

Darlington Local Plan 2016 – 2036

A Draft Spatial Plan for Middleton St George

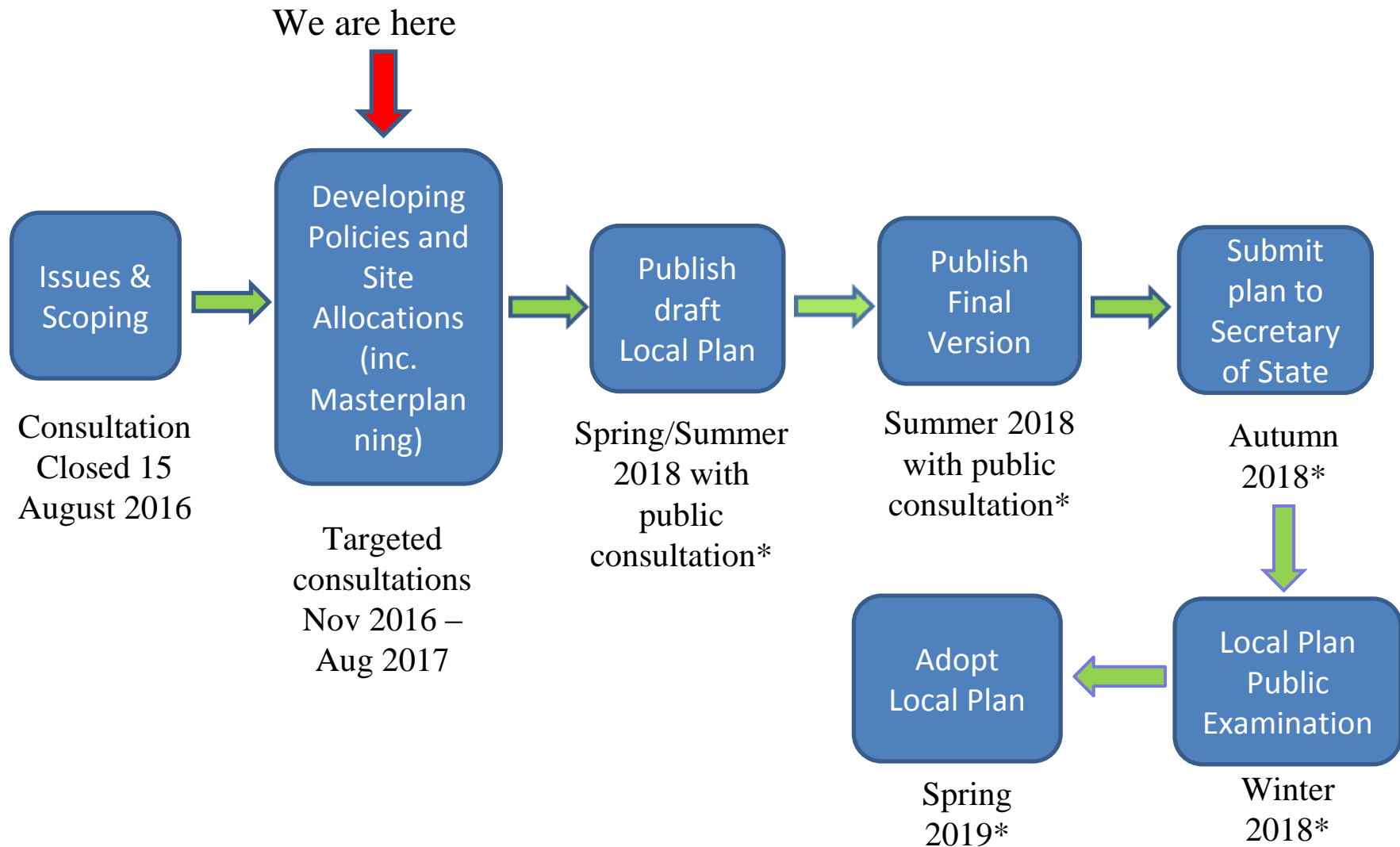


- The Council is **preparing a new Local Plan for Darlington** for the next 20 years, up to **2036**.
- It will set out where new development should go and will include policies to protect valued environments and heritage.
- We need to ensure our population's **needs for housing, a thriving economy, community facilities and infrastructure** are met.
- A successful Local Plan should deliver **well planned, high quality, sustainable places**. It will create an attractive place to **live, work, visit and invest** in.
- The Local Plan gives greater certainty around infrastructure delivery including social, community, transport, utilities etc.

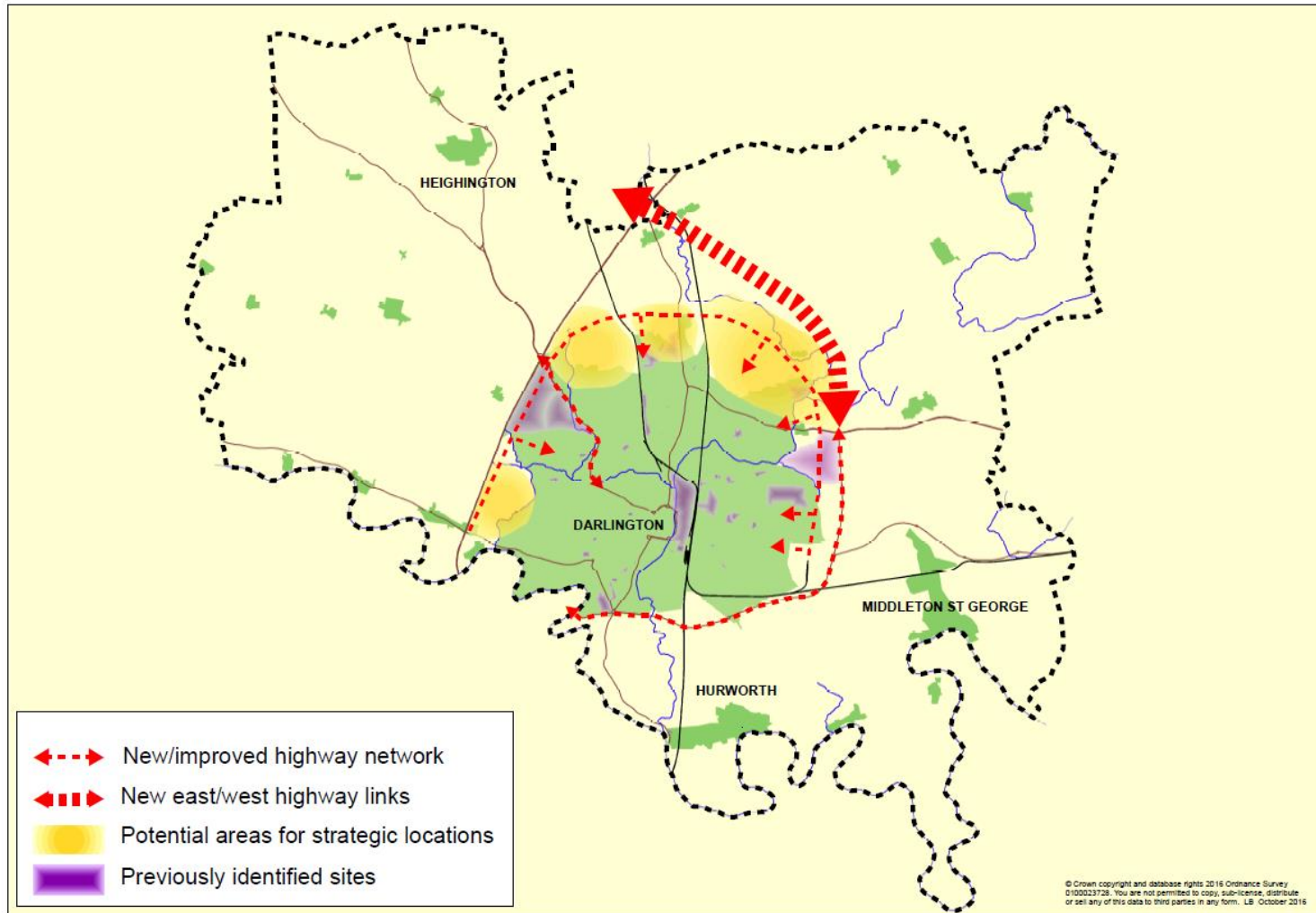
- Evidence from population projections and economic growth forecasting indicates that **by 2036** there will be growth of approximately **7,000 jobs** and a need for approximately **10,000 new homes** in the borough.
- The Local Plan will be a framework of policies and guidance that will ensure growth occurs in a well thought out, sustainable way.
- **Not planning for growth could result in economic decline for the borough.**



Local Plan Development thus far...



Issues and Scoping (August 2016) identified key strategic development options.....



The role of the larger villages

- Large urban extensions and previously identified sites will only meet some of our housing need **particularly in the short and medium term.**
- The larger villages have been identified in the Core Strategy as the next most favourable location for housing development.
- The larger villages can offer something different to the housing market and be a ‘shop window’ for good development and creating vibrant communities.
- The Local Plan will bring more certainty to the villages for their future growth. They will be less susceptible to speculative planning applications.

Sites submitted (call for sites)

- As part of Local Plan preparation Local Authorities are required to carry out a call for sites.
- Sites are submitted by developers, land owners and agents for consideration for development in the new Local Plan.
- It should be noted that inclusion on this map means that the Council is currently assessing the sites for development potential. **It does not give them any planning status or indicate that the Council would support the development of a site via allocation through the Local Plan or a planning application.**
- Additional sites are also considered such as planning applications and sites previously submitted.

Work to date....

Preliminary discussions have taken place with key stakeholders in the village about its potential future growth, including ward members, the parish council, council officers, developers, land owners and St Georges Primary School. The main issues identified during the discussions included:

- Capacity at the local primary school.
- Improved recreation facilities required.
- Parking and highway safety in the village.
- Infrequent bus service.
- Poor retail offer.
- Integrating new development into the village.
- Protection of the conservation area.

Work to date continued....

- Officers have utilised comments from the discussions along with technical work to inform this **draft spatial plan** for the village. The draft plan has not been considered or approved by DBC Members.
- **We welcome your comments and views on this draft plan.**
- This consultation is an **initial early stage** to comment. **There will be further opportunities.**

How to comment....

- Please complete a representation form and return to Planning Policy, Room 401, Level 4, Darlington Borough Council Town Hall, Feethams, Darlington, DL1 5QT
- Alternatively you can download a form from the Councils website www.darlington.gov.uk/localplan and email to planning.policy@darlington.gov.uk
- **Please return any comments by the 8th January 2018.**
- If you wish to discuss the draft village plan or the Local Plan in more detail please contact Fiona McCall (planning officer) on 01325 406476 or via email to address above.

Next Steps

- The feedback from this consultation will help to inform the new Local Plan for Darlington 2016 – 2036 .
- The Council will be consulting on a draft Local Plan for the whole of the borough during **spring/summer 2018**.
- **This will give you another opportunity to comment on proposals for Middleton St George.**
- You can monitor the progress of the Local Plan at www.darlington.gov.uk/localplan

Thank you for taking the time to read this and comment.