

SKERNINGHAM GARDEN VILLAGE CONSULTATION - FREQUENTLY ASKED QUESTIONS:

Who has organised the consultation?

Consultation on the Skerningham Garden Village proposal is being undertaken during October 2017. It has been organised by Theakston Estates, the principle promoters of the Skerningham site.

All comments should be sent to skerningham@lichfields.uk or Lichfields, The St Nicholas Building, Newcastle upon Tyne, NE1 1RF

How do these proposals relate to the emerging Darlington Local Plan?

Darlington Borough Council are preparing a new development plan for long term investment and growth for Darlington over the next 20 years, up to 2036. The new Local Plan will set out where significant new development should go and will include policies to protect valued environments and heritage, and ensure livable places.

Following the Local Plan Issues and Scoping consultation during the summer of 2016, the Council's Cabinet agreed a Strategic Framework to guide the preparation of the Local Plan. The Strategic Framework identified preferred strategic development locations for further assessment, including land on the north side of Darlington town.

The Skerningham site is being promoted through the Local Plan process by landowners on the site. Theakston Estates and Banks Group have partnered together to jointly develop a masterplan for the site. Both companies regularly promote development on the scale proposed at Skerningham.

The masterplan, once completed, will be submitted to the Council by the site promoters in anticipation that the site may be taken forward as an allocation in the emerging Local Plan.

The Council plan to undertake public consultation on a draft Local Plan document next year.

What is a masterplan?

The term masterplan is used to describe a combination of maps and text describing how an area could be developed to create a strong and attractive environment, based on an understanding of the characteristics of the site. The masterplan creates a clear and consistent framework for the development of a site, helping to raise general standards of urban design and create quality places.

The scope of a masterplan can vary, but generally they set out the key principles for a sites development in terms of:

- identifying site constraints and opportunities

- the potential layout of development
- the potential mix and location of different land uses (i.e. housing, employment, retail, community facilities, infrastructure and open space)
- how people can move across the site connections to neighbouring areas
- phasing of development

A masterplan can be prepared for almost any site but they are particularly useful for guiding the development of large scale areas where significant change is proposed.

What development is being proposed on the site?

The emerging masterplan indicates that the site could accommodate around 4,000 houses along with supporting facilities such as schools, health facilities, local shops and open space to serve the development and surrounding communities. The site would be expected to deliver a mixture of different housing types, sizes and tenures, including market and affordable housing.

The emerging masterplan includes provision for two primary schools and a series of community hubs which could include healthcare facilities. Further discussions will need to take place with Darlington Borough Council, infrastructure and service providers to establish the sites requirements, in particular whether there is a need for secondary education provision at the site. The masterplan will reflect [Darlington's Healthy New Town design principles](#).

Three options are currently being explored informed by the possible alignments of the Northern Link Road, including an option if the Northern Link Road is not delivered.

The content of the finalised masterplan will be influenced by the comments received during the consultation. This may result in changes to the predicted number of homes that can be provided on the site.

How long would the site take to develop?

The site would be developed in phases alongside the supporting infrastructure. It is anticipated that it would take around 20-25 years to fully complete the development.

How does this relate to the Northern Link Road proposals?

The Tees Valley Combined Authority, in partnership with the five local Councils and Highways England, has set out proposals for better transport connections across the area, providing businesses and residents with a high quality road network that is safe, less congested and more reliable. Consultation on these proposals took place earlier this year.

One of the proposals involve enhanced east-west connectivity with improvements to the A66 between the A1(M) and Teesport, including plans for a Northern Link Road around the north east corner of Darlington. This would provide a direct link between Junction 59 of the A1(M) and A66 east of the town, removing through traffic from the A167 and A1150 in Darlington. Two indicative routes for the link road were shown during the consultation.

Whilst the scope of development in the Skerningham area will be influenced by the provision and alignment of the proposed Northern Link Road it is not necessarily reliant upon its delivery. Part of the masterplan process will be to determine what development could be brought forward without the new bypass, and what new infrastructure would be required to support it.

The current consultation, organised by Theakston Estates, is about the emerging masterplan for the Skerningham area, and is not a consultation on the potential Northern Link Road.

Further information on the Northern Link Road proposal can be found on the Tees Valley Combined Authority website at: <https://teesvalley-ca.gov.uk/what-we-are-delivering/transport/improvingourroads/>

What will happen to the Public Rights of Way in the area?

The Council will look to protect Public Rights of Way (footpaths and bridleways) as part of the masterplan process to maintain connectivity and access to and within the development, and encourage recreational opportunities. In addition, the Council will be looking at the scope for betterment and improved connectivity, and opportunities for new PROW within the masterplan framework. There may be a need to divert or rationalise Public Rights of Way to accommodate the proposed link road or optimise access and connectivity within the new development.

How can I comment on the emerging plans for the site?

Comments forms will be available at the consultation events planned for the 11 and 14 of October that can be handed in on the day.

Alternatively, comments to can be sent to skerningham@lichfields.uk or Lichfields, The St Nicholas Building, Newcastle upon Tyne, NE1 1RF. Copies of the consultation form area available from the following website www.skerningham.co.uk

The closing date for submitting comments is 27 October 2017.

Where can I find more information on the consultation?

Two consultation events will be taking place at the Harrowgate Club and Institute, Salters Lane North, Darlington, DL1 3DT on:

- Wednesday 11th October between 2pm and 7pm
- Saturday 14th October between 10am and 3pm

The project team developing the masterplan will be on hand at these events to discuss the proposals and answer any questions you may have.

Further information on the consultation is available on the following website
www.skerningham.co.uk