

Positive

Table	Context	Identity	Built form	Movement	Nature	Public Spaces	Uses	Homes and Buildings	Resources	Lifespan
1				Opportunity for robust multi purpose routes to facilitate active travel-walking, cycling-with recommendations to make other networks outwith the development site more robust as well- coordination with organisations such as Sustrans essential. Pedestrianised, no motor cars/motorcycles allowed on streets out front of home, would allow safe spaces for walking, cycling and playing. Cars should be out back with parking etc there. Cars should be an afterthought , primary focus should be on active transport and play-sense of community.	Opportunity to incorporate public footpaths currently available . Packhorse Bridge, Protected wildlife, birds, foxes, deer, wild orchids. Opportunity to make the most of natural and well established green spaces such as Skertingham Woodland-it is a community woodland. Pathways could be enhanced. This established (and in some parts ancient ) woodland will be excellent for well-being, to combat climate change and support biodiversity and ecosystems . Deer, many birds and other wildlife already there.		General Concerns - graves (4) , ashes spread -what will happen to these.  Healthcare and sports facility provision -very limited in this area already and already oversubscribed, very difficult to get ...? These should be built first. Allotments would make good use of arable land already rather than developing it all.		Opportunity to build a near zero energy development by using heat pumps /ground energy , wind and solar power to leave tiny power bills for residents	
2				Accessible bus routes to promote more affordable travel.	New roads-ease pressure on existing roads. Re-wilding -low fertile soils , pollinating plants doesn't need maintenance . Supplement existing trees/hedgerows. Eg see Weymouth Relief Road - low fertile soils.			Better mix of affordable and accessible houses. Well insulated. Natural materials - Heat pumps etc- fully Sustainable.		
3				Safe paths and cycle paths away from cars. Whenever the paths meet roads , the pedestrians and bikes have priority. Max 15 minute walk to shops / school/doctors etc.	Keep all the trees -the woods are vital Don't destroy hedgerows Keep ponds and create more As little impact as possible on wild spaces Enhance river Wildlife corridors Minimum increase in the ambient noise level without causing noise disturbance	Community buildings to hire and use for leisure clubs etc. Sports fields /clubs. School/doctors surgery/shopping . Parks, Skateparks, tennis Courts , Children play parks with activities ,slides, climbing frame etc. allotments.				
4	Retain, protect and enhance Medieval Village, Amphitheatre, Pack horse Bridge, Woodland, Hedgerows, Black poplars. Retain /enhance Rights of way, Archaeological features, Historical features Woodland burials		20 minute neighbourhoods Building sequence-cycle gateways go in first.	School streets and play streets built in from the start. Speed limits Filtered permeability Safe movement of wildlife Dutch style road network-walking and cycling a priority. Cycleways that link to high quality cycling network	Biodiversity net gain Development sits lightly within the area. Natural cooling from green infrastructure. Wildlife corridors Allotments Small play areas orchards	Communities happen in the spaces between buildings Public placemaking landmarks that are nature based	Community halls Social rent	PassivHaus Delivery of standards guaranteed. Charging points - high speed Home offices-ultra high speed dark fibre Multi generation houses All homes to have space to grow their own food. Affordable Houses need to be the right type needed. Darlington needs lots of disability accessible homes, each area would have different needs based on council waiting lists.		
5		Keep the local historical features eg Packhorse Bridge, urban cemetery. It is a garden village -please equip homes with ample sized garden ( building 33% garden 66%			Link existing nature to Whinfield and Harrowgate Hill properly Nature reserve-preserve as much nature as possible Keep all the trees	Community Benefit- new football stadium? Community pitches/training Different Allotments Gren spaces Trees Water	Pub Shop Places to meet outdoors Play areas / exercise areas Allotments Healthcare facilities GP/dentist	Mix of Houses- suitable for all ages, disabilities Carbon neutral homes Living for Elderly to be enhanced	Reduce energy demand, build carbon neutral Avoid sealing of ground Increase digital connectivity Smart houses	Make houses last 100 years and robust

Negative

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1	Traffic on existing busy roads get worse. More studies are concentrated on where new developments will be not on how existing communities will be negatively affected. Plans should include reductions in speed and solutions to mitigate increased business			Consider access of emergency services - roads wide enough to ensure ambulances, fire engines etc could get through easily where they're needed. The are now extends to the north of the little Burdon roundabout which means that the proposed Darlington Northern Relief Road would pass through the area. Can DNRR be used to assist with access . TVCA say no-is this right?	Damage to existing features Trees -black poplars, wild orchids. Protect bird species.  Flooding Skertingham has flooding issues currently with green land/trees. When this is removed flooding would be more severe.		Making this a true community , not just another development but a self sufficient entity with shops, cafes, restaurants as well as houses. Independent stores such as zero waste , supporting new start-ups rather than further franchises of large supermarkets, cafes eg M&S , Aldi, Costa Starbucks would be desirable		Frustrating and short sighted to see that building has now been proposed on arable land . I understand that long term plans need to be made but lack of flexibility change to events that happen in interim are idiotic . we could be experts in arable crops and be self sufficient . This will be lost with change of use	
2	Retain historical landmarks -eg Packhorse Bridge, Anderson Shelter				Maintain and enhance woodland and hedgerows to offset carbon emissions Flooding risk Biodiversity		Need more facilities, schools , doctors , dentists.			
3						The right amount of infrastructure for the amount of people		Houses with enough land space for good size gardens , not feeling on top of neighbours. Houses shouldn't all look the same . Off-road parking Garages for bikes. Mixed property types , bungalows , single homes, homes for families etc	Concerned that the developers will prioritise profit over environmental sustainability, green spaces and infrastructure.	
4	Fell and grub up established trees and hedgerows and replace with monoculture 1 yr old trees. History of flooding Landfill site ( fire history)			Safe by design is bad for sustainable transport-avoid Ensure safe movement of wildlife How does water move through the area? Car reliance, what systems are there to ensure public transport ,cycling, walking will be the first priority. Block rat runs because they will ruin the area.	It is recognised that by felling one mature tree it takes 25 years for 3 trees to achieve the same absorption. If we fell 1 mature tree now to be neutral next year we need to plant 75 trees . There is no space to replace the mature trees. Numerous Red List species in the area-catalogue over 12 months before work starts. Felling mature and diverse woodlands you displace wildlife, trees and birds, we need to retain established systems , retain flood plains , they will reduce flooding downstreams.		Buy to let landlords Finance can outbid individuals	Flood risk on flood plain Concerns over landfill collapses Inadequate parking House not performing as designed, materials not lasting. Parking dominates- drivers damage public realm		
5			Only 2,3,4 bedroom houses- no bungalows , apartments, self-build, PassivHaus. Bigger plots/gardens	Cycle routes Bus routes Public footpaths Disability wheelchair friendly Enough parking. Traffic congestion is a major issue on Whinfield Road /Harrowgate hill. What will be put in place to alleviate this/ Will cycle routes be separate from walking routes?	Animal habitats are a concern, where will they all go? Skinny woods is alive with a variety of birds and animals. We need more nature reserves , trees , flowers, shrubs etc. Green areas are necessary for the environment and mental health. If the golf course is moved to Skinny woods the chemicals running into the Skerne is a big concern . There will be a potential for residual flooding.  Environmental and Archaeological surveys impact prior to construction Historic Environments record inadequate for area ( Diaventures project at Brightwater area) LIDAR survey and Archelogy assessment prior to works  Darlington and Teesdale Naturalists Field Club have been making records of biodiversity in Skertingham for 130 years -what is threatened? What mitigation? David Green buried in Skertingham woods -blk poplars planted , murdered in India , keen artist/environmentalist Wildlife corridors / Flood management , biodiversity.	Lack of meeting places and amenities			Builders not taking resource efficiency seriously District heating not effective	