

**DARLINGTON LOCAL PLAN 2016-36:
CONSULTATION STATEMENT**

STAGE 1: ISSUES AND SCOPING

APPENDICES

Appendix 2 – Summary of Issues and Scoping comments received

All of the comments received in relation to the Darlington Local Plan Issues and Scoping Consultation can be viewed on the Local Plan microsite at www.darlington.gov.uk/localplan

A summary of the responses can be seen below, listed by topic.

Gypsy and Traveller Comments

Respondent	Comments
Durham County Council	Would be interested in exploring issues in the future such as the increased need for Gypsy and Traveller Accommodation
Hurworth Parish Council	Would like to see traveller sites earmarked and subject to the same consultation process and regulations.
Darlington Friends of the Earth	The erratic site by site developments over the last few years have resulted in unplanned, scattered settlements which have affected the character of their areas. Firm, clear policy is required to control the situation.
Simon Coultas	Do not see why as a tax payer we should have to consider the needs of travellers and do not see how Darlington could take anymore.
Land Factor	In agreement that the evidence for this needs reviewing and bringing up to date
CPRE	Provision for Gypsies is a major issue in some parts of the borough, particularly Skipbridge / Neasham Road area, Brafferton and Heighington. Erratic development over the years have resulted in scattered development that has affected the character of areas.

Environment Comments

Respondent	Comments
Hurworth ADD	All new houses built should have solar panels on roof.
Paul Shutt	Open / Green spaces should not be developed for housing - should be last resort
Peter Ellerton; Hugh Jackson	Villages are not being protected from developers and these provide a healthy and enjoyable environment; do not spoil villages
Hurworth Parish Council; Simon Coultas; HADD	Building new villages will protect the history and heritage of our current villages and prevent these existing villages from merging into towns; object to extending existing villages
Hurworth Parish Council; Durham Bird Club; Darlington Friends of the Earth; HADD; CPRE	Would like to see the reinstatement of development boundaries to delineate new and existing settlements;
Hurworth Parish Council	Would like to see a reference in vision to environmental sustainability.
Durham Wildlife Trust; Durham Bird Club; Darlington Friends of the Earth	Green infrastructure plays a valuable role in making development sustainable, providing environmental, social and economic benefits.
Durham Wildlife Trust	There is a cost to maintaining green infrastructure and all development should provide a financial contribution to meeting those costs so that benefits to society can be maintained into the future.
Durham Wildlife Trust; Simon Coultas	New development should sit within the natural environment, not be imposed upon it; preserve the assets Darlington possesses.
Durham Wildlife Trust	Robust process should be in place to identify the natural assets of the borough and set out where development can be delivered without damaging those assets. There should be a system in place that shows where mitigation for damage can be delivered to enhance natural assets and provide a robust ecological network across the borough.
Durham Bird Club	Concerned how biodiversity action plans and targets will be delivered in the present financial climate
Durham Bird Club; Darlington Friends of the Earth	Green infrastructure should include 'homes for nature' - current design of buildings discourages nesting birds but the provision of nest boxes, for example, may well remedy this problem - benefit health and well-being. To be encouraged on major developments.

Respondent	Comments
Durham Bird Club; Darlington Friends of the Earth	More research needed on flood risk.
Durham Bird Club; Darlington Friends of the Earth	More research needed on ecology - surveys to be undertaken April - June
Durham Bird Club; Darlington Friends of the Earth	Environmental Appraisals should be undertaken to support new policies with reference to records held by existing organisations, such as Durham Wildlife Trust, etc.
Durham Bird Club; Darlington Friends of the Earth	More research needed on the Bright Water Project, a Landscape Partnership for the River Skerne.
Durham Bird Club; Darlington Friends of the Earth	Support section on Landscape Character
Durham Bird Club; Darlington Friends of the Earth; CPRE	Support existing policy approach which protects the green infrastructure from losses, although policy effectiveness remains to be seen given current loss of green spaces for development. Simplification of existing approach is desirable if it does not weaken the policy.
Durham Bird Club	Concerns how any enhanced and expanded green infrastructure will be maintained and managed in the future once it is handed over from the developer to the Council given the Council's needs to meet financial targets.
Durham Bird Club	Green corridors should be maintained, or wherever possible, created.
Durham Bird Club	Support the existing 'conserve, and where possible enhance' approach to policy and is pleased this will be reflected in the new local plan.
Durham Bird Club	Any biodiversity off-setting plans should only be undertaken as a last resort and will need to be carefully managed and implemented.
Durham Bird Club; Darlington Friends of the Earth	Support approach taken in section on Sport, recreation and open space
Durham Bird Club; Darlington Friends of the Earth	Section on Managing development - wish to see the Wildlife and Countryside Act 1981 and the EU Birds and Habitat Directives etc. included
Durham Bird Club	Seek assurance that the Local Nature Reserve at Maidendale will be allowed to flourish and expand northwards towards Lingfield as the site holds Durham BAP species and holds Amber and Red data bird species.

Respondent	Comments
Northumbrian Water	Encourages DBC to give greater consideration to the core principle of flood risk and sustainable water management in order to ensure the resilient future of healthy communities. We note that flood risk and water management was a cross cutting strategic objective in the 2011 adopted Core Strategy, although we consider that the importance of the subject and its key messages were not necessarily fully drawn out in the Core Strategy CS16. We request that this subject is given greater consideration in the emerging local plan.
Northumbrian Water	Consider the environment should be included as a separate issue into which Green Infrastructure, Biodiversity and Geodiversity, etc. should be included along with climate change, reducing and mitigating flood risk and sustainable water management. They should be given full regard in appropriate policies so that due weight can be ultimately attached to such policies.
Northumbrian Water; George F White	DBC should ensure that the Tees Valley Water Cycle Study 2012 and the Darlington SFRA 2010 are still relevant and appropriate on which to base new flood risk and sustainable water management policies.
Alan Miller	Darlington has a beautiful green boundary and presents a welcome entrance to the town. Important that the rural beauty is maintained and any development sympathetic.
Darlington Friends of the Earth	Further research needed on clean air monitoring
Darlington Friends of the Earth	Passivhaus standards would cut energy demand by 90%.
Darlington Friends of the Earth	Interested in the Council's review of energy policy, particularly with regard to wind and solar energy and anaerobic digestion.
Gladman Developments	Identification of any local environmental designations, including gaps and separation policies must be predicated on a robust and comprehensive evidence base that can be used in the planning balance advocated by the framework.
Gladman Developments	Council need to update and scrutinise their evidence in relation to development constraints so as to be able to test whether any harm caused to these constraints significantly and demonstrably outweigh the benefits of delivering the full OAN for housing
George F White	Landscape character assessment needed
George F White	Open space, sport and recreation provision assessment needed
George F White	Further work needed on Green Infrastructure Strategy
George F White	Renewable energy, low carbon energy generation and energy efficiency study needed

Respondent	Comments
Land Factor	As Building Regs cover renewable energy and energy efficiency, we consider the proposed policy should contain the same targets and nothing more onerous than those contained within Part L. Onerous requirements could have a major impact on viability.
Land Factor	In agreement with approach to landscape character.
Land Factor	In agreement with approach to retain existing GI policy.
Land Factor; CPRE	Agree with approach to reflect the current policy approach in the new local plan - however would stress that a positive view should be taken upon developments which would be capable of having a positive impact upon biodiversity and geodiversity through measures of improvement and enhancement of sites.
Land Factor	Agree with approach of safeguarding and improving sports, recreation and open space. Not supportive of seeking developer contributions to improve facilities nearby.
CPRE	Support approach in identifying and seeking to safeguard most valued landscapes
CPRE	Support approach for sport, recreation and open space.
MSG Parish Council	We trust the Whinnies and Water Park will remain as conservation areas, even if hemmed in by the houses?
MSG Parish Council	If there is any hope of MSG keeping a rural or even semi-rural atmosphere then rural gaps between the village and Morton Park to the west, and from the airport to the east, should remain.
Environment Agency	New climate change allowance figures published recently. Making an allowance for climate change in Strategic Flood Risk Assessment will help minimise vulnerability and provide resilience to flooding and coastal change in the future.
Environment Agency	Vital that the Local Plan has regard to objectives of Water Framework Directive and Northumbria River Basin Management Plan.
Environment Agency	No preference towards potential strategic options for housing, however advise that any new sites that are identified in flood zones be subject to sequential test.
Barton Wilmore; HBF; Persimmon	Support the need to shift how energy improvements in new development are secured away from the planning system and to building regulations.
Barton Wilmore	Proposals at Burdon Hill do provide a number of key pieces of green infrastructure - this can only happen when viability is not unduly affected. Therefore Bellway seeks flexibility in terms of any requirements for green infrastructure provision contained in the local plan.

Respondent	Comments
Barton Wilmore	Need to present need for sport, recreation and open space transparently, stating clearly what DBC believes is needed to be provided and the evidence which supports these requirements. Viability will also need to be considered as part of this process.
Natural England	Note that one of the housing options is northern expansion following the A167. From scale not sure how far this extension may reach but there is potential for it to impact upon SSSI field in particular and so any policy regarding housing expansion in this area would need to consider this site.
Natural England	Plan should give appropriate weight to roles performed by areas soils.
Natural England	Expect plan to address the impacts of air quality on natural environment.
Natural England	Local plan may provide opportunities to enhance character and local distinctiveness of natural and built environment.

Housing Comments

Respondent	Comments
Paul Shutt	Open / green spaces should not be developed for housing - should be last resort
Paul Shutt; Durham Bird Club; Darlington Friends of the Earth	Darlington Rolling Mills site is an eyesore and should be developed; Brownfield sites should be developed before greenfield sites
Peter Ellerton	Villages are not being protected from developers and these provide a healthy and enjoyable environment
Simon Coultas; Andrew O'Neill	Do not support extending existing villages, risk of losing countryside's unique character, urban sprawl
Peter Ellerton	There are older areas located in the north of the town that now need to be developed but at the same time it is important to retain local character
Peter Ellerton	Houses must be affordable across the board and sufficient built for all people of the town.
Hartlepool Borough Council	Through over-allocating there is a real danger that the market will be flooded with planning permissions which will make it hard to ensure delivery and certainty.
Hartlepool Borough Council	Although you have suggested potential housing areas you have not suggested what improvements in highway terms would go with each of those individual proposals - there are particular congestion problems from Great Burdon around the White Horse and up North Road. Need to give residents some idea of how the highway issues may be resolved.

Respondent	Comments
Hurworth Parish Council	Supportive of the proposal to build new villages.
CPRE	Not supportive of new settlements in rural areas; negative impact on countryside, new community facilities will be required; unsustainable.
Simon Coultas; Barton Wilmore; Andrew O'Neill	DBC should consider the development of a whole new settlement in a similar format to say, Wynyard for example; incorporate mix of housing needed, fewer objections, help preserve countryside, new infrastructure; Garden City approach should be given serious consideration.
Hurworth Parish Council; HADD	Would like to see some specific thought, reference and response to how you increase the value of sites at growth zones to attract developers. For example using natural land borders to differentiate between less desirable and more desirable potential sites , investment in adjacent areas, etc.
Hurworth Parish Council; HADD	Has any research been undertaken into where people live in Darlington in relation to where they work in terms of percentages.
Hurworth Parish Council	Supports development at MSG due to the road and rail infrastructure near to the airport site.
Hurworth Parish Council; HADD	Notion to build new settlement next to A1 a good suggestion as villages desirable and existing villages would not merge into towns
Hurworth Parish Council; HADD	Do not support the large, character changing developments of Hurworth Village as will lose unique character
Hurworth Parish Council	How can DBC ensure sites with full permission are brought forward by developers
Hurworth Parish Council; HADD	As a town, can't we forge a strategy to support first-time buyers to access the property ladder with key stakeholders?
Mr & Mrs Simmons; Timothy Ellis; Mrs Sandra Robinson; Anne Armstrong; Dixon Binks; Allan Makepeace; Ann Elizabeth Upex; Mrs V Binks; Brian and Janet Bailey; Whinfield Residents Association; Robert and Marian Howard; Judith Murray; Roger Fitzpatrick-Odahamier; Mr J W Chalk; Colin Spain	Strongly disagree with developing land at Muscar House Farm, busy traffic, schools, doctors surgery, increase in accidents, deprive the public of a natural area, detract from appearance of Darlington on approach from Teesside; detrimental to habitats or many creatures, existing residents will be deprived of privacy and views; Flood plain area; loss of valuable agricultural land; 700m from listed structures; poor access to facilities; Very concerned about volume and speed of traffic on Barmpton Lane

Respondent	Comments
Durham Bird Club	We believe that Councils tend to work with higher pop figures than we consider necessary resulting in requiring more houses and consequently more greenfield land.
Durham Bird Club; Darlington Friends of the Earth	Object to new settlements in rural areas except where they are built close to existing public transport links
Durham Bird Club; Alan Hutchinson	Object to Northern extension to town and new dwellings proposed close to River Skerne. Should avoid flood plains entirely. Keen to know what infrastructure proposals will mitigate the effects of road congestion without detrimental impact on countryside. Object on grounds of sustainability, damage to green belt, public rights of way, valuable agricultural land, lack of evidence; transport issues.
George F White; NLP; Andrew O'Neill; Jamie Noble	Strong support for extension to north - would utilise existing services and facilities and provide further services, facilities and infrastructure. Our clients site is identified in Interim planning position statement and was previously submitted to SHLAA process. Assessed as suitable, available and deliverable; Support the potential for creation of new settlement; Many benefits
Darlington Friends of the Earth; CPRE	Small Northern Extension to town may be appropriate - however need to ensure there are sufficient services and community facilities; Object to very large yellow blob on plan.
Durham Bird Club; Darlington Friends of the Earth; Neasham Parish Council; CPRE	Object to Southern extension to town - current natural boundary of the town should be maintained. Eager to understand transport improvements to mitigate effects of road congestion without having a detrimental impact on countryside.
Durham Bird Club; Darlington Friends of the Earth; CPRE	Sensible, suitable extensions to existing villages have a place but must not be detrimental to wildlife
Durham Bird Club; Dixon Binks; Darlington Friends of the Earth; Mrs V Binks; Whinfield Residents Association; Simon Coultas; HADD; CPRE; Judith Murray; Roger Fitzpatrick-Odahamier; Andrew O'Neill	Would like to investigate the 10,000 figure further. Are so many houses actually required? Is there the number of jobs available to support the housing demand; Where is the evidence for so many new homes; In light of Brexit
Durham Bird Club; Darlington Friends of the Earth; CPRE	Would like to see what is planned for North West Growth Zone particularly, and local and strategic highway issues to alleviate the already congested road network at peak times. Concerned how highway improvements will impact on wildlife.

Respondent	Comments
Durham Bird Club; Darlington Friends of the Earth; CPRE	Would like to see what is planned for Eastern Growth Zone particularly, and local and strategic highway issues to alleviate the already congested road network at peak times. Concerned how highway improvements will impact on wildlife.
Northumbrian Water	Support sustainable development and committed to supporting new development growth.
Alan Miller	Spread the load of future housing equally, north, south, east and west, avoid one area having to shoulder an unequal burden of traffic, school places and GP access that new properties generate.
Alan Miller	If north is to be developed the plan should include actions to remove through traffic using the A167 to access Stockton and Middlesbrough. This would need a new link road. Would provide traffic relief and the ability to take more local traffic from new homes.
Darlington Friends of the Earth; Phil Wood; HADD; Andrew O'Neill	Heart of the town has much empty space, above shops and in buildings that have been unused for many years. Could provide dwellings and promote sustainability by putting people adjacent to work / shopping / leisure destinations; Focus should be on developing the housing stock in the town centre and regenerating areas in the town; Mix of housing including some apartments could help meet targets and also provide affordable housing for first time buyers.
Darlington Friends of the Earth; CPRE	Ideally the housing required should be accommodated within the existing allocated sites.
Darlington Friends of the Earth; CPRE	Any land allocated for housing and its supporting uses must be phased to ensure brownfield sites are prioritised and that land is developed adjacent to existing development and that the minimum of greenfield land is used.
Darlington Friends of the Earth; CPRE	Improving the quality of housing stock is important way of making borough attractive now and in future, reducing the need to build on greenfield sites.
Darlington friends of the Earth	Agree with Council's views on Central Growth Zone
Alan Hutchinson	Object to inclusion of Elm Tree Farm / Darlington Golf Course as they are unsustainable.
Irene Ord	Object to development at Woodburn Nursery - local and national heritage being cast aside or demeaned in favour of back land development permitted over-crowded, less distinctive mass produced houses that would undeservedly burden Woodburn Cottage with negative social / cultural; environmental / economic issues.
Neasham Parish Council	There are areas within the parish which could be suitable for infill development, provided it was sensitive in both design and density to the immediate surroundings.

Respondent	Comments
Neasham Parish Council	There are areas of farm-land to the north of Brass Castle and to the west of the Black Path / Roman Road which may be regarded by some as suitable for larger scale residential development. Such development would need to be supported regards facilities, infrastructure and access from MSG.
Neasham Parish Council	Does not believe that civil parish has any material contribution to make to satisfy the borough's housing needs.
Neasham Parish Council	Important for close monitoring to ensure that housing increases do not exceed economic targets.
Neasham Parish Council; Phil Wood	Important that improved 'age-proofed' housing is available to residents; housing for older population
Neasham Parish Council; Phil Wood	CS11 of Core Strategy identifies needs for affordable housing, housing for people with disabilities etc. however younger families also have aspirations for modern living and it is therefore important that policies are fairly applied in order that town maintains its homogenous character and respects needs of its indigenous population; more single people
Phil Wood	Housing as close to possible to jobs
Phil Wood	Need for some housing in rural areas but it must be recognised that this will reduce the desire of developers to building in the town centre and limits on numbers should be set to avoid this - preference for new homes close to existing facilities.
Phil Wood	Use existing car parks for housing with parking underneath if space is needed
Phil Wood	Increasing density of housing in the town centre can be achieved without compromising quality to provide housing close to facilities
Gladman Developments; Barton Wilmore; HBF; Persimmon	Essential that sufficient housing is provided to deliver economic growth aspirations of Darlington and wider north east; Housing growth should be informed and closely aligned with the economic growth ambitions of borough.
Gladman Developments	The strategic locations are critical to the success of Darlington, however must acknowledge that rural settlements are not inherently unsustainable - essential that the needs of the sustainable rural settlements across the borough are assessed and a meaningful level of growth apportioned to them to ensure their ongoing vitality and viability.
Gladman Developments	Widest range of possible sites, by size and market location are required, to maximise housing supply so that house builders of all types and sizes have access to suitable land.

Respondent	Comments
Gladman Developments	Starting points for housing and economic needs will need to be informed by the Housing Market Area (HMA) and Functional Economic Market Area (FEMA) taking account latest Sub National Population Projections.
Gladman Developments	Need to undertake a thorough assessment of all existing and potential housing sites to determine that they remain suitable, available and deliverable in the plan period and realistic judgements to capacity, timing of delivery for 5 year supply.
Gladman Developments; ELG Taylor Wimpey	Flexibility needs to be built in so housing requirement attained and exceeded - need to over-allocate; by 20%
Gladman Developments; Persimmon	Object to Liverpool method of dealing with housing backlog
Gladman Developments	Council need to update and scrutinise their evidence in relation to development constraints so as to be able to test whether any harm caused to these constraints significantly and demonstrably outweigh the benefits of deliver the full OAN for housing
Gladman Developments; Andrew O'Neill	Supports the growth to the south west of Darlington. Land interests at Staindrop Road, being promoted in conjunction with Taylor Wimpey - suitably and sustainably located for housing. Deliverable and achievable now; If a need for more rural housing then I suggest a purpose built development to the west of the A1 as suggested - planned to include the sufficient necessary amenities and roads to take the flow of traffic.
HADD	Where other councils have even come close to achieving their government set housing targets, these councils have used their own land for development in order to take more control over the issue. Crown Street could prove very attractive to developers - more people living in town centre see town centres prosper. How can the council use its land and assets to meet its housing target?
HADD	What research has been undertaken to determine the types of new build required in Darlington?
George F White; Persimmon; ELG Taylor Wimpey; DPP obo Darlington Mowden Park RFC and ESRG Developments	New SHLAA needed to incorporate call for sites.
George F White; Fairhurst	Further work on OAN needed
George F White; Fairhurst	Further work on population and household forecasts needed
George F White; Fairhurst	Further work on SHMA needed

Respondent	Comments
George F White; Fairhurst; DPP obo Darlington Mowden Park RFC and ESRG Developments	Further work on 5-year supply of deliverable housing sites needed
George F White	Housing needs survey needed
George F White	Strategic land review needed
George F White	Further work needed on self and custom build
Land Factor; NLP	Supportive of the research showing the level of new homes needed, should be treated as a minimum not a ceiling
Land Factor	In areas of strategic housing growth new retail offers should be planned, ensuring local services are available to those areas and ensuring those locations are sustainable.
Land Factor; HBF; Persimmon	In support of more land than needed being allocated to ensure target is met is some sites do not progress or progress is slower than expected.
Land Factor	Supportive of initial options - key to delivering ambitious housing target will be via strategic delivery
Land Factor	Submitted 2 sites as call for sites, Burtree Farm House. Excellent opportunity for strategic development, deliverable in the short term.
Land Factor	Supportive of comprehensive review of existing Core Strategy policy so new housing matched to identified local needs. Executive housing can be achieved on any site so we do not agree with allocating sites to meet just those needs.
Land Factor	In agreement that if at all possible through the planning system a new policy is able to be prepared to deal with the existing housing stock to uplift the quality of the living environment then this would be a positive and welcomed approach.
Land Factor	Supportive of North West Growth zone.
Land Factor	In agreement that there is potential for development in Eastern Growth Zone, however we are not of the opinion that the same appetite would exist for this location as it would for other areas within the authority.
CPRE	Whether any housing need needs to be imported or exported will require investigation - SHMA considers that Darlington has a self-contained market so immigration and migration is not expected to be significant

Respondent	Comments
CPRE	There should be some provision to allow for windfall sites
CPRE	Bellburn Lane site should be retained as public open space
CPRE	Where new housing is proposed it should be permitted only where there are adequate community facilities and utilities.
MSG Parish Council	If DTVA housing is delivered as planned, it will fracture the existing village and, in effect form a village of its own. It will be the death knell for airport operations.
MSG Parish Council; Councillor Doris Jones, Councillor Brian Jones; Councillor Steve York; Keith Walker	MSG increasing in size due to residential developments. New development should be proportional to size of existing settlement. Master plan for village is required rather than piecemeal approvals to allow growth to be managed and ensure all infrastructure in place at appropriate time. Roads, schools, services, etc.; MSG cannot cope as it is, infrastructure cannot cope
MSG Parish Council	You state in IPPS that Affordable housing typically 20%. None of the current developments seem to adhere to this target.
Councillor Doris Jones; Councillor Brian Jones; Councillor Steve York	Document refers to current approvals of 1,900. Before Grendon Gardens MSG was approved it was conceded that this was actually 2,600 and there have been hundreds more since then.
Councillor Doris Jones; Councillor Brian Jones; Councillor Steve York	MSG is not showing on the map of sites capable of accommodating a sustainable housing proposal. Does this mean that there is an acknowledgement that we can no longer accept a sustainable housing proposal?
Councillor Doris Jones; Councillor Brian Jones; Councillor Steve York	Sites at Redhall, east of town centre and several other larger sites can fulfil the need without any further development in the villages.
Councillor Doris Jones; Councillor Brian Jones; Councillor Steve York	We don't need copious numbers of new family homes, as evidenced in SHMA, where substantial part of need is shown to be affordable. Small bungalows that elderly people can manage would help them live longer in own homes.
Councillor Doris Jones; Councillor Brian Jones; Councillor Steve York	We note that Darlington Golf Course has not been included as a potentially sustainable site - we believed this was considered a possible site being close to education and facilities. This surely has to be a potential site?
Environment Agency	No preference towards potential strategic options for housing, however advise that any new sites that are identified in flood zones be subject to sequential test.

Respondent	Comments
Barton Wilmore	Commend council for considering alternative options to ensure a deliverable supply of housing can be identified during plan period.
NLP	NWL welcomes Councils recognition that more housing is needed, and that there is a need to allocate more than is needed to make sure housing target is met.
NLP	NWL consider that Sadberge is a sustainable location and should be considered to be a location for growth.
Barton Wilmore	Keen to ensure that local plan assists rather than hinders deliverability of Eastern Growth Zone - in particular that local plan flexible enough to allow housing on the site to come forward which is market facing, rather than dependent on rigid timescales and criteria.
Barton Wilmore	Advocate that DBC moves away from any rigid criteria based policies which specify house type, and instead assess each site on its individual merits and according to site specific factors.
Barton Wilmore	Affordable housing - an appropriate balance should be struck between addressing housing needs in the borough and ensuring an appropriate level of affordable housing and flexible tenure mix to support viability on key development sites.
HBF	Methodology employed regarding backlog of housing requirements seems at odds with NPPG guidance.
HBF	Proposed plan requirement is unlikely to meet the annual need for affordable housing. As such council should consider whether an uplift is required to ensure that the full OAN of both market and affordable housing are met.
Persimmon; ELG Taylor Wimpey; DPP obo Darlington Mowden Park RFC and ESRG Developments	Object to phasing policy as it would place unnecessary barrier to development coming forward contrary to NPPF; essential not to constrain housing growth with an unrealistic expectation on delivery rates.
Persimmon; ELG Taylor Wimpey	Suggest that the Council should identify additional growth zones to meet the significantly higher housing requirement now being proposed. Most appropriate to the north, south and west of the town.
Persimmon	Support for focussing development around urban fringe first, then to most sustainable villages.
Fairhurst	MSG is a sustainable location and we can demonstrate that there are appropriate sites for development within the village. Land at Station Road put forward, previously assessed as part of SHLAA and was considered unsuitable. Site submission demonstrates sustainable and deliverable.

Respondent	Comments
ELG Taylor Wimpey	Would be happy to discuss with council sites at Land to the north of Berrymead farm (pending planning application) and land between Coniscliffe Road and Staindrop Road (Detailed pre-app discussions and master planning).
DPP obo Darlington Mowden Park RFC and ESRG Developments	Submitted details in respect of land to East of Mowden Park RFC stadium as strategic extension to the urban area. Should give priority to sites on edge of settlements, but secondary driver is need to help enable long term future of Mowden Park and the Rugby Club. Discussions ongoing with Council to create comprehensive development proposal.

Employment Comments

Respondent	Comments
Paul Shutt	We do not need the Rolling Mills site for industrial development.
Peter Ellerton	Quality of jobs and apprenticeships have got to be high on the agenda
Peter Ellerton	Economic Growth needs to be more clearly defined. Not just about jobs, but what kind of jobs. Skilled economic growth has been in decline for years. Need more industry. Lost the railways, forging works, manufacturing over the years, thousands of skills lost from the town.
Durham Bird Club; Darlington Friends of the Earth; Land Factor; CPRE	Realistic but ambitious jobs target policy is important.
Durham Bird Club	Forecasting of population change and housing needs indicates there will be enough working age people to fill all the jobs if the strategic jobs target is met. This means that there will be no need to plan for major population inward migration
Peter Ellerton	People will only come to Darlington if we have the right employment opportunities, not because we have simply built houses.
Neasham Parish Council	No scope in Neasham parish for employment creation.
Phil Wood	Changes in peoples lifestyles do not appear to have been covered fully; working at home; working remotely; working longer after retirement; multi jobs; work life balance. Items such as these might require homes to be closer to work, contain work space or have remote facilities at hand.

Respondent	Comments
Phil Wood	Providing as wide an access to jobs as possible to help raise the value and variety of jobs undertaken, to include both a diversity of jobs and of people.
Phil Wood	The type of work and new ways in which people might work along with an older population being required to work will have a considerable effect on the shape of communities in the future.
Phil Wood	Housing as close to possible as jobs
Phil Wood; George F White; Barton Wilmore	More research needed on areas of potential economic growth, workforce requirements and travel to work patterns; Employment land review needed; Employment Land and premises demand study needed.
Gladman Developments	Starting points for housing and economic needs will need to be informed by the Housing Market Area (HMA) and Functional Economic Market Area (FEMA) taking account latest Sub National Population Projections.
Land Factor	Supportive of approach to employment sites. Market research key to identifying need, followed by location.
Land Factor	Do not agree with robust policy to safeguard valuable employment land from other uses. Should not go against policies of NPPF. If employment site valuable will progress naturally without the need to be protected during plan period.
CPRE	Pleased to see the council considers there is enough employment land already allocated and trusts the various types, sizes and quality of sites required can be accommodated within these areas.
CPRE	Robust policy to safeguard employment land from other uses is essential.
MSG Parish Council	Statements in section about strong growth are encouraging.
MSG Parish Council	Should it not be considered to base some of this growth outside of the town centre and thus reduce traffic congestion and parking difficulties?
MSG Parish Council	MSG experiencing unprecedented growth. If this is to continue unabated additional employment opportunities in the area should be considered, perhaps some light engineering or service industries to provide local jobs for local people. For example, airport could be better used.
Judith Murray; Roger Fitzpatrick-Odahamier	Call into question economic growth DBC plans to achieve in next 20 years - should be revisited in light of Brexit.

Respondent	Comments
Barton Wilmore; Persimmon; ELG Taylor Wimpey	Economic Growth needs to be key priority of the borough over the next 20 years and this should be fully aligned with the Tees Valley SEP and the Council's own Economic Strategy; pleased to see the council providing a positive economic strategy for the plan - should be aligned with housing growth.
Barton Wilmore	Query the statement that research has indicated that 'population and housing needs indicate that there will be enough working age people to fill all the jobs if the strategic jobs target were met' SHMA takes a conservative approach to future job growth that does not align with economic ambitions of Council or TV. Could be more robust to consider data from another economic forecasting house. Some evidence from MSG appeal on decline in working age population and increase in net inward migration.
Barton Wilmore	Request that boundaries of Economic Growth Zones are made more explicit to include our clients land (Burdon Hill) in its entirety. Capable of accommodating a notable amount of the Borough's housing requirement over plan period and capacity outlined in SHLAA (1,250 new homes) should be applied to this land rather than that shown in now withdrawn MGP. Land has been subject to detailed highway discussions and suitable highway solution agreed in principle.

Town Centre Comments

Respondent	Comments
Paul Shutt	Free parking encourages people to visit
Hurworth Parish Council; HADD	Support town centre developments as those have immediate access to all facilities
Durham Bird Club; Darlington Friends of the Earth; CPRE	Agree with Council's views. Developers should have to provide retail impact assessments for proposals for out of centre developments together with Environmental appraisals and ecological surveys
Darlington friends of the Earth; NLP	Agree with Council's views on Central Growth Zone
Phil Wood	Town Centre should be a vibrant hub for the villages and hamlets and a desirable place to live. The size, purpose and shape of the town centre and the villages will be a key to how Darlington will look in 20 years.

Respondent	Comments
Phil Wood	With a reducing / changing requirement for retail provision the use and mix of town centre premises and facilities will continue to change providing new alternatives to ongoing issues.
Phil Wood; George F White	More work needed on shopping and entertainment leisure patterns, now and in future, to include need for floor space over the 20 year period of the plan
Land Factor	In agreement with approach, unless trends in the way town centres are used changes.
Land Factor	In areas of strategic housing growth new retail offers should be planned, ensuring local services are available to those areas and ensuring those locations are sustainable.
Land Factor; CPRE	Supportive of approach to Town centre. DBC has been a pioneering authority in demonstrating other ways on how to attract business to town.
CPRE	Agree with taking the IPPS policy forward into the new local plan.
MSG Parish Council	Covered market. It is appreciated that private investment is needed to keep this facility and key area of the town viable. As tax payers we would like to know what arrangement is being considered and how upkeep costs, rental costs and profits to the investor are regulated and monitored.
MSG Parish Council	In Town and District Centres section - why is Middleton St George the only area outside of the town highlighted in this section? The IPPS stipulates 'development within these centres is consistent with the centre's scale'. How does this scale work as for a village of our size, there is very little in the way of retail outlets? In addition, accessibility to the town and retail parks is non-existent for the eastern end of the village as Arriva will not run a bus service there.

General Comments

Respondent	Comments
Peter Ellerton	In broad terms, scoping document is sound, however finer details as to how this is going to be achieved need to be put in place.
Peter Ellerton; Hurworth Parish Council; Hartlepool Borough Council; Simon Coultas; HADD; Andrew O'Neil	20 Year plan too ambitious. Blocks of 5 years seem more realistic; ten years more relevant timescale; DCLG advised that we should only do a 15 year plan due to the lack of certainty on delivery and infrastructure requirements. In general plans are reviewed within 5 to 10 years anyway. Brexit

Respondent	Comments
Durham Bird Club; Northumbrian Water; Darlington Friends of the Earth; Neasham Parish Council; Phil Wood; Gladman Developments' George F White; Land Factor; CPRE; Barton Wilmore; NLP; HBF; Persimmon; Fairhurst; ELG Taylor Wimpey	Period up to 2036 is right period for new local plan; Agree a 20 year vision is appropriate; purpose and process for this needs to be set out if the monitoring of progress is to be possible;
Phil Wood	Lead-in and timing of developments should be assessed and included as part of the plan.
Hurworth Parish Council; HADD	Would be helpful to have a glossary of terms and a definition specific to Darlington, or the word 'sustainable' would be helpful.
Hurworth Parish Council; HADD; Whinfield Residents Association	From the layout of the present document it is not clear what the aims and objectives are. Would like to see an easy to navigate document for non--specialists. The insertion of clear headings and sub-headings would go some way to provide clarity; Vague and no details of proposed sites.
Hurworth Parish Council	New document should be simple in language and accessible to the lay-person.
Hurworth Parish Council; Durham Bird Club; Darlington Friends of the Earth; CPRE	Are the figures for projected population growth accurate given recent release of sub-national population prediction data; has the Council eliminated the possibility of double counting with neighbouring authorities; We believe councils work with higher pop figures than necessary resulting in requiring more houses and consequently more green field land
Durham Bird Club; Darlington Friends of the Earth; Simon Coultas; Phil Wood; George F White; CPRE; Barton Wilmore; NLP; Andrew O'Neill; HBF; Persimmon; ELG Taylor Wimpey	Agree with issues highlighted
Northumbrian Water	Support the issues identified in the Issues and Scoping paper.

Respondent	Comments
V Coxwell	Waste of time and effort if past record of DBC anything to go on - healthy Council Tax returns together with money paid to 'buy out' clauses that are not as profitable to either the Council or the developer, would appear to be far more important than maintaining sustainable communities.
Alan Hutchinson	The Council cannot afford to pay for the services the current population receive; Increasing the population will only serve to have a detrimental effect on the Council's ability to deliver services once Government funding for new homes ceases.
Gladman Developments	Critical that the starting point for the DLP is a robust and justified evidence base.
Gladman Developments	Plan needs to present solutions to the issues facing Darlington which are aspirational, whilst being realistic and deliverable in line with para 154 of the NPPF
Gladman Developments	Need to be mindful of development viability in order to ensure there are no fundamental barriers to delivering growth.
George F White	Further issues that should be addressed within the emerging local plan are:conserving heritage assets, valued landscapes, natural environment and community well-being.
George F White	Further work on population and household forecasts needed
Land Factor	Good design is pivotal to making a place attractive; careful thought required through master planning and good quality design
Land Factor; CPRE	Supportive of suggested approach to managing development; agree as a starting point.
Land Factor	Agree that devising a process and a set of criteria for making choices about where new development should happen is right approach - should however be flexible.
CPRE	Considers devising a process and set of criteria against which deliverability can be assessed will help to bring clarity, certainty and transparency. Will assist evidence base local authorities required to provide for their plans.
MSG Parish Council	In general premise of plan is sound and reflects national guidelines. We wonder how stringently DBC will apply it and steer developers accordingly when it is adopted.
MSG Parish Council	Delay in introducing plan is giving developers a head start to cherry pick their preferred greenfield sites with little control or adherence to the bigger picture. By 2019 when the plan is deemed to be effective, it may be overtaken by events and sites in the plan already built on and the less favourable sites ignored.
Whinfield Residents	When was IPPS approved and why were we not consulted?

Respondent	Comments
Associations	
NLP; HBF	Correctly highlights importance of masterplanning to ensure Darlington remains an attractive place to live. However it is important that the role and need for this does not inhibit development through placing onerous expectations on developers bringing forward sites; proportionate to size and scale of development.
Barton Wilmore; HBF; Persimmon; Fairhurst; ELG Taylor Wimpey	Expect a viability assessment to be undertaken once definitive local plan policies are formed which will take into account full impact of all emerging local plan policies cumulatively; recommend council engages the industry on this.
Barton Wilmore	Advocate policies on managing development are worded as flexibly as possible so they remain sound and up to date throughout the plan and can adapt to changing circumstances.
HBF	Keen to work with Council. Supportive of new local plan and pleased to acknowledge the positive engagement that has already occurred with the house building industry.

Heritage Comments

Respondent	Comments
Peter Ellerton; Simon Coultas	Important to retain local character
Peter Ellerton	Cemetery to north of town is in a deplorable condition and restoration must be included in any development plan
Peter Ellerton	The history of the town should not be sacrificed to development; The loss of the arts centre is an example of this.
Hurworth Parish Council	Do not support the large character changing development of Hurworth village as this will mean this location will lose unique character. Villages are part of national heritage and should be preserved.

Respondent	Comments
Friends of the Stockton and Darlington Railway; Historic England.	Welcome recognition of importance of the heritage assets of the borough and in particular the acknowledgement of the value and importance of protecting and enhancing the remains of the S&DR. Individual buildings and structures referenced but it is important that protection given to line as a whole, from Stockton to Witton Park. Comprehensive audit will be provided.
Friends of the Stockton and Darlington Railway	The Friends are preparing proposals for information and interpretation at key locations of the S&DR and are promoting the creation of a continuous footpath and cycleway along the whole length. Investigation into making the S&DR a World Heritage Site has begun
Friends of the Stockton and Darlington Railway	Withdrawn MGP contained a policy for Darlington's Railway and Quaker Heritage, which we supported (MGP21)
Friends of the Stockton and Darlington Railway	Support approach on Heritage Assets
Irene Ord	Heritage policies cannot be safely or consistently applied at present. There is no local list and in many instances few details have been recorded. Undesignated assets are being targeted for demolition. Heritage assets require independent accurate recording not dependent on any developers pre-determined attitude towards their removal.
Irene Ord	Grade II national assets are being harmed because of a lack of information and knowledgeable consultees. Older listing records contain little information. Environmental and group settings of Grade II assets should be protected by buffering - 50 metres in Durham.
Irene Ord	Need a thorough appraisal of the town's heritage assets so that more meaningful links can be made in Darlington and elsewhere - regionally, nationally, internationally.
Irene Ord; Sheila Harris	Darlington's Victorian / Edwardian architecture / architects, Victorian social history should be better researched (future access to local archives is at risk with close of the Library and dispersal of its contents); Library one of our most valued heritage assets;
Simon Coultas	Preserve the many miles of ancient hedgerows and trees we are lucky to have.
Gladman Developments	Need to take approach to heritage assets as required by NPPF
Land Factor	Agree with approach to retain existing policy approach.
CPRE	Support approach on Heritage Assets

Respondent	Comments
Historic England	Aware it's a very early stage in plan preparation however welcome and support the recognition that heritage and archaeology are at the heart of what makes Darlington distinctive.
Barton Wilmore	We believe policies in this area of the local plan need to be more positively worded to ensure that new development which is located near to or within the setting of heritage assets can still be supported.
Natural England	Local plan may provide opportunities to enhance character and local distinctiveness of natural and built environment.

Consultation and Process Comments

Respondent	Comments
Peter Ellerton	There needs to be the establishment of 'grass root sub groups' from areas within the town to engage in discussions about how people would like to see their local areas developed
Alan Hutchinson	Despite experience of such matters, struggled to work way through the DBC microsite and related links to make sense of what is being proposed.
Alan Hutchinson	Consultation procedure has been designed to be as opaque and confusing as possible.
Alan Hutchinson	Unsatisfactory that the MGP was abandoned and it is apparent that residents are unaware they need to submit any objections or comments again now.
Alan Hutchinson	Using bureaucratic terms such as 'scoping' in presenting the consultation to public, and maps with unexplained coloured blobs instead of a more straightforward approach does not provide a meaningful consultation exercise for an informed response.

Duty to Co-operate Comments

Respondent	Comments
Durham County Council	No comment to make at the moment. Would be interested in exploring issues in the future such as the impact on junctions 58 and 59 (A1), of the Faverdale and West Park proposals in the North West Growth Zone and the increased need for Gypsy and Traveller accommodation and any other cross boundary strategic issues. May also want to discuss OAN. Look forward to continuing to work with DBC in relation to DTC.
North Yorkshire County Council	No cross boundary issues for us at this early stage. Happy to discuss the local plan in future as it progresses as part of Duty to Cooperate.
Stockton Borough Council	SBC have begun the process of preparing new Local Plan. The SHMA identifies that Stockton and Darlington are not within the same housing market area.
Stockton Borough Council	DTVA is a strategic cross boundary issue between the two local authorities and we look forward to working together to ensuring a complimentary approach across local plans.
Historic England	Aware it's a very early stage in plan preparation however welcome and support the recognition that heritage and archaeology are at the heart of what makes Darlington distinctive.

Transport Comments

Respondent	Comments
Durham County Council	Would be interested in exploring issues in the future such as the impact on junctions 58 and 59 (A1), of the Faverdale and West Park proposals in the North West Growth Zone.
Hartlepool Borough Council	Although you have suggested potential housing areas you have not suggested what improvements in highway terms would go with each of those individual proposals - there are particular congestion problems from Great Burdon around the White Horse and up North Road. Need to give residents some idea of how the highway issues may be resolved.
Hartlepool Borough Council	Given that the rail station provides excellent connections, has any thought been given to providing a secure park and ride facility on the edge of Darlington with direct links to the train station to help alleviate congestion within the town centre and to provide a facility likely to benefit the Tees Valley as a whole.

Respondent	Comments
Mrs Sylvia Green	Poor bus provision around Devonshire Road estate
Durham Bird Club; Darlington Friends of the Earth	Further research needed on Transport Impact Assessment Study to identify the optimum modes of transport and minimise risk to the environment
Durham Bird Club; CPRE	Would not wish to see a major road building programme
Durham Bird Club	Would like to see what is planned for North West Growth Zone, particularly and local and strategic highway issues to alleviate the already congested road network at peak times. Concerned how highway improvements will impact on wildlife.
Durham Bird Club	Would like to see what is planned for Eastern Growth Zone, particularly and local and strategic highway issues to alleviate the already congested road network at peak times. Concerned how highway improvements will impact on wildlife.
Alan Miller	If north is to be developed the plan should include actions to remove through traffic using the A167 to access Stockton and Middlesbrough. This would need a new link road. Would provide traffic relief and the ability to take more local traffic from new homes.
Alan Miller	Significant pinch point at the White Horse traffic lights. The proposed Burtree lane developments mean 700+ new two car families trying to get through these traffic lights. Concern for safety of existing residents; Existing residents must have right of egress.
Darlington Friends of the Earth	Development should support and be supported by sustainable transport using the NPPF and NPPG. Existing road network should be enhanced to extend to provision for active transport linking seamlessly the new and old parts of the transport network. Support improvements to existing bus and rail services, cycle ways and walking routes.
Darlington Friends of the Earth	The provision of enhancing existing rail halts or the relocation of existing rail halts to provide better transport links, should be examined.
Darlington Friends of the Earth	If default position is transport mode neutrality, we will be heading for grid lock. Any new development should have presumption of active travel within the development; new distributor roads to have full segregated provision for cycling, and built in safety for vulnerable users.
Darlington Friends of the Earth	Reliance on private motor transport for undesirable journeys should be designed out.
Darlington Friends of the Earth; CPRE	Existing Parking Strategy needs reviewing in light of numerous changes in the town centre. OK to use existing as a starting point.
Neasham Parish Council	No scope in Neasham Parish for highways improvement.

Respondent	Comments
Neasham Parish Council	Access to town centre becomes increasingly difficult, despite recent road improvement schemes, and a fundamental review of road and transport infrastructure should be an integral part of the strategy development. Economies of running a fragmented public transport service seems to be driving the access requirement in the wrong direction.
Neasham Parish Council	Thorough consideration of development of the northern areas of the town cannot be undertaken without solving the 'North Road Problem'.
Phil Wood; Land Factor	Would be good to give greater consideration as to how the town might develop as a quality place to live whilst using the rail connections to work elsewhere.
HADD	How might rail connections be better utilised?
Land Factor	Supportive of the need for new and improved infrastructure to assist in the delivery of new housing and employment.
Land Factor	Supportive of approach set out for transport, parking and utilities
CPRE	Advocate making best use of the existing highways infrastructure. New roads should be reserved for within new developments.
CPRE	Support improvements to bus and rail services and to the cycling and walking infrastructure. Sustainable travel should be assisted where possible.
MSG Parish Council	A solution for long stay car parking in the town needs to be formulated to provide space at a reasonable cost for workers in the centre. This would prevent many of the local streets being used for day long parking.

Vision Comments

Respondent	Comments
Hurworth Parish Council; HADD	HPC likes the Council's vision. It is town-centric and affirms the need to develop around existing resources and where there is most need.
Hurworth Parish Council	Would like to see a reference in vision to environmental sustainability.
Durham Bird Club; Darlington Friends of the Earth; CPRE; HBF; Fairhurst	Consider existing Core Strategy vision a useful starting point
Durham Bird Club; NLP	Broadly agree with aims and objectives of the vision.

Respondent	Comments
Durham Bird Club; Darlington Friends of the Earth	Whilst local plan features resilience to climate change, concerned that it does not include conservation and enhancement of the natural and historic environment and landscapes as a key outcome.
Northumbrian Water	We believe that the vision should place greater emphasis on resilient economies and communities able to respond and adapt to climatic, economic and social changes.
Northumbrian Water	Aims and objectives linked to vision should give further consideration to maintaining and sustaining a good quality environment which is adaptable and resilient.
Simon Coultas	Agree with vision, however more emphasis on preservation of countryside and villages.
Simon Coultas	Agree with vision, however more emphasis on bringing quality, higher paying work from a mixed portfolio of industries.
Phil Wood	A clear picture of Darlington in 2036 needs to be developed and to be robust the vision should reflect changing lifestyles as well as physical changes being proposed.
Gladman Developments	Reference should be made to delivering new housing to meet the future housing needs of all sectors of the community, including specialist provision for older people and affordable housing. Objective in the plan so should be referenced in the vision.
George F White	More emphasis should be placed on peoples 'quality of life' taking advantage of the benefits of Darlington and the north east.
George F White	We suggest that there should be an aspiration that 'Darlington will have a successful economy'. And 'be a thriving location for business and tourism' by 2036 given its location.
George F White	The current vision does not include 'accessible green infrastructure'.
George F White	Suggest that rather than the wider considerations the vision should include an aspiration for quality housing in places people want to live.
George F White	Should include a requirements for investment in housing as it is an essential component to improving economic performance and creating sustainable communities which will attract and retain economic investment, skilled workers and the wider 'working age' population. The provision of good quality housing is a basic necessity for quality of life and sustainable development and suggest this should be included in the vision.
George F White; Barton Wilmore	Aims and objectives should be amended to reflect our suggested changes to vision,.
CPRE	Agree with aims and objectives of the vision

Respondent	Comments
Barton Wilmore; NLP; HBF; DPP obo Darlington Mowden Park RFC and ESRG Developments	Whilst agree that existing CS vision is a useful starting point, we query whether this is sufficiently ambitious particularly in terms of economic growth ambitions described later in the consultation paper which does not appear to be reflected by the current visions reference by 'expanding local opportunities for work'. If this is a key priority for the council, this should be more clearly described in the overarching vision for the borough, drawing on both the Tees Valley SEP and the Council's own Economic Strategy. Allied to this will be the need to ensure that sufficient new housing is provided in order to contribute towards creating more sustainable patterns of development, which can also help remove potential barriers to investment in the borough by new and expanding businesses that require a readily available labour force.
NLP	Vision remains relevant however more could be done to emphasise the success Darlington has already had in respect of economic diversity and building its reputation in respect of innovation and technology - these sectors are likely to be important drivers of future growth upon which Darlington's future will be predicated.
Persimmon	Generally supportive of the vision however we object to the non-recognition of the role housing delivery will play in the successful delivery of a 'more sustainable community'. As such we suggest that the vision be amended to 'Darlington will be a more sustainable community, where a real step change has been achieved in enhancing the quality of life and local environment, and expanding local opportunities to work and live in the borough, and for sustainable travel....'.
Persimmon	Suggest that the explicit need to maintain a continuous 5-year land supply over the lifetime of the plan is incorporated into objectives.
ELG Taylor Wimpey	Suggest that the delivery of new housing to meet the housing needs of current and future residents should be at the centre of the 'Vision for Darlington' given the importance of housing and its link to economic growth and the step change that will be required in delivery for the council to meet its identified housing needs.
DPP obo Darlington Mowden Park RFC and ESRG Developments	The vision should make reference to supporting the significance of the borough's sporting and leisure facilities, with further investment to create opportunities for healthy lifestyles and sports facilities of regional significance. This should also be incorporated into objectives.

Infrastructure Comments

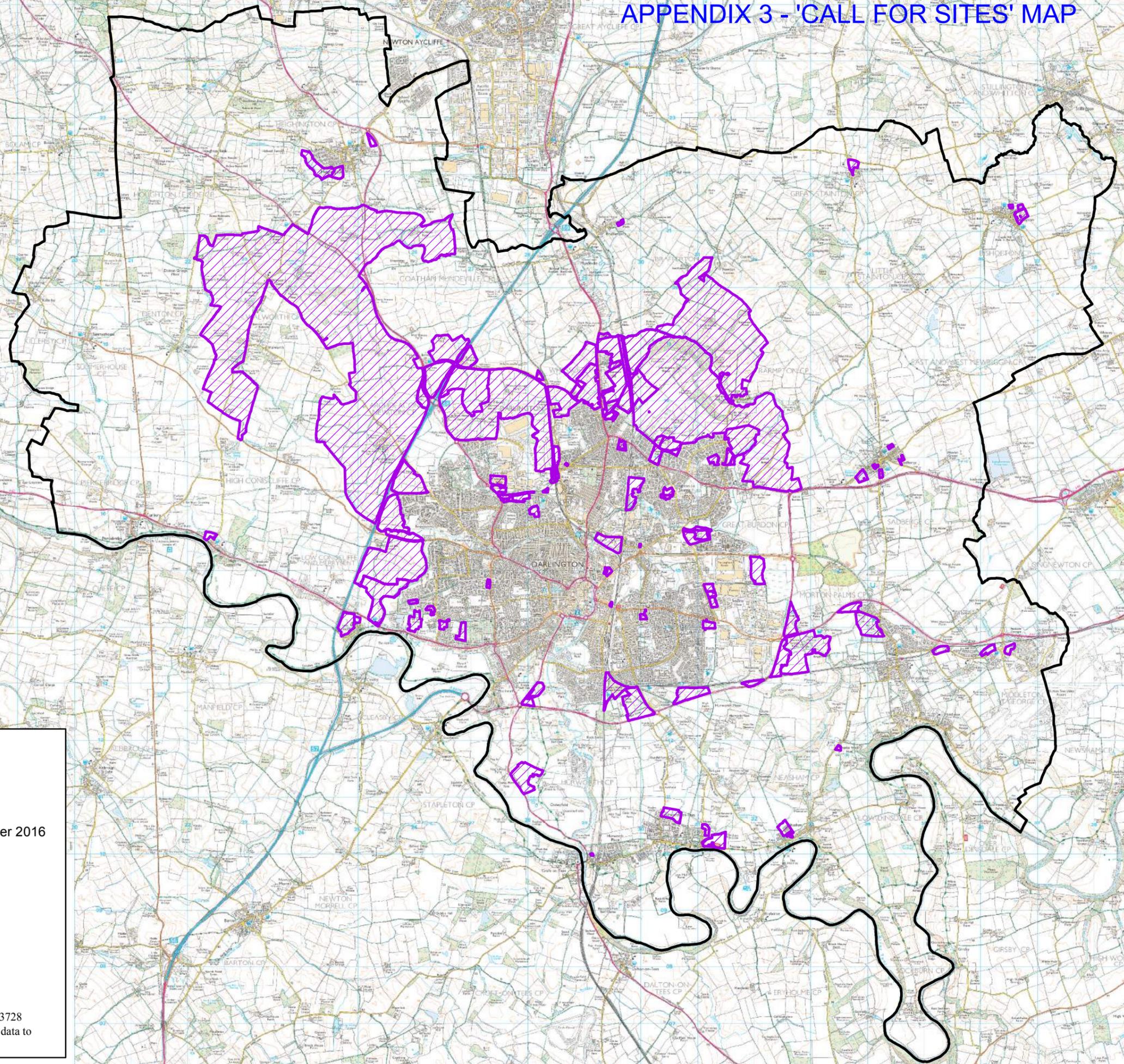
Respondent	Comments
National Grid	No comments to make in response to this consultation
Durham Bird Club	Support approach taken in section on Transport, parking and utilities
Darlington Friends of the Earth; CPRE; Barton Wilmore	Interested to see result of the preparation of an Infrastructure Delivery plan; imperative that issues of viability are explored when examining infrastructure requirements as part of Local Plan.
Simon Coultas	Superfast broadband is needed
Phil Wood	Schools should be planned alongside other objectives
Phil Wood	Accessibility to health and care provision is a consideration in all plans for the future
Land Factor	Supportive of taking a collaborative approach to working with NHS and commissioners group. Not supportive of land being protected for these purposes on housing sites, could be a big barrier in sites being delivered.
Land Factor	Supportive of developer contributions being sought on new housing sites where a need for additional school places arises as a direct result of development.
CPRE	Where new housing is proposed, it should be permitted only where there are adequate utilities.
NLP	Darlington widely recognised as the gateway to TV, however without significant investment, these links could act as a constraint on future growth.

Cultural and Community Facilities

Respondent	Comments
Durham Bird Club	Support approach taken in section on community facilities
Theatres Trust	Recommends the plan recognise the importance of safeguarding cultural and community facilities. Importance emphasised in NPPF para. 17 - supported by guidance in para. 70 and 156

Respondent	Comments
Theatres Trust; Darlington Friends of the Earth	Vital the local plan safeguard and protect existing cultural and community facilities which benefit and support sustainable communities which might otherwise be traded in for more lucrative development. Recommend policy to resist loss unless replacement facilities provided on site or in vicinity to meet needs of local population, or can be delivered from other facilities without leading to shortfall in provision or, it has been demonstrated that there is no community need for the facility. Should also contain criteria for encouraging the provision of new facilities to serve growing population in wider district.
Theatres Trust	Glossary should contain an explanation for the term 'community facilities'. We recommend 'community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community'.
Darlington CAMRA	Supports the concept of walkable neighbourhoods as introduced in the Local Place Making section and the recognition of pubs as valuable community meeting places. New local plan should give protection to pubs serving communities in both the main areas of Darlington and in the surrounding villages as well as to those which contribute to the quality of the town centre.
Neasham Parish Council	No scope for creation of facilities or services in Neasham Parish.
Land Factor	Supportive of approach to retaining pubs and community facilities. However protection of assets could result in buildings sat empty, subject to vandalism, etc. These scenarios should be given careful consideration when looking at how policy is worded.
CPRE	Community facilities key to sustainable development. May mean ensuring the retention of existing facilities and or provision of new.
Barton Wilmore	Need to present need for community facilities transparently, stating clearly what DBC believes is needed to be provided and the evidence which supports these requirements. Viability will also need to be considered as part of this process.
DPP obo Darlington Mowden Park RFC and ESRG Developments	Would like to see stronger emphasis placed on the borough's sporting and leisure facilities and the benefits a successful sports team can bring to Darlington and the wider region.

Respondent	Comments
DPP obo Darlington Mowden Park RFC and ESG Developments	With reference to sport, recreation and open space, we note that the existing policy approach aims to safeguard and improve sport and recreation facilities from other forms of development in most cases, but with flexibility built in, so that the council and other providers can adapt to new models of delivery. As part of this, additional reference must be made to expanding the range of sports provision and giving support to diversification to support the longevity of sporting clubs and facilities.



Call for sites



Sites submitted to the 'Call for Sites' Summer 2016



Plans produced by Planning Policy,
Economic Growth Group

Date: 12.10.16 Version2
Scale N.T.S.

© Crown copyright and database rights 2016 Ordnance Survey 0100023728
You are not permitted to copy, sub-license, distribute or sell any of this data to
third parties in any form.

Appendix 4 – Minutes from Meetings and Events

Appendix 4(a) – Town Centre Board 8 June 2016

Extract from meeting minutes

JA gave an update on the new Local Plan for 2016 to 2036. The plan needs to be completed within two years when it would normally take six years. However, JA said this can be achieved because of the previous work already done when the Government decided to change the agenda. There is going to be a bespoke website and blog for the Local Plan with a section on frequently asked questions. JW said it was good to be forward thinking that far in advance.

Councillor Coultas asked how did we arrive at the figure of 10,000 homes? JA said there is a national planning policy framework. The Planning Authority plan for the needs of their own borough. There is a methodology to how we calculate that - models and trends. There is some sensitivity how accurate those databases are. Oxford Research Services have done several local plans which have been successful. They produced the need figure based on the NPPF methodology which was slightly less than 10,000. What we plan for is different and as part of the plan process we need to translate into a requirement figure:

- (i) Have to revisit objective assessment of needs to (OAN) in 2017 as on which it is based will be refreshed
- (ii) Policy on Ambition is high but realistic economic forecast. Housing requirement will need to take account of employment ambitions across the Tees Valley.
- (iii) What is the nature and housing portfolio - high end; affordable; suitable for the elderly, etc.

Any feedback/comments on the Local Plan would be welcome before 15th August 2016.

Appendix 4(b) – Tees Valley Nature Partnership 30 June 2016

Representatives from: Tees Rivers Trust; RSPB; Redcar & Cleveland Borough Council; CPRE; Environment Agency; Stockton Borough Council; Hartlepool Borough Council; HLF; Middlesbrough Borough Council.

DBC Provided a presentation on the role of the local plan and discussed the scope for the current consultation. The group discussed how the consultation process has evolved and is now mostly on-line and more of a continuous process not 'call & response' as before. In response the group is looking to develop a Tees Valley wide Charter/Statement of Cooperation aiming to be a proactive document setting out TVNP priorities and landscape scale opportunity maps that LPA's can check against & prove they are compliant with principals.

Appendix 4(c) – Darlington Partnership 11 July 2016

**DARLINGTON PARTNERSHIP BOARD
MONDAY 11th JULY 2016**

THE FORGE

TEESSIDE UNIVERSITY

MINUTES

PRESENT

Alasdair MacConachie (Chair), Mike Airey, Colin Bage, Mike Barton, Ada Burns, Neil Campling, Carol Daniell, Miriam Davidson, Bill Dixon, Colin Fyfe, Ron Hogg, Rita Lawson, Kath MacColl, Alan MacNab, Simone McNeill, Seth Pearson, Gillian Peel, Gillian Routledge, Heather Scott, Ali Wilson,

ALSO IN ATTENDANCE

John Anderson, Lucy Humphreys, James Metcalfe, Steve Petch, Keith Wilson, Tracey Wright

APOLOGIES

Rachel Anderson, Nick Barker, John Clayton, Jan Cossins, Barbara Gubbins, Cyndi Hughes, Sue Jacques, Suzanne Joyner, James Keating, Mike Matthews, John McGovern, Kate Roe, Jane Turner, Sara Williams

ITEM 1: WELCOME AND INTRODUCTION

Alasdair MacConachie welcomed Board members and asked Seth to give an update on the Festival of Ingenuity which took place on 8th and 9th July. Seth gave an overview of the festival including its purpose (celebrating Foundation for Jobs, celebrating engineering and ingenious companies in Darlington and making a statement about Darlington being a great place to live and work). He noted his thanks to Darlington Building Society and Darlington Borough Council for their support. Alasdair remarked that it is an outstanding event for Darlington.

ITEM 3: MINUTES OF LAST MEETING

The minutes of the Board meeting held on Monday 9th May were agreed to be a true and accurate record.

ITEM 4: MATTERS ARISING

There were no matters arising.

DISCUSSION ITEMS

Seth outlined the purpose of the meeting, advising that there would be 3 presentations and then table discussions and the opportunity to ask questions.

ITEM 5: REFRESH OF THE STRATEGIC ECONOMIC PLAN

Keith Wilson, Economic Strategy and Intelligence Manager of the Tees Valley Combined Authority gave a presentation on the review of the Strategic Economic Plan (SEP) and the supporting Investment Plan. He outlined that the reasons for this review, just two years after the last plan was developed, were related to new developments including the Devolution Deal and the formation of the Tees Valley Combined Authority.

In addition to the existing themes of the SEP, there is an emerging priority theme of Culture and that part of the refreshed SEP would be a review of the proposed activities for this emerging theme in addition to a review of the indicative activities being delivered under the existing themes.

Keith highlighted that productivity is a big issue in the area and that there are some principal constraints that need addressing including a disconnect across the region leading to a mismatch of skills within the labour market. Another big inhibitor in the area is the cost of doing business. He added that business start-ups locally are 2-3% higher than the England average, however there is a lack of growth ambition within these companies.

The Board were told that there are sectors locally which are *world beaters* and that there is a need to invest in these and to address the perceived peripherality of the Tees Valley – Keith advised they would be trying to integrate the refreshed SEP into the Northern Powerhouse agenda. He added that for the area to succeed, it needs to attract and retain a skilled workforce.

Keith described Darlington as the star of the Tees Valley's economy and added that it is a job-rich area but that many jobs are taken by people from outside the area. There is a need to integrate so that residents see the benefit too. The SEP, he advised, is a joint document which is there for all to be working towards.

An overview was given of the Refreshed SEP incorporating a breakdown of the priority themes including their aims and indicative activities. Keith highlighted Education and Transport as the biggest priorities in the plan plus gave an overview of the circular economy model as a tool to improve productivity and to address issues including reducing the costs of doing business, sourcing raw materials locally, integrating existing foreign owned companies into the local supply chain and attracting foreign direct investment.

The measures of success were outlined which ultimately culminate in 25,000 new jobs in the Tees Valley, 25% of which are expected to be in Darlington. There is also an ambitious rise in additional GVA from £1bn to £2.8bn.

ITEM 6: DARLINGTON'S ECONOMIC STRATEGY

Lucy Humphreys, Economic Policy Officer from Darlington Borough Council reminded the Board of the Economic Strategy 2012-2026 which was developed by Darlington Partnership and Darlington Borough Council in collaboration with local businesses.

As part of the process, the Partnership held the largest ever consultation among employers, education, investors etc and from this came 10 core actions under four key themes – place, people, infrastructure and business conditions.

Outlining what has been achieved in the last four years since the Strategy was launched, Lucy commented that the only indices which has seen a reduction in this time has been Gross Disposable Household Income (GDHI) which has reduced by £342 per person per year in real terms, bucking the national trend of an increase in GDHI – she suggested that this is due to the increased age of residents. In almost all other areas, Darlington's economy has outperformed regional and national growth trends.

Darlington was named as having had the 5th highest growth in GVA per annum (8.9%) which is the top outside of the London Boroughs and has had the best performing economy in the North East for the third consecutive quarter, according to an RBS Growth Tracker Report.

Lucy outlined other achievements from over the last four years and also current work in progress around the Town. She asked the Board to consider whether the priorities set out in 2012 are still correct and to suggest what else should now be included.

ITEM 6: DARLINGTON LOCAL PLAN 2016-2036

Steve Petch, Planning Services Manager from Darlington Borough Council, outlined the plan which he advised is a key part of the Council's policy framework and identifies where development should happen along with assets that need to be protected and enhanced. He stated that if we get it right, we should have a well-planned, high-quality town which is an attractive place to live, work, visit and invest. However he emphasised that it needs to fit with the Local Plan. He added that most energy is being put into existing growth zones.

An issue for the plan is new housing, with 10,000 new houses planned – it's needed but it can be a sensitive issue around where it can or should go. Steve gave an overview of potential and decided areas for housing.

Steve advised the group of the consultation on strategic issues and scoping which is taking place until 15th August – he asked for feedback from businesses via the website: www.darlington.gov.uk/localplan . He also informed the Board of a Visioning Event taking place on 4th August and asked members to contact him if they have not received an invite.

Bill Dixon concluded the presentation by adding that what most people don't realise is that the town population has already grown by 10% to 110,000 and that of 10,000 new houses, 90% will be taken up by the indigenous population so only 1,000 will be left for attracting new people to the town.

TABLE DISCUSSION

The Board were asked to consider and discuss three questions:

- (a) Do these plans line up?
- (b) Are we focusing on the right things?
- (c) Are we planning to put things in the right places?

Some key points that were raised are as follows:

- The Local Authority is there to enable and create the conditions for a growth in housing but ultimately it is down to the developers and the market. The aim is 500 new houses a year though the actual figures have been as low as 150 and is currently around 350
- There is an argument for executive housing in a specific area kept as higher end housing but generally across the town there should be a mix of housing types
- There have always been policies in place to work with existing housing areas through redevelopment or regeneration or improving facilities. Developers struggle with viability on some schemes.
- Section 106 Agreements are still in place
- A mix of developers is important.
- “What we’re trying to do is build ten thousand houses while growing the town organically. Building a housing estate doesn’t build a community – we need to avoid another Ingleby Barwick. A quality build isn’t the quick option but we feel it’s the best option” – Cllr Bill Dixon
- Engineering is not just about hammering in rivets and welding metal together. Many (visitors to the festival) didn’t know most of the Festival of Ingenuity exhibitor companies were in Darlington.
- It was questioned whether Foundation for Jobs (FFJ) needs to broaden it’s focus beyond engineering. Lucy Humphreys responded that FFJ has started to look at other opportunities, for example they recently worked with Keepmoat (construction) and CPI on Biologics work so they do try to ensure they are aligning with the SEP and the broader context.
- A FFJ for the over 25s was suggested as something that would be of benefit as there are older people with big gaps in the CVs. Many of these want to work but don’t have the skills or qualifications. It was noted that Job Centre Plus have extended their work experience for people aged 25 and over.
- It was questioned whether the TVCA us a collaborative or competitive model and whether there is the maturity to make it work. Keith responded that it’s very much a collaborative, ground-up approach and that each area has a different feel and a different offer. Colin Fyfe stressed that we shouldn’t underestimate the importance of collaboration.

AOB

Seth advised the Board that the next Partnership Assembly is being planned and the theme is *Building Strong Communities*. He stressed that it is important to get tangible results.

Dates of Future Meetings:

September 12th, Broken Scar

Appendix 4(d) – Business Summit 18 July 2016

Representatives from: Handelsbanken; Teesside University; North East England Chamber of Commerce; Active business coach; Bignal group; Darlington college; North East England Chamber of Commerce; Sky; Theatre Hullabaloo; Catteral & Co; Mecure Kings head hotel; Niven Architects; Uprise; Dickinson Media; Brammer; Serco; Cool Blue marketing; Beans the flavour company; North Star Ventures; Four seasons health care; First Stop Darlington; Redana Studio; Clark Willis LLP; Walworth Castle Birds of prey; Tees Valley airport; Acorn Money; The social media company; Festival of Thrift; Para-sols; Fairstone (financial advisers); North East BIC; Redcar & Cleveland Borough Council; HR2day; Handelsbanken; Real Results Marketing; Infusion; Bibby Financial Services; Henry Williams; Natwest Bank; Luxi; Rockliffe Hall; Close Brothers; Working links; Darlington college; Marks & Spencers; Hewitts Solicitors; Blackwell Grange Hotel; Clive Owen; Camerons Brewery; BIB Insurance; Student loans company; Tempest Jones; KMS Partners; Darlington college; Natwest; Carver Group; The Unicorn Tree; Connect properties; Lingfield Point; Cummins; The Cornmill centre; Federation for small business; UKTI; Tees Valley Combined Authority

In relation to **Infrastructure**: expertise

The group felt the key enablers for this are;

1. Lack of in town grade A office accommodation
2. Broadband cold spots in commercial areas
3. Quality of place, creating an attractive environment

Summary of the discussion;

- Nursery / incubator facilities are needed to create a supportive business environment
- Growth opportunities need to be better articulated to open up development
- It was felt there is an Aero cluster opportunity that could be created with better infrastructure to the airport

In relation to **Place**:

The group felt the key enablers for this are;

1. Celebrating potential, telling people what is good about Darlington; quality of life and pride in place (focusing on Darlington's culture)
2. Continue communicating and building momentum on brands such as Ingenious Darlington and Invest in Darlington
3. Need strong focus on re-using empty, unused premises

Summary of the discussion;

- More needs to be made of the Quaker and market heritage.
- Culture is key to place making, the theatre improvements, 2025 capital of culture bid and railway heritage are all crucial to Darlington's identity and need to be a strong focus in the Tees Valley combined authorities new 'Culture' strand.
- The group questioned whether including culture is going in the right direction with reducing capital

- On the Tees Valley revised strategic economic plans focus new priority regarding retail, place needs to be utilised to make sure Darlington town centre becomes a destination with need for improved accessibility and parking as well as support for starter businesses.
- More focus is needed on the marketing of town centres to support the businesses they include which are important to economic growth.
- Felt Darlington's bike culture could be better promoted; Darlington is very cycle friendly town with sustainable transport.

Appendix 4(e) – Housing Delivery Event 20 July 2016

This event was targeted at the development industry, including housebuilders, land owners, planning agents and other allied professions.

Invitations were issued to all those who had identified themselves as being part of the development industry when signing up for Local Plan consultations as well as those who had previously submitted sites to the SHLAA and the on-going call for sites. The National Federation of Builders also emailed the invitation to their members in the region.

Around 40 representatives attended, including land owners, house builders, planning agents and other allied professions. They heard presentations on the progress of the Local Plan and the Council's strategy for delivering housing sites, place making in Darlington, ATLAS' master planning approach and current HCA funding schemes, as well as attending workshops to give their feedback.

Key issues raised at the workshops included:

- Barriers to delivery, including viability and S106 agreements
- Certainty is required in order to make investment decisions (particularly relevant because of the lack of a preferred options stage to trigger the release of funds) but also desire flexibility, particularly in relation to S106 requirements.
- Implementable planning permissions speed up delivery – need carefully worded conditions – both in terms of the requirements and the trigger points
- Partnership working was generally considered favourably – need trust and transparency and to establish common ground where there is agreement on issues
- Need to minimise the potential for surprises - need good project management and forward planning – need to be aware of the potential issues that can slow the process up
- Ensure there is clarity about how decisions are being made and make sure they are being taken at the right level
- Need clear understanding of a common goal
- Engagement has to happen from the start - stakeholders need to feel they have ownership of the process but need to present options so that people have something to comment on

Things that need to be explored further (for a MOU?):

- How much certainty can/should we give on planning obligations? How/when will we adopt the Planning Obs SPD
- Should we review the conditions we're using to make sure they're appropriate?
- How can we make sure we build trust and transparency?

- How do we indicate a level of commitment to a site?
- Infrastructure concerns can usually be mitigated with enough money – but need to understand whether the site has enough value to support the infrastructure required
- Project planning and decision making strategies

- Changes to the Planning System LPEG could delay the process – but considered unlikely that it won't be a growth agenda
- Need to find the support for plans (or even just the non-objections) within Cllrs, local people, businesses
-

Placemaking

- Developers supportive of this approach because ultimately it sells more houses
- In order to be attractive need to make sure that there's enough schools, shops, play space and social space
- Like to develop a 'village environment, can include market and affordable housing, commercial development, a range of other uses

Appendix 4(f) – Darlington Youth Partnership 20 July 2016

Explained the role of the Local Plan and the themes it will cover, as well as the scope of the current consultation.

Discussed public transport which was considered to be good (but expensive) in the urban area but more difficult in the villages and more rural areas with infrequent services. The new Feethams development was viewed positively. The group also considered the need to ensure there were sufficient jobs and houses for the population, but that this would have consequences for infrastructure, particularly the road network.

On the topic of engaging young people in the planning process, suggestions included using social media to promote particular themes and to distribute short explanatory videos, approaching schools and making contact through the Youth Partnership. Attendees were invited to the Visioning workshop on 4 August 2016.

Text by Steve Petch

Appendix 4(g) – Property Forum Meeting 22 July 2016

Presentation provided to the forum. Discussion led to the following key points being raised:

- Avoid zoning of major uses. Consider greater integration of uses.
- Why promote Ingenium Parc when vacant land available behind Morrissons?
- Restriction on village development will be Broadband availability.
 - Impact on live/work development
- Need to encourage self-build more. There is an appetite from small builders to go down this route.
 - Council should provide a service supporting this as do other LAs.

- Support need to get small builders more involved in process and delivering development.
- Don't put all housing 'eggs' in potential North East extension 'basket'.
 - Infrastructure vital to make it work.
- SP asked - Does the 10,000 houses by 2036 (500 per year) feel right?
 - Response - Market not brilliant for second hand homes at present, what happens when all the new ones are built?
- Provision for the elderly important. Demand currently exists.
 - Developers not keen on bungalows.
 - Need a product somewhere between current large family homes and older persons apartments.
 - Role for lifetime homes?
- Feethams leisure scheme will bring people into the town/town centre and need to capitalise on this.
- What is scope for living above the shop?
- What is the future of Skinnergate? Should it be de-pedestrianised?
- Demand for offices in town, but non available so went to Morton Park (one anecdotal example)
- Are we aware of New River Retail (Cornmill owners) plans for the town centre?
 - Is there scope around Newsquest building, TKMax and Crown Street.
- Developer funding is an issue, especially from banks for smaller builders.
 - Market vulnerability from Brexit.
- Traffic congestion a problem now, and will only get worse with all the development.

Appendix 4(h) – Visioning Event 4 August 2016

Visioning and Scoping the New Darlington Local Plan 2016-2036

Dolphin Centre Thursday 4th August 2016

GENERAL GROUP NOTES

DELIVERY ISSUES

- Enforcing good quality
- Developers to do what they promise/agree at planning application stage (vision)
- They often do not follow up on their vision
- Flooding –
 - Theory vs practice
- Communication needs improving during the local plan – at a local level

LOCAL ASPECTS

- Village's vs Urban -
 - Consider a new village/development rather than destroying the character of existing villages
 - Retain existing character of villages – do not over develop

LOCAL DISTINCTIVENESS

- Retain Darlington as a market town
- Retain heritage – use as a selling point

- Local issues –
 - Connectivity and new business
 - Heritage – market – railways
- Important to me (what we want to see) –
 - Connectivity
 - Town centre vibrancy
 - Sense of community
 - Heritage – character of the environment
- A key issue in Darlington is tree scape (street scene) – street trees, grass verges etc.
- Better celebrate innovation/champion higher building standards

SOCIAL AND COMMUNITY

- More and better central higher quality venues for creative natural play and so encouraging uniformed meeting places
- Promote meeting places for local community
- Schools that will be able to meet capacity places for pupils
- Good nursery provision

SCALE OF DEVELOPMENT/SIZE AND TYPE OF COMMUNITIES

- Smaller developments that grow communities
- Support existing community
- Development that supports existing characteristic of the borough which we want to protect
- Protect parks
- Protect characteristic of villages cap expansion levels
- Flood risk –
 - Hurworth on tees
 - Neasham
 - South Park
- Smaller developments (reoccurring theme)

RANGE OF PROVISION

- Encourage communities by space provided
- Green space – health benefits – cycling/walking
- Need to continue to provide support the hardest to employee, to help back them into the workplace
- Healthy new town imitative/approach should be part of all new planning schemes
- Education/health/community active spaces should be encouraged/continued
- Schools/doctors
- Major development planning – green spaces- schools – community facilities
- Make sure places developed for housing have appropriate facilities –
 - Doctors
 - Schools
 - Transport
- Regeneration of areas through – health – education – social support

LOCATIONS/TOWN CENTRE

- A vibrant and cultured location
- The town centre should have mixed use
- Mixed approach important – e.g. Town Centre – retail, commercial and residential
- Importance of the river Skerne corridor and the Stockton and Darlington track bed

Appendix 5 – Facebook and Twitter Analysis

Date	Post	Facebook	Twitter
15-Aug	Today's your last chance to get involved in the first stage of the local plan [link] [countdown image]	3720	485
14-Aug	One more day to share your thoughts for the vision of Darlington for the next 20yrs [link] [countdown image]	3329	725
13-Aug	There are 2 days left for you to help shape the vision for #Darlington 2036 [link] [countdown image]	2815	832
12-Aug	We're still consulting on the initial phase of the local plan for #Darlington [link] [image]	2768	468
12-Aug	What are your priorities for Darlington's future? We've had a few comments on housing [link] but none yet on the town centre [link] or sport and open space [link] - make sure your voice is heard [image collage]	4357	
11-Aug	There are 4 more days for you to help shape the vision for Darlington in 2036, how would you like to see our borough grow and thrive? [link] [countdown image]	3045	557
10-Aug	There are 5 more days to have your say on the first phase of consultation on the local plan [link] [countdown image]	3873	430
29-Jul	Interested in the future of #Darlington? Come along to this event and help us plan it [link to news section] [poster for the Darlington 2036 event]	6250	818
24-Jul	Have your say on the local plan see you copy of One Darlington or read it here [link]	5468	959
20-Jul	Thanks for comments/engagement on Local Plan - urge people to carry on thinking and commenting on [link] all views welcome	n/a	949
20-Jul	It's 5.30pm, Councillor McEwan is here and ready to answer questions on the local plan for the next hour	3466	1383
20-Jul	100 Darlington businesses found out on Monday how they can help shape #Darlington's future with the local plan. You can too! Join us in an hour to ask questions of Councillor McEwan on Darlington's local plan, and give your feedback/share your vision on the local plan site [link] [business event image]	3279	944
20-Jul	Do you want to ask a question or make a comment about the future of our Borough? Get in touch between 5.30-6.30pm, Councillor McEwan will be here to talk about the development of the new Local Plan. The consultation is open now for your views [link][image]	3108	n/a
20-Jul	Have your say on the local plan see you copy of One Darlington or read it here [link]	3350	544
19-Jul	Cllr McEwan will be here answering your questions on the local plan 5.30-6.30pm tomorrow [link]	2711	544
18-Jul	100 businesses at Darlington Business Summit @theforgeTU to find out how they can help shape the future of #Darlo [link]	n/a	1097
11-Jul	One week to go until the Darlington Business Summit! [link]	n/a	848
03-Jun	We need you to have your say on the first stage of Darlington's new local plan [link] [video of Cllr Mc]	2138 [968 views]	629



Appendix 6 – One Darlington Magazine

Excerpts taken from One Darlington Magazine in January 2016, May 16, July 16 and September 2016.

Planning – the shape of things to come



January 2016

One Darlington met with John Anderson, the Council's Chief Planner, to ask about the Council's planning policy.

We have heard that the Council is working on a new Local Plan. What is a Local Plan and why do we need one?

Yes, we are working on a new Local Plan. This is because national guidance has changed and made our existing plan out of date.

We need a Local Plan to act as a framework for how the whole of the Borough will develop, making sure that the right services such as schools and roads are taken into account. A Local Plan will make sure that the distinctive character of Darlington will be preserved whilst still allowing development to take place.

What is the timescale for this Local Plan?

Normally a Local Plan can take around six years to complete. We aim to get ours finished in half this time. This will make sure that we can deal with planning applications, especially for housing, in a sensible and effective way.

We hear that 9,000 new houses have to be built in Darlington by 2036 – why is this?

Nationally the Government is pressing for more homes to be built. As part of this, they have introduced different ways to calculate housing need. These new calculations mean that in Darlington, we now need to build on average 500 new homes every year until 2036.

Surely that is impossible – there is nowhere in Darlington that can cope with that scale of development.

It may seem like a massive amount. However, did you know that over the last 20 years, 450 new dwellings a year have been built in the Borough? There is room for development but it needs to be planned carefully. This is where the Local Plan comes in.

Where will these new houses be built?

We are working to identify possible sites. Some of these will be on what are now open areas of land. Development of these areas may not be well received as residents who have looked out onto open fields for many years find themselves faced with the prospect of looking out onto new homes. However, it is important to note that, even if areas are identified as part of the plan, it will depend on private developers coming forward with plans to build houses. They will only do this if there is a demand.

Why build on open, green areas of land when there are probably lots of other sites that could be developed?

These are what we call brownfield sites, pieces of land that have previously been used for industry or other uses. Central Park is a good example of where a brownfield site has been redeveloped for housing and new business. Developing these areas is very expensive as land is sometimes contaminated. Millions of pounds of government grants were needed before any of this development could begin. This kind of funding is not now widely available and new government guidelines now permit the use of greenfield – open areas of land – for housing development.

Surely the Council decides on any planning applications and you can say no to some of these developments?

It is not that simple. We have to follow national planning guidelines when making a decision on an application, it is not just a case of we don't want any more houses or we don't want development in certain areas. In cases where residents are consulted, there are only certain objections that can be considered in planning decisions.

In many cases our hands are tied. If we continually say no to developers and turn down applications, they will be taken to appeal and the decision will be taken out of our hands and made by an inspector.

Will you pay for the extra services such as doctors, schools and roads that will be needed if more houses are built? Surely the Council can't afford this?

By growing and developing the Borough, money can be made available from central government and private developers to help fund road building and schools.

Development is not necessarily an evil or bad thing, it can be key to unlocking extra money for things that are needed such as improvements to the East Coast mainline and improved roads. Also, employers and businesses who are thinking of locating to Darlington, will look at what is available here. Good quality housing, schools and transport links are important things for them to consider when

deciding where they want to do business. We want more jobs to come to Darlington and more houses can mean more jobs.

That sounds good but local people are afraid that Darlington will be spoilt if too many houses are built.

We are working with developers to ensure this does not happen. More houses are needed in the Borough if we are to keep pace with the requirement. As well as new people moving into the area, much of the demand will come from people who have grown up in Darlington and who want to stay here. Growth is not a new thing, Darlington has grown continually for many years and still retained what makes it a place where people still want to work, live and enjoy life.

For details of Darlington's Local Plan and the next steps visit www.darlington.gov.uk/needforhousing

MEGA Motion rewards you for making active journeys



Move Everybody Get Active

The successful MEGA Motion campaign, which encourages families to walk, cycle and scoot to school, is back – with a twist!

We still want families to be as active as possible on the way to school but we know that the school run can be hectic and sometimes the car is the only option.

With this in mind, we are urging families to get active on other journeys. Whether it's to after school clubs, the shops or to visit family or friends, why not get active by walking, cycling, scooting, walking to the bus stop or parking the car a little further away?

MEGA Motion is a great way to help your children to get fit and healthy, take in some fresh air, learn about their local area and gain some independence.

To tempt you to get involved we are running some fun competitions with the chance to win travel related prizes. To find out more follow MEGA Motion Darlington on Facebook at www.facebook.com/MEGAMotionDarlington or twitter www.twitter.com/MegaMoDarlo



Two young commuters

28

www.darlington.gov.uk

www.darlington.gov.uk

one Darlington

Local Plan 2016-36

A new plan for long term investment and growth for Darlington is being prepared. It will set out where significant new development should go and will include policies to protect valued environments and heritage.

The local plan will be for the next 20 years, up to 2036. By then, there could be up to 10,000 new homes, creating at least 6,000 new jobs and sustaining a vibrant town centre, high quality built and natural environments, accessible open spaces, sport and recreation facilities and health and education venues.

We think that development and changes in how land is used over the next 20 years should:

- be well planned, high quality and sustainable
- serve everybody's needs
- be located and designed to withstand the effects of climate change
- be co-ordinated with new and improved roads, open spaces and schools etc.
- ensure Darlington remains an attractive place to live, invest in and to visit
- bring economic growth, new jobs and prosperity
- sustain shops, the markets, leisure and commerce in a vibrant town centre
- ensure that Darlington's heritage and key open spaces are protected and cherished

Do you agree?
What else should we be striving for in Darlington's new local plan?

Plan preparation timetable and opportunities to have your say

It will take three years to prepare and adopt the plan. You can find out more about the process, and current and future opportunities to get involved, on the Council's website. Visit our website now to sign up for notifications about the opportunities to have your say. You can already have your say on our draft revised Statement of Community Involvement, which sets out proposals for engaging with people, groups and organisations.

The closing date for comments is Monday 15 August 2016

For all the latest information about the local plan, and to find out about the opportunities to have your say, visit www.darlington.gov.uk/localplan, or call 01325 406724.

All comments received will be considered, and the main issues raised by them will be reported to a Place Scrutiny Committee meeting in the autumn.

Proposals for New Development Now

Until the plan is adopted, decisions on new development will take account of national planning policies, existing relevant local development plan policies and the Council's 'Interim Planning Position Statement' agreed in April. These can all be found on the Council's website, www.darlington.gov.uk/ipp



Work progressing on the Central Park development in Darlington

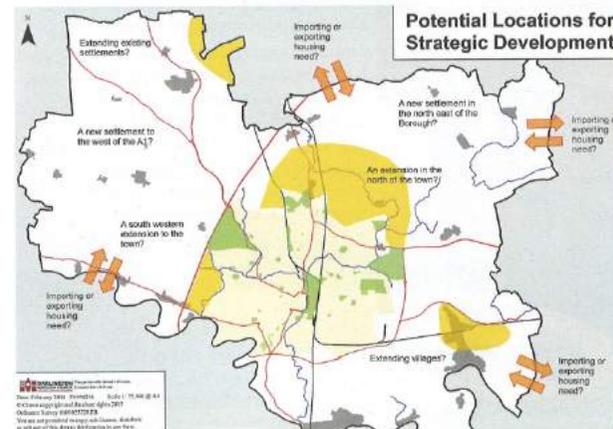


Where should new development go?

There is ample space at established and emerging employment locations like Faverdale, Lingfield, Morton Palms, and central Darlington for the businesses that would provide new jobs.

In contrast, there are few opportunities for new housing in established residential locations, so new neighbourhoods, urban and village extensions and new settlements will all have to be considered alongside brown field regeneration.

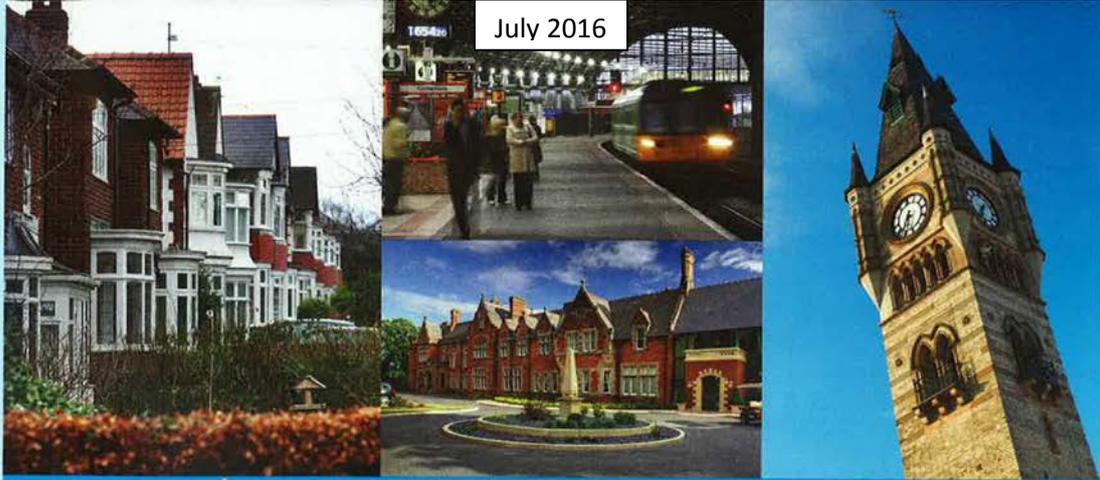
If we're going to provide all the housing Darlington needs, an average of about 500 new homes must be built every year throughout the plan period. At current building rates, this is at least 15 separate developments underway all the time. Whilst several of these could be in one or more broad strategic locations, a range and choice of sites and locations will be needed. Initial options and areas of search that are being considered are shown on the map which can be viewed on www.darlington.gov.uk/localplan.



Other themes

Many points need to be assessed through the planning process and we want to ensure Darlington remains an attractive place to live in, work in and visit. These points are set out in an Interim Planning Position Statement which can be found on the Council's website. This takes account of national planning and comments we've received from the public in the past.

July 2016



Last chance to share your vision for Darlington's Future



As part of the first stage of preparing a new local plan, the Council has suggested a vision of what the Borough will be like in 20 years' time:

"Darlington will be a more sustainable community, where a real step change has been achieved in enhancing the quality of life and local environment, and expanding local opportunities for work and for sustainable travel. Those who live in, work in or visit the Borough will enjoy the opportunities and vibrant life of an ambitious city, but within the fabric of a friendly, historic market town with a distinctive atmosphere, surrounded by attractive countryside and villages."

We want to know if you share this vision, or if you have different ideas about the kind of place we should be shaping over the next 20 years.

Which parts of the Borough do you think should be developed, and which parts should be protected?

How should the local plan respond to and reflect the redevelopment and economic growth opportunities for Darlington, specifically highlighted in Lord Heseltine's report *Tees Valley: Opportunity Unlimited*?

The plan will encompass all areas of life in Darlington, from ensuring that Darlington continues to meet the transport needs of its population, to ensuring that every child has access to education and that there are enough businesses and jobs to support the Borough.

You can have your say about the vision until Monday 15 August. We want people to get involved and stay involved throughout the process of creating the new local plan for Darlington.

To respond to this consultation and to find out more about the proposed issues and scope of the new local plan, please visit www.darlington.gov.uk/localplan

September 2016



Another step forward for the new Local Plan

Over the summer, we heard from local residents, businesses, potential developers and others about how they think Darlington should grow over the next 20 years and what sites they think could be used for new development.

The recent consultation on Strategic Issues and Options has now finished. The views you expressed are being considered to help finalise the vision, aims and objectives of the Local Plan. A new local plan is vital to ensure Darlington continues to thrive and provide a great place to live for its growing population.

Popular issues raised in the consultation were the amount of new housing that is being planned and whether the economic growth forecast is likely to materialise. The forecasts of future growth are aspirational, but realistic, because new employment sectors and housing are already appearing.

Concerns were also raised about the ability of the highway network and other infrastructure to cope with the level of growth. Environmental issues were raised; how we will ensure that the Borough's distinctive flora and fauna is allowed to flourish, and that existing green spaces and countryside are protected. Work will be carried

out to ensure that we understand the impacts and can identify improvements.

In response to the call for housing sites, more than 30 potential sites were put forward. Over the coming months, information will be collected to find out which ones could be used to reach the target of 10,000 new homes by 2036. This target includes homes that are already being built and those that have been given approval such as West Park Garden Village and Central Park.

Visit www.darlington.gov.uk/localplan to find out more about what others have said, and keep up to date with what's happening, including when key meetings are taking place and the next opportunity to comment.

Central Park: a prime example

The growing Central Park neighbourhood already includes the National Biologics Manufacturing Centre, the popular Business Central and 108 homes so far. Further housing and development is planned for the brownfield site, and Keepmoat figures show that 84 per cent of the labour comes from within 30 miles of Darlington. The development is providing homes and employment in a sustainable way.



NEWS RELEASE

Contact: 01325 406058 / communications@darlington.gov.uk
Visit: www.darlington.gov.uk

Thursday 28 April 2016

NEW LOCAL PLAN BEING PREPARED

Residents of Darlington are to be asked for their views and input in the preparation of a new local plan for long term investment and growth.

It is anticipated that it will take three years to prepare and adopt the new plan. Once completed, the plan will set out the way in which the Council would like to see the Borough developed over the next twenty years, up to 2036.

The Council is planning for up to 10,000 new homes, and 6,000 new jobs. The plan will also aim to sustain a vibrant town centre, high quality built and natural environments, accessible open spaces, sport and recreation facilities and health and education venues.

The first stage of the plan is a consultation with the public on issues and options. The public will be invited to have their say until Monday 15 August. The Council is also consulting on an update of its Statement of Community Involvement, which sets out how members of the public and other stakeholders can get involved in the planning process.

The criteria that the Council are proposing to use to allocate land for new development are that it should:

- be well planned, high quality and sustainable
- be inclusive and accessible, serving everybody's needs
- be located and designed to withstand the effects of climate change
- be co-ordinated with new and improved social and physical infrastructure
- ensure Darlington remains an attractive place to live and invest in and to visit
- bring economic growth, new jobs and prosperity
- sustain shops, the markets, leisure and commerce in a vibrant town centre
- ensure that Darlington's heritage and key open spaces are protected and cherished

Residents can find out more about the process, and current and future opportunities to have their say, on the Council's website at www.darlington.gov.uk/localplan.

The new Local Plan replaces the Making and Growing Places, which has been withdrawn. The Council has also published an Interim Planning Policy Statement (IPPS), which interprets the National Planning Policy Framework's 'presumption in favour of sustainable development' at the local level for the whole of Darlington Borough and will be used when determining planning applications. The IPPS and a further explanatory note can be viewed as www.darlington.gov.uk/planningpolicy or at the town's libraries and Town Hall Contact Centre.

- ENDS -

Contact Darlington Borough Council's Communications Unit on 01325 406059 or email: communications@darlington.gov.uk

Contact name: Ellie Walker

Visit: www.darlington.gov.uk/news or follow us on Facebook: www.facebook.com/darlingtonboroughcouncil and Twitter: www.twitter.com/darlingtonbc

Friday 13 May 2016

NEW LOCAL PLAN BEING PREPARED

Residents of Darlington are to be asked for their views and input in the preparation of a new local plan for long term investment and growth.

It is anticipated that it will take three years to prepare and adopt the new plan. Once completed, the plan will set out the way in which the Council would like to see the Borough developed over the next twenty years, up to 2036.

The Council is planning for up to 10,000 new homes, and 6,000 new jobs. The plan will also aim to sustain a vibrant town centre, high quality built and natural environments, accessible open spaces, sport and recreation facilities and health and education venues.

The first stage of the plan is a consultation with the public on issues and options. The public will be invited to have their say until Monday 15 August. The Council is also consulting on an update of its Statement of Community Involvement, which sets out how members of the public and other stakeholders can get involved in the planning process.

The criteria that the Council are proposing to use to allocate land for new development are that it should:

- be well planned, high quality and sustainable
- be inclusive and accessible, serving everybody's needs
- be located and designed to withstand the effects of climate change
- be co-ordinated with new and improved social and physical infrastructure
- ensure Darlington remains an attractive place to live and invest in and to visit
- bring economic growth, new jobs and prosperity
- sustain shops, the markets, leisure and commerce in a vibrant town centre
- ensure that Darlington's heritage and key open spaces are protected and cherished

Councillor Chris McEwan, Darlington Borough Council Cabinet Member for economy and regeneration said; "The council has a big job ahead of it to meet the needs of Darlington's growing population over the next 20 years. We're very keen for the people of Darlington to be involved in helping to shape the future of the borough, and so we want people to get in

touch and stay in touch throughout the process, to make sure we come up with the best possible vision for our future.”

Residents can find out more about the process, and current and future opportunities to have their say, on the Council's website at www.darlington.gov.uk/localplan.

The new Local Plan replaces the Making and Growing Places, which has been withdrawn. The Council has also published an Interim Planning Policy Statement (IPPS), which interprets the National Planning Policy Framework’s ‘presumption in favour of sustainable development’ at the local level for the whole of Darlington Borough and will be used when determining planning applications. The IPPS and a further explanatory note can be viewed as www.darlington.gov.uk/planningpolicy or at the town’s libraries and Town Hall Contact Centre.

- ENDS -

Contact Darlington Borough Council’s Communications Unit on 01325 406059 or email: communications@darlington.gov.uk

Contact name: Ellie Walker

Visit: www.darlington.gov.uk/news or follow us on Facebook: www.facebook.com/darlingtonboroughcouncil and Twitter: www.twitter.com/darlingtonbc

Friday 19 August 2016

END OF CONSULTATION ON STAGE ONE OF THE LOCAL PLAN

Residents of Darlington have given their views and input into the first stage of the preparation of a new local plan for long term investment and growth. Once completed, the plan will set out the way in which the Council would like to see the Borough developed over the next twenty years.

The Council is planning for up to 10,000 new homes, and 6,000 new jobs. The plan will also aim to sustain a vibrant town centre, protect high quality built and natural environments, ensure accessible open spaces, sport and recreation facilities, and enable the provision of social and physical infrastructure.

The first phase of consultation closed on Monday 15 August. Feedback from residents and businesses was constructive and will be built into the next phase of the plan. A report is expected to be considered by Cabinet in October and further consultation will be launched in 2017.

The consultation included various events and workshops aimed at businesses, developers and landowners, local interest groups and the general public. A Local Plan website was set up to provide access to relevant information and encourage comments on the strategic issues and options. Details of the responses received will be available soon on the website.

Councillor McEwan, cabinet member for economy and regeneration said: "This consultation process has been fantastic and has given us a chance to speak directly to a diverse cross section of people. I want to thank all those who have taken part. The input we receive from consultation is invaluable and will be used to help shape the future of our borough, I hope that those who have engaged will continue to do so as we move onto the next stages of developing the plan."

Residents can find out more about the process, and current and future opportunities to have their say, on the Council's website at www.darlington.gov.uk/localplan.

- ENDS -

Contact Darlington Borough Council's Communications Unit on 01325 406059 or email: communications@darlington.gov.uk

Contact name: Ellie Walker

Visit: www.darlington.gov.uk/news or follow us on Facebook: www.facebook.com/darlingtonboroughcouncil and Twitter: www.twitter.com/darlingtonbc

Film screening

KEN Loach's classic film *The Wind that Shakes the Barley* will be screened for members of Darlington's Labour party on Tuesday, April 26. The Labour film night will take place at The Forum from 7.30pm. Entrance is £3 and includes popcorn.

Coffee morning

HURWORTH Methodist Church will host a coffee morning this weekend to support the church's fund. Coffee and biscuits will be served from 10am until 11am on Saturday and everyone is welcome to the meeting. Admission is £1.

Chemists

DARLINGTON: Sainsbury's, Victoria Road. Tel: 01325-465915. Monday-Friday, 7am-11pm; Saturday, 7am-10pm; Sunday, 10am-4pm.
■ To find out your nearest doctor, chemist, health centre, dentist, optician and more go to northernecho.co.uk and click on local information.

Our offices

The Northern Echo's reporters work throughout Darlington and the surrounding area to bring you the region's most comprehensive news service. You can contact Darlington reporters Andy Walker, Waki Henderson, Hannah Bryan, Alexa Coppeland and Joanna Morris on 01325-505073.

For breaking news follow the Darlington team on Facebook

 [facebook.com/darlingtonnews](https://www.facebook.com/darlingtonnews)

Pleas for support over building plan

VILLAGERS have appealed for help over controversial plans to build a doctors' surgery and 26 homes on the outskirts of Darlington.

An impassioned plea from one Middleton St George resident was met with a round of applause at a meeting of Darlington Borough Council's planning committee.

However, the narrow 4-3 majority to oppose the scheme has left the application undetermined. The proposal had been to pass the application but as councillors voted against this, and there was no proposal to reject it, the future of the plan is unclear.

A raft of objections were heard during the meeting, including noise issues from a nearby depot and railway,

By Charlotte Bowe
Staff Reporter

charlotte.bowe@nne.co.uk

over-subscription of schools in the area and a claim more housing was unnecessary.

The applicants argued the imminent closure of Middleton St George's Felix House surgery - which serves around five per cent of the borough - made it vital the plans were approved.

However, residents suggested the proposals would exacerbate the village's ongoing battle against housebuilding.

Ward councillor Doris Jones said: "As late as 11am this morning I have spoken to NHS England who stated they are looking at three



ANGER: Middleton St George residents have previously opposed plans to build 400 homes in the area

sites here to develop.

"No matter what happens, we'll have a doctors' surgery to go to, which will be funded by them.

"The developers know full

well the NHS will provide us with a place to go and even the doctors themselves. They've been extremely sneaky trying to get this through."

Councillor on tour to field concerns

A "WARD walkabout" has been organised today in a bid to hear the worries of Eastbourne residents.

Cllr Kevin Nicholson announced he would be teaming up with a police officer and members of Darlington Borough Council's housing team to hear opinions from across the area.

The tour aims to reach as

many residents and businesses as possible that may have ongoing problems or concerns about the neighbourhood so they can get help.

Cllr Nicholson said: "The ward walkabout is a great way to see first-hand the concerns and problems that local people have in the area - without them having to raise

the issues directly to a number of different authorities.

"It's really important we work in partnership with the key stakeholders in the area, such as the neighbourhood police team, council officers, and local businesses. That way, our collective ownership of issues will show our commitment to ensuring our area is well looked after."

Cllr Nicholson also hopes the face-to-face aspect of the walkabout will improve relations between residents, the police and the council as they work together to protect the area from criminal activity.

PC Jeff Summerhill will be joining Cllr Nicholson on the walkabout to offer advice to Eastbourne residents today from 2pm.

NEW LOCAL Plan 'is to protect area'

COUNCILLORS have chosen to create a new Local Plan to "protect the borough from central government changes".

At a meeting of Darlington Borough Council's cabinet last night, councillors agreed to go ahead with the plan, which replaces the Making and Growing Places Plan (MGPP). The MGPP was scrapped last year following a government inspection.

Cllr Bill Dixon said: "We have agreed that the best way to protect the borough is to produce a new Local Plan. The government keep moving the goal posts and it's one of those things that is completely London centric. It's all about the view from London. There is a need for a lot of housing in Darlington but if we don't protect the borough we are at the mercy of any developer."

Darlington's new Local Plan allows for building at least 9,900 dwellings by 2036.



WALKABOUT: Cllr Kevin Nicholson

Town & Village

Cleveland & Durham

NEWSHAM

Rake it away. - Great News-ham Rake-off at the village hall is on Sunday. Entries must be in by 11am; results, afternoon tea and raffle at 3pm. Entries cost £1, no entry form needed. For details, call

01855 621200.

STANDROP

Carnival help. - The carnival committee is appealing for volunteers to help with selling raffle tickets, serving refreshments, helping erect marquees and judging competitions. The

event takes place on Saturday, July 9. Anyone wishing to donate some time should contact: Liz Crossin on 01855 600217.

Quiz night. - There is a quiz night at 8pm every Tuesday at the Whoshoof Inn. Entry is £1, supper is included.

Clubs and Societies reports

Club-WI reports should be restricted to 200 words and sent to dst@nrc.co.uk by 5pm Monday

CLEVELAND RETIRED

MEN'S ASSOCIATION - On Monday, 14th of the group's members ventured to Leeds to visit the Royal Armouries Museum. A good time was had by all who thoroughly explored the extensive collection of weapons and armour. They particularly enjoyed the new diorama of the Battle of Agincourt 1415. Members also enjoyed the collection of medieval weapons, especially some ornate elephant guns as they had a talk on these weapons a few weeks previously. Some members even got the opportunity to handle a First World War rifle, crossbow, revolver and trench club, marveling at the weight of these weapons, particularly the rifle which must have been terrible to carry on long hot marches. Thanks went then to Chris Payne for his organisation. The next trip is to the National Railway Museum on April 18. Chris was the stand-in speaker on March 30, when he

entertained the members with an account of his experiences as a contestant on the game show Who Wants to be a Millionaire on which he was a winner in 2004. He told of how he came to be on the show while teaching in Stockton, how he qualified, of creating awards with egghead Pat Gibson, marking Chris Tarrant, what actually goes on backstage and being a contestant. He contrasted this with his less successful appearance on Mastermind a few years later.

DARLINGTON ROTARY CLUB

President David Heaton opened the meeting by inducting Malcolm Warno as a new member. Malcolm, a well-known and respected journalist who was until recently editor of The Darlington and Stockton Times, was proposed into Rotary by Rotarian Alasdair MacConachie. The president then confirmed Club Council agreement for donations to local and individual needy causes amounting to £1,350.

The speaker giving his My Job talk was Rotarian Kevin Robinson whose first involvement with Darlington Rotary Club was in being nominated by his school in 1974 to receive one of the annual Book Awards. Never great at school academically he left with few qualifications and took a job as a plaster and waler with Cleveland Beadings. Always keen to learn about people he was an avid reader of newspapers with a particular interest in politics. As a 29-year-old he successfully took A-levels in English and Law, which gave him the opportunity of applying for and getting a job as a probation officer. Preparing reports and lectures about people who have committed crimes gave him the opportunity of engaging with and giving practical advice to offenders and the victims of crime. Last year, Kevin retired as chief executive of Lancashire and Cumbria Probation Service and is now an active member of the club.

Women's Institute reports

Club-WI reports should be restricted to 200 words and sent to dst@nrc.co.uk by 5pm Monday

GAINFORD - Sue welcomed members, one visitor and our speaker, Gordon Tweedie, to our March meeting. Stainton and Streatham WI has invited two members to their barbecue party on April 28. Nicky and Hilary will go along. The Spring Group meeting is at Stainton Methodist Church Hall on May 18. Barbara and Christine will attend. In the County Newsletter, there are two resolutions that are shortlisted for the annual meeting in June. We will need to vote on them at our May meeting and pass the result on to our link delegates. We have received our ticket numbers for the 800 Club. The first draw takes place at the annual meeting on April 5. Sue will host a coffee morning on Friday, May 20, for WI funds. Gordon Tweedie, from Aconia Dairy, was our speaker for the evening. He began by asking

how many members were doorstep delivery customers of his. He thanked them all for their custom. Gordon's family have farmed organically since 1968. He brought a range of cartoons and glass bottles of milk for members to taste. He also brought some butter to sell. Nicky proposed the vote of thanks to Gordon. Shirley won the competition for a decorative milk jug and the raffle was drawn while we enjoyed our supper.

INGLETON & DISTRICT

President Anne Hings welcomed members and visitors to our open meeting in March. After reading The Cycled and apologies from members unable to join us we noted the AGM at Bishop Auckland on Tuesday, April 5. Again members enjoyed their visit to Stainton barbecue party and look forward to Stainton and Streatham's birthday

party in April. The newsletter for March, along with a new Denman brochure, was issued. Our speaker, Chris Lloyd, deputy editor of The North-east Echo, spoke of the local history of Darlington Covered Market, 150 years of photographs, drawings and stories of how the market place looked and even today's street names remind us where animals and stock were penned. Also the history of how the markets and buildings change over the years. One photograph included a local name, J Reine from Ingleton dated 1910. The vote of thanks was proposed by Joan Clarke. The competition winner was Rosette Stephenson. Our next meeting is an open night to include members and visitors on Wednesday at 7.15pm in Ingleton Village Hall. Eric Lonsdale will talk on China - Land of Contrasts, part three.



From left, David Heaton, Malcolm Warno and Alasdair MacConachie of Darlington Rotary Club

New settlements may be created

NEW villages could be established and existing ones extended to meet housing demand in the borough of Darlington, council officers say. As part of Darlington Borough Council's controversial long-term housing strategy, further potential locations for development have been earmarked. The prospect of building new settlements and extending existing villages was raised at a special meeting of Darlington Borough Council's Place Scrutiny Committee. A map of potential locations was presented to members, appearing to highlight the possible expansion of Haighton and Middleton St George, a south western extension to the town and another to the north of the town. The map suggests new settlements to the west of the A1 and in the north-east of the borough, while giving consideration to the import or export

of housing to and from neighbouring boroughs. The potential locations are in addition to those already earmarked in the council's ill-fated Making and Growing Places Plan (MGPP). Darlington's new Local Plan - which allows for the building of at least 9,000 dwellings by 2026 - replaces the MGPP, which was scrapped last year following government inspection. Today saw officers insist the five years of work devoted to the MGPP was not without merit, as it will be used as evidence to support new proposals. Councillor Doris Jones, who represents Middleton St George, tentatively voiced support for new settlements. She said she believed they may take the pressure off already existing villages at risk of losing their green spaces to developers. Cllr Jones added: "It is not

such a bad idea and I think the town would go for that rather than the drip, drip, drip of everyone living in fear of large developers coming in and taking up their green spaces". In April, the council will launch its Big Debate, a chance for the town's residents to have their say on the contentious plan. Unlike in previous consultations, individuals will no longer receive direct responses in relation to issues raised. They will instead be directed to a general website that officers hope will address the majority of concerns. Steve Petch, Darlington Borough Council's head of strategy, said the move was to save time and resources. He added: "The council would often receive 20 questions that 20 officers would have to deal with. This can take up so much time and we can not afford that time."



Debbi Moore invested £20,000 into the former charity shop site on Bondgate

Taste the Big Apple at coffee house

A TOWN centre unit that has stood empty for almost a decade has been refurbished to give Darlington a bite of the Big Apple. The former Bondgate charity shop has seen a £20,000 investment from family duo Debbi and Dave Moore, who have launched a niche cocktail bar and coffee house on the site.

And the extensive refs of the vacant property has created three jobs for bar staff from the area. Successful designer and co-founder of Manhattan Coffee House and Bar, Ms Moore, said: "Having been based in the town for many years with Debbi Moore Design it is fantastic to be in a position to cre-

ate a new business that will host the nights in the town". The central two-story coffee house also offers a cocktail bar, a dedicated sports room with 12ft screens, and space for private functions and events. Ms Moore further commented: "We are looking forward to creating a vibrant venue in the heart of Darlington."

SPOTLIGHT ON DARLINGTON

In BRIEF

Horror month

DARLINGTON Film Club is hosting Hammer Horror Month throughout May. Call classics will be screened at The Forum as part of the Darlington Arts Festival. Tonight, the film will be *Four in the Night*, on Tuesday, May 10 it will be *The Nanny* and on Monday, May 23 *The Devil Rides Out*. On Monday, May 9 there will be a special focusing on 1971 classic *Blood from the Mummy's Tomb*. The event will also feature a question and answer session with star Valerie Leon. Tickets for the special will be £9 and it will take place from 7.30pm. For the other events - starting at 8pm - entry is £2, including popcorn.

Wildlife walk

A BAT walk will wind its way through Darlington's South Park tonight. Led by Sarah Barry of the Tees Valley Wildlife Trust, it will set off from the clock tower at 8.30pm. To book a space at the free event, visit teeswildlife.org.

Skate sessions

SUNDAY sessions at Darlington's 4Motion Skatepark are changing. From now toddler and sibling sessions - suitable for under-fives and siblings up to eight - will take place from 10am to 11am, five- to 11-year-olds from 11.15am to 1.15pm and mixed ages from 1.15pm to 8pm.

Open day plan

DARLINGTON'S Business Central, at 2 Union Square, will host an open day on Wednesday to celebrate its first anniversary. Businesses, entrepreneurs and start-ups are invited to meet the team and learn about the facilities from 8am to 5pm. Call Vanessa Wood on 01255 529996.

Chemists

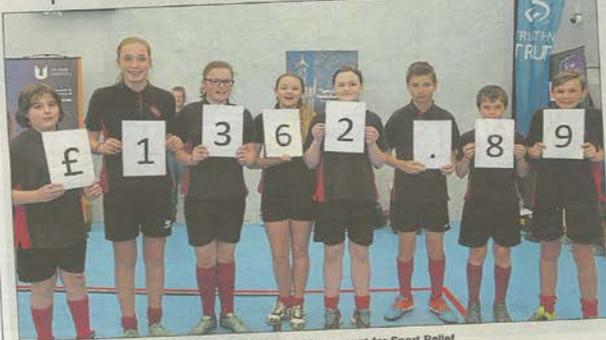
DARLINGTON'S Chemists is a National Retail Tel: 01255 445511. Monday-Friday, 9am-5pm. Saturday 9am-12pm, Sunday, 10am-4pm. To find out your nearest doctor, chemist, health centre, optician and more go to www.northern-echo.co.uk and click on local information.

Our offices

The Northern Echo's reporters work throughout Darlington and the surrounding area to bring you the region's most comprehensive news service. You can contact Darlington reporters Alan Cheadle, Joanne Morris, Charlotte Howe and Sheryl Lee Callaghan on 01255 504073.

For breaking news follow the Darlington team on Facebook facebook.com/darlingtonnews

Pupils show off their fitness for charity



FUNDRAISERS: The DSMS biathlon raised an impressive amount for Sport Relief

SPORTY students are celebrating after running a mile when asked to support a national charity.

Year Seven, Eight and Nine students at Darlington School of Mathematics and Science also swam as far as they could for Sport Relief.

The efforts of around 320 children raised the grand total of \$1,362.69 for the national cause.

PE teacher Mike Hillary said: "This was a tremendous effort. "Those who swam first then ran the mile wet, making it much more difficult. "The spirit among the students was absolutely amazing and to raise this amount of money for charity is an incredible feat."

Events took place nationally for Sport Relief week last month and the total raised currently stands at £56,984,007. Half of the overall money raised is spent on good causes in the UK and the other half is used to fund projects in some of the world's most deprived communities. Sport Relief money has funded causes as varied as life-saving vaccines for children, projects to support people with dementia and helping people with mental illness.

Have your say over plans for housing in borough

COUNCIL officers in Darlington are asking residents what they would do to meet the housing needs of the town. Those leading the authority's ambitious Local Plan say it is time to move on from negativity and look to practical solutions around contentious planning targets. To meet national targets, Darlington Borough Council must plan for up to 10,000 new homes across the borough by 2026. Numerous pockets of land around the town and outlying villages were identified

By Joanna Morris Staff Reporter joanna.morris@nne.co.uk

as possible sites for development in the council's new defunct Making and Growing Places (MGP) plan. The MGP - withdrawn last year after inspectors deemed it too limited - is being replaced with the Local Plan, which earmarks those sites and more for housing. Significant opposition has grown up around the council's proposals, with high

numbers of residents opposing development of their neighbourhoods and green spaces. However, officers say the town has absolutely no option other than to prepare for widespread development. They are now challenging residents to come up with their own plans if they are unsatisfied with those put forward by the council. The authority's assistant director of regeneration, John Anderson, and officer Steve Petch have urged Darlington people to get involved in the

on-going consultation process. Mr Anderson said: "In the next 20 years, Darlington needs to meet its own population needs and to develop 10,000 houses, with jobs and growth alongside that. "We need to look at the best way of going about it while keeping Darlington a great place to live and do business. "We need to have strategic conversations with residents about the best places to put them. "There are many things to take into account and we

want to know how you'd do it, what your priorities would be and what you cherish the most." Mr Petch added: "This is happening, we're planning for it and you need to get involved with shaping how this works best, rather than just objecting. We need positive thoughts brought to this - if you don't agree with parts of the plan, tell us, but also tell us what you would do instead." Residents can find out more about the plan and how to have their say by visiting darlington.gov.uk/localplan.

Couple urge immediate repairs to problem home

A DARLINGTON couple are urging their letting agents to make repairs on their home after several complaints. The pair moved into a property in Yarm Road in December and found it in a state of disrepair.

Issues include a problematic front door, dangerous wiring, loose window panes and lack of seal on the letter box. Having raised the problems with the Your Move lettings agency, they were told repairs could not be carried out until

consent was received from their landlord, now living in Australia. One tenant, who did not want to be named, said: "There were a number of issues with the house but Your Move said they'd sort them

before we moved in. We've still got some of those problems and keep being told they're trying to get in touch with the landlord." Bally Fane, head of operations at Your Move Lettings, said: "Authorisation of issues

has unfortunately been hindered by the recent relocation of the landlord abroad. "We have, however, now gained authorisation from his UK representative allowing for some issues to be immediately addressed."

Authors share works in bid to help refugee families

A LITERATURE festival has raised money to help refugee families settle into Darlington. Darlington Assistance for Refugees (DAR) was established to support Syrian refugees seeking shelter in the town. The town's Friends Meeting House hosted the Lit and Latte festival on Bank

Holiday Monday to raise funds for the organisation. The busy event saw spoken word performers and authors including Sandra Spears, Alex Lockwood, Tony Harrison and Carol Dean share their work. Children's author Ms Dean read her books to the festival's youngest visitors. She said: "I really wanted to

support this event as reading is so important to people of all ages." Event organiser Robyn Drummond said that a diverse crowd had helped to make the event a success. Fran Wood, from DAR, said: "It's important people in Darlington have the opportunity to support refugees at events like this."



READING: Children's author Carol Dean shares her stories with three-year-old Leah Brown and Sam McCormick

Rachel Anderson
North-East
England
Chamber of
Commerce



Nerves need to be calmed

WITH all the post-Brexit hoopla and government reshuffles, companies are now considering the ramifications of where the policies of a new (ish) government might be headed.

First under the sunlamp will be the new approach to the Northern Powerhouse and devolution agendas. As we watched the parade of new ministers, walking up Downing Street, it became clear there was no place for George Osborne, the project's main cheerleader.

Middlesbrough-born Greg Clark has been moved from the Department for Communities and Local Government to Business (a very welcome appointment in itself) and our own James Wharton, previously the minister with responsibility for the whole agenda, is busy studying an atlas following a move to International Development.

This pretty well means all the politicians familiar with devolution and the significant progress it has made in the Tees Valley and the North-East have gone off elsewhere and we need to start the process of familiarising ministers with the assets this area offers the UK.

The new Northern Powerhouse minister is Andrew Percy (no, me neither) the MP for Brigg and Goole. Born in Hull and a student in York, he is at least familiar with the issues the Northern Powerhouse in theory exists to address.

The challenge for our politicians is to make sure the new team understands the North-East and Tees Valley and why we are so well placed to help drive a renewed North.

Presumably politicians in every area will want to press their case for investment early and will be in pursuit of the new minister like some political game of Pokémon Go.

The appointment of a Northern Powerhouse minister is a positive move but less reassuring so far is the lack of a vocal commitment from the new regime to the whole project.

While the Prime Ministerial to-do list is no doubt long, some early policy statements from the Department for Communities and Local Government, and a commitment in the Chancellor's Autumn Statement, will be required to calm political nerves.

As for the North, we can continue to work with the devolution deals we have and build our cases for investment based on how our economy can contribute to UK plc.

The new PM might have a lot to get on with but we cannot sit back and wait to be asked.

Rachel Anderson is head of policy and representation at the North East England Chamber of Commerce

Business leaders hear plan for 10,000 homes

PLANS to build 10,000 homes and create 6,500 jobs in Darlington stimulated a lively debate at a meeting of local property businesses.

As part of a series of discussions with local stakeholders which finishes on August 15, Darlington Council planning services manager Steve Petch, outlined the bold proposals that could shape the borough for the next 20 years.

Among concerns raised by business leaders attending Darlington Property Forum were how new industrial sites and housebuilding would stretch existing infrastructure, in particular the town's road network and access to the A1 and A66.

Mr Petch stressed that the proposals under the Darlington Local Plan, which will be worked-up

Andy Richardson
Group Editor

in more detail over the next two years before being sent for Government approval, aimed to deliver a sustainable infrastructure and ensure that the town became an even more attractive place for residents, workers, visitors and investors.

The key objectives of the plan are to identify which parts of the borough should be developed and which parts should be protected, and to set out policies and allocate land to guide and direct planning applications.

The council hopes this will give certainty for investors, developers and local communities. "Making

sure that we protect the environment and heritage of Darlington underpins everything we are doing," said Mr Petch.

Land at Central Park, the Feethams development, Feversdale East Business Park and Morton Palms are among plots available for potential development.

Mr Petch said that some of the new jobs could come from sectors such as advanced manufacturing, chemicals and energy, health and logistics.

If you want to have your voice heard about future planning for Darlington the council is hosting an event called 'Darlington 2036 - planning a better place for all' on August 4 from 1.45pm to 4.45pm at the Dolphin Centre. Places are limited. To secure your place, email planning.policy@darlington.gov.uk by the end of Thursday July 28, indicating the area where you live or work, and if you have any specific topics of interest. More details can be found at www.darlington.gov.uk/localplan



TALKS: Steve Petch gives a talk at the Property Forum. Picture: TOM BANKS



CONTRACT: Opentree, alongside Atlas Cloud, is helping bosses at Sellafield improve document management

Picture: OWEN HUMPHREYS/PA WIRE

Software firm helps Sellafield improve operations

A SOFTWARE firm has secured a contract to support a nuclear site. Opentree, in Slokesley, North Yorkshire, is working with Sellafield, in Cumbria. Bosses say the business will supply a programme, known as Cabinet, to transform document management systems. "It says the software will help Sellafield manage office

documents and computer-aided design models and drawings, as well as carry out full audits. Andrew Frank, who took over sole ownership of Opentree in 2014 having been involved with the business since its 1992 inception, said: "This is an incredibly interesting project for our team and one we hope to build on. "We have developed Cabinet so it

is simple to use, highly configurable and able to automate business processes while providing accurate records." Opentree is partnering with Newcastle-based Atlas Cloud on the project, with the latter known for delivering and managing IT solutions that allow people to use applications from anywhere on any device.

Pete Watson, Atlas chief executive, added: "Cabinet is a very clever piece of software and Opentree is the ideal partner for our technology. "Using Atlas Cloud is also of huge benefit for a site as vast as Sellafield, where data security is of utmost importance, as we are one of the most highly-accredited in our field to deliver this."

Watchdog orders bookmakers to offload shops

LADROKES and Coral must offload 350 to 400 high street stores as a condition of their proposed £2.8bn merger, the Competition and Markets Authority has said. In its final report into the merger, the CMA found that the deal

could "lead to a worsening of the offer made to customers at both a local and national level" in the gambling market. The proposed merger would create Britain's biggest bookmaker with about 4,000 betting shops, but

the CMA has identified 642 areas across the country where the deal could harm competition. The store sales must be formally approved by the CMA before the deal can move forward. The antitrust regulator's in-

quiry chairman Martin Cave said: "We've found that the merger between two of the largest bookmakers in the country would reduce competition and choice for customers in a large number of local areas."

SPOTLIGHT ON DARLINGTON

In BRIEF

Bipolar support

Darlington Bipolar Support Group meets on the first Monday of every month from 7pm to 9pm at St Vincent's Church Row. For more information email info@bipolaruk.org or visit the website on bipolaruk.org.uk

Greggs opens

FOOD retailer Greggs has opened a new shop in Darlington, creating 19 jobs. The shop is situated at the North Road Retail Park and is managed by Sarah Lague who said: "I'm very proud to be managing this new shop and the team are looking forward to hearing what the local community think."

Car boot

A CAR boot sale will be held to raise funds for Croft Village Hall. The boot sale will be held in a field on the Darlington to Northalerton Road, near Dalton on Tues from 9am until 4pm on Sunday August 14. Admission is £1. Sellers are welcome from 8am, with vans priced at £10 and cars £5. The postcode is DL2 2NT.

Metal concert

ON FRIDAY August 5, heavy metal bands from across the UK will perform at The Old English Gentleman in Darlington. The Unholy Concoction, Dog Tired, Tomstruck, Crow and Juratory will take to the stage from 7pm. Admission is £5 on the door.

Family fun

THE Darlington and District Branch of the Multiple Sclerosis Society are holding a family fun day at Darlington Fire Station from 10am until 4pm on August 27.

Chemists

DARLINGTON Chemist's Victoria Road Tel: 01325 462315 Monday-Friday 7am-11pm Saturday 10am-5pm Sunday 10am-4pm. We sell and your nearest doctor, optician, health visitor, dentist, optician and more go to northwales.co.uk and click on local information.

Our offices

The Northern Echo's reporters work throughout Darlington and the surrounding area to bring you the region's most comprehensive news service. Our main reporter, Christine Brown, and Deputy Lead Christine are 01325 455073.

For breaking news follow the Darlington team on Facebook facebook.com/darlingtonnews

Darlington's future should be aspirational

By Helen Cole Staff Reporter

helen.cole@nec.co.uk

COMMUNITY representatives and residents were given the chance to share their vision of Darlington's future as part of a massive consultation.

Groups were told to be ambitious but realistic as they discussed plans that would include the building of 10,000 homes and create 6,500 jobs for Darlington.

People gathered at the Dolphin Centre in Darlington yesterday for a full afternoon of workshops and discussions that could shape the future of the Borough for the next 20 years.

They were told by Darlington Borough Council's assistant director for economic initiatives John Anderson that the plans were very much at the first stage of consultation and that the council wanted the public to have their say.

He said: "Today is not the day to discuss whether 10,000 homes and the creation of 6,500 jobs are the right figures."

"Today is about what you really care about and what you want to see in the town

in the future." Mr Anderson described the planning process as complex and emotional.

He said: "We are very much at the start of the process and one of the most important things is that we have a good consultation with the general public."

"It is difficult but we have tried to get as many people from different groups as possible."

Representatives from disabled groups in the town and members of the older community were joined by young people from Darlington's Youth Parlia-

ment and parish councils. Independent consultants, Advisory Team for Large Applications (ATLAS), co-ordinated the event and showed examples of local plans carried out by other towns throughout the country.

David Snelson, from ATLAS, said: "We are embarking on a new plan for Darlington. We are getting views in terms of what that plan should contain. What do you feel Darlington should be like in 20 years time?"

"It has got to be aspirational and realistic. Let's be ambitious." The plan will be a blueprint

for housing, employment transport, environment and recreation.

Isabel Nicholls from Darlington Borough Council asked the groups if they wanted to build on documents that had already been worked on in the past.

She said: "Are we still looking at Darlington as having the vibrant life of an ambitious city while being a very friendly historic market town?"

"The public can add their comments to the consultation before the deadline of August 15 by visiting www.darlington.gov.uk/localplan."

More auditions for Dickens classic Tale of Two Cities



THEATRE: Darlington actors Sam Bradshaw and Daniel Copeland, who are in a production of A Tale of Two Cities. Picture: TOM BANKS

ACTORS from a forthcoming production of A Tale of Two Cities called into a Darlington bookstore to read the classic tale.

Daniel Copeland, 18, who has been cast in the comic role of Jerry, and Samantha Bradshaw, who will play Madame Defarge, spent time in Waterstones to familiarise themselves with the novel.

The two were cast in their roles at recent auditions, which were held in Darlington.

The play which will take to the stage at the Dolphin Centre, Darlington, on Saturday, November 19 and Sunday, November 20 but there are still parts available says the production team.

Director Edward Lewis said he had been impressed with the talented performers who attended the auditions.

He said: "We have cast many of the principal roles within the play but are keen to find some more men for specific character parts. "This is a fantastic opportunity for local people to be part of something truly special."

A second set of auditions for people over the age of 16, takes place on Sunday, August 14, at the Quaker Meeting House in Skinninggate, Darlington.

To register contact Lindsey. middleton@darlington.gov.uk or call 01325 405510.

More golden volunteers needed for Darlington

VOLUNTEERS who champion the causes of older people are looking for new recruits to help with their work.

Growing Older Living In Darlington (GOLD) has been working to improve the quality of life for older people in the town for more than 13 years, with a focus on dignity and respect and making sure the elderly voice is heard.

Its members take an active part in the day to day running of the town by sitting on various health committees and attending influential public meetings.

They then feed back to individual committees within GOLD ensuring a say for as many older people as possible.

It also works hard to run so-

cial events for pensioners to combat isolation in the community.

One of the highlights on its social calendar - The Darlington Tea Dance - takes place in the market place next Thursday.

Coffee mornings are also a regular occurrence along with the annual Christmas party.

A spokesperson for the group said: "We need new members and volunteers with all sorts of skills."

We are looking for people who can do everything from organising events and serving tea to giving training and getting involved in our website and Facebook page."

The group is based at Darlington Citizen's Advice of-

fices and people with all abilities from the age of 60 plus are welcome to join.

Membership forms are available from Darlington Citizen's Advice offices, Horsemarket, Darlington. For more information about the group contact 01325 25966 extension 101 or on www.facebook.com/goldardarlington.co.uk

country shows since landing a title with a Hackey in 1898 and the success with his 12-week-old foal, Georgie Girl, upheld the tradition. He said: "To still have the number of classes at a small show like this is fantastic. Heavy horses finished working the fields 50 years ago."

While Mr Kirby's family started farming at Ainderby Steeple, near Northallerton about 200 years ago, his grandfather, Robert, said: "I'm very proud of him. I gave him two ewes when he was 11 and



WHAT A RESULT: Clockwise from top left, flower judges Jenny Simpson, Amy Bradley and Nicola Oldroyd examine a floral class; Francis and Mark Richardson with foal Georgie Girl in the main ring; David Hall, with his commercial beef champion heifer Jessie J; and Robert, Andrew and Steven Kirby with the supreme champion sheep, a Texel shearing



he has never looked back." Show secretary Malcolm Leckenby said the event, which overcame forecasts of

poor weather to attract a good turnout, was maintained by a dedicated team of families and individuals.

For former village caretaker John Dent, 73, the show involved four days of volunteering, and being on

the showground at 6am on event day, while members of the Dring family travelled from London to help run the show.

'Constructive feedback' on plan for 10,000 new homes

AMBITIOUS plans to build 10,000 homes and create 6,000 jobs across a North-East town have been met with "constructive feedback" from residents.

Darlington Borough Council was tasked with providing a comprehensive blueprint in 2011 to address the national housing shortage.

However, five years' worth of work towards the town's Local Plan was eventually scrapped by inspectors after the authority failed to execute a strategy within a

By Charlotte Bowe
Staff Reporter

charlotte.bowe@nne.co.uk

time limit fixed by the Government.

The delay saw an extra 5,800 homes added to Darlington's existing quota to build 4,100 properties before 2026.

A revised Local Plan has since been drafted by authority officers who have promised to deliver up to 10,000 new homes in communities largely on the

outskirts of town.

A consultation period for residents closed this week, which allowed comments on potential new builds and sports and recreation facilities that will be constructed before a new 2036 deadline.

Councillor Chris McEwan, Darlington council's cabinet member for economy and regeneration, said: "This consultation process has been fantastic and has given us a chance to speak directly to a diverse cross-section of people.

"I want to thank all those who have taken part.

"The input we receive from consultation is invaluable and will be used to help shape the future of our borough.

"I hope that those who have engaged will continue to do so as we move onto the next stages of developing the plan."

The first phase of consultation included workshops aimed at business, developers and landowners alongside community groups and the wider public.

A Darlington council spokeswoman said: "Feedback from residents and businesses was constructive and will be built into the next phase of the plan.

"A report is expected to be considered by cabinet in October and further consultation will be launched in 2017."

Responses given during the consultation period are expected to be added to a dedicated Local Plan website.

For more information, visit darlington.gov.uk/localplan

car wreckage

A DRIVER had to be cut free from the wreckage of a car on the A67 in County Durham on Friday night.

Crews used Holmatro Cutting Equipment to release the casualty who was trapped in the vehicle, near Gainford.

A spokesman for the County Durham Fire and Rescue Service confirmed there had been a collision between two cars at about 7pm.

The driver was trapped by their legs but was freed by about 8.30pm.

The fire service was unable to confirm if the casualty was a man or a woman but the patient was treated on scene before being transferred to the major trauma unit at the James Cook University Hospital, in Middlesbrough.

A the North East Ambulance Service spokesman confirmed the patient suffered a fractured right leg but arrived at hospital in a stable condition.

Blown off bike

A CYCLIST had to be treated at the roadside when high winds blew her off her bicycle. The accident happened on the A19 near Easingwold, North Yorkshire, at about 5pm on Saturday.

Tour museum

THE conservation team at Bowes Museum, in Barnard Castle, will host a free behind-the-scenes tour every day until October 30, from 11.30am until 12.30pm. Call 01833 6690606 or email info@thebowesmuseum.org.uk

Appendix 8 – Ward Member Newsletters

The Council only receive copies of the Ward Members newsletters when required to assist with the administration and printing of the newsletters, and it is possible that the Darlington Local Plan featured in more of the newsletters than the Council were officially aware of.

Here is the Ward Member Newsletter that was circulated for Whinfield.



Whinfield Ward Newsletter Summer 2016

Your Councillors Are:

Tom Nutt - 01325 360953 email – Thomas.nutt@darlington.gov.uk

Helen Crumbie 01325 462642 email – Helen.crumbie@darlington.gov.uk

POLICE NON EMERGENCY NUMBER – 101

NEIGHBOURHOOD WATCH – 346832 DOG WARDEN – 388799

YOUR COUNCILLORS

If you think we can assist you please contact us at our monthly surgery, held on the first Saturday of every month in Asda foyer commencing at 10.00 am or by phone or email.

POLICE AND COMMUNITY TOGETHER.

Pact meetings take place on the last Wednesday of each month at the Education Village and begin at 6.00 pm.

SPEEDWATCH ACTIVITY

A Speed Watch was carried out in Barmpton Lane on Friday 13 May, which was a positive and very worthwhile activity. With the help of residents' participation this can become a frequent activity across the Ward. If you would like to be involved in future, please contact us, your local Councillors to enable us to ensure that you are given details of further Speed Watch activities.

DOG FOULING

Our current hot spot is the area along Green Lane where dog fouling is a regular occurrence.

Please continue to report this issue and let's ensure that we all pick up after our dogs everywhere and at all times.

BARMPTON LANE ALLOTMENT ASSOCIATION

An open day is to be held on Saturday 30 July from 10.00 am until 3.00 pm. There will be a tombola, raffle, cake, bric a brac and an allotment produce stall, where all takings will be donated to St Teresa's Hospice.

Please come along and join in the fun.

WHINFIELD RESIDENTS ASSOCIATION INCORPORATING THE FRIENDS OF BEECH WOOD

If you wish to find out more please visit www.whinfieldresidents.co.uk or to contact visit info@whinfieldresidents.co.uk

The next meeting is to be held on Wednesday 20th of July at 7.00 pm in Oban Court. Please come along and get involved.

ARRIVA MEETING

Two members of the Whinfield Residents Association, a DBC Officer and myself met with Arriva Managers to discuss the possibility of the Number 10 being re-routed at certain times in the opposite direction around Whinfield. This would allow residents using Asda and the Doctors surgery to access the top of Whinbush Way and Barmpton Lane. Arriva intend to conduct a large survey on this matter.

A NEW PLAN FOR DARLINGTON

A new local plan for long term investment and growth across the Borough is being prepared by the Council. It will set out where significant new development should go, over the next twenty years and will include policies to protect valued environments and heritage. The Council is planning for

up to 10,000 new homes and 6,000 new jobs. To find out more about the local plan and/or be notified directly of opportunities to have your say on the new Local Plan, please visit

www.darlington.gov.uk/local-plan and register on the “keep in touch” section. The closing date for comments is 15 August 2016.

