

Meeting with Jo-Anne Garrick – 25 Jan 2024

Attendees: Christine, Niamh, Lucy, Kelli, Jo-Anne

Biography: Worked in local authorities, mostly planning policy (Wear Valley and others, latest Northumberland CC). Then went private, to be able to do planning (not managing). Worked at GVA for 9 months, then set up on own in 2016.

Worked with Ponteland first, then Darlington and other neighbourhood plans, including City of Durham parish.

Took East Boldon all the way through. They are still really active and a good contact for us.

Suggested Approach

Are there quick wins?

What is minimum to get initial plan?

Typical areas to consider including:

- Allocate sites for development
- Settlement boundaries
- Design
- Conservation
- Character of the area
- Green spaces
- Non-designated heritage assets
- Community actions, e.g., traffic calming – planner will not look at these, but these are about intentions to work with council on these

Transport/traffic is tricky. Planners will not refuse application unless impact is “severe”

Design code – done by ACOM – need a brief to get the best out of them.

Look at County Durham plan – what is missing? E.g., not enough detail, not strong enough, make relevant to THIS area

- What do you like?
- What don't you like?
- What do you want to change?

Vision – look at good examples (Jo-Anne to provide). Discuss and agree at MC

Section 106 – legal agreement for payment to be made or things to be built/delivered. But developers often come back and renegotiate down.

Design code is good but need to get design principles into the main plan, otherwise no teeth.

Beware supplementary guidance, as this has less teeth and developers will argue it is not important compared to main plan

East Boldon did a lot with schools, to get them involved in what they want.

Actions:

Joanne to provide:

- Electronic copies of documents shared
- Examples of good plans
- Contact for East Boldon forum
- Key questions to ask ourselves

For MC meeting agenda:

- All to review example plans
- All to review Durham plan – what do we want to address?