



## Consett Area Neighbourhood Plan - (CANP)

*This is a live document that will be updated as we progress through the stages.*

### Proposed Stages

<p><b>Stage One -</b></p> <p>Preliminary Steps and decisions- January, February and March 2024 - in preparation for quarterly Forum meeting</p>	<p><b>To include:</b></p> <ul style="list-style-type: none"> <li>- Management Committee elected at the CANF meeting- January 14th 2024</li> <li>- Full Forum Meeting</li> <li>- Meet with consultant Jo-Anne Garrick</li> <li>- Meet with Stuart Carter DCC Spacial Awareness, and Stephen Reed - Head Planner DCC</li> <li>- Meet with ACOM to plan Design Codes</li> <li>- Create our 'Vision' and a mission statement</li> <li>- Design and launch website</li> <li>- Facebook Page, X and Linked In</li> <li>- Online Forum Index form to encourage businesses and community groups to get involved</li> <li>- Finalise how we are going to approach the creation of CANP</li> <li>- 6th Feb 2024- Meeting with Merv Butler, Dave Hutchinson, Grahame Tobin from East Boldon Forum to discuss and get advice about the Forum and the creation of the Neighbourhood Plan</li> <li>- 20th Feb - Jo-Anne Garick and CTH met with DCC planning and Spatial Policy team and established CANF priorities and discussed how DCC can help:</li> </ul> <p><b>As discussed in our meeting could we move forward in the CANP process in the following ways:</b></p> <p>-- I will send an invite to Ishaq Khan of AECOM to see if DCC can work with them in relation to the production of Design Codes suitable for the Consett Area</p> <p>- To help us identify green spaces, conservation areas etc, Stuart will provide any maps of the Consett Area, with the</p>
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green spaces already identified. Plus, Jo-Anne asked for an easy to access spreadsheet where these are coded and listed.

- Provide us with information linked to a Housing Assessment for the Consett Area,
- Provide us with the link to 'Insights' so that we can add them to the new CANF website
- Add the CANF website to the DCC website to aid transparency and so that people can find us.
- Stephen Reed requested that we consider including the allocation of employment land within the CANP. Jo-Anne has provided us with a draft questionnaire and we are in the process of completing an online questionnaire as a way of auditing current businesses and getting an insight into their current status and future needs, and this will inform our approach to the allocation and suggestions for employment land.

### **Management Committee Priorities 11th March 2024 Meeting:**

As a committee:

- organise wider consultation with the community about the aims and purpose of CANP.
- Housing assessment
- Community green spaces review - analysis of DCC policy, documents and examples from other areas.
- Our vision

**3rd April 2024 - Green Spaces Meeting** to plan the allocation of the Green Spaces across the area.

**Venue:** Blackhill Baptist Church

We had groups of  $\frac{3}{4}$  per ward and councillors Shields, Walton and Robinson were in attendance to support the process. We used a table to decide on the allocation and status of the land. We used 2024 ordnance survey maps and a table to be completed provided by Jo-Anne Garrick, our planning consultant.

Next steps - to double check whether there are submitted plans for the land.

Jo-Anne Garrick to review the suggestions and then decide on what is viable as a formal allocation to DCC.

Next Steps that emerged from the meeting::

- Allocation of Heritage sites

	<p><b>8th April - Full Committee meeting online</b>8 - to prepare for the Full Forum Meeting</p> <p><b>Northern Tenants Network (Business Durham tenants network) 11th April - Mark Russell to discuss with Businesses.</b></p> <p>Leaflet and poster produced - to be distributed and displayed around the Area. Plus shared on line.</p> <p>People to be encouraged to:</p> <ul style="list-style-type: none"> <li>- Join the Forum</li> <li>- Add their business/charity/community group to the index</li> <li>- Complete the Business questionnaire</li> </ul> <p>All of this information will be emailed to members, and shared online.</p>
<p><b>Full Forum Meeting:</b></p> <p><b>Brief overview of outcomes</b></p>	<p><b>Sunday April 14th 2024 - 2-4pm</b> <b>Delves Lane Village Hall</b></p> <ul style="list-style-type: none"> <li>- Anthony robson appointed as committee member</li> </ul> <p>Group tasks about NP draft - including 'Our Vision'</p> <ul style="list-style-type: none"> <li>- Our objectives</li> <li>- Green spaces consultation (In addition to separate meeting)</li> <li>- Heritage and geological assets ( A follow up meeting will be held on 7th May)</li> <li>- Community amenities and facilities - what is there and what is missing</li> <li>- Housing</li> <li>- Employment land</li> </ul> <p>Overall, a well attended meeting with some fabulous and thoughtful feedback. Feedback will be collated and added to our CANP draft. In addition, the online consultation, for people who could not attend in person, will be open until 4th June 2024.</p> <p>CANF website fully updated - all consultation documents are now added and available through the website.</p>
<b>Stage Two</b>	<b>Notes</b>

Employment CTH attended DBN on 16th April  
Locality course on Design Codes- Nahm McDonald attended 1st May

**Tuesday 7th May - Heritage and Geological Assets Workshop**  
**Blackhill Baptist 7.15pm**  
**A CANF committee meeting was held at 6.30pm.**

**Actions for CM decided - where members will lead on key sections to ensure completion of consultation by the deadlines.**

**A successful Heritage meeting - using a similar format of maps and grids to complete according to the five different wards. Blyth Town NP was used as a model for the heritage and to give us an idea of the rationale. Overall. It was a very successful event with a friendly atmosphere. The only area where there was no representation was Consett South - a meeting with Councillor Haney was suggested to ensure that we have not missed anything.**

CTH to present about the Forum at the Consett Rotary Meeting on 9th May 2024

Young Person Questionnaire and consultation document- devised and delivered by Y12 Consett Academy

Questionnaire revised on 1st May by Consett Academy y 12 students - is online for young people to complete. Plus, shared by Consett Academy.

ALL consultation deadline **4th June** (Accessed through CANF website)  
Linked to Newcastle Building Society and their quest to stay on the high street. Plus, we have produced a series of leaflets with QR codes taking people straight to the questionnaires.

Consett Academy students to deliver a presentation based on their thoughts and the outcomes of the questionnaire.

13th May - CANF information put on display in the foyer of Consett Library for a consultation that targets people who are not online.

This leads up to an **in person consultation** 10-12 on **24th May at Consett Library**. (Copies of the PPT are also available for people to access at the library and on the website.)

15th May 2024- CTH met with Rosemary Morris to discuss the Hamsterley Mill contribution to Heritage and Green Spaces

	<p>consultation. Residents to complete consultation and return documents.</p> <p>Business Survey - Circulated across the Derwentside Business Centre site 20th May 2024 by DCC.</p> <p><b>CANP Drafting - Timeline:</b></p> <p>17th May - Jo-Anne produce a first draft CANP</p> <p>June 4th deadlines for consultations - CANP revised according to outcomes          CTH to meet with local councillors to discuss the draft CANP at this stage NP with Forum DCC councillors to get their feedback - ask if there are any gaps. Date TBC</p> <p>Finalise the draft CANP by Jo-Anne Garrick - sent the CM on 14th June</p> <p>CTH and CM who are available to discuss the draft through an online consultation on 18th June 2024 - and prepare for the full Forum meeting on 23rd June.</p> <p>More of final draft completed by Jo-Anne - as near as possible completed draft of CANP ready for the Full Forum meeting on 23rd June 2024</p> <p>Youth Consultation - ends the 4th June - Students to present the findings as a presentation on the 11th June 2024 at Consett Business Centre.</p> <p>16th June CTH feedback progress of CANP to Stephen Reed DCC Planning and Councillor Stephen Robinson</p> <p><b>Received Locality grant - covers admin, Esri licence and consultancy fees for the NP.</b></p>
<p><b>Full Forum Meeting</b></p> <p><b>Agenda:</b></p>	<p><b>Sunday June 23rd 2024, 2-4pm</b>  <b>Leadgate Community centre</b>  <b>Priority is to discuss and consult on the CANP draft.</b></p> <ul style="list-style-type: none"> <li>- <b>Vote on new committee members</b></li> <li>- <b>Feedback from online and in person consultations</b></li> <li>- <b>Vote on the vision and the objectives</b></li> <li>- <b>Update CIO status</b></li> <li>- <b>Ian Peart demonstrate online GIS/mapping</b></li> </ul>

	<p><b>system</b></p> <ul style="list-style-type: none"> <li>- <b>Discuss the Consett Area NP draft</b></li> <li>- <b>Grants and financial update</b></li> <li>- <b>AOB</b></li> </ul>
<b>Stage Three</b>	<p><b>Meet with Locality on Friday 28th June</b> - discuss design codes and Housing Assessment - CM and Forum decided that we do need Housing Assessment and design Codes - but recognise this will delay the production of the NP.</p> <p>AECOM decision will be made in a maximum of 4 weeks For the timescales - we have asked for a draft Housing Assessment by the 29th September, ready for our next Forum meeting. For the Design codes we have to arrange a site visit to get the most accurate plan for the area. - and we have requested a minimum of a draft ready for the January Forum meeting.</p> <p>Notes Meet 2nd July Finalise Vision and objectives and work towards CIO application. Create teams for GIS so we can start to work on creating the online records fo Green Spaces and Heritage. Work on completing gaps in the NP</p> <p><b>w/b 8th July</b> - Meetings arranged through Ian Peart with DCC Planning and Spatial tema, to discuss ma[[ing and the integration of GIS to ensure our mapping of Green Spaces and heritage are accurate and in line with DCC maps and policy.</p> <p>Meeting morning of the <b>11th July with DCC</b> to discuss GIS mapping. Ian Peart, Christine Thomas Stuart Carter, Sam Hicks David Handley. An introductory meeting to discuss CANF's usage of GIS mapping and the best way to liaise with DCC.</p> <p>Ian to liaise with Forum members and the community to establish the exact coordinates and locations of the Green Spaces and Heritage.</p> <p>Next step once these have been identified, it is to</p>

decide on the areas that we would like to apply for as designated green spaces and heritage assets - community events to be arranged.

**Follow up meeting at DCC on 30th July** to establish procedures and processes to ensure a smooth approach to the creation of the CANP.

Management Face to face meeting - 1th July 2024 - refer to minutes.

Refining the information that was captured during the recent Greenspaces and Heritage workshops.

A number of sessions at ViewPoint on Consett Business Park, will be used to refine the information collected at the

- Wednesday 24th July 1900-2100 Heritage session 1
- Thursday 25th July 1900-2100 Heritage sessions 2
- Wednesday 31st July 1900-2100 Heritage sessions 3
- Thursday 1st August 1900-2100 Greenspaces.

Christine to present at the Shotley Bridge Village Trust on 24 September at Our Lady of the Rosary RC church, Shotley Bridge. 7.30pm

CM - 15th August Face to face - to finalise the approach to the creation of the CIO (Refer to minutes)

- Draft constitution sent to Debbie Lamb at Locality for consultation and advice.

CM - 27th August - to finalise the planning and approach to the Full Forum Meeting on the 29th September.(Refer to minutes)

Investigate the best way to put the GIS Mapping system onto the CANF website to allow a fuller insight into the approach.

**10th September - confirmation from Locality that we have been awarded the technical support to create design codes and conduct a housing needs assessment.**

Wednesday 18th September and Thursday 19th September - finalising of the individual Heritage assets.

Tuesday 24th and Wednesday 25th Green Spaces individual plans created.

**Thursday 26th September** Building Self-Belief AGM Derwent Manor - Christine will include some of the collaborations with CANF.

**Friday 27th September** Derwent Valley AAP Environment Conference - Christine is delivering a presentation, where the

	<p>CANF Green Spaces and the potential for the development of a series of community gardens will be mentioned and encouraged.</p> <p><b>Management Committee Priorities:</b></p>
<p><b>Full Forum Meeting</b></p> <p><b>Agenda:</b></p>	<p><b>Sunday 29th September 2024</b></p> <p><b>Our next full Consett Area Forum Meeting will be an important event where we discuss and consult on the next steps related to the production of our Neighbourhood Plan. As well as Forum members, everyone who works and or lives in the designated Consett Area, is welcome to attend. We look forward to seeing you there.</b></p> <p><b>Date: Sunday 29th September 2024</b>  <b>Time: 2.00-4.00pm</b>  <b>Venue: St John's Hall, Moorside, Consett.</b></p> <p><b>Agenda:</b></p> <ul style="list-style-type: none"> <li>- CIO update</li> <li>-Technical support from Locality update</li> <li>- GIS Mapping - process and live demonstration</li> <li>- Group activity will be the consultation of the Individual Assessments for heritage and green spaces</li> </ul> <p><b>Feedback</b>  <b>AOB</b></p>
<b>Stage Four</b>	<p><b>Notes</b></p> <p><b>Design Codes - first meeting with AECOM - 30th September 2024</b></p> <p><b>4th October - Housing Needs Assessment meeting with AECOM - this analysis will be desk based,</b></p> <p><b>15th October 2024 - online meeting</b> Becky Mather and Iss Warren form AECOM with Christine Thomas, and Stuart Carter and Anna form DCC Spatial team. Discussed mutually supporting the creation of the Design Codes for the Area,. DCC agreed to share</p>



	<p>what they had done up to now so that AECOM have a full insight into their approach.</p> <p><b>Meeting to finalise GS and Heritage GIS Mapping organised by Ian Peart.</b></p> <p>Design Codes site visit <b>18th October 2024</b> - Becky Mather of AECOM with Christine Thomas and Lucy Reed. We did a tour of the whole area, including a walk through Middle Street.</p> <p>There will be a draft document drawn up as a plan - and she will involve us at the various discussions and stages so we can keep track of the development. We have requested a first draft by the 19th January - our next full forum meeting.</p> <p><b>We have asked for a deadline of the 19th January for drafts for HNA and Design Codes so we can share the drafts at the next Full Forum meeting.</b></p> <p><b>Volunteers in the process of fine tuning the Green Spaces and Heritage applications on the GIS mapping - preparations in progress to make this live on the website.</b></p> <p><b>Plans to record a podcast explaining the process so far - and ensure everyone had an insight into the process and the eventual outcome.</b></p> <p><b>MC meeting - in person 28th October - refer to minutes</b> <b>MC meeting online - 11th November - refer to minutes</b> <b>MC Meeting online due to weather- 25th November</b> <b>MC Meeting online 9th December</b></p> <p><b>There have also been a series of meeting organised by Ian Peart, where CM have been trained in sign ESRI to fine tune our heritage and green spaces online information. Plus, where requested</b></p>
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	<p><b>November - application to the ESRI Community Collaboration Award</b></p> <p><b>Posters and leaflets left at Consett Heart in preparation for the Christmas Market on 30th November.</b></p> <p>9th Dec - CTH attended a meeting to discuss business and how to improve the high street in the Consett Area - attended by business leaders in the area and Liz Twist - hosted by Gareth Thomas</p> <p>Gareth Thomas is the Labour (Co-op) MP for <a href="#">Harrow West</a>, and has been an MP continually since 1 May 1997. He currently holds the Government post of Parliamentary Under Secretary of State (Department for Business and Trade).</p> <p>As part of a local charity's volunteering programme, they have been running digital inclusion sessions.  <b>There are four booked in at Consett Heart, 10-12 on a Friday.</b></p> <p><b>Friday 10th, 17th, 24th and 31st January.</b></p> <p>As part of this drop in session, they have agreed that we can include the GIS mapping, and that anyone who would like to know more about what we are doing can drop in and get a demonstration. This ensures that people who are less comfortable with going online can get an insight into the approach.</p> <p><b>Draft HNA sent to DCC - Stuart Carter, Stephen Reed and Callum Harvey</b></p> <p><b>Management Committee Priorities:</b></p>
<p><b>Full Forum Meeting</b></p> <p><b>Agenda:</b></p>	<p><b>Sunday January 19th 2025</b></p> <p><b>AGM</b>  <b>Draft HNA</b>  <b>Financial report</b>  <b>GIS update</b>  <b>AOB</b></p> <p><b>After a full forum, and comprehensive community consultation - the HNA was redrafted, and then sent to AECOM. AECOM rescinded to our queries, and either amended them, or offered a</b></p>

	<p>rationale for their decisions. Based on this, and advice from Jo-ANne Garrick, we finalised the HNA, and AECOM have sent this to Locality for their final approval. Jo-Anne Garrick will now write the back paper for the document and explain the rationale for the approach and the inclusion in the NP.</p>
<p><b>Stage Five</b></p>	<p><b>Notes</b>  Over the next pages of the process we are focussing on finalising the Green Spaces and Heritage on the GIS mapping system - and then Jo-Anne will write the back papers. The aim is to have these completed by the 3rd-6th April, ready for our next Full Forum meeting - we have brought this forward slightly to avoid Easter and to give us more time to consult on the Design Code draft.</p> <p><b>Management Committee Priorities:</b>  Complete GIS mapping of green spaces and Heritage  An initial analysis and discussion of the design code draft.</p> <p>Our consultant Jo-Anne Garrick, is in the process of writing the back papers of the green spaces documents and the heritage documents. She will also be guiding us about what we will be</p>
<p><b>Full Forum Meeting</b></p> <p><b>Agenda:</b></p>	<p><b>Sunday April 6th 2025</b>  <b>Delves Lane Village Hall-</b></p> <p><b>Agenda:</b></p> <ul style="list-style-type: none"> <li>- Updated on draft NP</li> <li>- Consultation of design codes</li> <li>- GIS Mapping update</li> </ul> <p><b>MC to decide on whether to include business mapping in the NP.</b>  <b>Draft design code initial consultation</b>  <b>Review of GS and heritage mapping</b>  <b>Current planning</b>  <b>5th June meeting - Jo-Anne and Christine agree</b></p>

	to arrange to meet with Stuart Carter of DCC to provide an update = meeting arranged for 24th June at 2pm.
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<b>Stage Six</b>	<p><b>Notes</b></p> <p>As soon as the updated NP has been consulted on at Full forum level, we will update the CANF website accordingly.</p> <p><b>Management Committee Priorities:</b>  <b>Meetings held on line and in person - refer to minutes of full details.</b></p> <p>CTH attended the first day of the Inquiry, 10th June 2025 - with regards to the plans next to Duchy Court. She delivered an interested party statement that outlined the issues linked to the development as expressed by some members:</p> <ul style="list-style-type: none"> <li>- Loss of quality green space</li> <li>- Issues with accessibility</li> <li>- Housing Need Assessment - and how this identifies the developments that are needed in the Consett Area</li> <li>- Toxicity of the land and the slag heaps - avoid disturbing such land.</li> <li>- Lack of community buildings in the area.</li> </ul> <p>CTH also attended the inquiry on the afternoon of the 17th June to listen to key evidence and support Forum members.</p> <p><b>Note - the inquiry was suspended with the Project Genesis barrister expressing dissatisfaction with the Government Inspector. A new Inquiry date is yet to be decided upon.</b></p> <p><b>CTH put a request for the following:</b></p> <p><b>Freedom of Information Act 2000</b></p> <p><b>This request is being handled under the Freedom of Information Act 2000.</b></p> <p><b>Your request:</b></p>
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Could you please inform me about how much money Durham County Council gets from Project Genesis when they draw down the land in the Consett area?

With regards to this, is Durham County Council meeting its best value for the land in question?

There have been a series of disputes where Durham County Council are challenging Project Genesis for their use of the land, if the finances linked to this are taken into account, how much money does Durham County Council make from drawing down this land for Project Genesis?

Is the 1993 master agreement between Project Genesis and what was Derwentside Council, and since 2009 with Durham County Council, an illegal document because it is not best value compliant for Durham County Council?

Our response:

As per Section 1 (1) of the FOIA the information is not held by the council in the format requested.

We are unable to provide a response to the information you have requested as these fall outside of the FOI/EIR regime as it asks us to offer an opinion or puts

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a question on a request. The basis of the FOI/EIR is to provide recorded information and the questions as phrased do not ask for recorded information.

It is asking for opinion, officer judgement or dispute resolution which is outside of the act. The request is not asking for recorded information as held by the council. Officer judgement and thinking does not have to be disclosed under the act, as per the ICO guidance below:

The Act does not cover information that is in someone's head. If a member of the public asks for information, you only have to provide information you already have in recorded form. You do not have to create new information or find the answer to a question from staff who may happen to know it.

**22nd June - Forum leaflets about the next meeting were distributed on the Karbon Homes stall at the Consett Cycling Festival.**

**24th June - CTH - 10-11am meeting with Susan Tron from Durham Community Action, discuss rural housing and issues in Co Durham with regards to the suitability of housing, rising rents, social housing and affordability. We have agreed to share research and continue to work together to ensure that Co Durham gets the right types of housing - especially for young and old and for the most vulnerable.**

**24th June: - CTH 2pm-3pm Meeting with Stuart Carter of DCC, David Hanley of DCC and Jo-Anne Garrick: Discuss current drafts of the CANP as well as:**

- an update of the NP draft- including design codes
- settlement boundaries
- whether we need a business element
- community consultation

**AOB**

	<p>24th June CTH sent the following as an FOI request to Durham CC:</p> <p>Is Durham County Council Getting Best Value for Money from their association with Project Genesis?</p> <p>How much money does Durham County Council get from Project Genesis when they draw down the land in the Consett area?</p> <p>With regards to this, is Durham County Council meeting its best value for the land in question?</p>
<p><b>Full Forum Meeting</b></p> <p><b>Agenda:</b></p>	<p><b>Date:</b> Sunday 6th July 2025</p> <p><b>Time:</b> 2.00pm-4.00pm</p> <p><b>Venue:</b> Building Self-Belief, 46 Steel Street, Consett DH8 5EF</p> <p><b>Agenda:</b> Design codes and update draft Neighbourhood Plan</p> <p>Come along to the next Consett Area Neighbourhood Forum meeting! Help us create the very best Neighbourhood Plan for the Consett area. Everyone is welcome.</p> <ul style="list-style-type: none"> <li>- Review of June 2025 version of draft NP</li> <li>- Review of updated Design Codes</li> <li>- Preparation for consultations of the Design Codes document,</li> <li>- Any planning issues</li> <li>- AOB</li> </ul> <p>As soon as the updated NP has been consulted, at a Full forum level, we will update the CANF website accordingly.</p> <p><a href="https://forms.gle/a1z9s6rjiADfD8qo6">https://forms.gle/a1z9s6rjiADfD8qo6</a></p>

<p><b>Stage Seven</b></p>	<p><b>Notes</b></p> <p>All new councillors who did not make the Forum meeting have been approached so that they have a full understanding of what we are undertaking. Potentially using councillor small grants because there are no longer grants available through Locality because the government has pulled them.</p> <p>CTH and Ian to meet with Chris and George's about creating a photographic display of the selected green spaces and heritage sites- the aim is the make the NP easier to understand. And access by using visual aids.</p> <p>CTH to met with Stuart Armstrong about Consett Golf Club's business plan</p> <p>Wednesday 23rd July, Christine met with Kris and some golf club members about the golf club using some of the green spaces and allocation of land for recreation.</p> <p>Thursday 24th July Photography meeting- CANF meeting at 7pm:</p> <p>Agenda</p> <ul style="list-style-type: none"> <li>- draft design codes</li> <li>- NP update- actions</li> <li>- green wedges update</li> <li>- funding applications update</li> <li>- photography update</li> <li>- meetings and presentations and thoughts about community consultation and displays</li> <li>- change night for meetings?</li> <li>- actions</li> </ul> <p>24th July - CANF CN meeting -refer to minutes</p> <p>11th August CANF CM meeting - refer to minutes</p> <p>23rd August - CANF had a stall at Consett Market - very successful, on the whole everyone was very positive and encouraging about the concept of the NP.</p> <p>8th September CANF CM meeting - refer to minutes</p> <p>18th September - delivering an update to Consett Rotary</p> <p>Karbon Homes has invited us as guest speakers to present to their Forum about the draft NP- 24th</p>
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	<b>September.</b>
<b>Full Forum Meeting</b>  <b>Agenda:</b>	<b>Sunday 5th October 2025</b>  <b>Final Design Codes</b> <b>Consult with reference to draft CANP booklet</b> <b>Toastie Tuesdays - Digital Inclusion sessions</b> <b>every Tuesday 10-12 at Building Self-Belief, Steel</b> <b>Street, to offer ongoing community consultations</b> <b>about the NP.</b>
<b>Stage Eight -</b>	<b>Notes</b>  <b>Management Committee Priorities:</b>
<b>Full Forum Meeting</b> <b>- Review of Draft</b> <b>Plan</b> <b>TARGET FOR FULL</b> <b>CANP DRAFT TO</b> <b>BE COMPLETED</b> <b>Agenda:</b>	<b>Sunday January 2025</b>
<b>Stage Nine</b>	<b>Notes</b>  <b>Management Committee Priorities:</b>
<b>Full Forum Meeting</b>  <b>Agenda:</b>	<b>Sunday April 2026</b>