

Darlington Local Development Framework Core Strategy Revised Preferred Options

Summary of comments received at public consultation meetings on the Revised Preferred Options February 2010

Theme	Comment	Response	Venue
<i>Darlington's Sub-Regional Role and Locational Strategy</i>	Agree with the approach of focussing development principally within the existing built-up area.	Noted.	YMCA, Middleton Street 22/02/10
<i>Design</i>	What about design?	The second policy in the core strategy is about design. Darlington Borough Council has recently adopted a design policy. The Council also employs an Urban Design Officer who advises developers on what is locally acceptable.	Central Hall, 10/02/10
<i>Local Economy</i>	What types of new employment would be at Faverdale? How far can the Council control this? Developers seem to get away with anything, and do nothing to contribute to solving the problems they create. What consideration is given to the quality of life of residents arising from traffic movements, parking, noise, safety, etc?	The Faverdale Reserve site is a Key Employment Location in the Regional Spatial Strategy (RSS) and must be included in the Darlington Local Development Framework (LDF). It was therefore identified as a warehouse / distribution park in the Darlington Employment Land Review, 2009, which is part of the evidence base for the development of employment policies. The Faverdale East Business Park is predominantly identified for the same uses, whilst the existing Faverdale Industrial Area would be likely to contribute to a mix of employment uses within the general business and industry, offices and	Alderman Leach School, 24/02/10

		warehousing uses. The detailed allocation of sites that will contribute to the employment land supply over the plan period will take place through the forthcoming Accommodating Growth Development Plan Document. The impact of the allocation / continued allocation of sites and of specific proposals on issues mentioned such as traffic and amenity will be considered through this process / the determination of any specific planning proposals that come forward.	
Culture and Tourism	Suggests relocation of the 6 th form college (short of space) to the Arts Centre building and Arts Centre to Central House, Gladstone Street. Bring in Gladstone Street into town centre fringe and join up with The Oval development so no gap. Central House isn't ideal office space but would make a good arts centre. Good transport links and parking near by.	Suggested relocations are not matters for the Core Strategy. Part of Gladstone Street is already in the Town Centre Fringe.	Central Hall, 10/02/10
	We need better accessibility to the new cultural quarter – access over the ring road.	Policy CS7 specifies that future extension of the town centre beyond the inner ring road would be conditional on improvements in connections being in place. Such improvements are also a priority of CS19.	Central Hall, 10/02/10
	Darlington potentially a good location for conferences because of its accessibility but this trade is being lost due to lack of a conference facility and under-provision of hotel accommodation in and on the edge of the town centre.	A new hotel with conference facilities is planned as part of the Central Park development.	YMCA, Middleton Street 22/02/10
Town Centre	Are we are going to put red lines around residential areas in the town centre and raise	The Design of New Development Supplementary Planning Document	Central Hall, 10/02/10

	standards of development?	should ensure that new development is built to a high standard. Residential development is part of the mix of town centre uses, but there are no plans to specifically protect any residential areas.	
	Are there any proposals for the Town Hall?	No.	Central Hall, 10/02/10
	We need more car parking on the West side of town, if car parks in the town centre are going to be built on.	Comment noted: this will be considered as part of any future review of the Council's parking strategy.	Central Hall, 10/02/10
	Better links for pedestrians between the town centre and the Town Centre Fringe across the inner ring road are certainly needed, although some present routes (e.g. Stonebridge to Parkgate) are in greater need of improvement than others (notably Priestgate to Brunswick Street).	Comment noted: improving connections is a priority of both policies CS7 and CS19.	YMCA, Middleton Street 22/02/10
	Would like to see various facilities/amenities in or on the edge of the town centre, e.g. a new cinema, an ice-rink, a large indoor venue for music events, new nightclubs.	Noted. A new cinema is planned as part of the Oval development at Commercial Street. The provision of other facilities depends on developers considering there is sufficient market from Darlington and its environs to sustain facilities as viable businesses.	YMCA, Middleton Street 22/02/10
New Housing	Private Housing developers must adhere to government regulations.	Agree.	Central Hall, 10/02/10
	Where will the influx of students resulting from the new university campus be accommodated?	Consultants have done some work and not foreseen a huge demand for student housing outside the town centre. The courses on offer in this type of Campus tend to be attended by local people or those near enough to travel into Darlington. Housing needs will be reviewed within the next five years.	Central Hall, 10/02/10
	What is the cumulative effect of all the new development being proposed in this area	Cumulative effects can be positive and negative – e.g. development at West	Alderman Leach School, 24/02/10

	[West Park]?	Park has supported the provision of new shops and a pub in the locality, and if new housing of the scale proposed takes place, a new primary school will also be provided. Further work is being undertaken to establish the likely cumulative impact on traffic and travel movements, and to identify solutions to any problems identified, through Transport Area Action Plans.	
	Are there any plans to build houses on the allotments of Barmpton Lane?	No.	St Andrew's Church Hall, Haughton 25/02/10
	Agree that the Town Centre Fringe presents particular opportunities for regeneration, including new residential, because of its excellent accessibility to shops, services, public transport, etc.	Support for the approach of the Core Strategy to this is noted.	YMCA, Middleton Street 22/02/10
Meeting Housing Needs	When organising travel and housing consider the geography of the town centre (in a dip, requiring people to walk uphill on leaving) to ensure accessible housing for elderly people.	Noted.	Central Hall, 10/02/10
	10% affordable housing is a government target – government subsidy to build this type of home.	West Park, Lingfield ward, Central Park	Central Hall, 10/02/10
	Ageing population needs to be considered when building new houses.	Draft Policy CS11 includes ensuring there is housing suitable for older people.	Central Hall, 10/02/10
	There is an over-supply of flats. Should more be built in the town when so many are unsold?	Research carried out for the council and published in 2009 (called the SHMA) found that there was an oversupply of flats in particular parts of the town. Draft Policy CS11, once finalised and adopted, could help the Council to refuse new housing proposals where the house types and	Central Hall, 10/02/10

		sizes do not meet identified needs and demand.	
	What will be done to ensure HMO's and private rented houses do not ruin disadvantaged wards e.g. Northgate, Central and North Road?	Detailed development plans will be written – the “Making Places” development plan document will deal with this in detail.	Central Hall, 10/02/10
	There is a particular need for more residential accommodation in the Town Centre Fringe for young adults.	Noted. This can be considered through the wider town centre fringe work and through preparation of the forthcoming Town Centre Fringe Area Action Plan.	YMCA, Middleton Street 22/02/10
Existing Housing	Redevelop housing stock that is run down instead of paying for new build – remove VAT on refurbishment rather than on new builds.	Schemes are available to get houses back into use when they have fallen into disrepair. Draft Policy CS12, when finalised and adopted, will help to ensure that wherever possible, interventions in run down housing stock will be repair, improvement and adaptation rather than demolition.	Central Hall, 10/02/10
	What are the plans to improve Branksome? IMD shows it to be the second worst in the borough.	The Council has identified the Cockerton West ward area as a priority area to regenerate.	Central Hall, 10/02/10
	Concerning Northgate ward in particular, does the policy on existing housing prevent older properties being bought up by registered social landlords (RSLs) and deliberately run down so that they can be demolished ? Concerned that recent changes to Government powers would allow more demolition.	The policy would not prevent house purchases by RSLs. As the draft policy CS11 is currently written, owners would need to demonstrate that the criteria (a) to (d) were satisfied before demolition would be permitted.	St Andrew's Church Hall, Haughton 25/02/10
	Existing housing policy needs to emphasise the environmental benefits of making use of existing properties over demolishing them.	Agree. That is the purpose of draft policy CS12.	St Andrew's Church Hall, Haughton 25/02/10
	Noise from the main line railway was not perceived by those who lived next to/near it to be a particular problem, but vibration was in some older dwellings with poor foundations.	Noted.	YMCA, Middleton Street 22/02/10

Accommodating Travelling Groups	Are there going to be any more gypsy sites?	The provision of new gypsy sites will be considered in the preparation of the Accommodating Growth Development Plan Document and not this Core Strategy.	St Andrew's Church Hall, Haughton 25/02/10
Local Character and Distinctiveness		We are proposing to make some areas of Parkgate conservation areas (old ambulance station in Borough Road and other buildings in that area).	Central Hall, 10/02/10
	Pease House in Northgate has awful cladding.	Owned by a private individual. We can prevent things like that happening now with Character Appraisal document.	Central Hall, 10/02/10
	Let's make more of railway heritage.	Noted.	Central Hall, 10/02/10
	The route from the station to town is poor. Approaches to the station should be improved. Propose huge placards with attractive photos visible from trains.	Town Centre Fringe project will improve this.	Central Hall, 10/02/10
Green Infrastructure Network	Ensure the Skerne is developed to grow the green corridor and make the town more attractive near the ring road.	Noted – the Town Centre Fringe project will consider this.	Central Hall, 10/02/10
	Suggest green space be put in front of proposed multi-storey car park.	This is an element set out in the Feethams Development Brief (see website).	Central Hall, 10/02/10
	The footpath near the allotments at Hundens Lane that goes through play ground is muddy and poorly lit – it would make a good cycle and footpath.	Comment passed to Transport Policy team.	Central Hall, 10/02/10
	Are green spaces really protected from development? There are proposals to build a car park for the primary school on part of North Park.	CS17 will protect open spaces from development unless in exceptional circumstances the criteria within the policy are met. Any comments relating to proposals for North Park should be made during consultation for a planning application.	St Andrew's Church Hall, Haughton 25/02/10
Sport and Recreation	Is a play area still proposed at Springfield School?	A play area is proposed for the Haughton area. Potential sites are still	St Andrew's Church Hall, Haughton

		being assessed. The community will be consulted on any proposals for play areas, whether at Springfield School or elsewhere.	25/02/10
Transport	Equity in transport services across the town.	The proposed Core Strategy and the Council's existing Transport Strategy both promote accessibility for all.	Central Hall, 10/02/10
	Links to the world are limited by the range of flights at Durham Tees Valley Airport. Why does the Council not do more to support this investment in the economy and fight harder for companies to stay there? We need to be more outward looking so others want to come here.	Provision of flights is a commercial decision. There has been significant investment in the airport in recent years to ensure that there are attractive ground facilities for passenger and freight operators.	Central Hall, 10/02/10
	The extension of the Cross Town Route isn't planned to happen now, because of cost, government money not being available, and changed traffic patterns since plans were drawn up in the 1970s. Not sure it would really improve congestion.	Comments noted; they are consistent with the approach of the Core Strategy to not provide for a Cross Town Route.	Central Hall, 10/02/10
	Why is the proposal to complete the Cross Town Route being dropped? People bought houses in this area [West Park] on the understanding that this route would be completed and take traffic going across town off West Auckland Road.	The detailed reasons are set out in the Connections Study report which is a background paper for the Core Strategy, available through the Council's website.	Alderman Leach School, 24/02/10
	Issues of traffic congestion on Salter's Lane North and Whinfield Road at AM and PM peaks. Traffic backs up from motorway junction at A1/A167 all the way to Haughton.	Mitigating against congestion at pinch points is a prime aim of Policy CS19.	St Andrew's Church Hall, Haughton 25/02/10
	Are there still plans for a Northern Bypass?	Not within the period covered by the Core Strategy.	St Andrew's Church Hall, Haughton 25/02/10
	Are there any plans for a new bus station? The town is not designed to have buses moving around it – safety issues.	Neither the Council nor bus operators have plans for a bus station so it is not a matter for inclusion in the Core Strategy.	St Andrew's Church Hall, Haughton 25/02/10
	A bus station would just attract youths	Noted. No bus station is being	St Andrew's Church

	congregating and may not be particularly pleasant.	proposed in the LDF Core Strategy.	Hall, Haughton 25/02/10
	Can the verges on Friar Crescent be tarmacked?	Comment passed on to Highways section.	St Andrew's Church Hall, Haughton 25/02/10
	Drop kerbs need to be installed along Welbeck Avenue so that cars can park on the verges that have been changed from grass to tarmac.	Comment passed on to Transport Policy and Highways sections.	St Andrew's Church Hall, Haughton 25/02/10
	Closure of the crossing from A68 to Burtree lane is adding to traffic congestion on West Auckland Road, as people making trips towards the eastbound A66 now have to go through town, as to go north is not a viable option. Can the gap be reopened ? There is lighting there now – this might have solved the safety issue that led to its closure in the first place. The safety of this junction could also be improved by increasing the length of the sliproad from the lane onto the A68.	Detailed traffic management issues are not matters for the Core Strategy. Comments passed on to Transport Policy and Highways sections.	Alderman Leach School, 24/02/10
	Why are you proposing more employment and housing development in this area [West Park] when there are already traffic congestion problems arising from existing development and there will be more with schemes that have been granted planning permission, e.g. housing at West Park, Cattle Mart at Humbleton Farm, but not yet started? There are already excessive traffic movements at 6.30am and at morning and evening peak hours on Rotary Way and West Auckland Road.	A technical study is being carried out to ascertain the traffic problems that may arise from existing commitments and proposed new development for the North-west Urban Fringe area as a whole. The study will also identify appropriate solutions to any traffic problems identified.	Alderman Leach School, 24/02/10
	Why has the Council allowed recent developments, such as the Co-op, which go right up to the pavement and narrow the carriageway, when this will limit the options for improving the capacity of West Auckland Road in the future?	Decisions are made on the basis of the planning policy framework in place at the time planning applications are considered. The current planning policy framework does not currently contain any proposals for widening	Alderman Leach School, 24/02/10

		West Auckland Road.	
	Problems with Garnetts coaches and lorries parking on Rotary Way.	Detailed traffic management issues are not matters for the Core Strategy. Comments passed on to Transport Policy and Highways sections.	Alderman Leach School, 24/02/10
	Request for speed limit on Rotary Way be reduced from 50mph to 30mph.	Detailed traffic management issues are not matters for the Core Strategy. Comments passed on to Transport Policy and Highways sections.	Alderman Leach School, 24/02/10
	Could a lorry park be developed in the Faverdale area?	The Council has no proposals to develop one. The existing lorry park in Chesnut Street is not over-subscribed.	Alderman Leach School, 24/02/10
	What has happened to plans to create a dual carriageway from Brafferton to Great Burdon?	There are no plans for such a road within the Core Strategy period so none can be included.	Alderman Leach School, 24/02/10
	The Council is very anti car drivers.	The policies of the Core Strategy seek to balance accessibility for all modes of transport. Making the best use of the existing road network, including mitigating against congestion, is a prime aim of Policy CS19, and car drivers will be amongst the main beneficiaries. Car drivers also benefit from other potential motorists shifting to non-car modes of transport and freeing up road capacity.	Alderman Leach School, 24/02/10
	Is there any potential for a park and ride facility to serve Darlington?	A study was carried out for the Council recently and concluded that presently this was not feasible.	Alderman Leach School, 24/02/10
	Dwellings near Houghton Road suffer disturbance from vehicular traffic.	Comments passed on to Transport Policy and Highways sections.	YMCA, Middleton Street 22/02/10
Other	What is the population going to be in 2026?	109,200 in 2021 plus another 10% by 2026.	Central Hall, 10/02/10
	How can residents influence and protect areas where they live?	By getting involved in consultation events like this and commenting on planning applications.	Central Hall, 10/02/10
	Queries about Feethams development and the	Both will hopefully go ahead.	Central Hall, 10/02/10

	Oval development.		
	Where is current development taking place?	West Park, Lingfield and Central Park. There is a major employment site (Faverdale). Mainly around logistics.	Central Hall, 10/02/10
	Where is the money coming from for developments?	Mostly from private investors and from public funding bodies. The Council is making limited investment in new Council housing, and contributes to overall funding packages for schemes, e.g. Central Park.	Central Hall, 10/02/10
	When will the document be finalised?	It should be ready for independent inspection next spring. Adopt a final version in Summer 2011.	Central Hall, 10/02/10
	What is happening on the empty Sanderson Ford site and the former bus station site?	It is being marketed as a development site by its owners, but interest appears to have been frustrated by the economic downturn. The Council has published planning guidance notes for prospective developers on its website.	St Andrew's Church Hall, Haughton 25/02/10
	What is happening to the site of the former fire station in the Denes?	The Council is preparing a planning and development brief to guide the future development of this site. It has been identified as being suitable for residential development.	St Andrew's Church Hall, Haughton 25/02/10
	What is happening with the Oval development?	Development has been frustrated by the economic downturn but the developers have applied to renew the planning permission when it lapses.	St Andrew's Church Hall, Haughton 25/02/10
	What is happening on the former Springfield School site?	The Council has secured funding from the Government to build about 30 new Council houses on part of the site.	St Andrew's Church Hall, Haughton 25/02/10
	What is happening with Feethams?	Housing with access through cricket club.	Central Hall, 10/02/10
	I completed a travel diary for a DoT survey last year. What has this information been used for? Has it been shared with the Council?	Comments passed on to Transport Policy and Highways sections.	Alderman Leach School, 24/02/10