

Draft SCI – Summary of Responses Received from Regulation 26

Respondent	Summary of Comments	Action to be Taken	Changes to SCI
Mr J S Alderson, Fir Tree, Crook	Supports SCI	Noted	None
M Auckland Rookhope	No Comments at this stage	Noted	None
Bishop Auckland Business and Traders Association (Mr P Wilson)	Supportive of the SCI and the promotion of wider community involvement in the planning process.	Noted	None
Bishop Auckland College (Ms J Tait)	Supports the principle of the SCI but considers that it comes across as very complex, technical and not user friendly. Goes on to say that it is appreciated that the Council have to draft the document in this way by 'higher authorities'	Comments noted.	None as consensus has been that it is clear and user friendly.
Bishop Auckland Community Partnership, (Mr R Easton)	Feel that they could play a significant role in the planning process, especially with regard to community involvement. Would like to continue to be consulted on the LDF and for DC applications affecting the local area.	Comments welcomed. Pass comments through to the DC Team to see whether they are included within their current list of consultees for applications or the weekly list.	None

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Bishop Auckland Town Centre Forum, (Mr D Toon)	Requested that they be consulted the forum on all planning applications and policy documents affecting Bishop Auckland.	Comments noted. Pass comments through to the DC Team to see whether they are included within their current list of consultees for applications or the weekly list.	None
W Blackett & Son	Supports SCI	Noted	None
Boltsburn Garage, Mr B Bowman	Supports the SCI. Considers that everyone should be consulted locally when there is a contentious issue.	It is not always feasible to consult everyone upon an individual basis on applications with contentious issues but there are methods in place to advertise such applications. The SCI also recommends that developers hold events prior to the submission of an application to raise the awareness of the proposal within the local community.	Altered sections 4 (how the local community and stakeholders will be consulted on LDD preparation) and section 5 (the determination of DC applications) to give further clarity.
British Wind Energy Association	Emphasises that the SCI should follow the recommendations contained in A Companion Guide to PPS22 on Renewable Energy	Revisited the Companion Guide to PPS 22 to see what implications the recommendations have on the SCI and the planning process.	None. It is considered that the SCI generally accords with the Companion Guide.
British Wind Energy Association	There may be the need to employ different methods of consultation depending upon the nature of the proposal. It should be made clear in the SCI that each at what stage and level the public will be consulted.	Ensure clarity about means by which people are consulted, when and how for each type of application	Section 5 amended to provide greater clarity.

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	BWEA emphasises the importance of local planning authorities highlighting in their SCI what level of community involvement they consider appropriate for different types of 'significant planning applications'	Comment noted.	Amend the Section 6 to include renewable energy proposals. Annex added, Best Practice for pre-submission comments included.
Brosseley Homes Ltd	No Comments	Noted	None
Cambridge Court Development Limited	Supports the SCI	Noted	None
The Countryside Agency (Landscape, Access and Recreation)	No comments on SCI. Confirms that Natural England will be formed in 2006 and that the CA and concentrating on the Landscape, Access and Recreation planning issues.	Noted. Will amend the list of consultees in the database when Natural England comes into force.	Reference in appendix 1 (now Appendix 2) made to forthcoming creation of Natural England. In order that SCI to remain up to date.
The Countryside Agency (Landscape, Access and Recreation)	Will only comment on documents relating to the planning principles outlined in their guidance. A none response does not show disinterest, it is just an expression of their priorities	Comments noted.	None
Coundon-Leeholme Community Partnership	Supports the SCI in principle to the SCI but is concerned that too many greenfield sites are being developed and not enough brownfield sites are	Comments noted but not directly related to the SCI	None

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	being used.		
Robert Forthergill, 2D	Praises the non-technical language and layout of the SCI.	Noted	None
	Recommends that the best way of involving children and hard to reach groups is by visiting schools, religious groups and voluntary/ community groups. Welcomes the fact that the Council is planning on involving children and young people.	Given resources available to the Council it is not feasible to visit every school and religious group within the district. The Planning & Young People Project will cover a proportion of Schools in the District. However the Council will pursue other means by which in practice maximum coverage could be secured through working with 2D. Public consultation events will be held and such groups informed about them.	Re-emphasise, in section 3 that it is not always feasible to visit every group concerned about a planning application of policy development.
Robert Forthergill, 2D	There is no evidence of contacting religious groups or ethnic minorities within the district, including travelling communities. Acknowledges that it is only a small minority but for test of soundness it must be done.	Ensure that these groups are not only consulted but also recognised within the SCI.	Explained in Section 2 who 'hard to reach' groups are and the importance of consulting them in the LDF and DC process. Expand Appendix One and provide actual names of consultees as opposed to generic groups.
	Offers his assistance in helping involve young people in the planning process.	Welcomed and noted on the consultation database. May use contact for consultation with future DPDs, especially community facilities, education etc. Means to implement involvement to be pursued.	No changes to the SCI. 2D are already recognised within the SCI as an important link to community groups.

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Durham Bat Group	Unsure as to whether they support or object to the SCI as they feel they were sent insufficient information.	Noted, however the only comment received of this nature. Confirmed sufficient access to information given.	None
	Consider that a more proactive approach to bats is required in the DC process. They want to become more involved in the planning process.	Noted. Pass comments through to the DC Team review how they consult with this group in the future.	Include within appendix 1. (Now appendix 2)
Durham Bat Group	All DC applications should be online as not every party can get to where the documents are held within the consultation period.	SCI needs to acknowledge as part of the E-gov process every application will be available on line for inspection. It will also be possible to comment on the applications online. This should be up and running by Jan 2006.	Text amended in tables 2 and 4 to reflect this.
Planning Policy Team, Durham County Council	No comments on the SCI but would like to be kept informed of its progress.	Comments Noted	None
Durham County Golf Union	Supports the SCI	Comments noted	None
Durham Dales	Supports SCI	Comments Noted	None
DPDS Consulting Group	Agrees with the contents of the SCI	Comments Noted	None
English Heritage	Would like to be consulted on the SCI and other documents at the earliest possible stage (ie Reg 25)	Noted for future consultations	None

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	Want to be involved with the Pre-Application process for major DC applications at an early stage.	Amend SCI to reflect comments. Forward comments to DC.	Reference made to involvement of Statutory Consultees in section 6 and appendix six. Amended section 6 to include consultees.
English Heritage	SCI should include a section on how the LA is going to fully engage the local community in Conservation Area Character Appraisals.	Looked at the processes involved in Conservation Area Character Appraisals to see how the community could become involved. Looked to see whether this could be applied to future designations within the LDF	Table three located in section 4 amended to include reference to this.
	English Heritage Charter allows them to respond to Development Control consultation within 21 days from receipt not notification.	Refer comment to Development Control for consideration and review of procedure if necessary. Clarify in SCI that certain consultees have differing timescales to respond.	Section 5 amended to acknowledge this.
English Nature	In certain circumstances English Nature, as a Statutory Consultee has 28 days to respond to a DC consultation. There may also be the need to extend deadlines in the circumstances where insufficient information is submitted with the application.	Refer comment to Development Control for consideration and review of procedure if necessary.	Amendment to paragraph 5.1 to state that English Nature has 28 days to respond to consultation due to certain Acts.

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English Nature	The Habitat Regulations set out provisions for the consideration of permitted development, under the GPDO, where the development is likely to affect the integrity of internationally important conservation sites, SPA and SACs.	Pass comments through to the DC Team to see whether they are included current procedures.	None
	The SCI should encourage developers to carry out pre-application discussions with English Nature concerning any applications likely to affect directly or indirectly SSSI, protected species or other issues identified in policies within PPS9.	Read PPS 9 to see which developments English Nature want to be approached for at the pre-application stage.	Reference to opportunity to carry out pre application discussion with statutory consultees included within Appendix 6 and Section 6.
	English Nature want to be contacted as early as possible with regard to the SEA process for the LDDs. This is to enable them to provide the Council with relevant information, data sources and appropriate indicators.	Noted	Amendment to Paragraph 4.4 to say that a number of statutory consultees will be involved in the SEA process.
	Recommends that a Regional Environmental Information Centre is set up across the North East to help provide and develop quality data sources to feed into the baseline evidence for the production of the LDF.	Comments noted. To lobby relevant groups in future.	None

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Environment Agency	The SCI is adequate and as the EA is identified within the documents they would like to be consulted on future stages of the SCI	Comments noted	None
Equal Opportunities Commission	Makes no comments and would not like to be consulted on any future documents relating to the LDF.	The Equal Opportunity Commission has been removed from the electronic consultation database.	None
Forestry Commission, North East England	Would like to be consulted on some individual planning applications, namely those with implications on ancient woodland, veteran and aged trees, in line with PPS9. Information on the locations of such areas can be obtained from the Forestry Commission or English Nature. Would also like to be consulted on other applications which involve adverse effects on other types of woodland.	Pass comments through to the development control team for consideration and review if necessary.	None

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Forestry Commission, North East England	The Council should advise the Forestry Commission on any circumstances where we consider they may need to be involved under the Forestry EIA Regulations, or in instances where there may appear to be a breach of the felling licence regulations.	Pass comments through to the DC Team for consideration and review if necessary.	None
	Welcome the opportunity to be involved in and to provide technical advice when the Council is considering forest industry or forest related developments.	Comments noted on the LDF consultation database for when the Council prepares forest related LDD's. Pass comments through to the DC Team to see whether they are included within their current list of consultees for applications or the weekly list.	None
George F White, Property Professionals	Supports SCI	Noted	None
Government Office for the North East	The draft SCI is a succinct document written in plain English and contains an appropriate number of diagrams.	Noted	None
Government Office for the North East	Appendix One of the Draft SCI is incomplete. A full list from Annex E of PPS12 should be included in the Submitted SCI	Amendment required.	A comprehensive list of consultation bodies has been added to Appendix 1(now appendix 2) of the SCI.

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	The draft SCI should incorporate how the community and other stakeholders are going to be involved in the preparation of the SCI itself.	Amendment required	Amend section 4 and 7 respectively to address these issues. SCI production clarified in table 3 section 7.
	The SCI should identify the type of groups that will be consulted and at which stage they'll be consulted. The current list is too generic.	Amendment Required	Cross-referenced table 1 with appendix 1 (now appendix 2) to overcome concern.
	Section 4 of the Draft SCI shows that the consultation for all DPDs will be employed in the same manner. It may be more effective in some instances to employ different methods for different DPDs	Amendment Required	Amended sections 3 and 4 to reflect.
	The SCI fails to state what makes a duly made objection or representation on DPDs and planning applications. Some sections on DPD preparation and DC determination are weak.	Amendment Required	Include Appendix 4 to clarify what is/is not a material consideration. Amended Table 3 and 4 of the SCI to re-emphasise how the comments made by the community and other stakeholders will affect the outcome of the document/ application. In case of DPD production it will have to reflect the test of soundness.

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Government Office for the North East	The SCI fails to identify the different levels of community consultation to be undertaken during the processing of different types of planning applications. It also fails to differentiate between the applications determined by WVDC and those determined by DCC.	Look at the tired approach for community involvement in the Creating Local Development Frameworks. Consider how these approaches could be adopted by the Council and incorporated into the SCI	Section 5 amended to clarify which applications are determined by WVDC and which by DCC. Section 5 amended to reflect differing approaches for differing types of application.
Greystones Property Services	Are satisfied with the document as it is.	Noted	None
Mr S Hendriksew, Bishop Auckland	Supports SCI	Noted	None
Highways Agency	No comments to make on the SCI but would like to be involved in the production of the LDF.	Comments noted	None
Hill Top Villages (Mr P Irving)	Supports SCI	Noted	None
Hunwick Partnership	Supports SCI	Noted	None
LSP Community Network	Supports SCI	Noted	None
Mr R E Mokryj, West Blackdene	Supports SCI notes that he is particularly interested in the development of Weardale.	Comments noted	None
Mr D Mounter, Coxhoe	Supports SCI	Noted	None

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NorthCountry Homes Group Limited	Has no comments to make on the SCI at this stage.	Noted	None
Northumberland County Council	The SCI appears to address all the relevant points on PPS12, however it may be useful to include a diagram to illustrate the different components on the LDF.	Components summarised in Section 4 already. Consideration given to use of a diagram however it was considered more appropriate to cross reference with LDS to ensure longevity of the SCI and avoid duplication between the documents/	None
	Paragraph 3.5 identifies that the Council will provide feedback to those who have been consulted with. It would be helpful to specifically identify how this will be followed through each method of consultation.	This is already clarified in table 2.	None
	The SCI should indicate how the list of consultees is to be updated overtime. This would be most appropriate within the Other Matters section.	Amendment required	Amended reference to this made in appendix 1(now appendix 2)
Russell Davison Properties	Supports SCI	Noted	None
Mr D V Scown, Wolsingham	No Comments at this stage	None	

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Mrs J Simpson, Tow Law	Supports the SCI in principle. Makes comments on including a piece of land within the development boundary of Tow Law.	Advised in person that the development boundaries will be looked at during the second half of 2006 and that these comments do not relate directly to the SCI. Letter to be sent to confirm this.	None
	Concerned that an applicant's proposal could be refused on the grounds of not advertising their development adequately. Suggests that more comprehensive guidelines on the developers role is included within the SCI.	Amendment required	Addition of Appendix 6 to clarify opportunities available for pre application discussion and appendix 7 to provide more detailed guidelines of the developer's role in community involvement prior to the submission of an application.
Sport England North East	Would like Sport England and their role to be mentioned in the body of the SCI if possible, if not at least included in Appendix One.	Unable to add their role to the SCI in the interests of keeping the SCI succinct. However to refer to the opportunity for involving statutory consultees in pre application discussions.	Amended appendix 1 (now appendix 2) to include Sport England. Amendment made to section 5 and addition of appendix 6.
	Lists a variety of DC applications they want to be consulted on, and also would like to be consulted on the LDDs and SPDs.	Pass comments to DC for their attention and to review their processes if necessary.	No changes to the SCI proposed
G Strong, Willington	Supports SCI	Noted	None

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The Theatre Trust	Would like to be included in Appendix One. Notes that they are a statutory consultee on all DC applications which affect land on which there is a theatre as a Non-Departmental Public Body	Amended and passed to Development Control for their attention and review of processes if necessary.	Amended appendix 1 (now appendix 2) of the SCI to include the Theatre Trust.
Tow Law Town Council	Supports the SCI	Comments noted	None
Weardale Society/WPC	Supports SCI	Noted	None
Wear Valley Customer Panel	Supports the SCI and recommends that we consult with the prominent groups within the community who have made a difference in the area they live.	Agreed. The LDF will be developed in consultation with a number of community groups across the district in accordance with the SCI	None
	The district should look for sustainability and continuity in all future planning applications.	Agreed. The LDF will be prepared alongside the SEA and SA processes. Its purpose is to bring Wear Valley closer to sustainable development. All development judged against the LDF should therefore be sustainable	None
Wear Valley Disability Access Forum	Objects to an omission in the text of the SCI as their name was not included in Appendix One	Agreed and amendment required.	Amendment to appendix 1 (now appendix 2) so that the list covers actual as opposed to generic groups and organisations.

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Wear Valley Disability Access Forum	The importance of the Disability Discrimination Act in the DC determination process should be emphasised and access statements should be included with every DC application.	Referred comments to the Development Control team to review their processes.	None
Ms M A Wilkinson, Crook	Supports the SCI	Comments noted	None
Wm Morrison Supermarkets Plc	Supports the SCI but would like to be consulted on DPDs with regard to retail matters, including the designation of town, district and local and any emerging SPDs	Comments noted on the consultation database for future consultations.	None