village Voice, delivered free to houses in the village regularly publicises activities and services in the community. The Lanchester Partnership is a well-supported charitable organisation developing and delivering community projects which enhance community life.



The community keeps fit through a range of sporting activities. Outdoors there are tennis courts, basketball, football, cricket, bowls and a multi-use games area and a bike track. Five play areas, a comprehensive network of walks and cycle paths plus fishing and horse-riding facilities complete the range of choices available.

The Community Centre has a fully equipped gymnasium and is a self-funding charitable organisation, open 7 days a week and used by over 40 different groups. It promotes the well-being of the village through cultural, social and recreational activities that bring people together.



There is a well-established Social Club offering a valued meeting point and facilities for social functions.

The village has a play group, toddler activities, nursery and three very good schools: two primary and one secondary.

There is a range of clubs and organisations for young people including boys brigade, brass band, brownies, children's dance, cricket club, guides, rainbows, tae kwando, tennis club and the wildlife group.



A list of groups, organisations and activities is contained in a Directory of Information About Lanchester (DIAL). See Evidence Document 14.

This all contributes to the sense of community as well as offering a support framework for residents' needs, both spiritual and social.

Community events

Administration

1839 saw the building of the Lanchester Workhouse. The Lanchester Union became responsible for an area of Parishes or Townships bordered by Gateshead, Chester le Street and Weardale Unions. The workhouse in Lanchester over time occupied a significant part of the village. It grew to include a hospital, Boardroom and offices, further accommodation and cottages for children. The Union was renamed in the 1930s and latterly functioned under Durham County Council Social Services as an Adult Training Centre. It is now converted to modern apartments

Lanchester Parish council has operated since 1895 to the present day. It has an office in Lynwood House and provides a wide range of services and facilities to the modern parish.



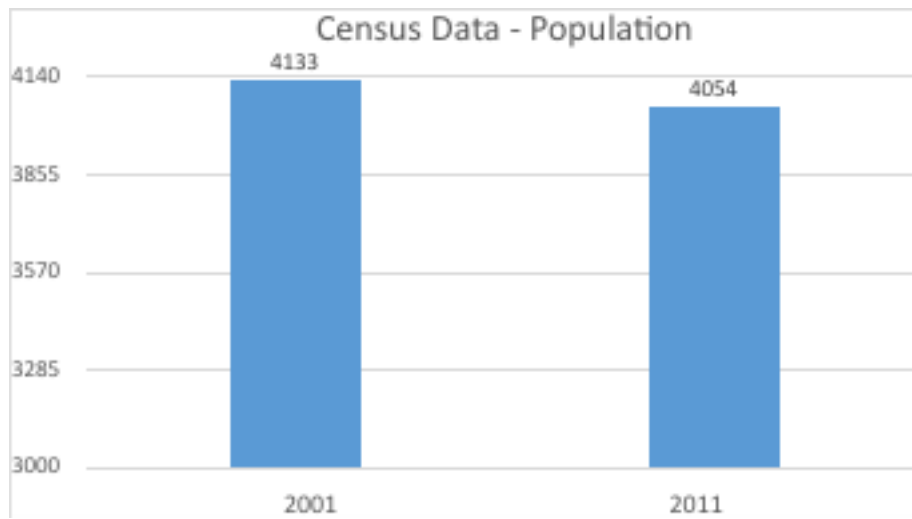
Lynwood House – Lanchester Community Heritage Audit – Launch event

Lanchester Rural District Council operated from 1894-1974. The Rural District Council met originally in the Court Room (now the Library) located in the Board of Guardians administrative building of the workhouse. It was responsible for a large area extending to the East to Langley Park, to the South to the edge of Tow Law, to the North to Annfield Plain and Consett and to the West to Edmundbyers Common. It had considerable responsibilities including: housing (from 1919 – the first Council Houses were approved in 1920 for Durham Road), approvals of new building, highways, public health (with it's own Medical officer of Health), street lighting, refuse collection and disposal and sanitation.

The Rural District Council became part of Derwentside District Council in 1974 until local government restructuring brought it into the unitary authority of Durham County Council in 2009.

Lanchester Today – Key Statistics

The 2011 census data from the Office for National Statistics tells us that, in 2011, the Parish of Lanchester had a resident population of 4054 (down from 4133 in 2001), which was made up of 1891 households (up from 1776 in 2001).

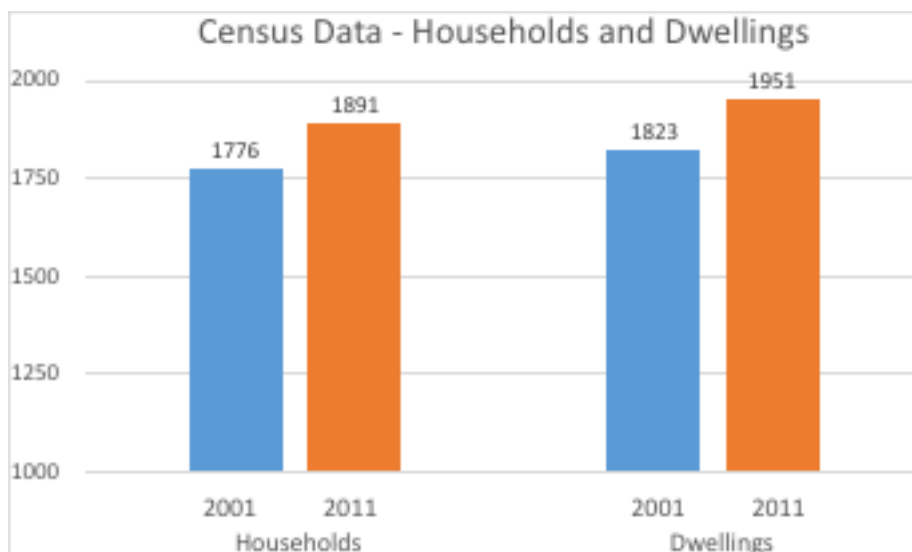


The 2011 census data shows that Lanchester Parish had more residents over 65 than the average in County Durham or England and a contrastingly smaller proportion in the working age and 0-15 age brackets.

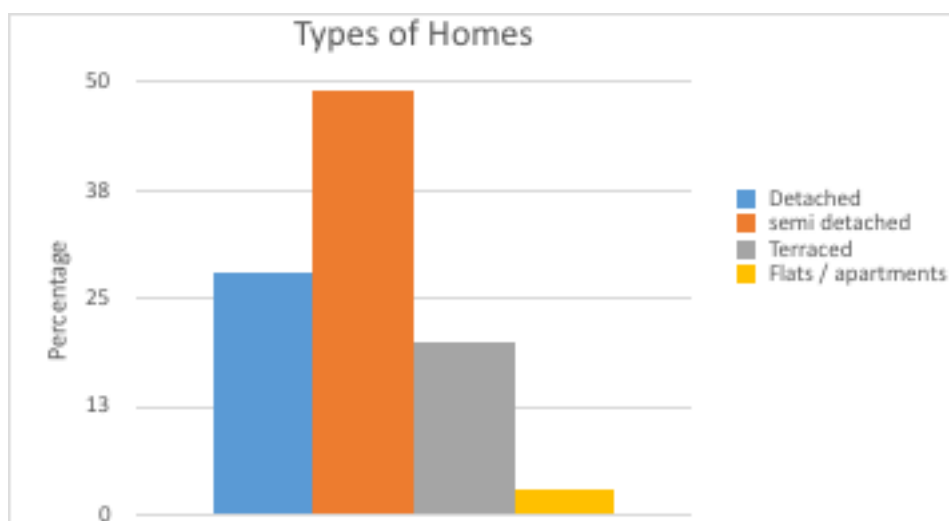
Trends in the age profile of residents also point to an increasing proportion of older people in the Parish. Between the 2001 and 2011 census, there was a 7% drop in the working age population and 13% drop in the 0-15 age bracket, but a marked 20% increase in the 65+ age group.

The total dwelling stock of the Parish in 2011 consisted of 1951 dwellings (up from 1823 in 2001, a rise of 128 dwellings, or 7% in the ten year period).

The vast majority of dwellings (and households) are within the village of Lanchester.



In terms of dwelling size, there is a predominance of family homes, with approximately 71% of all houses having 3 bedrooms or more. Census data provides further evidence of the type of homes in the Parish. 28% are detached, 49% semi-detached, 20% terraced and 3% classed as flats, maisonettes or apartments.



82% of houses in the Parish are owner-occupied, with 10% available for social rent, 7% private rent and 1% occupied rent-free.

The 2013 ACRE Publication 'Rural Community Profile for Lanchester (Parish) shows that within Lanchester Parish there are 1972 economically active residents (i.e. those either working or unemployed), representing 65.8% of people aged 17-64 which is lower than the England average of 69.9%.

Economically inactive residents include students, home-makers, and retired people resident in the Parish. There are 1027 economically inactive residents, 34.2% of people aged 17-64. This is higher than the England average of 30.1%.

Skills levels in the local population can be an important driver of community sustainability. There is little published data on local 'skills', but one commonly-used proxy is 'qualifications' (although of course many people with low or no qualifications may be highly-skilled). The information in the table shows the number and proportion of people with and without qualifications in the Parish compared to county and national averages.

	Lanchester Parish	County Durham	Variance Parish v County	England	Variance Parish v England
People with no qualifications	19.3%	27.5%	-8.2%	22.5%	-3.2%
People with degree level 4 qualifications or higher	38.8%	21.5%	+17.3%	27.4%	+11.4%

Levels of car ownership by households within the Parish consistently exceeds the levels for the county as a whole and England overall.

Several factors are likely to be contributing to these figures, some of which may include:

- The Parish's rural location
- For those working, the need to travel outside of the Parish to their places of employment
- Limited public transport and the need to rely more upon private transport to get about
- Age profile and family status of the Parish population
- A higher proportion of people able to afford their own cars

Car Ownership / % of (1891) households	Parish	County Durham	England	Var. Parish v County	Variance Parish v County (%)
4+ cars (45 households)	2.4	1.5	1.9	+0.9	+60.0%
3 cars (125)	6.6	4.8	5.5	+1.8	+37.5%
2 cars (560)	29.6	23.6	24.7	+6.0	+25.4%
1 car (830)	44.0	42.9	42.2	+1.1	+2.5%
No cars (330)	17.3	27.2	25.8	-9.9	-36.4%

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

Community Consultation and Evidence Base

The decision to commence the preparation of the Lanchester Neighbourhood Plan was made at a Parish Council meeting in March 2014. This was followed by the first meeting of the Neighbourhood Plan Working Group in May 2014.

The Working Group understood that the preparation and adoption of a Lanchester Neighbourhood Plan would only be possible with the support and involvement of the community.

An early engagement questionnaire (Evidence Document 5) was compiled during 2014 and distributed in January 2015. This questionnaire aimed to identify key themes and issues that could be further investigated to develop the Lanchester Neighbourhood Plan. The questionnaire was distributed to approximately 80 local groups and organisations, hand delivered to hamlets, posted to rural dwellings and available to pick up and return to key community locations.

205 completed questionnaires were returned representing 448 individuals and detailed analysis was undertaken. The results of the early engagement questionnaire can be found at Evidence Document 6. Feedback on the results of the questionnaire were provided to the community through displays sited in seven community venues. In addition two staffed sessions were held in community venues.

Building on the information received through the early engagement questionnaire the working group developed a topic based questionnaire representing more detailed community consultation. The topic based questionnaire (Evidence Document 7) included a draft vision and objectives and a number of questions on key areas. The questionnaire was compiled during 2015 and distributed in February 2016. Questionnaires were delivered to all households and businesses in the village and hamlets, posted to rural dwellings and businesses and available to pick up and return to key community locations. The questionnaire could also be completed on-line through Survey Monkey. In addition a staffed open day event was held in a community venue to provide information on the questionnaire and the Neighbourhood Plan process.

307 completed questionnaires were returned either on-line or in hard copy. These were analysed through Survey Monkey. The results of the topic based questionnaire can be found at Evidence Document 8. Feedback on the results of the questionnaire were provided to the community through newsletter and press articles, the Parish Council website and through displays sited in community locations.

The responses of the topic based questionnaire provided evidence of support for the Vision and Objectives for the Lanchester Neighbourhood Plan, which can be seen on page 30. The results of the topic based questionnaire along with other sources of evidence enabled the Working Group to develop work streams and finally policies for the Lanchester Neighbourhood Plan. The list of policies can be seen on page 31.

To supplement the information gathered through the questionnaires the working group gathered further evidence from County and National statistics. In addition the Neighbourhood Plan Working Group were actively involved in producing and updating a number of community documents these being:

- Lanchester Conservation Area Appraisal 2016
- Lanchester Community Heritage Audit 2017
- Lanchester Parish Landscape of High Value Report 2018
- Lanchester Design Statement 2019

In 2015 the Neighbourhood Plan Working Group approached the County Council to review the Lanchester Conservation Area and Article 4 Area of 1994. It was felt that an updated appraisal would provide robust evidence for the Lanchester Neighbourhood Plan. A group of 30 members of the community assisted the County Council in assessing the Conservation Area and Article 4 area in a number of site meetings which took place in October 2015. The document was compiled, public consultation took place and the Conservation Area Appraisal was adopted by Durham County Council in May 2016, see Evidence Document 2.

The Lanchester Community Heritage Audit, found at Evidence Document 3 was commissioned by Lanchester Parish Council late in 2015 to complement the production of the Lanchester Neighbourhood Plan, to provide evidence of the important heritage assets in the Parish. The North of England Civic Trust were appointed to assist the Parish Council and the community in producing an Audit for the Parish. 60 local residents attended a mapping session in January 2016 and over 200 'Heritage Assets' were identified. Assets identified included significant buildings, archaeological sites, industrial remains, key views and evidence of military activity over the years. Following review 170 assets were confirmed. A group of 20 community volunteers were trained in field recording, basic assessment of condition, principles of heritage conservation and understanding the concept of significance. The 20 volunteers worked over a 6 month period to record, describe and evaluate all the confirmed assets. The result of the work has been the production of a Lanchester Community Heritage Audit report, a gazetteer providing information on all the identified assets and a catalogue of photographs, providing evidence of Lanchester's rich heritage.

In 2018 Durham County Council worked with residents to consider locally valued landscapes. The issue of landscape value in the neighbourhood plan area was explored, the factors contributing to landscape value were reviewed and consideration was given to whether this would support the identification of a local landscape designation in the Lanchester Neighbourhood Plan. Local knowledge was considered alongside county and national information. The landscape was assessed using ten recognised criteria. A map was drawn up to represent the landscape value for each criteria. Drawing on the information across the ten criteria, a map was agreed to reflect the locally valued landscape known as Lanchester Parish Landscape of High Value (LPLHV) seen at Map 9. The LPLHV report can be seen at Evidence Document 4.

In 2004 the Lanchester Village Design Statement (Evidence Document 15) was published and approved by Derwentside District Council and latterly by Durham County Council as supplementary planning guidance. This document has been updated and renamed The Lanchester Design Statement 2019 which can be seen as Evidence Document 1.

Throughout the preparation of the Lanchester Neighbourhood Plan the community and interested bodies have been kept informed of progress through a variety of avenues including: Parish Council quarterly newsletters, Village Voice (monthly newspaper delivered free to houses in the village), articles on the Parish Council notice board, Parish Council website, community consultation and feedback events, displays of information in community locations and Parish Council annual reports. A sample of this information can be seen at Evidence Document 9.

Vision and Objectives

The Vision and Objectives for the Lanchester Neighbourhood Plan were developed following community consultation in 2015 and subsequently endorsed in a second Parish wide consultation in 2016.

The adopted Vision and Objectives for the Lanchester Neighbourhood Plan are as follows:

Vision

‘Lanchester will be a place with the facilities and amenities to serve and maintain a strong and cohesive community. The Neighbourhood Plan will protect and enhance its essential village character, its wealth of diverse wildlife habitats and heritage assets, its attractive rural setting and the economic, social and leisure opportunities they provide to the benefit of all who live, work in and visit the area’.

All policies developed in the following chapters are designed to achieve this overall vision through the subordinate objectives as set out below.

Objectives

Objective 1 – HOUSING

‘To meet the housing needs of the Parish in order to contribute to a strong and flourishing community, whilst protecting the essential qualities and attributes of the area’

Objective 2 – DESIGN OF NEW DEVELOPMENT

‘To ensure that any new development in the Parish, whether it is new-build housing, conversion of existing buildings or other built development is carefully designed to protect the essential qualities and attributes of the area’

Objective 3 – HISTORIC ENVIRONMENT

‘To ensure that the diverse heritage assets of the Parish are identified, protected and enhanced, and their significance is understood, recognising the positive role they can have in learning for present and future generations and the economic, social and leisure value they provide to those who live, work in and visit the area’

Objective 4 – GREEN SPACES & THE RURAL ENVIRONMENT

‘To protect and enhance the attractive rural setting of Lanchester, the open green spaces within it and the quality of the wider countryside’

Objective 5 – BUSINESS AND EMPLOYMENT

‘To support local employment opportunities within Lanchester and the provision of shops and services to meet the needs of those who live, work in and visit the area. To support a strong and diverse rural economy, including farming, tourism and other land-based rural businesses which respect the special qualities and character of the countryside’

Objective 6 – TRANSPORT & TRAVEL

‘To reduce the detrimental effects of traffic and parking pressures, whilst seeking to cater for a range of modes of transport and travel to better meet the needs of those living, working in and visiting the Parish’

Objective 7 – COMMUNITY ASSETS

‘To identify and protect community assets in the Parish in order to sustain and promote a strong and flourishing community’

The objectives for Housing, Business & Employment, Transport & Travel and Community Assets have been met by policies in the County Durham Plan or within other policies in this Neighbourhood Plan. There are therefore no specific policies in the Lanchester Neighbourhood Plan for these objectives. Statements on Business & Employment and Transport & Travel can be found on pages 50 and 51.

Policies

The policies presented in this Neighbourhood Plan will supplement those of the former Derwentside District Plan and complement those of the emerging County Durham Plan relating to Lanchester Parish. They do this in the context of the direction of residents as established in the surveys carried out as part of the preparation of this Lanchester Neighbourhood Plan (Evidence Document 6 – results of Early Engagement Questionnaire 2015 and Evidence Document 8 – results of Topic Based Questionnaire 2016). These new policies meet the Basic Conditions requirements of the National Planning Policy Framework.

Until the new County Durham Plan is in place, statutory policies relating to development in the Lanchester Neighbourhood Plan area are governed by the saved policies in the Derwentside District Local Plan and the Lanchester Village Design Statement 2004.

Policy LNP1 The Boundary and Setting of Lanchester Village

Policy LNP2 Design of New Development

Policy LNP3 Historic Environment

Policy LNP4 Green Spaces and the Rural Environment

LNP4A Green Infrastructure

LNP4B Landscape Value

LNP4C Landscape Features

LNP4D Biodiversity and Geodiversity

LNP4E Local Views

Policy LNP1 - The Boundary and Setting of Lanchester Village

The purpose of this chapter is to define the built-up area of Lanchester village by means of a settlement boundary and set out its planning role in an accompanying policy, LNP1. In doing so, the chapter is also the natural place to describe the important relationship between the village and its countryside setting, since the settlement boundary serves as the defining interface between the two.

In simple terms, the settlement boundary marks the outer extent of the village and therefore provides certainty as to where the built-up area ends and the countryside begins. It is a well-established and accepted planning tool because the policy framework for managing development specifically differentiates between land which is within the settlement (the built-up area) and land which is outside it (the countryside). Generally, there is a presumption in favour of development within the settlement boundary, whereas the circumstances where development is acceptable in the countryside are deliberately more limited.

In the former Derwentside District Council's Local Plan (1997), Lanchester was provided with a settlement boundary (referred to as a 'Development Limit' in that Plan)². Whilst the replacement County Durham Plan is no longer pursuing the settlement boundary approach, it does enable them to be defined through Neighbourhood Plans³. Its policies are consequently drafted in such a way as to give legitimacy and context to their continued role as a planning tool.

In feedback during preparation of the Lanchester Neighbourhood Plan, it was clear that the settlement boundary concept was very much supported by the local community. Almost 90% of respondents agreed that one should be defined for the village in the Lanchester Neighbourhood Plan in order to manage the location of new housing development. The most popular option amongst respondents was for the settlement boundary to be drawn around the village following its current built extent.

An important adjunct to this is that a resounding 99% of respondents agreed that the attractive rural setting of Lanchester was a valued attribute which needed to be protected and enhanced. This underpins and gives validity not just to the settlement boundary policy LNP1, but to other policies in this Plan and in the County Durham Plan which seek to define and safeguard the key aspects of this valued rural setting. These include –

Policy LNP2: Design of New Development

(supported by the Lanchester Design Statement). Among other things, this seeks to ensure that development carefully integrates into its setting and there is sensitive treatment of the interface between the built environment and the open countryside.

Policy LNP3: Historic Environment

Heritage assets, both designated and non-designated, feature prominently in the immediate rural setting of Lanchester. This is evidenced in a number of ways –

- By the Conservation Area⁴ extending beyond the settlement boundary into the countryside. The largest area is on the eastern side of the village, where the Conservation Area takes in Paste Egg Bank and Peth Bank. There are also smaller extensions of the Conservation Area beyond the south and western edges of the settlement boundary (see Map 1 - 'Settlement Boundary');
- In the proximity of Longovicium scheduled ancient monument⁴ directly to the south west of the village (see Map 3 'Designated Heritage Assets – Village');
- In the historic Parks and Gardens of Local Interest⁴ which adjoin the edge of the village (see Map 5 'Non-Designated Heritage Assets – Village');
- By several LVHA's which either adjoin, or are in close proximity to the edge of the village (See Policy LNP3 and Map 5 'Non-Designated Assets – Village').

Policies under LNP4: Green Spaces and the Rural Environment.

Essential to the character of the village are the qualities and attributes of its countryside setting. These are manifest in several ways – by its intrinsic landscape values, by its recreational interest and biodiversity and in the attractive views which allow people to observe and connect with the environment and setting of the village. Details include -

- Landscape - the countryside surrounding the village has been assessed and identified as a Landscape of High Value (see Policy LNP4B and Map 9 - 'Valued Landscapes');
- Footpaths and bridleways – a network of paths and routes provide links through the village and from the village out into the wider countryside. These provide an invaluable recreation resource as well as being corridors for wildlife (see Policy LNP4A);
- Trees, woodland and hedgerows – these also feature prominently in the immediate setting of the village, including Deanery Wood (a designated Ancient Woodland) adjoining the eastern edge and Dora's Wood to the south. These are valued for their aesthetic, biodiversity and heritage roles (see Policy LNP4C);
- Local Views – the valley floor setting of Lanchester affords many views up and down the valley, but there are also views from the edges of the village out into the countryside and panoramas across the landscape from higher vantage points. They provide much valued opportunities to understand and appreciate the setting and character of the village and the close relationship it has with the surrounding countryside. The most significant of these have been identified and protected in the Lanchester Neighbourhood Plan (see Policy LNP4E and Map 8 - 'Important Views')

Collectively, these policies serve to implement the overall Vision of the Plan, particularly in terms of preserving Lanchester's 'essential village character, its wealth of diverse wildlife habitats and heritage assets, its attractive rural setting and the economic, social and leisure opportunities they provide to the benefit of all who live, work in and visit the area'.

The rationale for the settlement boundary

The settlement boundary of Lanchester follows the built extent of the village. This is the same line as defined in the Derwentside Local Plan (DLP), but it has been updated to correct minor anomalies and to include land south of 'The Paddock', which received planning permission for residential development, granted on appeal in 2017.

The DLP stated at p.50 that the settlement boundary (development limit) of Lanchester 'protects and maintains the attractive setting of the village, in particular the slopes to the north east and south west and the character of the historic centre which would suffer from increased traffic and congestion'.

This rationale remains as valid today as it was when the DLP was prepared, notwithstanding that its housing strategy is out of date. Moreover, the legitimacy of the settlement boundary and its associated Policy LNP1 is reinforced in the following ways –

- The community's feedback during preparation of the Neighbourhood Plan clearly supported a settlement boundary following its current built extent. This also implements the overwhelming mandate of the community to safeguard the rural setting of the village;
- The line followed by the settlement boundary is consistent with the County Durham Plan's glossary definition of 'built-up area'⁵ and Policy LNP1 is also consistent with that Plans policies for development in built up areas (Policy 6) and development in the countryside (Policy 10).
- Housing needs have been fully met at the County level in the County Durham Plan, with Paragraph 1.19 confirming that 'as the Plan allocated sufficient sites to meet housing needs for the county it does not set out housing requirements for designated neighbourhood areas';
- Also at the County level, the Council's 2019 Strategic Housing Land Availability Assessment (SHLAA)⁶ includes eleven sites at the edge, or very close to the edge of the built-up area of Lanchester (ie – outside the settlement boundary). In the assessment however, all are rejected as unsuitable for development. A recurring issue with each are the significant landscape and visual impacts that would occur to the rural setting of the village;

- Part of the essential history and character of Lanchester is that it developed as a valley floor settlement. The Lanchester Conservation Area Appraisal 2016 confirms that ‘The built-up area of the village is well contained within the surrounding landscape, nestling in the narrow throat of the valley’ (p.13). Significance is particularly attached to the ‘hillsides of open scenic landscape quality surrounding the historic core of the village... these hillsides frame the village, give it a rural character and appearance and are of vital importance to the setting of the conservation area’ (p.10);

These factors, coupled with the framework and focus of other policies in the Lanchester Neighbourhood Plan point unequivocally to Lanchester’s highly valued rural setting, justifying the settlement boundary as defined and the provisions of Policy LNP1.

It is recognised that provisions exist in national planning policy for exceptions to the usual policy of development restraint in the countryside. These are set out in the NPPF, and also in the County Durham Plan. They include provision for limited residential development in rural areas, subject to meeting criteria as to its scale and location, to meeting an identified local need for affordable housing and to being restricted to those in, or with close connections to the local community. This is referred to in the NPPF as ‘rural exceptions housing’ (paragraphs 77 and 78) and is covered in Policy 11 of the County Durham Plan.

The Lanchester Neighbourhood Plan cannot and does not override these provisions, but it has put forward a robust policy framework to ensure that a) the rural setting and wider countryside of Lanchester is safeguarded from the encroachment of unacceptable development, and, b) that development which is otherwise provided for in planning policy does not compromise the attributes which characterise its rural setting.

POLICY LNP1: The Boundary and Setting of Lanchester Village

The settlement boundary as shown on Map 1 defines the extent of the built-up area of Lanchester. Development proposals within the settlement boundary will be supported where they accord with the policies of the Development Plan*.

Land outside the settlement boundary will be treated as open countryside and development proposals will not be supported unless they are specifically allowed for in the NPPF and they accord with the policies of the Development Plan*.

* The term ‘Development Plan’ encompasses the Lanchester Neighbourhood Plan, the Derwentside Local Plan 1997 and the County Durham Plan.

Policy Explanation and Guidance

Policy LNP1 confirms the role of the settlement boundary in defining the outer edge of the built-up area of Lanchester, beyond which is classed as open countryside for the purposes of planning control. This means that planning policies relating to development in rural areas will apply outside the boundary, whilst planning policies relating to development in built-up areas will apply inside the boundary.

The policy will help to safeguard the sensitive and valued rural setting of Lanchester from the encroachment of development, whilst having regard to the exceptions which are provided for in national and Local Plan policies.

Whether development is proposed inside or outside the settlement boundary, it must in any event also accord with all other policies of the Development Plan.

1 Oxforddictionaries.com defines setting as ‘the place or type of surroundings where something is positioned or where an event takes place’

2 Ref Derwentside Local Plan Policy HO7

3 Ref County Durham Plan Pre-Submission Draft 2019 - paragraph 4.111 and glossary definition for ‘built-up area’

4 Policies dealing with this are contained in the County Durham Plan

5 Being ‘land contained within the main body of existing built development of a settlement’

6 Available to download at <http://durhamcc-consult.limehouse.co.uk/portal/planning/cdpev/>

LNP2 - Design of New Development

Introduction

The Neighbourhood Plan takes design very seriously and this policy applies to any new development in the Lanchester Neighbourhood Plan area.

What is the purpose of this chapter?

The intent of this chapter is to ensure that any new development within the Lanchester Neighbourhood Plan area shall meet high standards of design and demonstrate how it fulfills the expectations of the design guidance.

How does the chapter relate to the rest of the Neighbourhood Plan?

The policy set out in this chapter is intended to operate alongside and in conjunction with policies and provisions elsewhere in this plan, particularly heritage, valued landscapes, views and green spaces. It also operates alongside the existing framework of policies at a national and county level.

The Plan's Design Objective

The issues, aims and aspirations of the community in respect of design of new development were fully explored through the consultation process and feedback gathered as part of the preparation of the Lanchester Neighbourhood Plan. The key findings were brought together to arrive at a specific objective for design of new development

Design of New Development Objective

'To ensure that any new development in the Parish, whether it is new-build housing, conversion of existing buildings or other built development is carefully designed to protect the essential qualities and attributes of the area'

96% of the respondents to the Neighbourhood Plan Questionnaire strongly agreed or agreed with this Design of New Development objective.

Context

This Lanchester Neighbourhood Plan supports the NPPF's objective to achieve excellence in design, especially design that will help establish a "strong sense of place" and "create attractive and comfortable places to live, work and visit" (NPPF para 58).

There is the need for a locally-sensitive Neighbourhood Plan policy, setting out clear parameters, to guide the design of new development to ensure it aligns with the community's aspirations.

92% of the respondents to the Neighbourhood Plan questionnaire strongly agreed or agreed when answering the question: "Do you think that the Lanchester Neighbourhood Plan should draw upon the Village Design Statement to include up-to-date policies and guidance for the design of new development?" That Village Design Statement has been amended and brought up to date and is now called The Lanchester Design Statement. The Guide to Significant Aspects of Local Character found on pages 37-39 provide an overview of the Lanchester Design Statement.

This policy will ensure that new development will deliver a high quality of design that will sit comfortably within the existing built and natural environments.

POLICY LNP2- Design of New Development

Built development will only be permitted if it meets all of the following criteria - :

- a) **Design, Layout and Appearance.** Positively responds to local vernacular and materiality and landscape features including green spaces and trees;
- b) **Scale and Density.** It is of a scale and density that reflect the rural character and setting of the development;
- c) **Integration into the Built or Natural Setting.** It delivers accessible and well-connected environments that meet the needs of users. Layouts should reflect existing settlement patterns and make linkages with footpaths and cycle ways. It should integrate into the rural setting of the Parish and respect wildlife;
- d) **Accommodate Demographic Change.** It provides a mix of housing types to provide flexibility for diverse family structures and styles of living and an ageing population. A minimum requirement of 25% dwellings (threshold 4 dwellings) should by design increase the housing options for older people.
- e) **Guidance.** Developers should demonstrate how they have had regard to local design guidance:
 - The Guide to Significant Aspects of Local Character (pages 37-39)
 - The Lanchester Design Statement
 - The Lanchester Conservation Area Appraisal 2016
 - North Pennines Area of Outstanding Natural Beauty Building Design Guide

Policy Explanation and Guidance

Policy LNP2 requires designers to draw upon local character for inspiration. The policy contributes to the overall vision to protect and enhance the essential village character of Lanchester and the rural landscape of the Parish. The design of any proposed development will be in accordance with the requirements for 'good design' given in the booklet 'Design' published by the Ministry of Housing, Communities and Local Government.

Design, Layout and Appearance: Lanchester has a distinctive character based on its history and its agricultural roots in the countryside. The attributes of the village have been recognized by the designation of a conservation area. The Parish beyond is a rural one, which extends west to the North Pennines Area of Outstanding Natural Beauty. These recognized qualities should be reinforced by new development, which should be sensitively designed and inspired by local character.

Scale and Density: Lanchester village is of a size and character that make it a place that people enjoy and feel comfortable in and it is an important objective of the Lanchester Neighbourhood Plan that Lanchester retains its village identity. New development should not be of a scale that overwhelms or unbalances existing settlements. The Neighbourhood Plan questionnaire asked residents what they thought would be an appropriate number of new houses to be built in the Parish over the next 10-15 years and 70% of their replies was for less than 10 a year. Small- scale modest growth is considered to be the appropriate way for Lanchester village and the Parish to accommodate its future housing needs and maintain the rural character and 'feel'.

Integration into the Built or Natural Setting: Lanchester village and the small hamlets and farm groups scattered throughout the Parish are well integrated into their rural setting making little visual impact in the overall landscape. Development is contained within the landscape, rather than sprawling, and this is regarded as an essential requirement of future growth. Within settlements there is a clear structure created by the buildings, roads and footpaths, open spaces and community facilities. New development should integrate with this structure to become part of the settlement and not incidental to it.

Accommodate Demographic Change: The age structure within Lanchester has been changing with a reduction in the number of people of working age and an increase in those people aged 65 and over. In order to maintain a balanced community and also to cater for the elderly, new development should provide a variety of housing types and tenures, including a percentage of bungalows or level-access flats, sheltered housing and homes that can be adaptable to all stages and styles of life.

Guidance: The following illustrated section on pages 37-39 gives a flavour of local character and offers some design guidance. It is a summary of key points made in the Lanchester Design Statement which provides a more in depth analysis of the design features appropriate to all types of development within the parish. Reference should also be made to The Lanchester Design Statement (2019), the Lanchester Conservation Area Appraisal (2016) and the North Pennines Area of Outstanding Natural Beauty Building Design Guide. These documents provide evidence in support of the Lanchester Neighbourhood Plan.

GUIDE TO SIGNIFICANT ASPECTS OF LOCAL CHARACTER

The following section identifies important qualities to be reflected in new development



A Rural Parish

- In the eastern foothills of the North Pennines AONB
- 95% of land greenspace
- Mainly pasture with some arable land
- Trees and woodland interspersed throughout
- Hillside and valleys
- Many view points



Newbiggen Lane

Countryside Setting

- Settlements making little visual impact on the landscape
- Buildings and spaces working with the topography
- Beneath hillside ridge lines
- Contained not sprawling
- Natural features as boundaries
- Mature trees and hedgerows retained
- Wildlife habitats respected



Front Street/Church View

Lanchester Village Framework

- An historic core designated as a conservation area
- Commercial and community buildings & village green at the village centre
- Residential areas radiating from the centre
- A network of footpaths connecting residential areas to the centre
- Mature trees and open space incorporated into layouts



Station Road

Vernacular Buildings

- Simple shapes, generally rectangular
- Modest scale, predominantly two storey
- Windows vertically proportioned
- Rooflights not dormers
- Windows and doors recessed
- Chimneys
- Materials predominantly coursed stone and slate with some render



Village Centre

Commercial Shops and Buildings

- Shop fronts designed to fit the whole building
- Windows vertically proportioned
- Overlarge panes of glass avoided
- Windows and doors recessed
- Respectful, small scale signage
- Signs not internally illuminated
- No solid security shutters
- Natural materials
- Paint in keeping with the colour harmony of the surroundings



Church View

Boundary Features

- Within settlements they link buildings and streets together
- Help to create a cohesive character
- Comprise low stone or brick walls often with railings
- Timber fences to rear of plots only
- Within the countryside hedges, trees, watercourses and shelter belts create natural and softer boundaries



From Deanery View

Pedestrian Connectivity

- Good pedestrian connections to the village centre via a network of footpaths
- Community facilities located at the centre
- Access to the countryside via public footpaths and the Lanchester Valley Walk
- The Lanchester Valley Walk connects directly to the national coast to coast cycle route



Woodlands

Accommodating the Car

- Well integrated and sufficient car parking spaces required to relieve pressure on roadside parking
- Pedestrian and vehicle space to be clearly defined and safe
- Pedestrian and vehicle conflict at the village centre to be managed to provide a safe and attractive environment
- Parking for disabled people incorporated



Ridgeway

Settlement Boundary

- Absorbed into the landscape
- Beneath hillside ridge lines
- Natural features as boundaries at any new edge with the countryside
- Mature trees and hedgerows retained
- Modest height of buildings, no more than 2 storey
- Well connected by footpaths to the centre
- Contained, not sprawling
- In harmony with the existing edge



Lee Hill Court

New Build

- Well-structured layout
- Exploiting advantages of the site
- Making connections with the rest of the village
- Building designs sensitive to local character especially scale
- Internal spaces allow for adaptation
- Well integrated and sufficient car parking
- Creating places that are attractive, distinctive and of good quality



Humberhill Lane

Agricultural Buildings

- Sited unobtrusively in the countryside
- Buildings grouped together
- Materials blend in composition and colour with the rural landscape
- Screening by earth moulding and tree planting



Newbiggen

Conversions and Extensions

- Respectful of existing buildings in terms of scale, appearance and proximity
- Contributing to the overall image and distinctiveness of the Parish
- Traditional barns retaining their original character and appearance

LNP3 - Historic Environment

Introduction

What is the purpose of this chapter?

With a history dating back to before Roman times, one of the key identifying features of the Parish is the wealth of assets which make up its historic environment. Many of these assets are formally designated and subject to existing statutory protection. However, this chapter sets out a mechanism by which the non-designated, locally valued assets of the Parish can be identified, understood, safeguarded and enhanced if they are affected by development proposals.

What is 'The Historic Environment'?

The term 'Historic Environment' encompasses both the designated and non-designated heritage assets which exist in the Parish. They can include a building, monument, site, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. The designated assets have been identified at a national and local authority level and include Listed Buildings, Scheduled Monuments and Conservation Areas. As these are already the subject of statutory protection, it is unnecessary for the Lanchester Neighbourhood Plan to repeat or duplicate this. However, to assist users of the Plan, the boundaries of the Lanchester Conservation Area and the Scheduled Monument of Longovicium have been identified on Map 2.

The heritage assets of the Parish were identified by a combination of consultation feedback from the local community and by a comprehensive heritage audit undertaken as part of the development of the Lanchester Neighbourhood Plan.

Locally Valued Heritage Assets (LVHA)

This 'heritage audit' work was undertaken by a group of community volunteers with support from heritage professionals from the North of England Civic Trust (NECT). The work resulted in the identification of almost 200 heritage assets within the Parish. 170 of these assets were subsequently detailed in the Lanchester Community Heritage Audit report and gazetteer (Evidence Document 3 and can be seen on maps 6 and 7).

NECT provided a recognised process to evaluate and assess the complete list which resulted in a short list 'Locally Valued Heritage Assets' (LVHA). The list of LVHA's are presented in a Table at the end of this chapter and their locations are shown on Maps 4 and 5.

All of the identified LVHA's were listed and grouped under various categories or 'themes' (10 in total). It should be noted that, in the interests of logical topic separations, the LVHA theme of 'Views' has been subsumed into 'The Green Spaces and the Rural (Natural) Environment' LNP4.

The complete list of heritage assets can be viewed in the Lanchester Community Heritage Audit Report and Gazetteer at Evidence Document 3 and are mapped on Maps 6 and 7.

How does the chapter relate to the rest of the Neighbourhood Plan?

The policy set out in this chapter is intended to operate alongside and in conjunction with policies and provisions elsewhere in this Plan, particularly those pertaining to protection of green spaces, valued landscapes and views and pertaining to the design and appearance of new development. It is also intended to operate alongside the existing framework of legislation and policy at a national and County level which deals with the historic environment.

Historic Environment Objective

The views of the community in respect of the historic environment were fully explored through the consultation process and feedback gathered as part of the preparation of the Lanchester Neighbourhood Plan. It was noteworthy that over 95% of respondents supported the Plan including measures to identify and protect locally valued heritage assets. The views expressed by the community were brought together to arrive at a specific objective for the historic environment as set out below -

Historic Environment Objective:

“To ensure that the diverse heritage assets of the Parish are identified, protected and enhanced and their significance is understood, recognising the positive role that can have in learning for present and future generations and the social, economic and leisure value they provide to those who live, work in and visit the area”

Over 99.5% of respondents supported this objective for the historic environment. This chapter sets out the policy approach which will help give effect to this vision and objective.

The existing Policy Framework for the Historic Environment

The long history of Lanchester has given rise to a diverse resource of heritage assets, as evidenced in the designated Lanchester Conservation Area, numerous Listed Buildings, a Scheduled Ancient Monument (Longovicium Roman Fort and aqueduct) detailed below and forthcoming Local List.

Conservation Area and Article 4 Area

The Lanchester Conservation Area was first designated in May 1972 and amended in March 1994 and 2016.

When assessing applications for development, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

An Article 4 Direction was made for certain parts of the Lanchester Conservation Area. The Article 4 area was updated in 2017. The appraisal of the designated conservation area identified the continued need for Article 4 Direction to protect its character, appearance and special significance and prevent any further degradation of this important heritage asset.

Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to Durham County Council 6 weeks before starting any works to prune or fell a tree in a Conservation Area. This is in addition to numerous trees which are independently protected through Tree Preservation Orders.

At the national level, specific guidance relating to development within conservation areas can be found within the Government’s National Planning Policy Framework and its accompanying practice guide. Section 12 of the NPPF relates to the historic environment and paragraphs 137 and 138 relate specifically to conservation areas.

In addition, a Conservation Area Appraisal was approved for Lanchester in May 2016. This seeks to raise awareness and appreciation of Lanchester’s special character, whilst also providing a consistent and evidential basis on which to determine planning applications affecting the Conservation Area. The Appraisal is available online on Durham County Council’s website.

Listed Buildings

There are 15 Listed structures within the Conservation Area. These include the Grade I 12th century All Saints Church, and 14 Grade II buildings, such as Lanchester House, the former Lanchester Post Office and the former Queens Head Hotel (all 18th century) and 19th century buildings such as Brook Villa, The Lodge and 39 Front Street. In addition, numerous Listed Buildings are also to be found in other parts of the Neighbourhood Plan Area.

At the national level, specific guidance relating to development affecting listed buildings can be found in the Government’s NPPF (section 12) and its accompanying practice guide.

Scheduled Monument

The Roman Fort of Longovicium, its surroundings, its settings and parts of the aqueduct form a Scheduled Ancient Monument. This reflects its status as a nationally important archaeological site. Scheduled Monuments are statutorily protected under the Ancient Monuments and Archaeological Areas Act 1979. Map 2 shows the extent of the Scheduled Monument.

The approach of the Neighbourhood Plan

Although protection is already in place for the statutorily designated heritage assets, there remains a significant additional resource of undesignated heritage assets within the Parish which are also valuable and which merit protection. A major focus in the development of the Lanchester Neighbourhood Plan was therefore to identify, map and assess these assets.

By identifying and mapping the most significant LVHA's, their values can be properly understood and assessed when development proposals are made which impact upon them. The aim of the policy LNP3 is therefore to ensure that developers, landowners, other interested parties and planning decision-makers are aware in advance of the significance and setting of non-designated heritage assets (including LVHA) and can seek to protect and, where possible, enhance them if development is proposed.

Maps 4 and 5 identify where the LVHA's are to be found. Further details of each LVHA can then be obtained from the list in the Table at the end of the chapter. Maps 6 and 7 show the locations of all the assets in the Lanchester Community Heritage Audit. Details can be found in the Lanchester Community Heritage Audit report and gazetteer at evidence document 3. If a non-designated heritage asset is going to be affected by a development proposal, the provisions of Policy LNP3 will be applied.

POLICY LNP3 – Historic Environment

Proposals for development which will impact upon the significance and setting of a non-designated heritage asset (including a Locally Valued Heritage Asset identified in the Table below and Maps 4 and 5) will be assessed in relation to the net positive or negative effects that would occur to the asset in terms of sustaining and enhancing its significance. All proposals should seek to ensure the long-term conservation of the asset and avoid or minimise any conflict between its significance and any aspect of the proposal.

Where harm is identified a full justification will be provided to allow an appropriate balanced judgement.

Policy Explanation and Guidance

Maps 4 and 5 identify the most significant assets that the community wishes to protect, whilst the Table below lists the heritage assets. Policy LNP3 in turn provides a locally specific policy mechanism to assess and manage any development proposals which will impact upon an identified non-designated heritage asset.

There is a high probability of below-ground archaeological remains for assets associated with Longovicium, and historical development pattern for assets associated with the village.

Development proposals will need to be accompanied by an assessment of the significance of the heritage asset (including its setting) and should show how they have satisfied the policy requirement to conserve and, where possible, enhance the asset and avoid or minimise harm to its significance.

Map Code	LCHA* Number	Locally Valued Heritage Assets
Industry Engineering Trade and Commerce		
1	88	Route and open space from Newbiggen Lane to Brook View
2	121	Station House
3	13	Colepike Mill
4	77	Stretch of Roman Aqueduct
5	78	Stretch of Roman Aqueduct
6	81	High Dam for Roman Aqueduct
Monuments and Religious Places		
1	199	Catholic All Saints Church
2	209	WW1 Memorial plaque
3	218	Methodist Church
4	119	Wesleyan Church
5	211	WW1 Remembrance Plaque
5	212	WW2 Book of Remembrance
5	213	WWI Memorial gates and plaque, All Saints Church
6	210	WW2 and Falklands War Remembrance Plaques
7	214	WW1 Memorial at Malton
8	202	War Memorial (Village Green)
Natural Heritage		
1	76	Village Green
2	106	Oak trees
3	79	Dora's Wood
Paths Routes and Landscape		
1	51	Peth Bank
2	5	Dere Street
3	70	Route along Newbiggen Lane
4	1	Old Railway Line
5	19	Woodlands Hall grounds
Society, Civic Life and Housing		
1	93	Bypass Walk
2	200	Catholic All Saints School
3	99	Croft View Methodist Church Hall
4	219	The Black Bull
5	47	Workhouse Boardroom
6	91	King's Head
7	201	Lanchester Secondary Modern School
8	109	Tennis Club
9	73	Vicus /civil settlement of Longovicium (Cadger Bank)
10	9	Hollinside Old Hall

LNP4 - Green Spaces and the Rural Environment

Introduction

What is the purpose of this chapter?

This chapter sets out policies to manage development which may impact on the green infrastructure, the wider landscape and valued views within the parish.

How does the chapter relate to the rest of the Neighbourhood Plan?

The policies set out in this chapter are intended to operate alongside and in conjunction with the other policies and provisions in this plan and alongside the existing framework of policies at national and county level which deal with development which impacts on green spaces and the wider landscape.

Green Spaces and the Rural Environment Objective

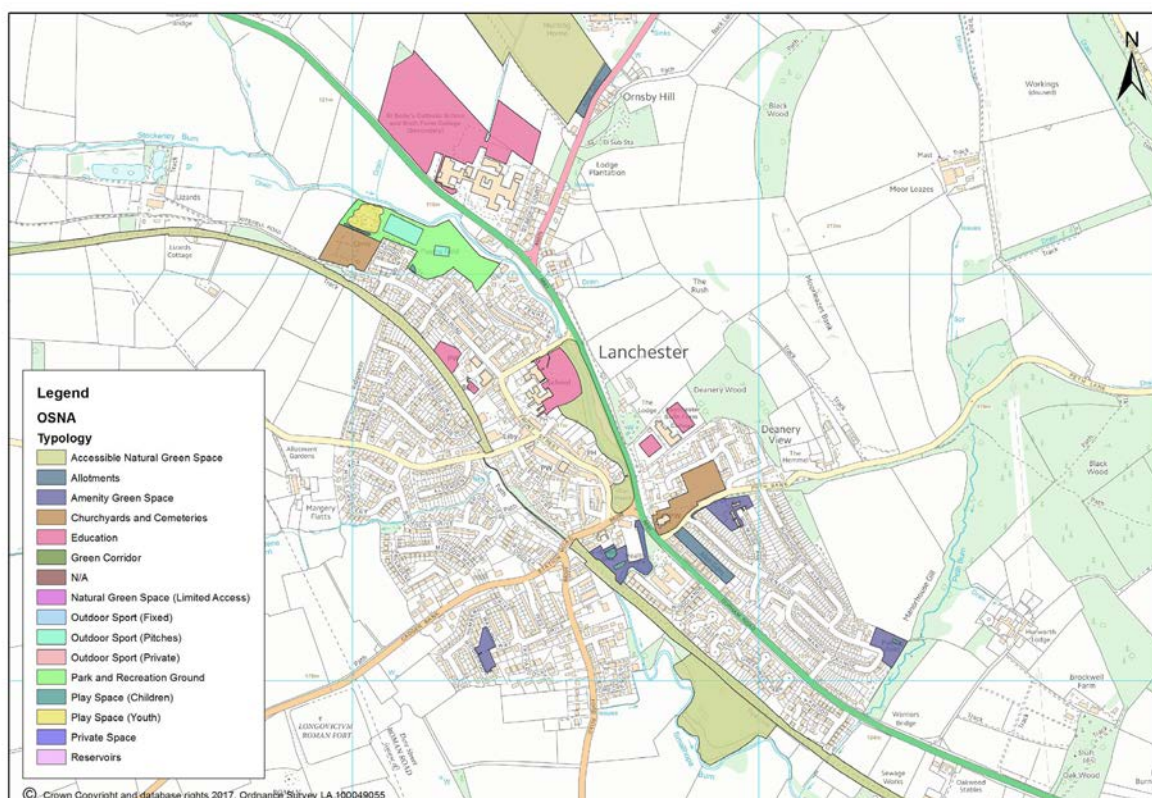
'To protect and enhance the attractive rural setting of Lanchester, the open green spaces within it and the quality of the wider countryside'

99% of the respondents to the Neighbourhood Plan Questionnaire strongly agreed or agreed with this Green Spaces and the Rural Environment objective.

Green Infrastructure

Green Infrastructure is a network of multi-functional green spaces which helps to provide a natural life support system for people and wildlife. It includes parks, open spaces, playing fields, woodlands, trees, allotments, private gardens, wildlife corridors, streams, ponds, walls etc. It provides an ecological framework for the social, economic and environmental health of the surroundings.

Lanchester residents and visitors benefit enormously from an extensive green infrastructure within the built environment and the wider countryside. It includes a number of open spaces which are recognised as essential features of all communities such as sports fields, allotments etc. The importance of these facilities as areas which can make an important contribution to the health and wellbeing of communities is referred to in the NPPF (paras 58,73,74) and the local spaces have been mapped by DCC in the 2018 Open Space Needs Assessment (OSNA) study – see OSNA map below.



The Lanchester Valley Walk is an important green corridor and public bridleway which crosses the parish passing through the village on the way. There is also an extensive network of other paths and routes, within the village and the wider countryside. The river and stream valleys and the wooded roadside verges all add to the network of green corridors which support wildlife and emphasise the rural nature of the Parish.

Most of the housing estates were designed to include open green spaces such as those on the Humberhill and Broadoak Drive estates. They provide a place for children to play, a home for wildlife, often contain mature trees and act as a link for wildlife passing through from the countryside.

All these open green spaces were seen as very important by 99% of people responding to the 2016 community engagement questionnaire and particular importance is attached to their retention, improvement and extension.

Policy LNP4A - Green Infrastructure

~ **Green infrastructure** – development proposals which maintain, improve or extend the parish’s green infrastructure resource and network will be supported.

~ **Footpath and bridleway network** – proposals should seek to extend the routes for walkers, cyclists and horse riders to access the village and countryside network and accommodate people of all ages including those with push-chairs and wheel-chairs.

Landscape

Lanchester is predominantly a rural parish which varies in character from the pastoral east to the upland, heathland and plantations of the west. Whilst much of the western parish landscape results from the late C18th enclosure of Lanchester Common (1773 -81) the eastern parish around the village is a result of older piecemeal enclosure of the village’s open fields and some early individual farms beyond them. The parish is fortunate that the effects of these early enclosures still contribute much to what makes the east of the parish and the village setting so attractive today with its system of small fields, woodlands, hedgerows, hedgerow trees, drystone walls and winding lanes. The parish contains several historic parks including Woodlands Hall, Greenwell Ford, Burnhopeside Hall, Colepike Hall & The Lodge. These too are recognised for the contribution they make to the visual richness of the landscape. Small areas of the parish have suffered the ill effects of opencast mining, these areas provide opportunity for landscape enhancement. Low intensity land management across the parish results in the picturesque rural land form continuing to provide a unique sense of place for both residents and visitors.

Such a varied landscape provides the parish with a diverse and rich variety of habitats and the wildlife which depends upon them. Heathlands, woodlands, hedgerows, trees and walls which contribute to the visual beauty of the parish also provide home for a rich variety of birds, mammals and insects some of which are rare and declining, being dependent on continuing, sensitive habitat management. Many of the abandoned industrial areas, railway lines, quarries and mines have developed their own attractive character and now support some of the best habitats and rarer species as well as being popular recreational facilities for residents and visitors. The parish is well served with water, with the River Browney and tributaries running through the parish and a diversity of ponds. River and stream sides are tree lined and wildlife friendly, ponds are species rich. Rarer individual species which the parish supports include the small pearl bordered fritillary butterfly, almost the whole of the county’s population lies within the parish and plants such as frog and butterfly orchid both can still be found within a kilometre of Lanchester village centre. Less easy to quantify but just as important is the wildlife abundance which the parish landscape supports, which depend upon continuing sympathetic management of the rural landscape.

The landscape of the parish provides the context and setting to Lanchester village and the parish hamlets, with desirable countryside features permeating into the settlements. Attractive avenues of trees and hedgerows line roads and lanes complementing the urban trees within the settlements, particularly within the village of Lanchester itself. Lanchester Parish is fortunate in that much of its rural character survives along with its historical features and a diversity of wildlife.

Public consultation shows just how much the people value the rural character and nature of the parish and the effect it has on the sense of place and setting it provides for the village and hamlets. Equally well supported was the desire to retain the character of Lanchester as a village. Policies for landscape and biodiversity are designed to support what the public considers makes Lanchester unique as a parish and village, to retain its rural character and to preserve the sense of place for the future.

In 2018 residents worked with Durham County Council using a set of ten nationally recognised landscape criteria to explore the issue of landscape value in the Neighbourhood Plan area. This reviewed the evidence base on factors contributing to landscape value and considered whether this would support the identification of a local landscape designation in the Lanchester Neighbourhood Plan. Local knowledge alongside county and national information resulted in a local designation termed the Lanchester Parish Landscape of High Value (LPLHV)

The LPLHV can be seen on map 9 and the full report can be seen at Evidence Document 4.

Policy LNP4B - Landscape Value

Development which has an adverse impact on the local landscape qualities set out in the supporting text will not be supported.

Landscape features

Many trees, woods, hedges and stone walls proliferate across the open fields and along field boundaries. They all make a significant contribution to the landscape and biodiversity of the parish and they are the key features which determine much of the settlement boundary. Many of the stone walls were built using stone from the Roman Fort whilst others were built when the field boundaries were reinstated following open cast mining.

Policy LNP4C - Landscape Features

~ **Retention** – development proposals must seek to safeguard and seek to enhance existing valued landscape features including trees, woodland, hedgerows and stone walls for their aesthetic, biodiversity and heritage values.

~ **Mitigation** - where landscape features are lost, suitable mitigation will be required.

Biodiversity and Geodiversity

The biodiversity/geodiversity of the different habitats across the parish must be considered when development proposals are brought forward.

Within the parish there are six local wildlife sites – Burnhill Junction and Longburn Ford, Black Plantation near Partridge Close, Greenwell Ford Meadow, Stuartfield Moor, Loves Wood and Malton Nature Reserve and the Hurbeck Triangle. There are also a number of sites of semi-natural ancient woodland, a woodland site (Dora's Wood planted in 2001) and some historic parkland, see map 10.

The Smallhope Burn, River Browney and Alderdene Burn are within the Parish and provide important habitat for a number of fish and riparian species as well as providing an excellent corridor for wildlife through the village and beyond into the wider countryside.

The Lanchester Wildlife Audit (2011) report (Evidence Document 10) provided an in depth summary of the wide range of habitats and wildlife to be found in the parish. The various chapters list 16 tree and 87 plant varieties, 122 species of birds, 27 mammals, 8 species of fish, 3 reptiles, 5 amphibians, and 677 species of invertebrates found in the parish. Although many are common, some are rare and declining and need help if they are to survive here.

Policy LNP4D - Biodiversity and Geodiversity

Proposals for development will be expected to meet the following criteria:

~ **Habitat conservation** - to recognise and conserve the biodiversity and geodiversity resource of the area including any specialist habitats and previously developed land which has achieved a high biodiversity value through natural succession.

~ **Species conservation** - to allow species to maintain their current distribution or status and should be designed to create new supporting habitats to enable species to increase. Priority and protected species within the development and the surrounding area must be identified and afforded appropriate protection.

~ **Protected sites conservation** - to identify and enhance national and locally protected sites in and around the development, by not isolating such sites and supporting the creation of appropriate new adjacent, linking or buffering habitats. Development should not result in unsustainable increases in recreational use.

~ **Improved water quality in local watercourses** - To contribute towards ensuring the watercourses within the Parish meet the water quality objectives proposed in the Water Framework Directive (WFD).

~ **Net gain** – all developments should provide net gains for biodiversity. Such net gains should be delivered on site. Where this is not possible then off site compensation will be required to ensure net gain and contribute to resilient and coherent local ecological networks.

Local Views

Nestling in the valley floor of the River Browney, Lanchester village affords many views stretching up, down and along the valley from a variety of view points, as well as panoramas sweeping across the landscape from higher vantage points around the parish. The views have characteristics that contribute to Lanchester's attractive village atmosphere, including historical routeways and tracks still visible and usable today; mature tree lined access routes and canopied approaches to the village with associated hedgerows and stonewalling; established woodland and enclosed open fields within the countryside beyond, all demonstrating that farming and agriculture is still important to us and our community. Over the centuries, the built environment has been incorporated into the setting of the natural environment in a sympathetic way, creating a visual impression of a distinct village in a rural landscape.

These views show the characterful setting and rural nature of Lanchester and the clear linkages and connectivity the village has developed over the centuries with its rural landscape, agriculture, and the surrounding countryside. Explicit landmarks and references still exist today within these views that reinforce this relationship established over many centuries and forged since Roman times. They enable residents to fully appreciate the natural environment in which Lanchester is situated; providing opportunities to observe and connect with the past and reflect on its significance and importance. In addition to being significant as an element of Lanchester's heritage, the views of the Parish also form a vital component in community life today, feeding in to recreation, leisure, and social activities.

The Lanchester Community Heritage Audit (2017) identified 17 views as Locally Valued Heritage Assets (LVHAs) which were measured as worthy of an 'exceptional' or 'considerable' assessment. These 17 views are listed in the table below and in the Heritage gazetteer attached to the Heritage Audit report (Evidence Document 3 and can be seen on map 8). Eight of these views identify three areas that are of particular importance:

1. Views from the Margery Flatts/Ridgeway area (see table entries LHA 122,126,128,197) The views N and S are important as they embrace the route of Dere Street as it passes on the way north towards Ebchester (via Woodside Bank) and south towards Binchester. See map on page 10. Longovicium Roman Fort is set on higher ground some 50m above Margery Flatts and just a half kilometre to the south. The panoramic views from Longovicium are even more extensive. The unrivalled visibility around the area was probably one of the reasons why the Romans chose to build Longovicium at the top of Cadger Bank. See Zone of Theoretical Visibility from Longovicium on Map 11.

2. Views along Front Street and across the Village Green (see table entries LHA 46, 86, 68) These views take in the gentle curve of Front Street with its traditional building styles and roof lines which then opens out at the south end looking across the Village Green towards the Norman parish church and the backdrop of Black Wood.

3. Views of the hillside to the east of the A 691 bypass (see table entry LHA115)
This open area reaching right to the village edge brings with it views of open fields, tree lined hedgerows and pockets of woodland stretching out towards Burnhope to the east and north towards the Greencroft estate. These are the only open fields remaining in the valley bottom from all those which surrounded the original settlement. The rest of the fields bordering the old settlement have been replaced by modern housing. These few fields remaining alongside the A691 give today's village a surprising sense of openness for residents and visitors alike. It is a view that is available to many households and particularly to the young children of the EP School whose playground looks out onto this open hillside including Paste Egg Bank which has long been used for Easter Egg bowling and winter sledging. They are central to the setting of that side of the village.

Policy LNP4E - Local Views

Development should protect valued community views and enhance views where opportunities arise. The views are captured on Map 8 and set out in the table below.

Map Code	LCHA* Number	Table of Views
1	103	Views from country road
2	75	View East and West at Knitsley Viaduct
3	42	View East and West along old railway line
4	130	Views either side of Newbiggen Lane up to Humberhill Lane showing several plantation trees strips between fields.
5	128	Newbiggen Lane. Panoramic views from a point midway between Margery Flatts and Ridgeway
6	122	Views from Margery Flatts across open countryside to the west, across the village to the east, and across and along the valley.
7	197	View and landscape from Ridgeway
8	100	View over open land including Alderdene Burn off Broadoak Drive with steps leading to Briardene
9	127	View South West looking from the direction of Colepike Road, away from the village and up the hillside towards Cadger Bank and the Roman Fort. See also LHA 126 and LHA 128.
10	46	View South East from Lanchester House along Front Street
11	86	View of Front Street - the streetscape and views along
12	68	View from Front Street looking north-east towards Black Woods.
13	126	View West and landscape from Community Orchard across open fields
14	115	View North East across by-pass from riverside footpath
15	49	View from Paste Egg Bank over village
16	71	View South and West
17	52	View West across village from Peth Bank

*LCHA - Lanchester Community Heritage Asset

Statements

Introduction

Business and Employment and Transport and Travel were two topic areas which were considered as part of the preparation of the Neighbourhood Plan.

Members of the Lanchester Neighbourhood Plan Working Group assigned to develop local policies in these areas considered the County Durham Plan Preferred Options 2018 document, alongside the Neighbourhood Plan draft policies already developed.

It was noted that both documents were broadly in alignment on both subject areas. There did not appear to be any areas of potential conflict and both documents largely complemented each other in these topic areas.

Feedback on the Lanchester Neighbourhood Plan policies was received from the whole working group, Durham County Council Liaison Officer and a Planning Consultant. Other neighbourhood plans and other supporting evidence at local, regional and national levels was also reviewed.

It was concluded that policies within the County Durham Plan are appropriate and relevant to be referenced within the Lanchester Neighbourhood Plan and that specific policies within the Lanchester Neighbourhood Plan would no longer be required. This recommendation was subsequently endorsed by the working group.

Business and Employment

Policy areas from the County Durham Plan of particular note for our local Business & Employment Objective are summarised below:

Policy Area
General Development Principles
Visitor Attractions
Visitor Accommodation
Retail Hierarchy and Town Centre Development
Development in the Countryside
Equestrian Development
Delivering Sustainable Transport
Allocating and Safeguarding Transport Routes and Facilities
Utilities, Telecommunications and Other Broadcast Infrastructure
Hot Food Takeaways
Landscape Character
Historic Environment

In addition, we highlight the following points explicitly relevant to our Parish and community:

- As a local centre, the focal point and focus for all day to day purchasing activities by the community within the Parish, is centred upon Lanchester Village, which is able to support and offer most retail and other services, mainly from independent operators.
- The important contribution made by the Retail, Visitor and Rural economies to our continued and ongoing future success and prosperity throughout our parish
- The interdependence of our economies with sustainable transport (including walking, cycling and horse riding) and comprehensive ICT infrastructures.
- The need to increase the provision and access to telecommunications and other broadcast infrastructure, including improved rural connectivity, in order to offer ever higher standards of reliable and high speed broadband to support rural businesses and communities, the self employed, and those working from home.
- The importance of our distinctive landscape character and considerable historic environment which contribute significantly to our local economy resulting from their positive impact upon both resident and visitor experiences, lifestyle and overall quality of life.

Transport and Travel

Policy areas from the County Durham Plan of note are summarised below:

Policy Area
General Development Principles
Delivering Sustainable Transport
Durham City Sustainable Transport
Allocating and Safeguarding Transport Routes and Facilities
Provision of Transport Infrastructure
Utilities, Telecommunications and Other Broadcast Infrastructure

In addition, we highlight the following points explicitly relevant to our Parish and community concerning our aspirations for Transport & Travel characteristics within proposed development within the Parish:

- Given that certain estate roads within Lanchester village associated with previous developments have historically suffered from either having no or severely limited on-site parking facilities, the subsequent and resulting on-road parking has created extremely difficult and adverse access issues for cars, pedestrians, and service and emergency vehicles alike. In the future, proposed development should take account of this local issue and incorporate where possible all parking required for each dwelling and locating it within the curtilage of each dwelling.
- Lanchester Parish has a higher car ownership % than the county (and national) levels for all households by some considerable margin - by as much as +37.5% and +60% for 3 and 4+ car households respectively and +25.4% for 2 car households (at a county level). Our aspiration as a community is that car parking arrangements within developments should take account of these higher levels of car ownership and that such levels should be considered and incorporated accordingly into future development when determining the number of car spaces per dwelling (within the curtilage) in relation to the number of bedrooms to be provided for each dwelling.

- Self employed numbers for the Parish are slightly higher as a percentage than the England average and people working from home as a percentage is again slightly higher for Lanchester Parish than the England average. One reason for this may be the rural nature, setting and associated characteristics of the Parish. The trend towards more self employment, working from home with increased broadband connectivity, and more people having multiple jobs, is likely to result in further increases to these levels. As a result, there is likely to be a greater dependence upon car ownership and other company vehicles (including vans) related to such business activities. Therefore, future developments should take account of this by looking to increase the number of parking spaces within the curtilage to be in excess of the Parking and Accessibility Standards currently indicated by Durham County Council. An aspiration for our community and target is for at least one car parking space to be provided per bedroom on-site within the curtilage of each dwelling.
- There is a trend locally and nationally for adjoining garages to be used in different ways, sometimes converted to additional residential space as part of the main dwelling, or used comprehensively year round as additional storage areas for household items thereby removing their ability to be used for car parking and resulting in the loss of at least one garage parking space.

Monitoring and Review

Local authorities are required to produce an annual monitoring report (AMR) to ensure that their development plan policies are being implemented as intended. Neighbourhood plans also need to be monitored and reviewed as part of the overall process. The Lanchester Neighbourhood Plan area is relatively small so AMRs will not be required.

Policies in the Plan will be monitored to determine their performance and relevance and to review whether or not objectives are being met. The results of the monitoring process will determine where policy review and change are needed.

The Lanchester Neighbourhood Plan will be monitored and assessed as follows:

- Review progress on a regular basis
- Assess the extent to which policies are being implemented
- Determine why policies are not being implemented and set out steps to be taken to ensure policies are implemented as intended or whether any need to be amended or replaced
- Identify whether policies need changing to reflect changes in national and local planning policy

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Map 3	Designated Heritage Assets - Village
Map 4	Non Designated Heritage Assets – Parish
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Map 6	Lanchester Community Heritage Audit – Full list of assets - Parish
Map 7	Lanchester Community Heritage Audit – Full list of assets - Village
Map 8	Important Views
Map 9	Valued Landscapes
Map 10	Nature Conservation
Map 11	Zone of Theoretical Visibility from Longovicium
Map 12	Roman Remains

Maps to be found at the back of document

Evidence Documents

- 1 **Lanchester Design Statement 2019**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2019/06/Lanchester-Design-Statement-full-document-June-2019.pdf>
- 2 **Lanchester Conservation Area Appraisal 2016**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/Lanchester-Conservation-Area-Appraisal-final-document.pdf>
- 3 **Lanchester Community Heritage Audit 2017**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/MK-Heritage-Audit-Report.pdf>
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/MK-Heritage-Audit-gazetteer.pdf>
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/MK-Heritage-Audit-photos.pdf>
- 4 **Lanchester Parish Landscape of High Value Report 2018**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2019/06/REPORT-OF-LANDSCAPE-VALUE-WORKSHOP.pdf>
- 5 **Early Engagement Questionnaire 2015**
http://lanchesterparishcouncil.co.uk/wp-content/uploads/2015/10/early_engagement_questionnaire_final.pdf
- 6 **Results of Early Engagement Questionnaire**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2015/10/display-panels-early-engagement-questionnaire.pdf>
- 7 **Topic Based Questionnaire 2016**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/07/Lanchester-Questionnaire-with-revisions-from-29.09.15-amended-15-Dec-15.pdf>
- 8 **Results of Topic Based Questionnaire**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/07/Questionnaire-Analysis-Nov-2016.pdf>
- 9 **Sample of Publicity**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2019/06/Sample-of-Publicity-May-2019.pdf>
- 10 **Lanchester Wildlife Audit 2011**
http://www.lanchesterparishcouncil.co.uk/wp-content/uploads/2015/08/lanchester_wildlife.pdf
- 11 **Lanchester Parish Plan 2005**
- 12 **Lanchester Locality Map 2009**
https://issuu.com/localitymap/docs/locality_map
- 13 **Lanchester Heritage Walks 2012**
<http://lanchesterparishcouncil.co.uk/heritage-walks-leaflets/>
- 14 **Directory of Information about Lanchester – DIAL 2015 (currently under review)**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2019/06/DIAL-document.pdf>
- 15 **Lanchester Village Design Statement - 2004**
<http://lanchesterparishcouncil.co.uk/wp-content/uploads/2017/05/village-design-statement.pdf>

Glossary

Action with Communities in Rural England (ACRE): Action with Communities in Rural England (ACRE) is the national body for 38 charitable local development agencies that make up the ACRE Network.

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Amenity: A broad concept that refers to the pleasant or satisfactory aspects of a place which add positively to its overall character and to the enjoyment of residents or visitors. For example, it encompasses human health, quality design, provision and protection of local services, local economy and the protection of the countryside, historic environment, environmental character and visual, air and noise quality. Amenity also encompasses leisure and sporting areas, such as playing fields and other open spaces used for sport.

Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Area of High Landscape Value (AHLV): Outside of the North Pennines Area of Outstanding Natural Beauty there are a number of areas which are designated in the County Durham Structure Plan and Local Plans as Areas of High Landscape Value (AHLV).

Area of Outstanding Natural Beauty (AONB): An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, they represent the finest landscapes.

Article 4 Direction: A Direction made under the Town and Country Planning Act to remove some or all permitted development rights in an area or on a site.

Biodiversity: The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Brownfield Land and Sites: See 'Previously-Developed Land'.

Built up area: The built up area is land contained within the main body of existing built development of a settlement or is within a settlement boundary defined in a Neighbourhood Plan. Areas falling outside this definition will be regarded as countryside.

Campaign to Protect Rural Lanchester: The Campaign to Protect Rural Lanchester is a local community group which acts to lobby on behalf of the community in order to protect the rural way of life within Lanchester village.

Community Assets: Community facilities provided for the health and wellbeing, social, education, spiritual, recreational, leisure and cultural needs of the community.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Countryside: See built up area.

Curtilage: The area of land, usually enclosed, immediately surrounding a home.

Dere Street: The main Roman road linking York and Hadrian's Wall which runs through the landscape and infrastructure at Lanchester

Derwentside District Local Plan: The Derwentside District Local Plan (Adopted 1997) set out the development strategy for the former district and the land use policies and allocations required to deliver its strategy.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development: Development means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Development Management: The process whereby a local planning authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the development plan.

Development Plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies.

Dora's Wood: Community woodland site planted in 2001 and managed by The Woodland Trust

Durham Wildlife Trust: Durham Wildlife Trust is an independent charity and limited company that was established in 1971. Durham Wildlife Trust is part of the federation of 47 organisations that together form the Wildlife Trusts.

Environment Agency: Government body with responsibility for issues relating to flood risk; pollution and contamination; and waste licensing.

Environmental Impact Assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment

Evidence Base: The researched, documented, analysed and verified basis for preparing the Lanchester Neighbourhood Plan

Examination in Public: The process by which an Independent Planning Inspector publicly examines a submitted development plan, together with any public representations, before issuing a report.

Geodiversity: the range of rocks, minerals, fossils, soils and landforms.

Great North Forest: One of 12 Community Forests in England. An initiative to regenerate and revitalise urban fringe countryside across South Tyne and Wear and North Durham

Green Corridors / Wildlife Corridors: Green spaces that provide avenues for wildlife movement, often along hedgerows, streams, rivers or other natural features.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitats Regulation Assessment: An assessment of the Plan's likely impact on wildlife habitats of European importance. Also known as an 'Appropriate Assessment'.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic England: Government body with responsibility for all aspects of protecting and promoting the historic environment.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora

Lanchester Community Heritage Audit 2017: Commissioned by Lanchester Parish Council in 2015 to provide evidence of the important heritage assets in the Parish. The North of England Civic Trust were appointed to assist the Parish Council and the community in producing an audit of the Parish. A Lanchester Community Heritage Audit report, comprehensive gazetteer of information about assets, and a catalogue of photographs were produced.

Lanchester Conservation Area: The area was first designated in May 1972 and amended in March 1994 and 2016.

Lanchester Conservation Area Appraisal 2016: This updated appraisal reviewed the earlier documents from 1994. It was completed, compiled and adopted by Durham County Council in May 2016.

Lanchester Design Statement 2019: The updated version of the Lanchester Village Design Statement of 2004.

Lanchester Heritage Walks 2012: The Lanchester Heritage Walks Leaflets and pack were produced by Lanchester Parish Council. They are a series of self-guided walks within the Parish each detailed with relevant maps.

Lanchester Locality Map 2009: The Lanchester Locality Map was produced by Lanchester Parish Council. It includes information about the landscape, natural heritage and biodiversity of the Parish, and sections dealing with its historical assets and access, recreation and tourism. The Lanchester Locality Map was developed from the Parish Plan in July 2005, which recognised a need to provide a framework for actions to safeguard farming, the environment and wildlife.

Lanchester Parish: Lanchester is a civil parish in County Durham, England. Lanchester village is the main centre within the Parish.

Lanchester Parish Council: Lanchester Parish Council is the parish authority for the Lanchester Parish. The Parish Council provides some services for the Lanchester Parish community. It also publishes a newsletter, has its own website and a noticeboard on the Village Green.

Lanchester Parish Council Neighbourhood Plan Working Group: This group was set up following a meeting of the Parish Council in March 2014 and a decision to start and prepare a Lanchester Neighbourhood Plan. It comprises members of the Parish Council, representatives from local organisations and business and local residents.

Lanchester Parish Landscape of High Value Report 2018: The working group and local residents worked with Durham County Council to consider locally valued landscapes. Landscape was assessed using 10 recognised criteria. Maps were drawn to represent the landscape value for each criteria. A further map was agreed to reflect the locally valued landscape known as Lanchester Parish Landscape of High Value (LPLHV)

Lanchester Parish Plan 2005: The Lanchester Parish Plan was produced by Lanchester Parish Council and The Lanchester Partnership. It describes the Parish and details the characteristics and aspects of Parish Life that influence and impact upon the community.

Lanchester Valley Walk: Also known as the Lanchester Valley Way. This is an important green corridor and public bridleway which crosses the parish passing through Lanchester village. It is part of the National Cycle Route.

Lanchester Village Design Statement 2004: Document published and approved by Derwentside District Council and by Durham County Council as supplementary planning guidance

Lanchester Wildlife Audit 2011: Report published in 2011 providing an in depth summary of the wide range of habitats and wildlife found in the Parish, detailing common and some rare and declining species

Landscape character: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Listed Building: A building of special architectural or historic interest. Graded I (highest quality), II* or II. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. Historic England is responsible for designating buildings for listing in England.

Local Housing Need: The number of homes identified as being needed through the application of the standard method set out in National Planning Guidance, or a justified alternative approach

Local List: Local listing is a concept that is designed to ensure that the historic and architectural interests that are of local importance but do not meet the criteria for being nationally listed are taken into account of during the planning process.

Longovicium Roman Fort: The Roman Fort of Longovicium, its surroundings, its settings and parts of the aqueduct form a Scheduled Ancient Monument. Fort and civilian settlement, Vicus

Material Consideration: A material consideration is a matter which the decision maker must take into account when assessing a planning application.

National Planning Policy Framework (NPPF): The National Planning Policy Framework was published by the Government in March 2012. It sets out the Government's planning policies, in general terms, for England and how these are expected to be applied.

Natural England: Government advisors on nature conservation, biodiversity and landscape in England.

Neighbourhood Plans: A plan prepared by a Parish or Town Council or Neighbourhood Forum for a designated neighbourhood area.

Non-Designated Heritage Assets: Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.

North of England Civic Trust (NECT): The recognised professional heritage organisation who was appointed and supported community volunteers to undertake 'heritage audit' work.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Planning Advice Plus: Planning Advice Plus is a town-planning consultancy in the North of England, which provided professional planning expertise to the Neighbourhood Plan Working Group.

Planning Practice Guidance (PPG): The Government's guidance on planning issues.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill where provision for restoration has been made through development control procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Registered Providers: Social rented housing is owned by registered providers.

Rural Community Profile for Lanchester (Parish) 2013: A research report looking at the community profile of the Lanchester Parish undertaken in 2013.

Rural Exceptions Site: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing

Scheduled Ancient Monument: Scheduled Monuments are statutorily protected under the Ancient Monuments and Archaeological Areas Act 1979.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC.

Survey Monkey: Online software used to present information and capture and present responses to engagement questionnaires as part of the Lanchester Neighbourhood Plan process.

Sustainable Transport Modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport. Often meaning walking, cycling and public transport (and in some circumstances “car sharing”), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

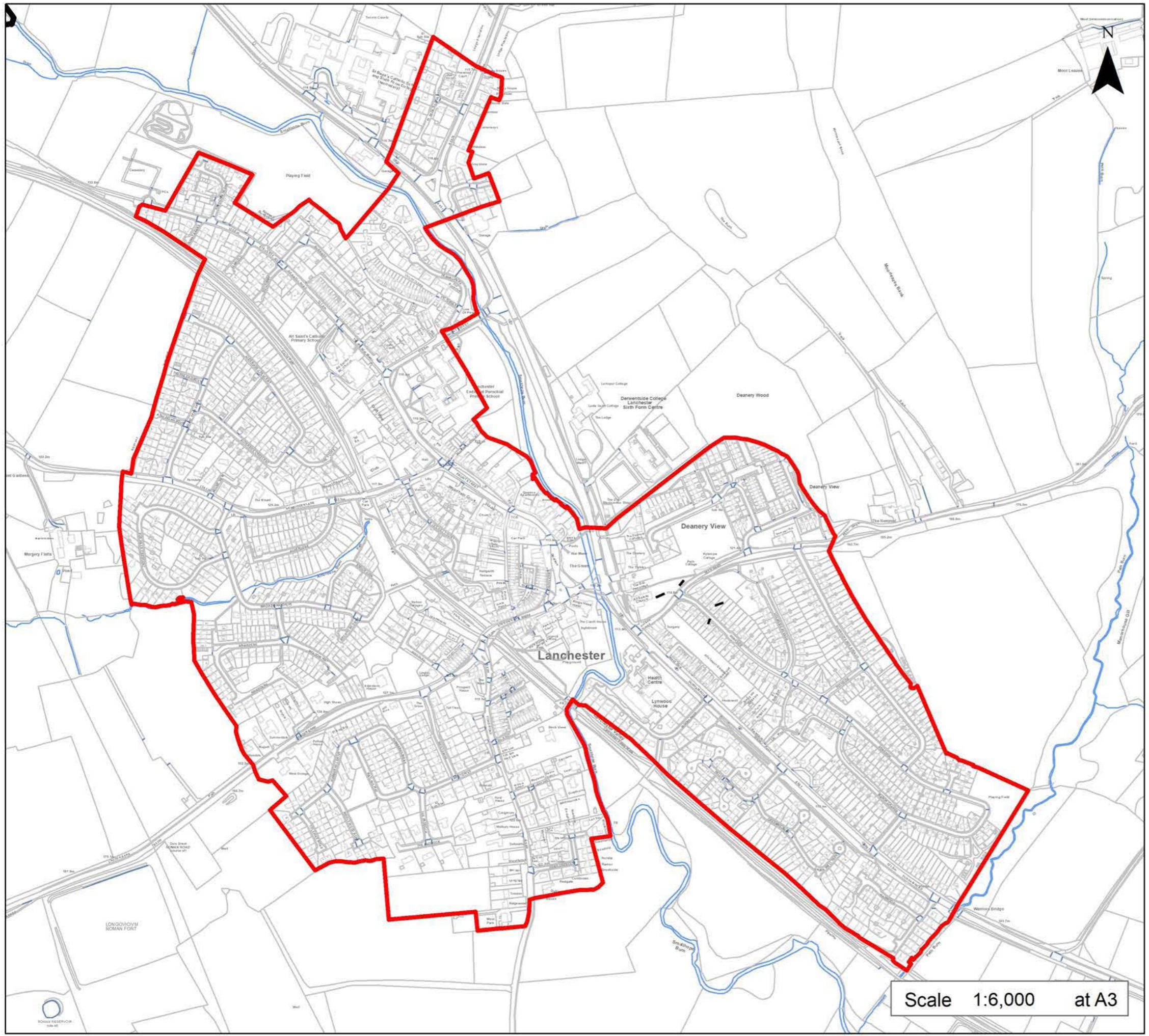
Sustainability Appraisal (including Environmental Appraisal): The process of weighing and assessing all the policies in a development plan document for its global, national and local implications. (See also Strategic Environmental Assessment).

The Lanchester Partnership: The Lanchester Partnership is a non-profit-making organisation, consisting of over 200 volunteers dedicated to the welfare of the parish. It develops, manages and delivers community projects within Lanchester

The Woodland Trust: The Woodland Trust is the country’s largest woodland conservation charity with over 500,000 members and supporters and more than 1,000 sites, covering over 26,000 hectares, all over the UK.

Windfall Sites: Sites not specifically identified in the local plan.

Zone of Theoretical Visibility: A computer generated tool to identify the likely extent of the visibility of an object.

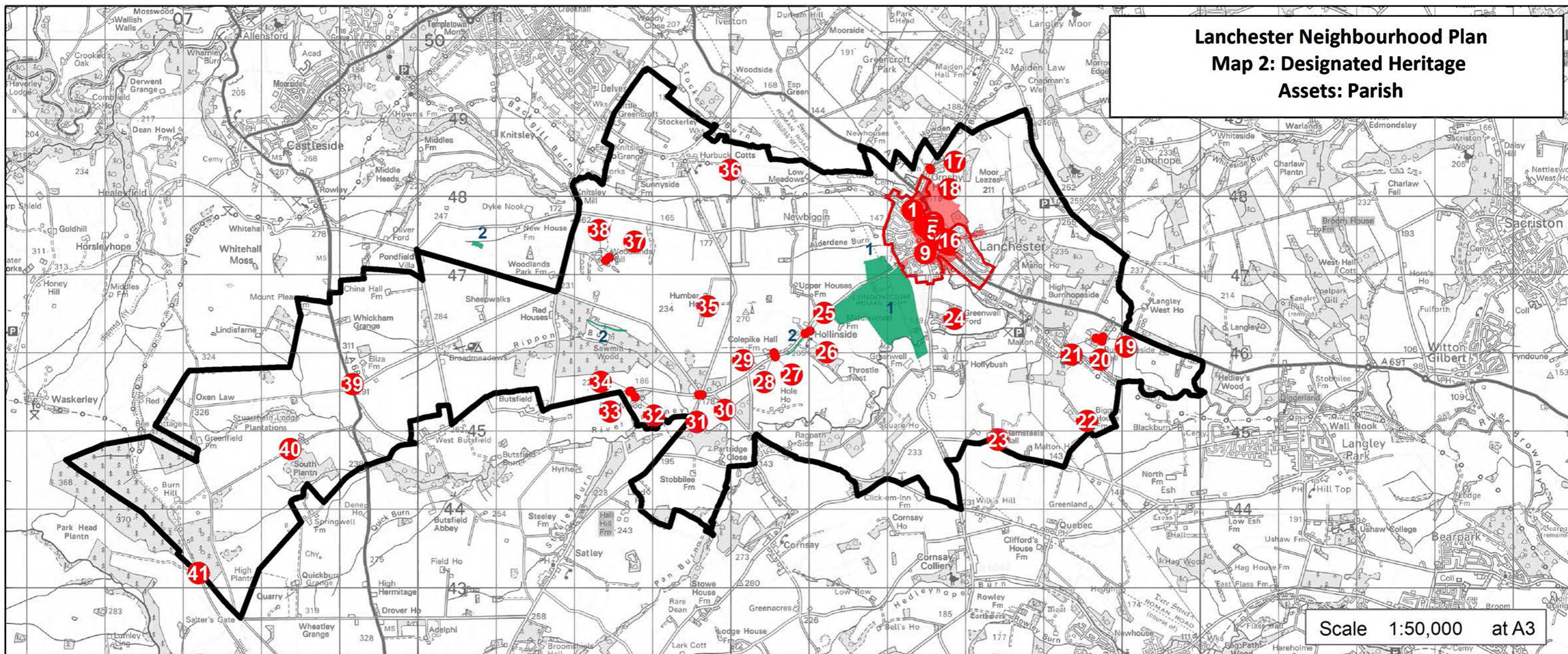


**Lanchester Neighbourhood Plan
Map 1: Settlement Boundary**





 Lanchester Settlement Boundary

Scale 1:6,000 at A3


**Lanchester Neighbourhood Plan
Map 2: Designated Heritage Assets: Parish**



Scale 1:50,000 at A3

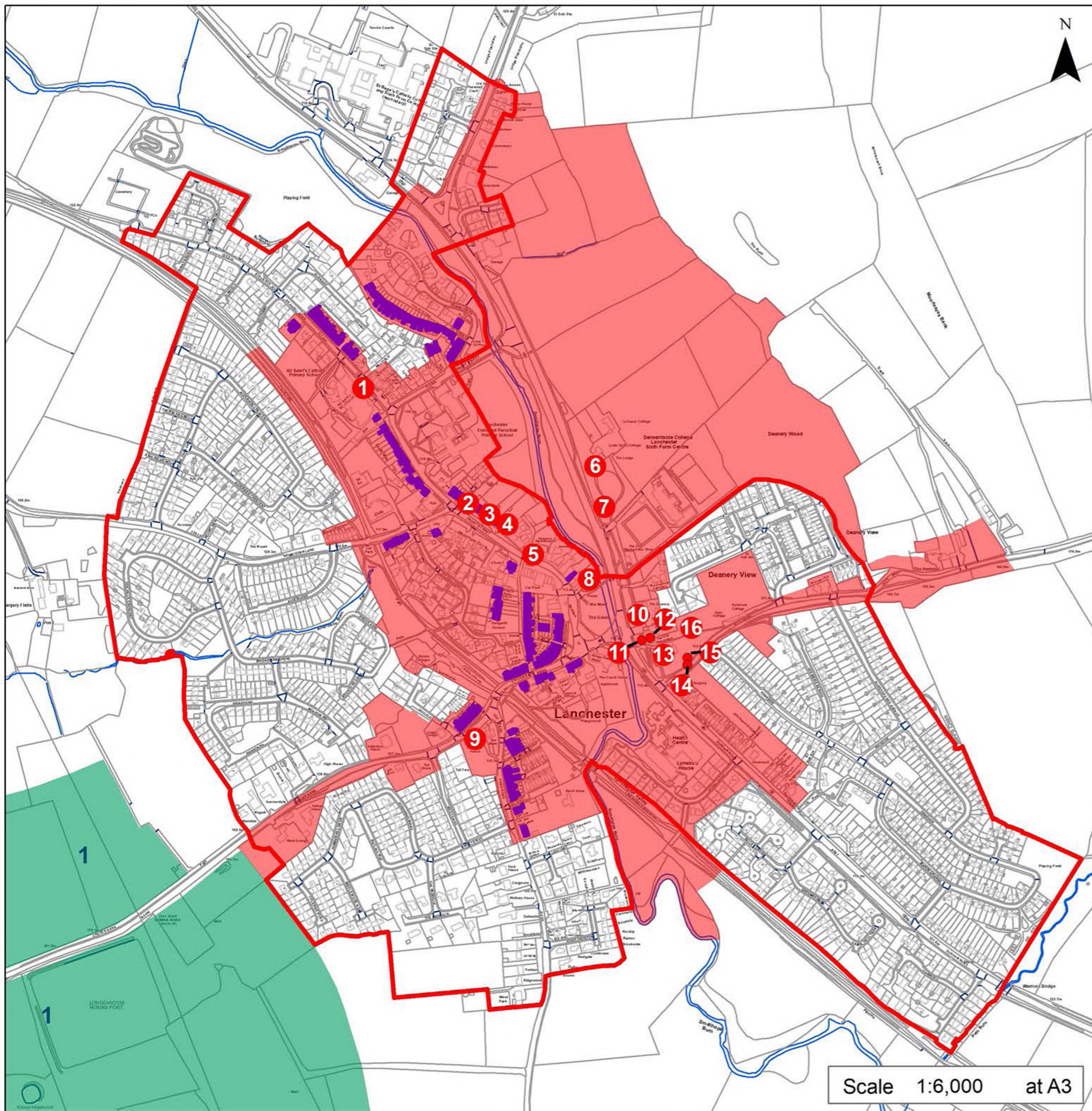
-  Parish Boundary
-  Lanchester Settlement Boundary
-  Conservation Area
-  Scheduled Monuments

No	Name
1	Lanchester Roman fort (Longovicium)
2	Remains of Roman aqueduct





 Listed Buildings

No	Name	Grade
1	WAR MEMORIAL - ALL SAINTS ROMAN CATHOLIC CHURCH	II
2	39, FRONT STREET	II
3	LANCHESTER HOUSE WITH WALLS IN FRONT	II
4	LANCHESTER POST OFFICE	II
5	QUEBNS HEAD PUBLIC HOUSE	II
6	THE LODGE	II
7	LODGE WELL CIRCA 100 METRES TO SOUTH OF THE LODGE	II
8	BROOKVILLA	II
9	PROSPECT HOUSE	II
10	DEANERY FARMHOUSE AND COTTAGE WITH ATTACHED BARN	II
11	WALLS AND PIERS IN FRONT OF THE DEANERY	II
12	THE DEANERY	II
13	CHURCH OF ALL SAINTS	I
14	WALLS STEPS PIERS RAILINGS AND GATES TO SOUTH AND EAST OF CHURCH	II
15	PATRICK TOMB CIRCA 13 METRES EAST OF CHURCH OF ALL SAINTS	II
16	WHITE TOMB CIRCA 40 METRES NORTH EAST OF CHURCH OF ALL SAINTS	II
17	PIERS AND WALLS SOUTH EAST OF FENHALL LODGE	II
18	FENHALL LODGE	II
19	ICEHOUSE CIRCA 100 METRES NORTH EAST OF BURNHOPESIDE HALL	II
20	BURNHOPESIDE HALL FARMHOUSE AND FARM BUILDINGS	II*
21	BURNHOPESIDE HALL	II*

No	Name	Grade
22	BIGGIN FARM COTTAGE	II
23	HAMSTEELS HALL FARMHOUSE	II*
24	NEW FIELD HOUSE	II
25	HOLLINSIDE TERRACE	II
26	MILESTONE OPPOSITE SOUTH END OF HOLLINSIDE TERRACE	II
27	WALLS AND PIERS IN FRONT OF GARDEN OF COLEPIKE HALL	II
28	TERRACE WALL AND PIERS IN FRONT OF COLEPIKE HALL	II
29	COLEPIKE HALL AND A ATTACHED WALL	II
30	MILESTONE SOUTH WEST OF BROADWOOD COTTAGES	II
31	SMITH OPPOSITE BROADWOOD COTTAGES	II
32	PUMPING HOUSE CIRCA 100 METRES SOUTH OF BROADWOOD FARM	II
33	EAST BARN AT BROADWOOD HOME FARM	II
34	WEST BARN AT BROADWOOD HOME FARM	II
35	HUMBER HOUSE FARMHOUSE	II
36	HURBUCK FARMHOUSE	II
37	GARDEN WALL NORTH EAST OF WOODLANDS HALL	II
38	WOODLANDS HALL	II
39	MILESTONE CIRCA 50 METRES NORTH OF JUNCTION WITH ELIZA LANE	II
40	BOUNDARY STONE CIRCA 220 METRES WEST OF STUARTFIELD LODGE	II
41	BOUNDARY STONE AT WEST SIDE OF FORMER RAILWAY LINE	II



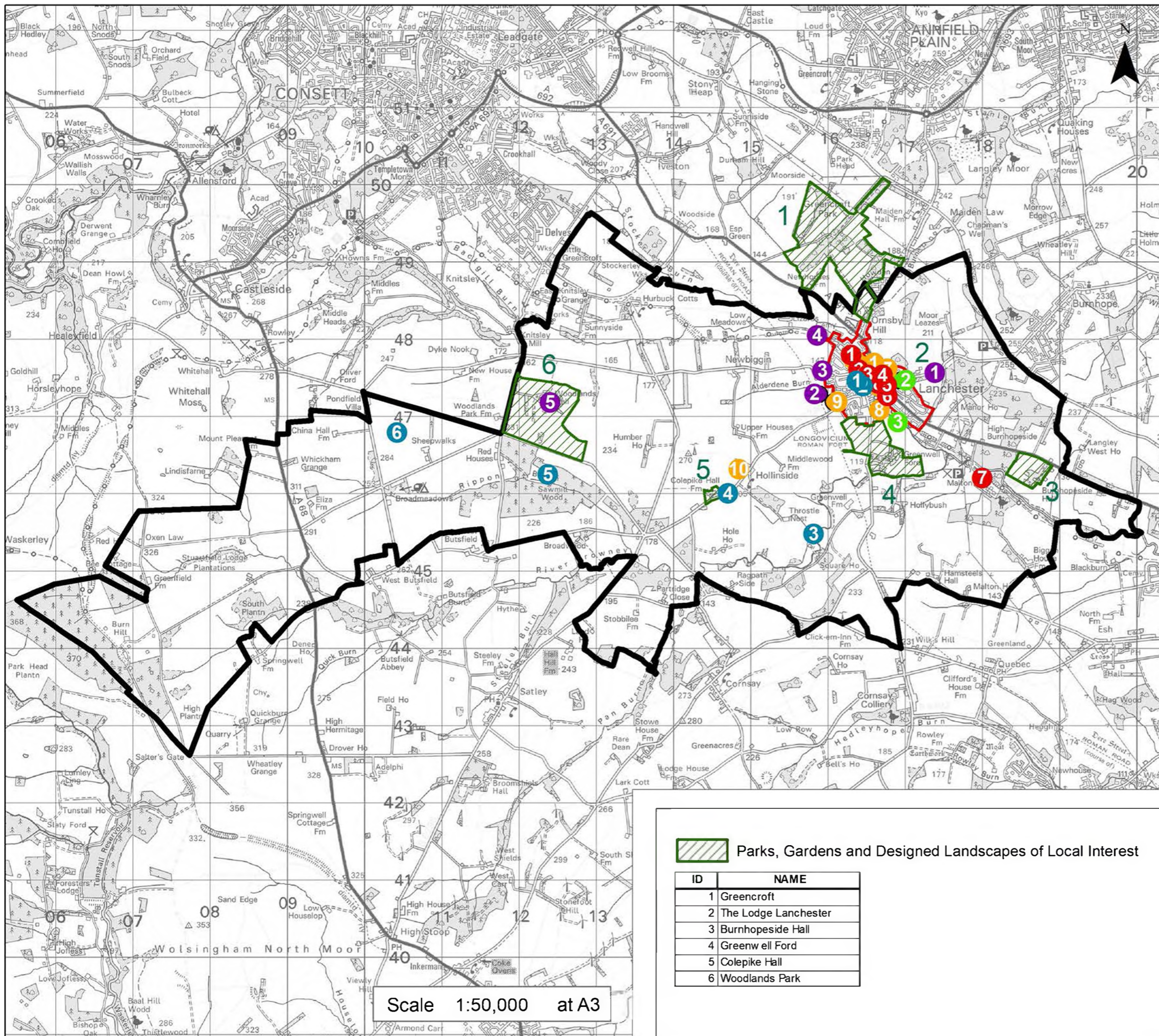
Lanchester Neighbourhood Plan Map 3: Designated Heritage Assets: Village

-  Lanchester Settlement Boundary
-  Article 4 Direction
-  Conservation Area
-  Scheduled Monuments

No	Name
1	Lanchester Roman fort (Longovicium)

-  Listed Buildings

OBJ	Name	Grade
1	WAR MEMORIAL - ALL SAINTS ROMAN CATHOLIC CHURCH	II
2	39, FRONT STREET	II
3	LANCHESTER HOUSE WITH WALLS IN FRONT	II
4	LANCHESTER POST OFFICE	II
5	QUEENS HEAD PUBLIC HOUSE	II
6	THE LODGE	II
7	LODGE WELL CIRCA 100 METRES TO SOUTH OF THE LODGE	II
8	BROOKVILLA	II
9	PROSPECT HOUSE	II
10	DEANERY FARMHOUSE AND COTTAGE WITH ATTACHED BARN	II
11	WALLS AND PIERS IN FRONT OF THE DEANERY	II
12	THE DEANERY	II
13	CHURCH OF ALL SAINTS	I
14	WALLS STEPS PIERS RAILINGS AND GATES TO SOUTH AND EAST OF CHURCH	II
15	PATRICK TOMB CIRCA 13 METRES EAST OF CHURCH OF ALL SAINTS	II
16	WHITE TOMB CIRCA 40 METRES NORTH EAST OF CHURCH OF ALL SAINTS	II



Lanchester Neighbourhood Plan Map 4: Non-designated Heritage Assets: Parish

- Parish Boundary
- Lanchester Settlement Boundary

Lanchester Community Heritage Audit Locally Valued Heritage Assets (LVHA)

- Industry, Engineering, Trade & Commerce

ID	SITE
1	Route and open space from New biggen Lane to Brook View
2	Station House
3	Colepike Mill
4	Stretch of Roman Aqueduct
5	Stretch of Roman Aqueduct
6	High Dam for Roman Aqueduct

- Monuments & Religious Places

ID	SITE
1	All Saints Roman Catholic Church
2	WW1 Memorial plaque
3	Methodist Church
4	Wesleyan Church
5	WW1 Remembrance Plaque
5	WW1 Memorial gates and plaque, All Saints Church
6	WW2 and Falklands War Remembrance Plaques
7	WW1 Memorial at Malton
8	War Memorial - Village Green

- Natural Heritage

ID	SITE
1	Village Green
2	Oak trees
3	Dora's Wood

- Paths, Routes & Landscape

ID	SITE
1	Peth Bank
2	Dere Street
3	Route along New biggen Lane
4	Old Railway Line
5	Woodlands Hall grounds

- Society, Civic Life & Housing

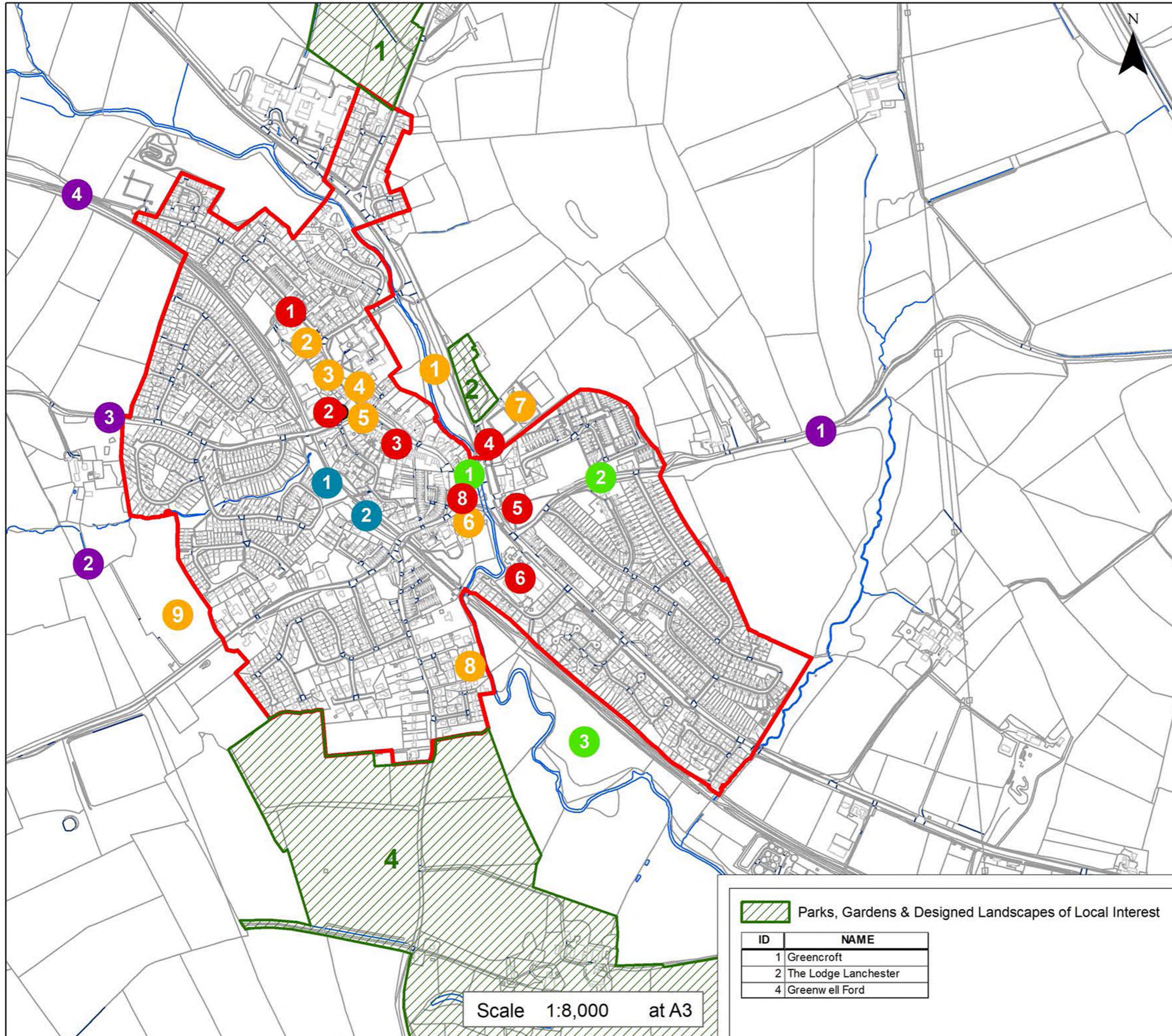
ID	SITE
1	Bypass Walk
2	All Saints Roman Catholic School
3	Croft View Methodist Church Hall
4	The Black Bull
5	Workhouse Boardroom
6	King's Head
7	Lanchester Secondary Modern School
8	Tennis Club
9	Vicus /civil settlement of Longovicium (Cadger Bank)
10	Hollinside Old Hall

- Parks, Gardens and Designed Landscapes of Local Interest

ID	NAME
1	Greencroft
2	The Lodge Lanchester
3	Burnhopeside Hall
4	Greenwell Ford
5	Colepike Hall
6	Woodlands Park

Scale 1:50,000 at A3

Lanchester Neighbourhood Plan Map 5: Non-Designated Heritage Assets: Village



Lanchester Settlement Boundary

Lanchester Community Heritage Audit Locally Valued Heritage Assets (LVHA)

Industry, Engineering, Trade & Commerce

ID	SITE
1	Route and open space from New biggen Lane to Brook View
2	Station House
3	Colepike Mill
4	Stretch of Roman Aqueduct
5	Stretch of Roman Aqueduct
6	High Dam for Roman Aqueduct

Monuments & Religious Places

ID	SITE
1	All Saints Roman Catholic Church
2	WW1 Memorial plaque
3	Methodist Church
4	Wesleyan Church
5	WW1 Remembrance Plaque
5	WW2 Book of Remembrance
5	WW1 Memorial gates and plaque, All Saints Church
6	WW2 and Falklands War Remembrance Plaques
7	WW1 Memorial at Malton
8	War Memorial - Village Green

Natural Heritage

ID	SITE
1	Village Green
2	Oak trees
3	Dora's Wood

Paths, Routes & Landscape

ID	SITE
1	Peth Bank
2	Dere Street
3	Route along New biggen Lane
4	Old Railway Line
5	Woodlands Hall grounds

Society, Civic Life & Housing

ID	SITE
1	Bypass Walk
2	All Saints Roman Catholic School
3	Croft View Methodist Church Hall
4	The Black Bull
5	Workhouse Boardroom
6	King's Head
7	Lanchester Secondary Modern School
8	Tennis Club
9	Vicus /civil settlement of Longovicium (Cadger Bank)
10	Hollinside Old Hall

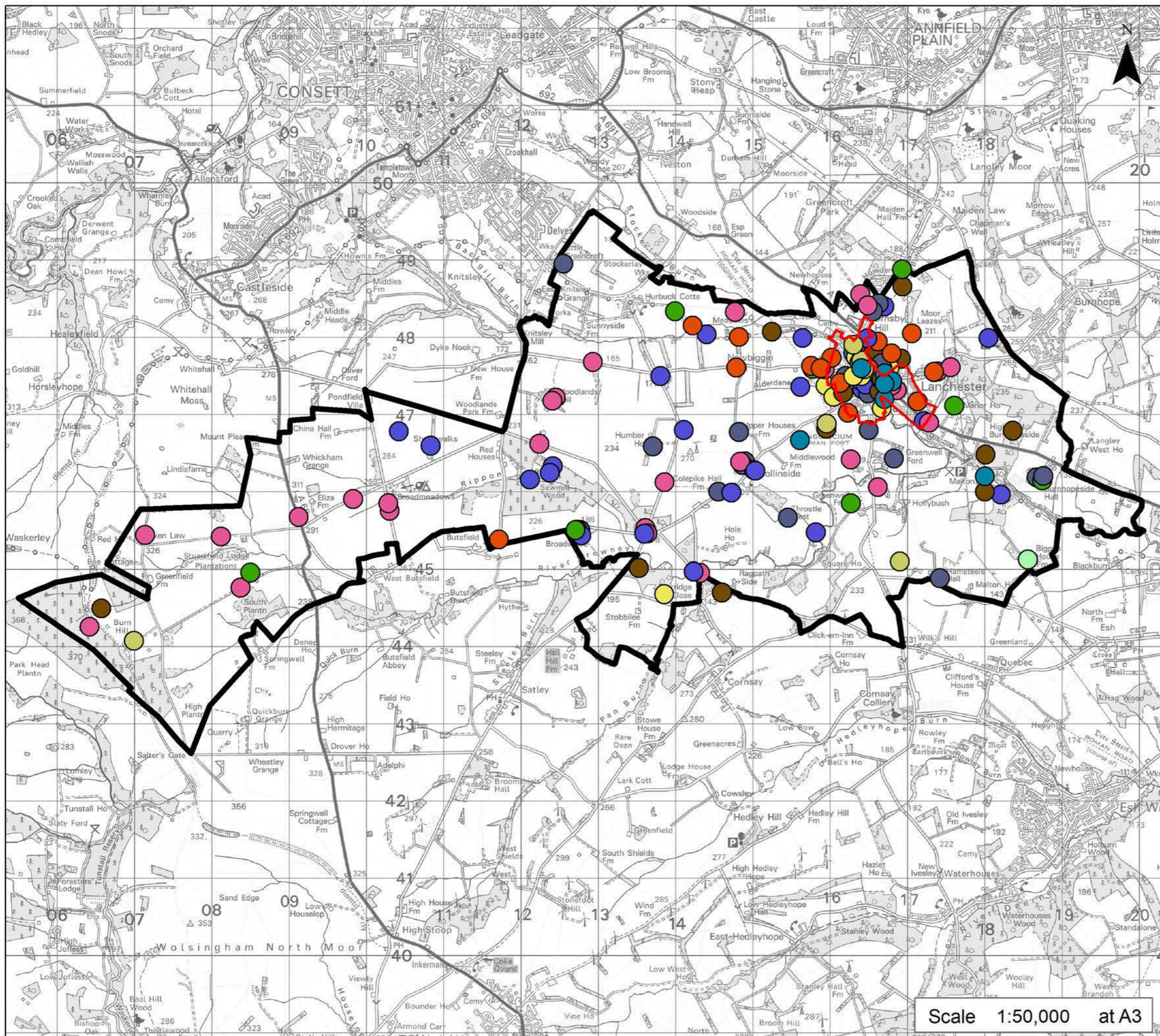
Parks, Gardens & Designed Landscapes of Local Interest

ID	NAME
1	Greencroft
2	The Lodge Lanchester
4	Greenwell Ford

Scale 1:8,000 at A3

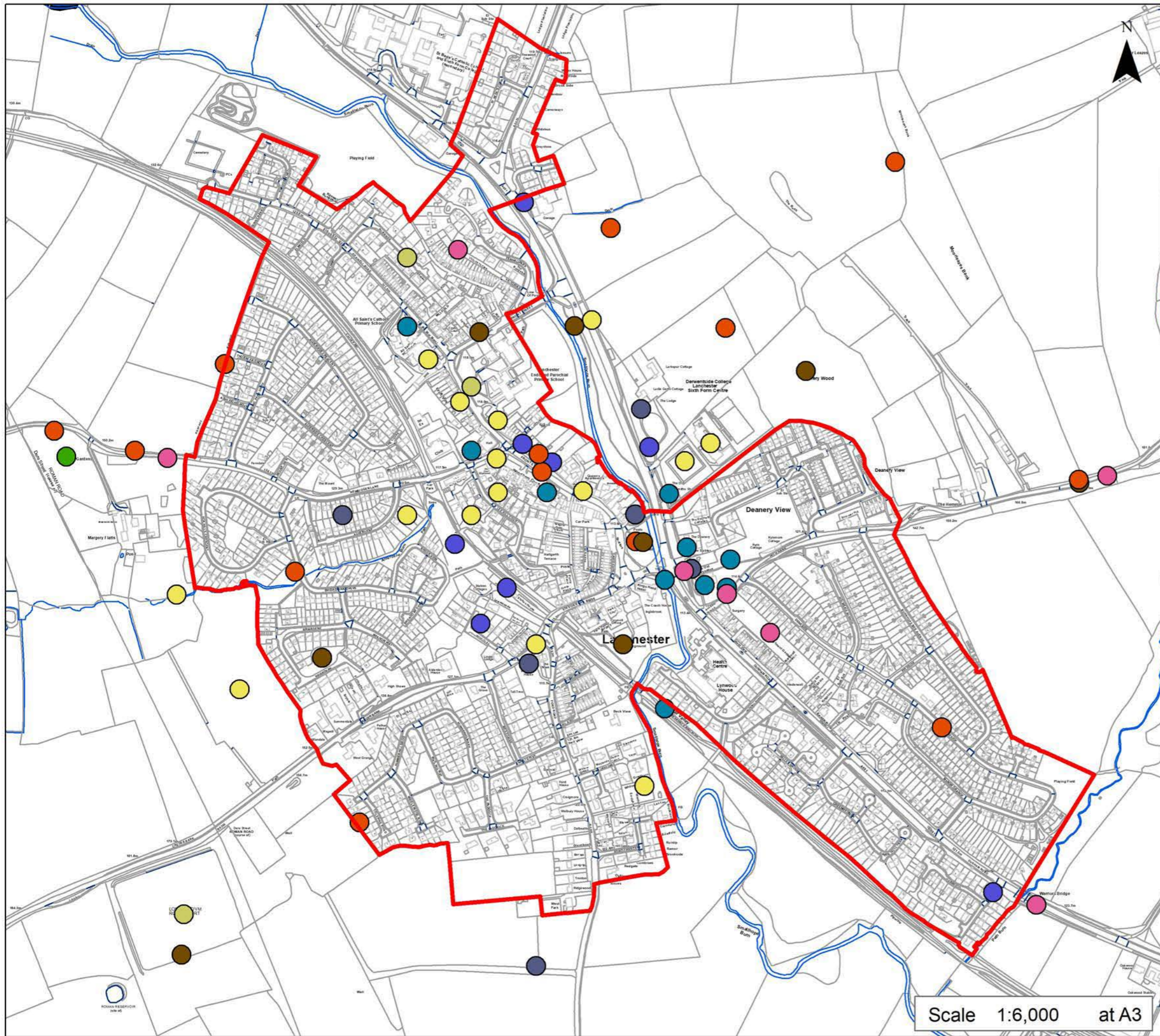
Note: Some of these assets within the tables may not appear on the map as they occur in the wider parish.

**Lanchester Neighbourhood Plan
Map 6: Lanchester Community
Heritage Audit: Parish:
full list of assets**



-  Parish Boundary
-  Lanchester Settlement Boundary
- Lanchester Community Heritage Audit**
-  Defence
-  Farming & Agriculture
-  Housing & Accommodation
-  Industry, Engineering, Trade & Commerce
-  Intangible Heritage
-  Monuments & Religious Places
-  Natural Heritage
-  Paths, Routes & Landscape
-  Society & Civic Life
-  Views

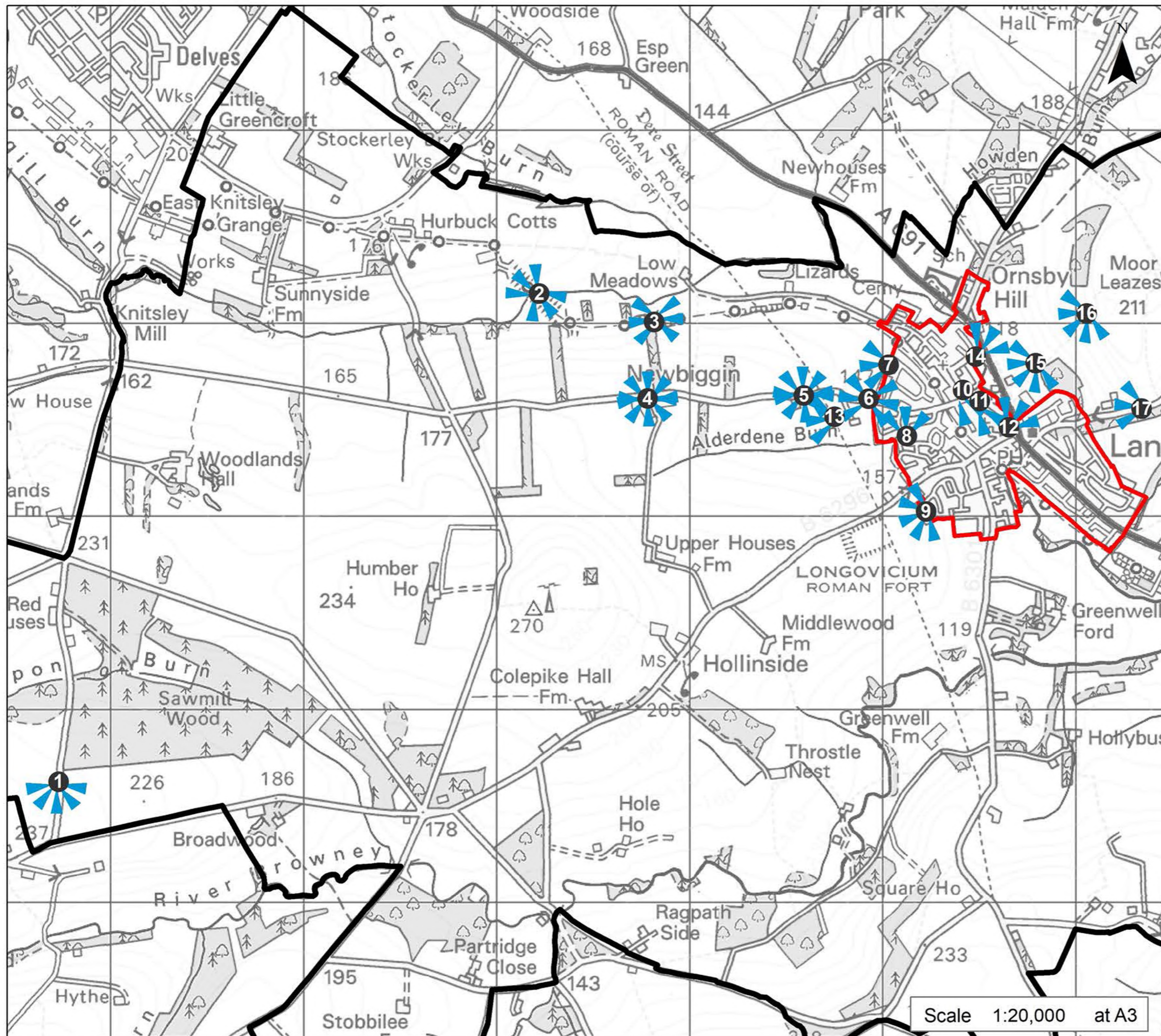
Scale 1:50,000 at A3






**Lanchester Neighbourhood Plan
Map 7: Lanchester Community
Heritage Audit: Village:
full list of assets**

- Lanchester Settlement Boundary
- Lanchester Community Heritage Audit**
- Defence
- Farming & Agriculture
- Housing & Accommodation
- Industry, Engineering, Trade & Commerce
- Monuments & Religious Places
- Natural Heritage
- Paths, Routes & Landscape
- Society & Civic Life
- Views

Scale 1:6,000 at A3



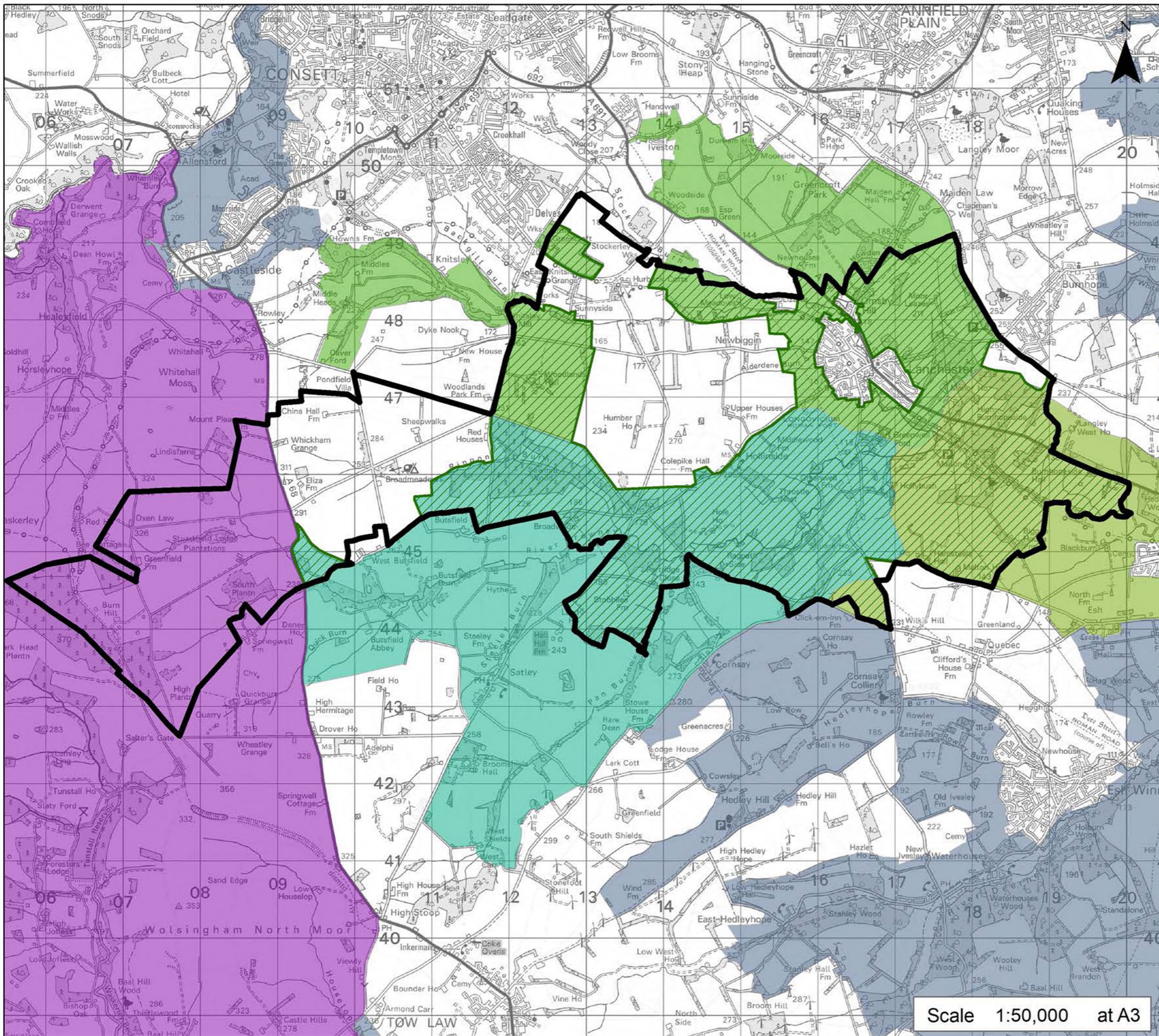
Lanchester Neighbourhood Plan Map 8: Important Views






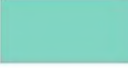

-  Parish Boundary
-  Lanchester Settlement Boundary
-  Views

- 1 View from country road.
- 2 View East and West at Knitsley Viaduct.
- 3 View East and West along old railway line.
- 4 Views from Newbiggin Lane.
- 5 Views from Newbiggin Lane.
- 6 Views from Margery Flatts.
- 7 View from Ridgeway.
- 8 View from Broadoak Drive.
- 9 View South-west from Colepike Road.
- 10 View from Front Street South-east.
- 11 View along Front Street.
- 12 View from Front Street towards Black Woods
- 13 View West from community orchard.
- 14 View North-east.
- 15 View from Paste Egg Bank over Village.
- 16 View South and West over village from high ground.
- 17 View West across village from Peth Bank

Scale 1:20,000 at A3

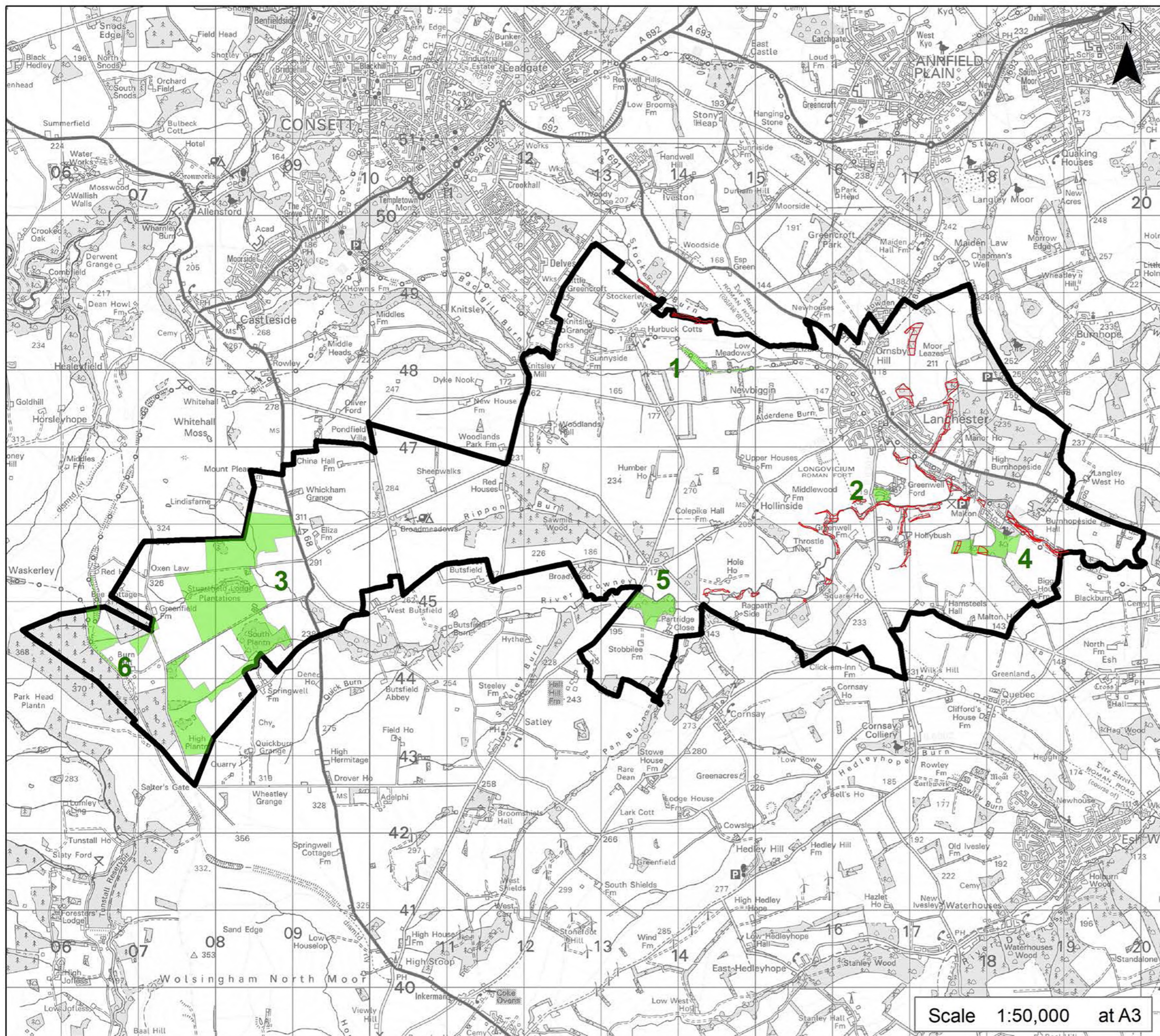
Lanchester Neighbourhood Plan Map 9: Valued Landscapes



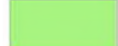


-  Parish Boundary
- Lanchester Parish Landscape of High Value**
-  Lanchester Parish Landscape of High Value
- DCC Area of Higher Landscape Value (AHLV)**
-  Other AHLV
-  Middle Browney Valley
-  Smallhope Burn Valley
-  Upper Browney & Pan Burn Valleys
- Area of Outstanding Natural Beauty**
-  North Pennines

Scale 1:50,000 at A3

Lanchester Neighbourhood Plan Map 10: Nature Conservation

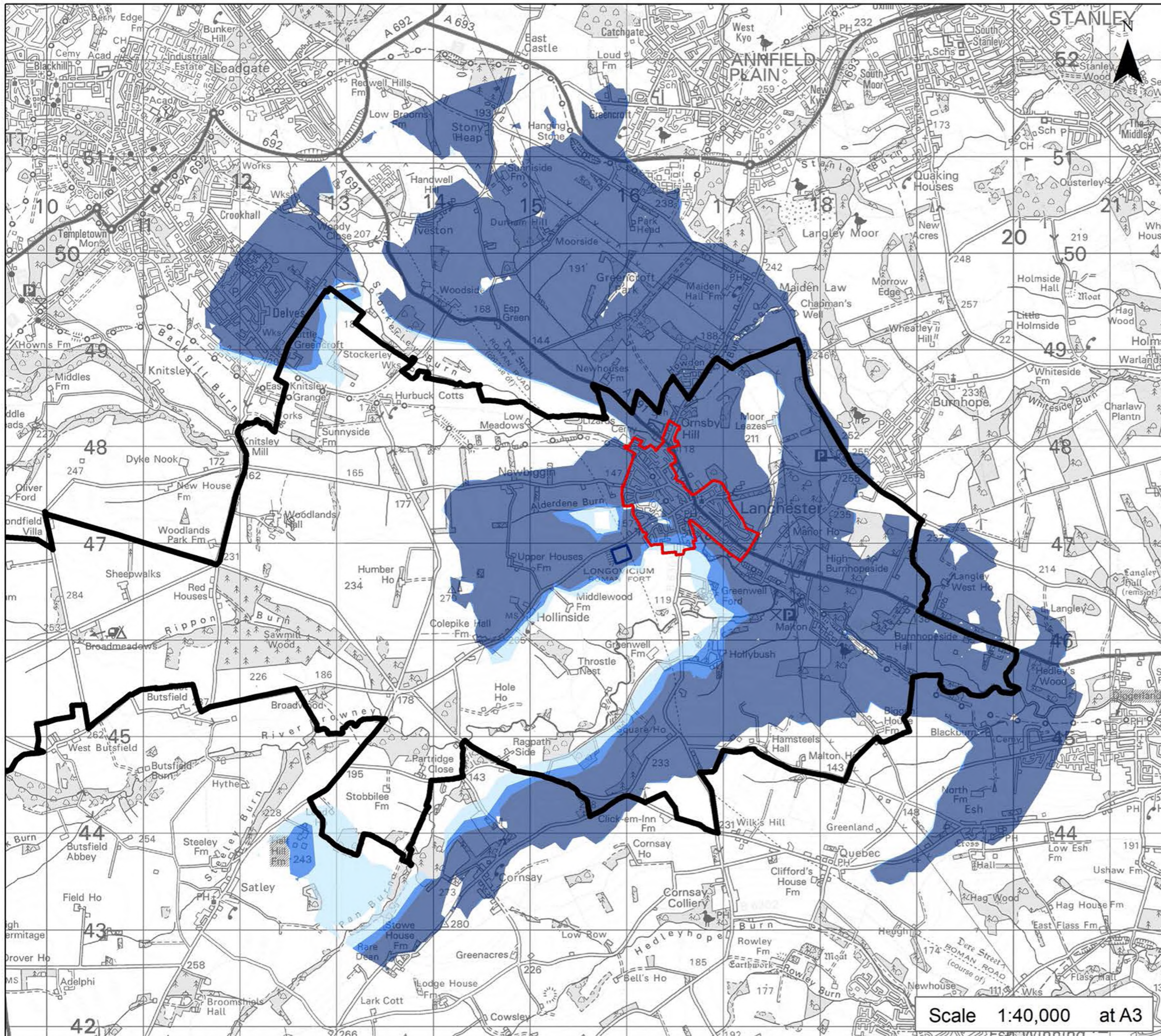








-  Parish Boundary
-  Ancient_Woodland
-  Local Wildlife Sites

OBJECTID	SITE_NAME
1	Hurbuck Triangle
2	Greenwell Ford Meadow
3	Stuartfield Moor
4	LovesWood & Malton
5	Black Plantation
6	Burnhill junction & Longburn Ford

Scale 1:50,000 at A3

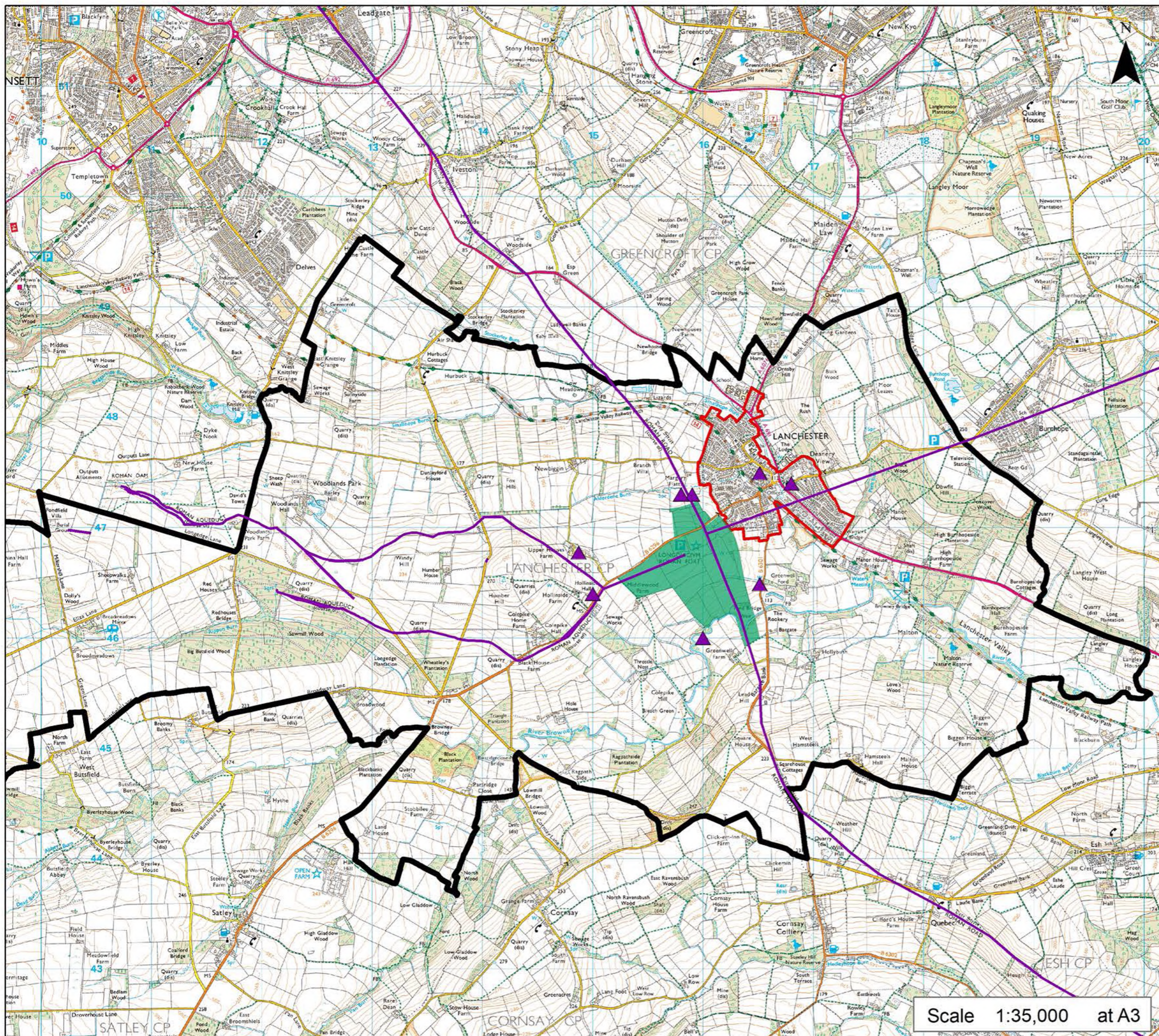
**Lanchester Neighbourhood Plan
Map 11: Zone of Theoretical
Visibility from Longovicium**






-  Parish Boundary
-  Lanchester Settlement Boundary
-  Longovicium
- Zone of Theoretical Visibility**
-  Ground Level
-  2m above ground Level
-  4m above ground Level

Scale 1:40,000 at A3

**Lanchester Neighbourhood Plan
Map 12: Known Roman period
remains and findspots**



-  Parish Boundary
-  Lanchester Settlement Boundary
-  Roman Finds
-  Roman Roads and Aqueducts
-  Scheduled Monument

Scale 1:35,000 at A3

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