

## Cotherstone Parish Neighbourhood Plan

### Regulation 16 Consultation Responses

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

Agent/ Contact	Organisation Details	Comments
Jules Brown	Historic England	Historic England welcome the content of the publication draft plan so far as it affects our interests, and have no further comment to make.
Louise Tait	Environment Agency	<p>Based on the Environmental constraints within the area, we have no detailed comments to make in relation to the Plan.</p> <p>Strategic Environmental Assessment (SEA)</p> <p>In relation to those matters within our remit, we do not think that there are any environmental impacts which will be so significant to require an SEA.</p>
Cameron Chandler	Natural England	<p>Screening Request - Habitats Regulations Assessment (HRA)</p> <p>Natural England agrees with the conclusions of the screening assessment, that the Plan will not adversely affect the integrity of any European or International site, and note that the Plan does not allocate land for development.</p> <p>Screening Request: Strategic Environmental Assessment It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.</p> <p>Natural England agree with the conclusion of the SEA screening report.</p> <p>Natural England referred to the previous comments (listed below) made in regards to this Neighbourhood Plan (19 February 2021).</p> <p>Policy CNP1 and CNP3: The Settlement Boundary of Cotherstone - We support the inclusion of these policies to safeguard the sensitive and valued rural setting of Cotherstone from the encroachment of development.</p> <p>Policy CNP4: Local Green Spaces and CNP5: Value Views - Natural England welcome the inclusion of these policies and support their objectives to protect and enhance Local Green Space. We also support the specific reference to 'Green Infrastructure' under this policy, which aims to ensure development proposals do not result in the loss of open space.</p> <p>Policy CNP7: Designing for Beauty, Character and Sense of Place - Natural England support and welcome Policy CNP7, which specifically references the need to enhance and support biodiversity. You may wish to include in this policy, to ask all</p>

		<p>developments to achieve a net gain for biodiversity and to show how ‘a minimum of 10% biodiversity net gain will be achieved’</p> <p>In the Defra 25 Year Environment Plan, the Government has committed to making sure the existing requirements for net gain for biodiversity in national planning policy are strengthened and the current trend of biodiversity loss is halted. Net biodiversity gain ensures that all residual losses from a development are accounted for and addressed. Please find additional advice [provided], for information regarding Biodiversity Net Gain and wider environmental gains that can be afforded through development plan policies.</p> <p>The lack of further comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p>
Matt Verlander – Avison Young	National Grid	<p>An assessment has been carried out with respect to National Grid’s electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>
Melanie Lindsley	The Coal Authority	<p>The Coal Authority records indicate that there is legacy associated with past coal mining activity in the area at surface and shallow depth including; 2 mine entries and recorded and probable unrecorded coal workings.</p> <p>Having reviewed the Neighbourhood Plan it does not appear that it allocates any sites for future development and on this basis we have no specific comments to make on the document as proposed.</p>
Hedley Planning Services	On behalf of W S Hodgson & CO Limited	<p>Overall we support the aims and visions of the Neighbourhood Plan, however, our key recommendation would be that the Neighbourhood Plan should modify the settlement boundary limits to include the brownfield site previously mentioned or the Neighbourhood Plan should not restrict development outside of the settlement boundary limits that would be otherwise be supported by the Local Plan and National Policies from coming forward during the plan period.</p>