

# Darlington Local Development Framework

## **DESIGN OF NEW DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT: CONSULTATION STATEMENT**



July 2011

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### **1. INTRODUCTION**

- 1.1 This document sets out what consultations were undertaken during the preparation of the Design of New Development Supplementary Planning Document (Design SPD), and outlines the main issues that emerged from those consultations.
- 1.2 This document has also been prepared to meet the requirements of Regulation 17(b) of the Town and Country Planning (Local Development)(England) Regulations 2004.

### **2. CONSULTATIONS UNDERTAKEN**

- 2.1 The consultations referred to in this statement are those that were carried out in respect of the Design SPD, adopted in 2009. These remain relevant as the changes to the original SPD that are included in this revised SPD are very limited in their nature, extent and impact, reflecting adoption of the Core Strategy design policy CS2, on which this SPD elaborates. Extensive consultations were carried out on the Core Strategy design policy CS2, but no further consultations were undertaken in preparing the revised draft, because of the limited nature of the changes.
- 2.2 The Council's approach to carrying out consultations on the scope, nature and content of the SPD has been through a variety of means, from stakeholder events, to school council meetings, to Ward Councillor Surgeries. A variety of methods enables a wider audience in the community to be reached.
- 2.3 Consultation responses have been drawn together from the following sources:
- (i) Comments made in specific relation to the Design SPD Consultation Draft Document;
  - (ii) Feedback from the various meetings, groups and sessions held during the Consultation period;
  - (iii) Discussion and debate at a specially organised Stakeholder Workshop.
- 2.4 The following specific events to gain additional feedback took place during the public participation phase, from 7th January to 18th February 2009 inclusive:
- Tuesday 6th January 9.30-11.30am and 2.00-4.00pm: Briefing and training aimed specifically at Members of the Council.
  - Friday 9th January 10.00-12 noon: Briefing and training aimed specifically at the Development Control Team in the Planning and Regeneration Division, Darlington Borough Council.
  - Tuesday 13th January 9.00-10.00am: Workshop held with students at the Education Village in Darlington to gain opinions of the teenage population within the town.
  - Tuesday 13th January 5.30-7.30pm: Talking Together Event (public drop-in session) held at the Dolphin Centre to gain views of wide cross section of local people.
  - Wednesday 14th January 10.00-12 noon: Informal public drop-in session at Cockerton Library, known to be a busier day of the week and the Parent and Toddler Sing-a-long group were also present to gain views of wide cross section of people.
  - Thursday 15th January 1.30-3.30pm: School event with primary school children from Corporation Road School, presentation and open discussion, to gain views of children at primary school age.
  - Friday 16th January 10.00am – 3.30pm: Exhibition and public drop-in session with members of planning staff at Morrisons, Morton Park, Darlington. This event gained views of a wide cross section of local residents and those people who visit the town for shopping.

- Thursday 22nd January 5.30-7.30pm: Meeting with Parish Council and residents at Middleton St George, to reach people within this village.
- Friday 23rd January 10.00am – 3.30pm: Public drop-in session and exhibition at the Cornmill Centre, Darlington Town Centre which also attracted a wide range of local people.
- Friday 23rd January 6.00-6.30pm: Presentation to the West End Partnership to reach residents and groups in that ward area.
- Monday 26th January 9.00-11.00am: Workshop session at Longfield School, organised to gain views of students of teen age.
- Monday 26th January 4.30pm: Darlington Greener Theme Group with Members, Council Officials and relevant external organisations.
- Wednesday 28th January 5.30-7.30pm: Meeting with Parish Council and residents of Sadberge, to reach people within this village.
- Saturday 31st January 9.00-12noon: Exhibition and public drop-in session at Houghton Education Village.
- Monday 2nd February 1.00-2.00pm: Workshop session at Dodmire School, to gain views of primary school children.
- Tuesday 3rd February 3.15pm: Workshop session at Harrowgate Hill School, to gain views of primary school children.
- Wednesday 4th February 6.00-7.00pm: Councillor Ward Surgery at Reid Street School enabling us to exhibit documents and provide public drop-in session to reach the community in this area.
- Thursday 5th February 2.00-4.00pm: Workshop session at Carmel RC School to gain views of school aged children.
- Monday 9th February 5.30-7.30pm: Meeting with Parish Council and residents at Heighington, to reach people within this village.
- Tuesday 10th February 1.15-4.30pm: Stakeholder Workshop held at Darlington Football Club with local architects, agents and housebuilders to gain the views of this specific audience.
- Thursday 12th February 4.00-5.30pm: Planning Forum with Members, Council Officials and relevant external organisations.
- Friday 13th February 10.00-11.00am: Meeting with Growing Older Living in Darlington (GOLD) group members to gain the views of members of the community aged 50+.
- Tuesday 17th February 6.00-7.00pm: Councillor Ward Surgery at Alderman Leach School enabling us to exhibit documents and provide public drop-in session.
- Wednesday 25th February 8.00pm: Presentation and discussion at Darlington Civic Trust with members of Darlington Civic Trust to gain a specialist view of the draft document.
- Tuesday 31st, Wednesday 1st and Thursday 2nd April: Workshop sessions with students of Queen Elizabeth Sixth Form College to gain views of young adults in the Borough.

2.5 In addition, letters have been sent to over 900 organisations and individuals notifying them of the consultation, with appropriate enclosures and information explaining where they can find out more. A full list of letter recipients is at Appendix 1. Adverts have been placed in 2 local papers, and the text of these is set out in Appendix 2.

2.6 All community engagement has been carried out in accordance with the guiding principles and details set out in the Council's Statement of Community Involvement, adopted in November 2005.

### **3. MAIN ISSUES RAISED IN THE CONSULTATIONS**

3.1 The main issues raised in the consultations to date are as follows:  
*From Statutory Consultees and Government Agencies*

- The North East Assembly consider that the SPD is in general conformity with the RSS, but more could be made of the need to reduce travel and flood risk and how this would contribute to reducing climate change;
- One North East supports prominence of protecting the Borough's strong identity through good design, reflecting a key strategy in the RES and endorses the requirement of high ratings for safety and sustainable building standards. Recommends that the 10% on site renewable standard is only waived where there is compelling evidence available and consider that the SPD should take a long term view towards sustainable innovation e.g. electric vehicles;
- English Heritage welcome the prominence given to local context and local distinctiveness in the design process but cautions that this approach must take account of site specific issues. Supports the emphasis placed on reusing and adapting historic buildings. Considers that the historic value of Darlington's parks should be added to Theme 4;
- English Heritage, a statutory consultee considers that the SA/SEA report should include up to date heritage indicators;
- The Coal Authority suggest adding a reference to PPG14 to reflect the Borough's coal mining legacy;
- Environment Agency point out that Theme 3 does not fully conform to the principles set out in PPS25;
- Sport England consider that natural surveillance of playing fields and MUGA's should only be desirable where there is unrestricted access to a site and the surveillance is from the road rather than from houses;
- Durham Constabulary has reservations to limiting cul de sacs to 5 dwellings for safety reasons and would like to see guidance included for major developments on counter terrorist security measures;
- Northumbrian Water supports the incorporation of sustainable drainage systems and the requirement for a Sustainability Statement.

*From Developers*

- Code for Sustainable Homes and BREEAM sustainable construction standards - the targets for achievement of the Code are unrealistic in the current climate and should not be in advance of the national programme;
- Sustainable building standards should be in a DPD not a SPD;
- The 10% on site renewables requirement must take into account site specific circumstances e.g. renewable energy may not be appropriate in Conservation Areas or on a Listed Building;
- Must identify who will be responsible for the management and maintenance of sustainable drainage systems – the Council, developer or a management company;
- Residential densities will be hard to achieve unless flats or townhouses are built – approach needs to be more flexible;
- Detailed design guidance should be flexibly applied to not preclude innovative design. Each proposal should be considered on a case by case basis to allow site specific characteristics to be considered;
- Darlington Zone Map is too definitive and does not take account of different market requirements/design requirements within a zone.

*From Local people, interest groups and Parish Councils*

- Contemporary design is supported as long as it is of a compatible scale and size to fit in with its surroundings;
- The character of buildings and landscapes should be preserved and enhanced, particularly in the villages, Conservation Areas or near to Listed Buildings;
- New footpaths must be wide and flat enough to accommodate people with disabilities. Integrated roadways or Homezones should have a clear kerb or dropped level to make it clear when the user is on the footway. Disabled parking provision should be listed for all development;

- Open spaces should have provision for a variety of activities in particular more sports facilities. Children's play areas should be more exciting and there should be space for children of all ages to play, and not just younger children.

3.2 A full list of the issues and comments relating to the design of new development received to date are set out in Appendix 3.

#### **4. ADDRESSING THE ISSUES RAISED**

4.1 The main basis for the preparation of the Design SPD has arisen because the Council wishes to raise the quality of new development in the Borough. Comments were also raised in relation to the protection of the historic environment and the importance of local landscapes within the Core Strategy Preferred Options consultation in 2008.

4.2 Following the close of the public participation phase, all the comments and feedback from meetings will be considered alongside the views and information that the Council already has from previous consultations, such as the Core Strategy Preferred Options, and from exercises like the sustainability appraisal and the equalities impact assessment. A Disability Equalities Assessment is currently being prepared and will be available with the final document. The Council's Environment Scrutiny will be held on the 24th April 2009 to consider the draft SPD and comments received. Following that meeting, changes may be made to the SPD, prior to seeking adoption of the SPD by a meeting of the full Council, programmed for July 2009.

**APPENDIX 1: List of Individuals, Organisations or Businesses notified of the publication of the draft SPD and the method of notification**

Individual/Respondent/Company
<b>Consulted by Email</b>
Garden History Society (Linden Groves)
British Wind Energy Association (BWEA) (Kate Adderley)
Cyclists' Touring Club (Mrs Heather Evans)
CPRE, Darlington District Committee (Gillan Gibson)
Bellway Homes Ltd (Paul Medcalf)
National Car Parks Ltd (RJB Dorin)
Land Access & Recreation Association (Tim Stevens)
National Farmers Union (North East) (Laurie Norris)
Darlington Association on Disability (Gordon Pybus)
Church Commissioners for England (AM Hutton, Jennifer Hadland)
Ward Hadaway (Andrew Moss) on behalf of Mr Hull
Turley Associates (Jennifer Winyard) for Sainsbury's Supermarket
Peacock and Smith, (Rob Smith) for Bussey and Armstrong Ltd
Roger Etchells and Company for Noble Organisation
Cunnane Town Planning
Smiths Gore (Jo Wright)
England & Lyle (Mr I Lyle) for Landowner at Coniscliffe Grange Farm
DPDS Consulting Group (Dianne Bowyer)
John Lavender, PlanArch Design Ltd
Sanderson Weatherall (Michael Jones) for Royal Mail Group Property Ltd.,
MVM Planning
Barratt Newcastle Ltd (Kevin Richardson)
Colliers CRE (NR Cooper)
Civic Trust
Council for British Archaeology
Darlington & Stockton Times (The Editor)
Evening Gazette (News Editor)
Freight Transport Association (Head of Policy, North of England)
Georgian Group
Northern Echo (News Editor)
Alpha 103.2 (News Editor)
Shepherd Homes Ltd (Sheila Dixon)
Victorian Society
Weardale Railways Ltd
Durham Constabulary (John Hedley/Steven Drabik)
Miller Homes
Banks Developments (Justin Hancock/Gayle Black)
Central Council of Physical Recreation
The Open Spaces Society (Kate Ashbrook)
Twentieth Century Society
Ramblers Association, Darlington Group (Bob Applegarth)
RSPB (North of England Office) (Martin Kerby)
Durham Wildlife Trust (Jim Cokill)
Woodland Trust (Fran Hitchinson)
Friends of the Earth (Kendra Ulliyart)
English Welsh & Scottish Railway
Darlington Business Venture (Chief Executive)
Business Link North East (Rachel Ford)
Learning and Skills Council - County Durham & Tees Valley (Helen Radcliffe)
Lidl UK GmbH (Joanne Shields)
HCMS, Cleveland, Durham and Northumbria Area (Sheila Proudlock)
Hurworth House School (Head Teacher)
Big Lottery Fund (James Turner)
Darlington Jobcentre Plus (Barbara Leonard)

Places for People (Kathy Long)
Salvation Army Hostel (Tony Thornton)
Bondgate & Eastbourne Methodist Church (Rev. I Akers)
Darlington Baptist Tabernacle (Rev. Dr. John Gareth Evans)
Motorcycle Action Group
Lambert Smith Hampton (Paul Barnett)
Appletons, Chartered Surveyors (J Wilson)
Mr. C Taylor
Mrs. V Whitby
Ward Hadaway (Andrew Moss)
Ward Hadaway for Ultimate Advisory Services Ltd
Mr. Dods (Ward Hadaway)
Mr. & Mrs. E S Bradley (Ward Hadaway)
GC Bartram
St Modwen Developments Ltd
Wm. Morrison Supermarkets plc (Peter Wood)
CB UK Ltd (S Wright)
Quarry Products Association (Dawn Grant)
Bairstow Eves
Tag & Co. (Peter Freitag)
Blackwell Grange Hotel (Dawn Raine)
Darlington Building Society (Mrs V Peacock)
Farmway Ltd (Mr J P Hull)
Mech-Tool Engineering Ltd
Refugee & Asylum Seekers Support Group (Mr C Burke)
Community Development Worker (Lascelles Community Partnership) (Rosi Thornton)
Community Development Worker (Lingfield Community Partnership) (Rose Thornton)
Briery Homes Limited
Jackson Stopps
Landteam (Nick Appleyard)
Mr. David A Gent
Northern Trust Co Ltd (Mark Hope)
Nathanial Lichfield & Partners (Christopher Harrison) for Theakstone Estates
Red Box Design Group (Andrew Clark)
Mouchel
Alburn Investments Ltd (Alison Kearey)
Nottinghamshire CC Pension Fund
Hummersknott School (Pat Howarth)
Darlington Homes (Mr DC Christie)
National Farmers Union (Mr A R Watts)
Tribal MJP (Felicity Wye)
Life & Light Missions (Ann Ward)
Darlington Branch of CAMRA (John Magson)
Janet Flowers
Dialogue (Sebastian Hanley)
Taylor Wimpey UK Limited (Steve Willcock)
Children's Services (Jenni Cooke)
Learning Disability, Mental Health and Substance Mis-Use (Maxine Naismith)
Age Concern Darlington (Geoffrey Crute)
Head of Early Years, Childcare and Sure Start Services (Chris Archer)
Darlington MIND (Gary Emerson)
Community Partnerships (Susan Davison)
Morrison's Trust (Diane Woodcock)
Youth Offending Team (Keith Dillon)
Carers and Prevention, Children's Services Department (Lisa Holdsworth)
North of England Refugee Service (Pete Wildinski)
UK Association of Gypsy Women (Catherine Beard)
UK Rainwater Harvesting Association (Roger Budgeon)
Richard Alty
DBC Estates Manager (Guy Metcalfe)

Gwenda Lyn Jones, Economic Regeneration, Darlington Borough Council
Bill Westland, Assistant Directory, Darlington Borough Council
Steve Petch, Planning and Economic Strategy, Darlington Borough Council
Carol Whelan, Environmental Health, Darlington Borough Council
Dave Coates, Principal Development Control Officer, Darlington Borough Council
Rebecca Dent, Principal Projects Officer, Darlington Borough Council
Sue Dobson, Principal Transport Officer, Darlington Borough Council
Rob George, Parks and Countryside Officer, Darlington Borough Council
Cliff Brown, Director, Darlington Borough Council,
Paul Wildsmith, Director, Darlington Borough Council
Lorraine O'Donnell, Assistant Director, Darlington Borough Council
Brian Boggon, Assistant Director, Darlington Borough Council
Ian Thompson, Assistant Director, Darlington Borough Council
John Bosson, Policy Officer, Darlington Borough Council
Neil Cookson, Solicitor, Darlington Borough Council
George McQueen, Assistant Director, Darlington Borough Council
Steve Thompson, Assistant Director, Darlington Borough Council
Sharon Brown, Children's Services, Darlington Borough Council
GL Hearn Ltd (Hayley Knight)
Wardell Armstrong LLP (Christopher Warren)
GL Hearn & Partners (Nik Wheeler) for Tesco Stores Ltd
Ada Burns, Chief Executive, Darlington Borough Council
Central Ward Partnership (N Campling)
Alan Kent
Heighington Action Group (Stuart Dean)
Cllr, R Francis, Eastbourne Councillor
Markets Manager (Peter Wilson)
Simon Houldsworth, Transport Policy Manager, Darlington Borough Council
Hallam Land Management (Jonathan Collins)
Fordham Research Ltd (Sarah Ginder)
Guide Dogs for the Blind (Andrew Leon)
PD Ports plc (Martyn Pellew)
Stewart Roff Associates (Laura Ross)
The Theatres Trust (Mrs Rose Freeman)
Pauline Mitchell, Assistant Director, Darlington Borough Council)
Halcrow Group Ltd (Paul Carr)
Yvonne Rennard, Litigation Assistant, Darlington Borough Council
Robert Young, Estates, Darlington Borough Council
Dawn Burnip, Children's Home Manager, Darlington Borough Council
Lynne Groves, Darlington Borough Council
Susan Storey, Community Assessment Officer, Darlington Borough Council
Katy Reay, Children's Services, Darlington Borough Council
Lynne Henderson, Mount Pleasant Children's Centre, Darlington Borough Council
Sarah Still, Childcare Development Officer, Darlington Borough Council
Greg McDougall, Transport Officer, Darlington Borough Council
Eve Galloway, Supporting the Community Partnerships, Darlington Borough Council
Clare Hinton, Darlington Borough Council
Darlington Civic Trust (Brian Denham)
Northern Architecture
Signet Planning (John Wyatt/Alastair Willis) for Mowden Park Estates
Esh Developments (Adrian Miller)
Darlington Cycling Campaign (Mike McTimoney)
Stone Federation Great Britain (Jane Buxey)
Andrew Robinson, Policy Manager, Darlington Borough Council
Paula Jamieson, Sustainable Development Officer, Darlington Borough Council
David Goodchild, Policy Advisor, Darlington Borough Council
Bob Parker
Ian Coxon, Head of Resources, Darlington Borough Council
John Simpson, Principal External Funding Officer, Darlington Borough Council
Mike Crawshaw, Leisure Facilities Manager, Darlington Borough Council



Brian Graham, Head of Street Scene, Darlington Borough Council
Peter Carrick, Accounting Manager, Darlington Borough Council
Alan Glew, Housing Strategy and Renewal Manager, Darlington Borough Council
Carol Wyers HR Manager (Workforce Development), Darlington Borough Council
Craig Holden, Programme Manager, Leading Edge, Darlington Borough Council
Rob Jones, Anti-Social Behaviour Co-ordinator, Darlington Borough Council
Mirren Hunter, Policy and Performance Manager, Darlington Borough Council
Denise Sunman, Partnership Support Office
Neil Drew, Operations Manager
Barbara Harris, Secretary
Kathryn Plant, Policy Assistant, Darlington Borough Council
Michelle Coates, Community Safety Officer, Darlington Borough Council
Stephen Yeardeley, Team Co-ordinator, Darlington Borough Council
Tracy Blowers, Personal Assistant and Secretarial Support Supervisor, Darlington Borough Council
Chief Inspector Helen McMillan
Sgt Paul Robinson, Partnership Liaison Officer
Linda Willson
Karen Grundy
Ken Ross, Darlington PCT
Helen Radcliffe, Partnership Director Darlington
Paul Richardson, LSC
Murray Rose, Director of Children's Services, Darlington Borough Council
Mik O'Connell, Capital Projects Manager, Darlington Borough Council
Barry Pearson, Environmental Health Manager, Darlington Borough Council
Kate Hinchliffe, Extended Schools Development Co-ordinator, Darlington Borough Council
David Plews, Communities and Social Inclusion Manager, Darlington Borough Council
Steve Rose, Chief Executive, Darlington Partnership
Rachel Jones, Head of School Place Planning and Assets Team, Darlington Borough Council
Peel Airports Limited (Stephen Gaines)
Eastbourne Community Partnership (Norman Maltby)
DPP (Kathryn Newsome), for Tesco
GVA Lamb & Edge Planning Development and Regeneration Unit (Scott Munro)
Persimmon Homes (North East) (Simon Miller)
Edwardson Associates (Mark Southerton) for Mr JWB Snaith
The Confederation of UK Coal Producers (Coal Pro) (David Brewer)
Brigita Barley, PA to Assistant Chief Executive, Darlington Borough Council
NOMS (Allie Savage)
DTZ (John Brooks)
Fusion Online Ltd
Halcrow Group Ltd (Mark Graham)
CDP Ltd (Sonya Swift)
Timothy Crawshaw, Urban Design Officer, Darlington Borough Council
Mr & Mrs M McGarry
John Straughan
Turley Associates (Jennifer Winyard) for Durham Tees Valley Airport
Tom Robinson
Alan Holcroft
Indigo Planning Ltd ) (Nicola Dewell) for Focus Fund
England & Lyle (Steven Longstaff)
England & Lyle (Mike Stone) for Northumbrian Water Ltd.
Darlington & Sedgfield Liberal Democrats Constituency Association (Judith Parker)
Harry Brian Leonard
Mrs Amy Boyle
Arnold and Judith Parker
Jane Wild
PR & BM Surman
Mr D Mutton
Andrew Hodgson
Helen Steel
McInerney Homes (James Johnson)

Green Street Motors (George Moore)
DBC Town Centre Manager, Christine Kavanagh, Darlington Borough Council
DBC Communications, Steve Jones, Darlington Borough Council
Lambert Smith Hampton (Claire Norris)
Andrew Buckingham
Rebecca Buckingham
England & Lyle (Ian Lyle) for Persimmon Homes
Northern Architecture (Sara Cooper)
Mr C McNab
Heighington Village Hall (Kim Hall)
ID Partnership Northern (Helen McDonald)
Smiths Gore (Jennifer Hadland) for Church Commissioners for England
Andrew Martin Associates (Christopher Whitmore)
Consumer Focus
Graham Farr, Principal Implementation Officer, Darlington Borough Council
Roy Merrett, Development Services Manager, Darlington Borough Council
Abbey Infant School
Big Tree Planning Ltd (Mr Chris Haggon)
Alan A Cave
Colliers CRE (London) (Adam Pryke)
Paul Trotman
<b>Consulted by Post</b>
Darlington Citizens Advice Bureau, (Mike Hill, Bureau Manager)
Skerne Park Youth & Community Centre
Neasham Village Hall Committee
Middleton St George Community Centre
Brafferton & Coatham Mundeville Village Hall Association
Branksome Youth & Community Centre
Heighington Village Hall Assn
Hurworth Community Centre
Summerhouse Village Hall
Bishopton Village Hall
Stockton on Tees Borough Council (Rosemary Young)
Sport England (North East) (Dave McGuire)
Natural England (Jenny Loring/Tracy Jones)
Sedgefield Borough Council (Planning Manager)
Blackwell Grange Area Residents' Association (Mr Ernest Clark)
Marks & Spencer Plc
Development Planning, Environment Agency, (Martin Slater)
Hambleton District Council (Graham Banks)
Home Builders Federation (James Stevens/Andrew Whitaker)
Ramblers Association (Peter Robinson)
Westbrook Villas Residents' Association (Shirley King)
UK Coal Mining Ltd (Nicola Smith)
Yuill Homes (Louise Nicholson)
Stagecoach Transit (Mr Paul De Santis)
The Gypsy Council
Richmondshire District Council (Mr Paul Steele)
Durham Tees Valley Airport (Mr Hugh Lang)
Bussey & Armstrong Ltd (Tony Cooper)
Railway Athletic Club W Blenkinsopp)
Bond Pearce
Colin Buchanan & Partners
Tony Thorpe Associates
Cushman and Wakefield
W A Fairhurst & Partners
Rapleys
Walker Morris
Future Energy Solutions

James Morrissey Associates
Carter Jonas (John D Goodwin)
DTZ Pieda Consulting (Sara Dalgleish)
Beckside Properties
Nathaniel Lichfield and Partners
GL Hearn & Partners
Matthew & Goodman
Lamb & Edge
npower
Storeys: ssp
Three Rivers Housing Group (Martin Jefferson)
Montagu Evans
BT Group plc (Paula Carney)
Cussins Limited
Barton Willmore (Dan Mitchell)
ACERT (Adam Reeves)
Ancient Monuments Society
BBC North East (News Editor)
BBC Radio Cleveland
Disability Sport England (Mr D Thompson)
British Trust for Conservation Volunteers
Butterfly Conservation (NE England) (Steve Kirtley)
Chester le Street District Council (John Smerdon)
Durham Constabulary (Chief Superintendent M A Banks)
Civil Aviation Authority (Mr H Siepmann)
Commission for Racial Equality
Crown Estate Commissioners
Darlington Advertiser (The Editor)
Darlington Chamber of Trade (Susan Young)
Darlington College of Technology (Principal)
Evolution (former Darlington CVS)
Darlington Cricket Club (Feethams) (Mr G B Johnson)
Darlington Golf Club Limited
Airports Policy Division, Department for Transport
Derwentside District Council (Chief Environmental Services Officer)
Durham City Council (Director of Technical Services)
North East Ambulance Service NHS Trust (Chief Executive)
Durham Rural Community Council (Leigh Vallance)
Easington District Council, Planning Policy Team
Hartlepool Borough Council Planning Policy Team
Health & Safety Executive (A Keddie)
Highways Agency (Ian Radley)
Housing Corporation (Maggie Drury)
Middlesbrough Council (Paul Clarke)
Ministry of Defence (Mr Martin Watson)
Alan Milburn, MP
Stephen Hughes, MEP
NHS Estates (David Gubb)
North Yorkshire County Council (Carl Bunnage)
Queen Elizabeth Sixth Form College (The Principal)
TFM (News Editor)
Redcar & Cleveland Borough Council (Penny Furniss)
Phil Wilson MP
SAVE Britain's Heritage
Society for the Protection of Ancient Building
Darlington District Youth & Community Council (Mr G North)
Tees Valley Joint Strategy Unit (Malcolm Steele)
Teesdale District Council, Planning Policy
Tyne Tees Television (News Editor)
Wear Valley District Council, Director of Planning

Sanderson Weatherall (Rachel Pierce)
MacDonald & Company Property Limited (Sharon Miles)
Outdoor Advertising Association
CB Richard Ellis - North West Professional Dept. (Mr C Parry, Miss R Hassett, Miss B McQuillan, Mr L Lane)
Bickerdyke Allen Partners
National Grid, Land and Development Team
One NorthEast (Tom Warbuton)
English Heritage (Alan Hunter)
Cleveland Arts (Lorna Fulton)
Northern & Yorkshire RHA (D M Rixson)
Colin Buchanan & Partners (Martyn Twigg)
National Grid Transco (Graham Jackson)
Whinfield Residents Association (Eileen Shepherd)
Fields In Trust
Network Rail (Nicola Holmes)
The Coal Authority, Planning and Local Authority Liaison
Forestry Commission, North East England Region (Mr Richard Pow)
Northumbrian Water Limited (Frank Bozic)
BCSC, Chief Executive
Northern Arts (Matthew Jarratt)
RPS
CB Richard Ellis, Planning Department, Leeds
Landmark Information Group Ltd Stephen Irving)
Entec UK Ltd (Doug Morton)
Tees Valley Regeneration
Disability Rights Commission
Tees Valley Partnership
Tees Valley Tomorrow
Freightliner
ASDA Stores Ltd
Rail Property Limited (John Nicholson)
Herald & Post Series (Sue Giles)
North East Chamber of Commerce (Chief Executive)
North East Chamber of Commerce
Darlington County Court (Jeanne Beaty/Sue Dolphin)
Durham County Probation Service (Senior Probation Officer)
Durham County Probation Service (Chief Probation Officer)
The Magistrates' Court, Central Avenue (Clerk to the Justices)
Teesside University (Pro Vice Chancellor)
County Durham Careers Service (Area Manager South)
Polam Hall School (Head Teacher)
University of Durham (Vice Provost)
County Durham & Darlington Fire & Rescue Service (Assistance Divisional Officer)
Heritage Lottery Fund (Senior Case Officer North East)
Legal Services Commission (Regional Planning & Partnership Manager)
District Audit Office (District Auditor)
Tees, Esk & Wear Valleys NHS Trust (Chris Parsons)
Drug Action Team (Drug Action Co-ordinator)
NHS Executive -(Northern & Yorkshire Region)
Home Housing Trust (Regional Director)
Accent (Alison Wentworth/Joanne Caveney)
Two Castles Housing Association (Chief Executive)
Darlington Housing Association (Director)
Railway Housing Association (Karen Lathan)
YMCA Housing Association (Manager)
Tees Valley Housing Association (Chief Executive)
Hanover Housing Association (Group Director)
Geneva Road Baptist Church
United Reformed Church

Elm Ridge Methodist Church (Chairman)
Harrowgate Hill & Haughton Methodist Church (Chairman)
Darlington Methodist District (Chairman)
Northland Methodist Church (Chairman)
St Mary's Church
St Columba's Church
The Mosque (Dr M Quader)
Cockerton Methodist Church (Rev. Selby White)
St Cuthbert's Church
All Saints Church
St Augustine's RC Church
Elim Pentecostal Church
St Herbert's Church
St Mark's Church
Grange Road Baptist Church
St Anne's RC Church
Holy Trinity Church
Holy Family RC Church
St Matthew & St Luke Church
All Saints Church
Salvation Army Citadel (Commanding Officer)
St William's Church
Assembly of God Pentecostal Church
Darlington Quaker Meeting (Marion Law)
St Theresa's RC Church
St Andrew's Church
Sikh Temple (Mr Sukhpal Singh Purba)
St Thomas Aquinas RC Church (Marie Byrne)
St James' Church
NTL Teesside Ltd (Executive Director)
Developing Initiatives Supporting Communities
First Stop Darlington (Project Co-ordinator)
Health Development Agency (Regional Head)
Darlington Independent Taxi Traders Assn (Mr M Kennedy)
Darlington & District Driving Instructors Assoc. (Mr F Ward)
Darlington & District Driving Instructors Assoc. (Mrs G Taylor)
Cllr L MacMahon, Bishopton Parish Council
Heighington Parish Council (Miss V Horner)
High Coniscliffe Parish Council (Mr M H W Brown)
Hurworth Parish Council (Linda Groves, Clerk)
Low Coniscliffe & Merrybent Parish Council (Shiela Charman, Clerk)
Low Dinsdale Parish Council (Colin Everett)
Middleton-St-George Parish Council (Mrs C Dawson, Doris Jones (Clerk)
Neasham Parish Council (Mr B Heward)
Piercebridge Parish Council (Mr D C Heed)
Sadberge Parish Council (Alastair Mackenzie)
Whessoe Parish Council (Mrs D Guy)
Archdeacon Newton Parish Council (N Welch)
Barmpton Parish Meeting (Mr DA Grey)
East and West Newbiggin Parish Meeting (Ms Lorraine Tostevin)
Go North East (Mr A Gamblin)
Walworth Parish Meeting (Mrs D Spinks)
Morton Palms Parish Meeting (Mrs Rachel Walton)
Killerby Parish Meeting (Mr H Piggott)
Great Stainton Parish Meeting (Mrs A Ridley)
Denton Parish Meeting (Mrs J S Mannion)
Coatham Mundeville Parish Meeting (Councillor B Jones)
Summerhouse Parish Meeting (Mr M Fearneyhough)
Sockburn Parish Meeting (Mr I Riddell)
Little Stainton Parish Meeting (Mr David A King)

Houghton-le-Side Parish Meeting (Mr S Bowman)
Durham County Federation of Women's Institutes (Mrs Ann Eynon)
Brafferton Parish (Miss M J Kettlewall)
Red Hall Residents Assn (Mrs J Westmorland)
Springfield Residents Assn (Mrs C Lambird)
Lascelles Residents Assoc. (Mr A Leach)
Parkside Residents Assoc. (Mr Kelly)
Red Hall Community Centre (Richard Westmoreland)
Rise Carr Residents Assoc. (Mrs J Smith)
Great Burdon Parish Meeting (Mrs Sheelagh Nevison)
Relate North East (Rita Nelson)
Darlington Federation of Towns Womens Guilds (Mrs A Turnock)
Haughton Youth Centre (Maggie Stephenson)
NACAB North Region (Maggie Stewart)
Darlington Market Retail Stallholders Assn (Mr Robin Blair)
Darlington Hackney/Private Taxi Drivers Assoc. (Mrs M Jenkinson)
Branksome & Cockerton Residents Assoc. (Mrs S Chegwidden)
University of the Third Age (Mrs V Dodsworth)
Tees Valley River & Fisheries Assoc. (Mr J Brown)
Darlington & Teesdale Naturalist Field Club (Mr B Denham)
Spartan Wheelers Cycling Club (Mr G Clayton)
Darlington & District Tinnitus Group (Mr J Nicholson)
Persimmon Homes (NE) Ltd (Simon Miller)
Bryant Homes Northern Ltd
Donaldsons
Mr. R K Davison
Ryden Surveyors (Mr N Truscott)
Harrison & Johnson (Mr I R Johnson)
Mr. & Mrs. A E Harvey
High Point Estates (Mr M Warrior)
Clarion Homes Ltd (Ron Starkie)
DWA Architects Ltd (Mr AW Jenkins)
Niven Architects
Davis Planning Partnership (Jill Davis)
Tees Valley Rural Community Council (Mr DF Pollard)
Darlington Senior Citizens Association (Mr AG Christian)
Hospital Radio (John Auton)
Pioneering Care Partnership (Michael Dalton)
John Shutt
Age Concern & Bowling Club (WM Longley)
JS Garcha
Sylvia Wall
Darlington Primary Care Trust (Colin Morris)
National Council of Women of GB (Rota Eldridge)
Darlington Wildlife Group
WEA Darlington Branch (Brenda Flynn)
Virgin Trains (Colin Harris)
CABE (Director of Design Review)
Mrs. Charlotte Carter
Roger Tym & Partners
Mobile Operators Association (Carolyn Wilson)
David Preston
Trustees of the Hon SP Scott Children's Trust (Ward Hadaway)
Mr. P R Smyth
London Power Company plc (Dennis Garry)
J K Wilkinson
Richard Davison
Tilcon (North) Ltd
ARC Northern
Charltons

Halifax Property Services
J W Wood
Nick & Gordon Carver (Nick Carver)
Partners Property Services
Reeds Rains
Amdega Ltd
Amec Capital Projects
Binns, House of Fraser
Capita Business Services
Cummins Engine Company
Northgate plc
Railway Pensions Management Ltd
Savers Drugstores plc
Country Land & Business Association (Mr DA Chalmers)
The Planning Bureau Ltd
Storeys: ssp (Jay Everett)
Strutt & Parker (Martin Williams)
Archaeology Section, Durham County Council (Dr David Mason)
North East Civic Trust (Jules Brown)
Renew at CPI (Chris Haywood)
Darlington & District West Indian Association (Tony Lindsay)
Darlington & Durham County Race Equality Council
Darlington Sikh Association for Women
Gay Advice Darlington (Barry Birch)
Gypsy & Traveller Community (Mrs Ann Ward)
Islamic Society – Darlington (Dr M Quader)
Islamic Women's Forum (Mrs Kay Jafar)
Punjabi and Hindi Association (Mr M Singh)
Sikh Community Welfare
Sikh Cultural Society
Sikh Missionary Society (Mr R Sandhu)
Central Community Partnership (Sue Davison), Darlington Borough Council
Red Hall Community Partnership (Sarah Payton)
Skerne Park Community Partnership (Michael Nicholson)
Bank Top Community Partnership (Gillian Watson), Darlington Borough Council
Northgate Community Partnership (Jean An Clulow)
Branksome and Cockerton West Community Partnership (Morvyn Sanderson)
Firthmoor Community Partnership (Gillian Watson)
Sandersons
Westpark
Stuart Edwards
Robinsons
Countrywide Residential Lettings
Smiths Gore
Mr. Alasdair MacConachie
Middleton St George Cricket & Social Club (Mr L H Green)
Eric Tweddle Associates
Alpha Plus Architects (Mr Malcolm Cundick)
MWA Planning & Devt Consultancy
William and Sandra Todd
George F White (Mr A Entwistle)
Chase Midland (Meredith Julian)
Totty Developments (Ashley Bickler)
Millm Gate Properties & Fordingbridge (T Sharp)
Gladman Group (Kevin Edwards)
Rokeby Developments (Adrian Goodall)
Clark Scott Harden
Scarborough Development Group (John Brophy)
Optica Group (P Schofield)
GVA Grimley (Suzanne Phillipson) for Mark Rudolph, PPG Land Ltd.

Jones Lang Lasalle (Rupert Visick)
Carter Jonas (Keith Reynolds)
Knight Frank
Gerald Eve
Adair Paxton (Stephen Holliday)
DTZ Debenham Tie Leung (Andrew Gent)
Eddisons Commercial (Rupert Lowe)
Colliers CRE (Andrew Wyatt)
GMI Rovian (Ian Nicholls)
Rushbond Group
AWS Ltd (Nick Arundel)
Ackroyd Dent and Co (Philip Livesey)
B P Towler and Son (Mark Williams)
Sterling Capitol plc
Acanthus WSM Architects (Paul Glover)
Henry Boot Development Ltd (Simon Dew)
Whittle Jones (Schaib Mazhar)
Chris Dixon Commercial (Chris Dixon)
King Sturge (John Foddy) for Marchday Group, owners of Lingfield Point, Darlington
Maple Grove Developments (Andy Lavin)
Northern Trust Company Ltd (Tom Parkinson)
New Start (Julian Dobson)
Patrick Properties (Andrew Dickman)
Slough Estates plc (John Danks)
Easter Developments
Helios Properties plc (Trevor Cartner)
Parnis and Co (Mr Parnis)
Perfect Information Property
JSGL Partnership (Alan Bell)
Marchday Group plc (Graham Smith)
Sanderson Weatherall
Durham Cathedral (Mr HJJ Williams)
Atisreal (Chris Pearson)
Terrace Hill Projects Ltd (Duncan McEwan)
Ashall plc (Mark Ashall)
Highbridge Business Park Ltd (Simon Davies)
Keepmoat plc (Mr Watson)
Morbaine Ltd (Mr Finlan)
Eversheds
Haslam Homes (Richard Boss)
Dewjoc Partnership
Browne Smith Baker & Partners (David Browne)
Metnor Group Plc (Keith Irving)
Dodds Brown Commercial (Stephen Brown)
Wardell Armstrong (Keith Sizer)
Carver Commercial
Swift Valley Partnership
McCarthy & Stone (Dev'ts) Ltd
Drivers Jonas
Cushman & Wakefield
Gerald Eve
National Express East Coast (Consumer Relations Manager)
Arriva North East (Liz Esnouf)
Mr. M Richardson
Haughton North Councillor (Cllr Copeland)
Kath Cheadle
Mr. John Pearl
Mr. J Fitzpatrick
Mr. Brian Bell
Jones Day (Angela Turner)



Planning Aid, East of England (Sue Gascoyne)
Beatrice Cuthbertson
Whessoe Parish Council (Mr D Whitfield)
Government Office for the North East (Bryan Rees)
Hummersknott Councillor (Cllr C Johnson)
Showmen's Guild of Great Britain (John C Culine)
Planning Policy Team, Durham County Council (Miss Joan Portrey)
Yorkshire Forward (Jon Palmer)
Plot of Gold Ltd (Robert Taylor)
Yorkshire & Humber Assembly
Girsby Parish Meeting (Mr W Alderson)
Over Dinsdale Parish (Mr D Lester)
Croft on Tees Parish Council (Mr I W Calvert)
Eryholme Parish Council (Mr D Suttill)
Great Aycliffe Town Council (Mr A Bailey)
Shildon Town Council (Mr M Waterson)
Middridge Parish Council (N Hart)
Mordon Parish Meeting (Mr Robert Stratford)
Carlton Parish Council (Mrs A Jackson)
Elton Parish Council (Mrs C A Hill)
Long Newton Parish Council (Mrs M Whitehead)
Redmarshall Parish Council (Mrs Audrey Wray)
Stillington and Whitton Parish Council (Mrs G Dunn)
Aislaby & Newsham Parish Meeting (Mr S Catterall)
Etherley Parish Council (Mrs A Overfield)
Gainford & Langton Parish Council (Sybil Nelson)
Headlam Parish Meeting (Mr M Brown)
Investing in Children (Liam Cairns)
Alzheimer's Disease Society, Teesside Branch
Sure Start (Pauline Murray)
Darlington Society for Mentally Handicapped Children & Adults (Tom Stebbings)
Darlington Society for the Blind (EJ King)
Darlington & District Deaf Club (P Reese)
Darlington Chinese Association (Mr & Mrs Ma)
Darlington Bangladeshi Association (Matiur Rahman)
Hindu Women Cultural Association
Darlington Carers Support Project (Jacki Hiles)
Raby Estates
North Road Community Partnership (Morvyn Sanderson)
Cockerton East Community Partnership (Bob Carr)
Devplan UK (Rachel Patterson)
Signet Planning (Michael Spurgeon)
Hornby Parish Council (Mrs Wendy Mann)
Girsby Parish Council (Mr W Alderson)
Dalton on Tees Parish Council (Mrs AM Robinson)
Eppleby Parish Council (Mrs LM Whent)
Manfield and Cliffe Parish Council (Mr J Wilson)
Stapleton Parish Council (Miss P Crack)
Durham Tees Valley Airport (Dave Trimmingham)
Shaun Campbell
Mr & Mrs R A Smith
N Tate
N J S Ellis
Dr & Mrs W Wilder
Ms A Flowers and Mrs J Flowers
Derek McGrath
John Dunn
Lambert Smith Hampton for National Offender Management Service
Tot Lund
Mr A Marsden

Charlotte Carter
David Scott
FW Kirby
Claire Compton
Joyce Standing
Mr Newton
Miss Sylvia Wall
Don Whitfield
Heighington & Coniscliffe Councillor (Cllr GG Lee)
Margaret Petterson
GOLD Members (Lesley Compson)
Broseley Homes (Paul Alderson)
Dev Plan UK (Rachel Patterson)
Mr I Lyle for Landowner at Weir Street, Darlington
De Pol
Npower Renewables (Andrew Bower)
Development Planning Partnership
Priority Sites Ltd
Drivers Jonas (Mr A Wood)
National Council of Women (Wendy Richardson)
Circus Investments Ltd
Capital Holdings Ltd
Kebbell Development Ltd
North East Property Holdings Ltd
Endeavour Housing Association (Angela Lockwood)
Mr C Camillera
Robert Drummond
The Lord Barnard
Mandale Commercial Ltd
The Co-operative Group
Newton Moor Construction Ltd
Charles Church North East
Braithwaite Associates
Mr S Longdon
Howard Developments (Darlington) Limited
Maro Developments Ltd
Acorn Developments (NE) Limited
White Agus Partnership
Knight Frank
Thoroughbred Homes Ltd
Mr W R Lawson
Anne Charlton
Darlington Branch of Alzheimer Disease Society (Mr JP Rodwell)
Joanne Scott
Kevin Dolan
Eric Roberts
G L Jones
Councillor Ron Lewis
C V Johnson
Jeremy Smith
Ms Y Richardson
Mr C Evans
Mr M Landers
Health Improvement Lead (Cheryl Omnes)
Mr P Dixon
Mr Race
Mr T Beer
Mr I Bond
Mr John Griffiths
Mr Stephen Hopper

Mr C Chapel
Mrs Barbara Shorney
Ms Heather Hebden
Mr Laurent Lemaitre
Mr Tim Stahl
Bill Parry
Mike Haw
Don Moody
Mike Crawley
Kevin Raby
John Monkhouse
Mr S Jones
Martin Wilson
John Richardson
Pierremount Councillor (Cllr S Harker)
Tees Valley Living (Jim Johnson)
Darlington Congregation of Jehovahs Witnesses (John Glen)
Mr & Mrs Newton
Mr M Brunton
Michael Convery
British Council of Shopping Centres
Faverdale Councillor (Cllr Armstrong)
Cockerton East Councillor (Cllr Nicholson)
Cockerton East Councillor (Cllr Baldwin)
Cockerton East Councillor (Cllr Thistlethwaite)
Sadberge & Whessoe Councillor (Cllr B Jones)
North Road Councillor (Cllr F Lawton)
JS Garcha
Emma Magure, DPP
Mr E Ward
Mr M Steedman, Senior Land Manager, Miller Homes North East
Mrs Rosalind Shippey
J R Littlefair, T M Darling and Son
Mr & Mrs J F Swales
Mr S M Sanderson
Addisons Chartered Surveyors
Mr T Keogan
Mr Keith McAdam
Sherwoods
Richard Turnbull
J M Clare
Barton Willmore (Helen Forsyth)
Mr J Spinks
Ms S Bridges, Chairperson Coatham Mundeville Parish Meeting
Natural England (Tracy Jones)
Stanton Mortimer (Jamie WG Cameron)
Shirley King
Soroptimist International of Darlington and District (Mrs Jean Earle)
British Shops and Stores Association Ltd.
County Durham & Darlington Fire & Rescue Service (Chief Fire Officer)
Guide Dogs for the Blind (Mrs J Robson)
Disability Sport England
Park East Councillor (Cllr P Freitag)
Haughton West Councillor (Cllr D A Lyonette)
Bank Top Councillor (Cllr S Robson)
Haughton West Councillor (Cllr NV Wallis)
George Wimpey (John Taylor)
Groundwork, Darlington (Nigel Potter)
Darlington Association of Parish Councils (Brian Anderson)
Anderson Ellis (John Ellis)

Northern Aviation (Mr Lee Scott)
ELMS Associates (Michael Wilkinson)
Lingfield Investments Ltd (Eddie Humphries)
GOLD (Mrs Betty Hoy)
GOLD (Mrs Pamela Dore)
HSBC Bank (Brian Danielson)
Whessoe Parish Council (Malcolm Guy)
Mr & Mrs J Simpson
Mr & Mrs P Edwards
Mr C Dobson
Mr & Mrs D Mathews
Mr Kit Bartram
Harrowgate Hill Councillor (Cllr Burton)
Harrowgate Hill Councillor (Cllr G Cartwright)
Harrowgate Hill Councillor (Cllr M Cartwright)
Haughton West Councillor (Cllr A Scott)
Haughton North Councillor (Cllr T Nutt)
Eastbourne Councillor (Cllr B Dixon)
Eastbourne Councillor (Cllr L Vasey)
Lingfield Councillor (Cllr I Hazeldine)
Lingfield Councillor (Cllr L Hazeldine)
Jonathon David Martin
Canon Dr Philip Thomas
Mr J D Orme
Mr J Stabler
Mr S Howarth
Peacock & Smith for Wm Morrison Supermarkets Plc
Savills (Myriam Hengesch) for Nottinghamshire County Council Pension Fund
Nathaniel Lichfield and Partners (Caroline Strugnell) for Barratt Homes (North East) Ltd.
Sharron Marshall
Mrs J King
Annabel Beattie
Peter Wellings
Frank Haylett
Mr J J Sims
Charlotte Lynch
Mark Stratford
Mrs D J Shoyd
Mr J D Powell
Mark Adamson
J Wheeler
Bank Top Ward (John Williams)
Central Ward (Isobel Hartley)
Central Ward (Eddy Jenkinson)
Cockerton West (Jenny Chapman)
Cockerton West (David Regan)
College Ward (Tony Richmond)
College Ward (Ian Galletley)
Haughton East (Chris McEwan)
Haughton East (Geoff Walker)
Heighington and Coniscliffe Ward (Eric Roberts)
Hummersknott Ward (Alan Coultas)
Hurworth Ward (Malcolm Dunstone)
Hurworth Ward (Martin Swainston)
Lascelles Ward (Wendy Newall)
Lascelles Ward (Jackie Maddison)
Middleton St George Ward (Doris Jones)
Middleton St George Ward (Steve York)
Mowden Ward (Ron Lewis)
Mowden Ward (Bill Stenson)

Mr Rodney R Burges (Mr Rodney R Burges)
North Road Councillor (Mike Barker)
Northgate Councillor (Dorothy Long)
Northgate Councillor (Eleanor Lister OBE)
Park East Councillor (Cyndi Hughes)
Park East Councillor (Joe Lyonette)
Park West Councillor (Jim Ruck)
Park West Councillor (Heather Scott)
Pierremont Councillor (Kate Davies)
Pierremont Councillor (Marian Swift)
Charltons Surveyors (Andrew Burnett)
Tees Valley Local Access Forum (Beryl Bird)
CE Electric UK (Jon Bird)
Joan Weighell
Mrs M Beadle
J & J Havakin
Frank Richardson
Lou and Valerie Bedocs
B Anderson
George Cotton
Margaret Bennington
Alan D Burrows
Environment Agency (Sarah Wickerson)
Harrowgate Hill Christian Fellowship (Professor David Maclachlan)
Blackett, Hart & Pratt
P Jenkinson
John & Hilary Hunter
Mrs DE McGregor
Halcrow Group
B & Q Property Management Surveyor (Peter Daniel)
North East Assembly (Phil Jones)
Environment Group, Government Office for the North East
Mr John & Mrs Valerie Whitby

## **APPENDIX 2: Local Advertisement**

### DARLINGTON BOROUGH COUNCIL

Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Local Development)(England) Regulations 2004

#### **DARLINGTON LOCAL DEVELOPMENT FRAMEWORK DRAFT DESIGN OF NEW DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT**

Darlington Borough Council is preparing a Design of New Development Supplementary Planning Document which will set out detailed design guidance showing how the location, type and form of new development should be considered in the design process for the Borough.

The draft SPD gives further detail to 'saved' Policies E1, E7-E10, E12, E14-E15, E23-E25, E29, E38, E42, E45-E46, E49, H7, H11-H12, EP6, R1, R7, R13, T13 and T24 of the adopted Borough of Darlington Local Plan.

The draft SPD, a sustainability appraisal, a habitats regulation assessment and other associated documents are now available for inspection at the Town Hall, Darlington and at all Darlington libraries during normal opening hours. The documents are available to view or download on the Council's website at [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy). Documents can also be viewed at one of the consultation events held during the representation period. Details of the consultation events can also be found on the Council's website.

Representations about the draft SPD must be made between Wednesday 7 January 2009 and Wednesday 18 February 2009 inclusive.

Representations must be sent in writing to the Strategy Manager, Chief Executive's Department (Regeneration), FREEPOST NEA2890, Town Hall, Darlington, DL1 5QT; by fax to: 01325 388900, or by e-mail to [planning.policy@darlington.gov.uk](mailto:planning.policy@darlington.gov.uk). Alternatively, you can reply on-line at [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy).

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

For further information, visit the Council's website [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy), or telephone (01325) 388644.



**Planning and Compulsory Purchase Act 2004**

**The Town and Country Planning (Local  
Development)(England) Regulations 2004**

**DARLINGTON LOCAL DEVELOPMENT  
FRAMEWORK**

**DRAFT DESIGN OF NEW DEVELOPMENT**

**SUPPLEMENTARY PLANNING DOCUMENT**

Darlington Borough Council is preparing a Design of New Development Supplementary Planning Document which will set out detailed design guidance showing how the location, type and form of new development should be considered in the design process for the Borough.

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Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

For further information, visit the Council's website [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy), or telephone (01325) 388644.

### APPENDIX 3: COMMENTS AND ISSUES RAISED IN RELATION TO CONSULTATION OF DESIGN OF NEW DEVELOPMENT SPD

DSPD Ref	Respondent	Comments	Officer Response	Change to SPD
<b>Section 1 Introduction</b>				
<b>1.1 What is this Document and Why is it Important?</b>				
DSPD/016	Councillor Johnson, Hummersknott Ward	Paras 1.1.2-1.1.3 and 1.3.2: Does not consider commercial impact, therefore will affect development. SPD suggests a 'fit all' design.	The SPD is not intended to set out a 'fit all' design which does not consider the commercial impact of new development.	Clarify in Section 3 the approach to ensure the process allows for innovative, creative design which takes account of site characteristics and commercial viability.
		<i>Proposed changes: Developer responses need to be included for public guidance. Clarify 'the needs of the whole community'.</i>	A summary of responses received, including developer responses will be published on the Council's website. Paper copies will be available in the Town Hall, Borough's libraries and on request.	The needs of the whole community will be clarified in Section 1.
DSPD/020	CPRE, Darlington District Committee	Para 1.1.1 should make clear that this is a series of checklists, so developers can refer to the sections of relevance to their project.	The SPD is not intended to be a series of checklists so this reference would be inappropriate.	Clarify in Section 3 the approach to ensure the process is clear, easy to understand and use.
DSPD/021	Anderson Ellis	Support objectives	Support welcome and noted.	
<b>1.3 A Liveable Darlington</b>				
DSPD/044	English Heritage	Para 1.3.1 Welcome recognition to consider local context, distinctiveness and to maintain/create a positive sense of place. The historic environment can help place-shaping. The stability provided by established and cherished, buildings and localities can reinforce a sense of community and belonging.	Support welcome and comments noted.	Add reference to historic environment in para 1.3.1
<b>Section 2 What is Good Quality Design?</b>				
<b>2.1 Planning</b>				
DSPD/009	Barratt Newcastle Ltd	Para 2.1.5 All new housing should be compliant with Manual for Streets particularly if there is an APPEAL. What is the position of the Highway Engineers? Has the Adoption Manual been amended to reflect Manual for Streets? If not planners will use Manual for Streets and Highway Engineers will use the Adoption Manual resulting in conflict.	The Tees Valley Residential Highways Design and Specification Guide (Adoption Manual) is a living, technical document and reflects guidance set out in Manual for Streets and enables Highway Engineers to specify details for highways schemes. The adopted SPD will refer to and be consistent with both documents. It would be inappropriate to repeat and include these technical details in this SPD.	
		<i>Proposed changes: If the Adoption Manual has been changed then examples of best practice should be given.</i>		No change to 2.1.5 required.
DSPD/016	Councillor Johnson, Hummersknott Ward	Para 2.1.5 There is a clear anti-car theme running through the SPD.	Para 2.1.5 is consistent with Government Guidance which encourages the use of sustainable transport measures. Accept that some people may need to use a car or may not have access to sustainable transport. Section 4.1 provides design guidance for the car.	



		<i>Proposed changes: The car accounts for 50%+ of all passenger journeys. This should be recognised and accepted as there is no forecasts changing the statistic.</i>		Add to para 2.1.5: 'safe and easy movement by car around the Borough'.
DSPD/037	Mr L Hume	Para 2.1.3 contradicts what has happened in Darlington which was a town of unique Victorian characteristics but the demolition of High Row this has been lost, resulting in inferior quality design. It looks like anywhere else in the country.	The SPD can only be used to assess applications for new development. It cannot influence schemes that have been completed.	
DSPD/039	The Coal Authority	Para 2.1.5 Amendment required.	Comment noted and accepted.	
		<i>Proposed changes: PPG14 should be cited as relevant National Planning Policy given the mining legacy that is present in the Borough.</i>		Reference to PPG14 will be added to Appendix 2 under Government Guidance.
DSPD/044	English Heritage	Para 2.1.3 Good design is well-mannered in relation to its surroundings but does not have to copy form, appearance or architectural features. Should seek to respond in a complementary way, employing contemporary design. Begins to articulate this.	Comments welcome and noted.	
DSPD/058	Natural England	Welcome the recognition that green infrastructure can contribute to high quality design and incorporation of the detailed guidance on integrating green infrastructure and public space as well as recognising local distinctiveness through landscape character	Comments welcome and noted.	
<b>2.2 Policy Context</b>				
DSPD/044	English Heritage	Para 2.2.1 Were not consulted on the Borough's Sustainable Community Strategy or any sustainability appraisal.	The Sustainable Community Strategy and its sustainability appraisal have been produced by the Darlington Partnership and not the Council. Comments made will be passed onto the Partnership.	
DSPD/050	John Lavender, PlanArch Design Ltd	Para 2.2.2 SPD must identify the National and Regional policy framework that informs the vision, aspirations and specific proposals in the SPD. Greater weight should be given to this.	Government guidance makes it clear that national and regional policies should not be repeated at a local level in any detail. The key documents have been identified in Para 2.1.5 with references to additional relevant guidance in Appendix 2.	
		<i>Proposed changes: Redraft para 2.2.2 to be more transparent, referencing relevant strategic policy rather than simply relying on a full list in Appendix 2.</i>		No change required to Para 2.2.2
<b>Section 3 Creating A Liveable Darlington</b>				
<b>3.1 How To Use This Document</b>				
DSPD/021	Anderson Ellis	Support objectives	Support welcome and noted.	
DSPD/024	Development Industry Workshop	Three stage approach up to 4.5 is fine, the details are the issue. Flexibility needs to be built in. It should be possible to take account of individual site characteristics at each stage.	To ensure developer's have flexibility in the design process, Section 3 needs to clearly state the importance of early negotiations with Officers and the importance of considering the site's immediate context and local character when preparing a design. This will provide a positive approach reinforcing the concept of a liveable Darlington.	Incorporate Section 7.1 into section 3 and clearly reinforce the importance of detailed design assessment to take account of local site context and characteristics which will provide the basis for a Design and Access Statement.
DSPD/024	Development Industry Workshop	Agents inherit ideas from developers at a later stage but are given little input at the stage when a project is being conceived. New ideas may be difficult to incorporate in this approach.	The SPD should be used from the conception stage and throughout the development process to inform the ongoing design of new development.	

DSPD/024	Development Industry Workshop	The process should have a close relationship to the preparation of a design and access statement.	Agree.	
DSPD/044	English Heritage	Welcome the inclusion of heritage and local distinctiveness as one of the themes. Stage 3 is useful as an initial guide, but it is important to overlay the general understanding with site and locality specific considerations.	Comments welcome and noted. The expansion of Section 3 to emphasise the importance of the site's immediate context and character will address this issue.	
<b>Section 4 General Design Guidance</b>				
<b>4.1 Improving Movement</b>				
<b>Create a welcoming, permeable movement network</b>				
DSPD/010	Economic and Environment Scrutiny Committee	Add recommendation.	To be consistent with the principles in Manual for Streets and the Tees Valley Residential Design Highways Guide & Specification Manual the number of houses will be changed to 25. This approach also reflects local distinctiveness with examples of cul de sacs of up to 25 dwellings being found across the Borough e.g. Hummersknott, Mowden, College and Park West wards.	Amend to: Cul de sac developments serving more than 25 dwellings are discouraged.
		<i>Proposed changes: Change the number of houses to be encouraged in new development in cul-de-sacs from 5 to 7 or 9.</i>		
DSPD/019	Durham Constabulary	Concern about discouraging cul-de-sac developments serving more than five dwellings. This is a small number - the cul-de-sac is a very effective arrangement in designing out crime. Limiting the number of dwellings to five will have an adverse effect on the design of housing developments.		
		<i>Proposed changes: Remove five and replace it with 'large cul-de-sacs will be discouraged'.</i>		
DSPD/016	Councillor Johnson, Hummersknott Ward	Reinforces the anti-car theme. 12 metres is too close. Why is there a 20mph speed limit as there is no statistical support. Continual association of pedestrians and cyclists is wrong.	The promotion of pedestrian and cycle access and movement reflects Manual for Streets, the 12m standard ensures safe width for footways/cycle tracks. Use of 20mph speed limit zones depend on site specific issues and location, to slow traffic near a school or an accident hotspot. Prior to the adoption of a 20mph scheme the Council would fully consult key stakeholders and the local community.	Section 4.1 add: 'but will ensure that those who need to use a car can move around the Borough safely and easily'. Explanation of public buildings will be provided. No changes to parking good practice or cycling in pedestrian areas required.
		<i>Proposed changes: Review 'parking good practice' and 'cycling in pedestrian areas'. Delete reference to 'separate entrances' or qualify by explaining 'public buildings'.</i>	Parking good practice and the provision of footpaths to accommodate pedestrian and cycle movement reflects Manual for Streets and the Tees Valley Residential Design Highways Guide & Specification Manual. However cycling in footpaths must be accommodated to ensure pedestrians as well as cyclists can move around easily and safely.	
DSPD/048	Tees Valley Local Access Forum	Reference to shared streets is supported along with priority given to cycle links making valuable contributions towards encouraging use of sustainable transport options.	Support welcome and noted.	
DSPD/057	Queen Elizabeth Sixth Form College, Geography Students	New development should be designed to be fully integrated with its surroundings to provide ease of movement for everyone, particularly for pedestrians and cyclists.	Comments noted. Approach consistent with SPD.	
<b>Create an integrated network</b>				
DSPD/014	Haughton Education Village Year 11 Geography Students	New development should provide good pedestrian access across major roads to shops and services.	Noted. Consistent with SPD	

DSPD/014	Haughton Education Village Year 11 Geography Students	New bus stops should be used so people wanting to use buses can get to new development.		
DSPD/018	Dodmire School, Junior School, Council	Should be more bus stops near new houses so people can get into town easier without having to get in the car.		
<b>Create a legible place</b>				
DSPD/044	English Heritage	Welcome the importance of legibility and permeability in design. Every effort should be made to minimise street clutter, especially signs - refer to English Heritage 'Streets For All'.	Support welcome and noted. SPD contains reference in 'create an inclusive network'.	Add to an inclusive network: Excessive street furniture, signage, steep slopes and other barriers should be avoided.
<b>Control traffic speed effectively</b>				
DSPD/031	GOLD Members	Traffic calming has benefits and should be used to help slow traffic on busy roads e.g. Firth Moor housing regeneration area.	Traffic calming will be used through design where appropriate to help reduce traffic speeds.	
<b>Create an inclusive network</b>				
DSPD/012	Darlington Association on Disability	Slopes however slight can be difficult to navigate for many disabled people. Footways should not incorporate double driveways that create cross falls towards the road and cause difficulties for movement.	To help address this issue detailed design of schemes will reflect guidance in 'Reducing Mobility Handicaps - Towards a Barrier- Free Environment' (IHT) and 'Inclusive Mobility' (DfT).	Add references to 'Reducing Mobility Handicaps - Towards a Barrier- Free Environment' and 'Inclusive Mobility'
DSPD/012	Darlington Association on Disability	Integrated roadways/Home Zones in residential development should have a kerb/dropped level to make it clear when the user is on the footway and when the road starts, otherwise designs will not be compliant with the Disabilities Equalities Duty. See attached DPTAC statement on Shared Surfaces.	Accept.	Add to barriers should be avoided: 'Dropped kerbs and tactile paving facilitate ease of movement and can aid navigation and should be provided for all streets including integrated roadways and Homezones.'
DSPD/012	Darlington Association on Disability	Segregated pedestrian and cycle movement must ensure that pedestrian movement is wide enough to accommodate those that need assistance and are with guide dogs.	Footway/footpath widths reflect guidance in 'Reducing Mobility Handicaps - Towards a Barrier- Free Environment' and 'Inclusive Mobility'.	Add: and can aid navigation, footpaths should be wide enough so that all the community... .
<b>Provide a clear main entrance to buildings</b>				
DSPD/012	Darlington Association on Disability	Support the principle of 'separate entrances for disabled people will not be accepted' but in extreme cases where it would not be possible for disabled people to access a building through the main entrance, provision should be made for access through a separate entrance.	Support welcome. All new buildings will provide inclusive access for all.	Amend to: Separate entrances for those with disabilities will not be accepted unless in exceptional circumstances where it would not be possible for disabled access to be provided at the main entrance.
DSPD/014	Haughton Education Village Year 11 Geography Students	Reception for new buildings should be to the front so people can easily find their way in.	Noted. Consistent with SPD.	
<b>Provide appropriate cycle and car parking</b>				
DSPD/013	Corporation Road Primary School Pupils	New school halls/sports halls would need car parking on site for visitors and parents to stop them parking on the side of the roads.	Car parking provision for new schools will be consistent with the Tees Valley standards identified. A weblink will be provided to the living document.	
DSPD/014	Haughton Education Village Year 11 Geography Students	Car parking provision for new development is important but should be underground, roof top parking or parking over different floors. In exceptional cases surface parking can be used at the front of the site.	Noted. Consistent with SPD	

DSPD/019	Durham Constabulary	The Park Mark award scheme should be mentioned in Parking Provision as it provides best practice.	Accept.	
		<i>Proposed changes: Add new text 'Detailed information on car park design can be found at <a href="http://www.saferparking.co.uk">www.saferparking.co.uk</a>'</i>		Add change as proposed.
<b>Reflect Highways standards</b>				
DSPD/014	Haughton Education Village Year 11 Geography Students	It is important that car access to a site does not add to congestion on nearby roads.	Section 4.1 aims through good design, to help reduce the impact of the car on Darlington's roads whilst ensuring that those who need or want to use a car can move around the Borough safely and easily.	
DSPD/018	Dodmire Junior School, School Council	Should be more traffic lights, stop signs, zebra and pedestrian crossings, speed bumps and double yellow lines near schools e.g. Dodmire to slow traffic and stop road side parking to make it safer for pupils to cross the roads. CCTV should be used to stop people parking on double yellow lines near schools and on busy roads like Neasham Road. New schools should have bigger car parks and new houses should have garages to stop people parking on the roads outside, making it unsafe and difficult to cross the road.	Comments welcome. This area is currently being considered through consultation as a 20mph zone.	
<b>General</b>				
DSPD/002	Paul Trotman	Roads and garages are not wide enough, so residents park on pavements blocking entrances to drives and emergency vehicles cannot get through e.g. Aldgrove Way. Roads should be wider or basements with parking could be provided.	Road widths and garage widths are consistent with Manual for Streets and the Tees Valley Residential Design Highways Guide & Specification Manual and will allow for access by emergency vehicles. Car parking provision is consistent with the rest of the Tees Valley. SPD expects development to be accessed by sustainable modes of transport to help reduce parking. In Z1 and Z2 basement parking is referred to.	
DSPD/021	Anderson Ellis	Support objectives	Support welcome and noted.	
DSPD/027	Brian Jefferson	Provides a sketch plan showing how the Commercial Street area could be redesigned.	Plan welcome but details outside of the scope of this SPD.	
DSPD/031	GOLD Members	Need a 24 hour bus station for long stay coaches, with a place to buy refreshments and go to the toilet.	Comments noted. The provision of a bus station is outside the scope of this SPD.	
DSPD/037	Mr L Hume	Para 4.1.1 The transport system is worse than before Pedestrian Heart. There are less bus stops in the town centre making it difficult for the elderly and disabled. Each bus journey has to go around the one way system which is a stupid idea considering fuel efficiency and carbon footprint. If the design team that produced the SPD also approved Pedestrian Heart then it does not know which direction it is going.	Comments noted. The SPD can only be used to assess applications for new development. It cannot influence schemes that have been completed like Pedestrian Heart.	
DSPD/058	Natural England	Welcome the priority given to sustainable transport modes	Comment welcome and noted.	
<b>4.2 Promoting Community Safety</b>				
<b>Incorporate the principles of Secured By Design</b>				
DSPD/009	Barratt Newcastle Ltd	Secured By Design involves higher specification doors, windows, locks etc which means higher costs. OFTEN the principles e.g. limiting footpath/cycle links do not conform to 'sustainable' aims such as pedestrian friendly development.		

		<i>Proposed changes: There can be conflict between aim 1 and the last aim. Must acknowledge conflicting interests.</i>	Integrated footpaths and cycle links and segregated cyclepaths should be designed to be well overlooked and should not compromise security.	No change to section 4.2 required.
DSPD/019	Durham Constabulary	Para 4.2.2 Since the SPD was produced the government has emphasised the need to consider counter terrorist security measures in major new developments.		
		<i>Proposed changes: Amend to 'incorporate the principles of secured by design to create a safe environment for future occupiers and adjoining neighbourhoods, consideration may also need to be given to counter terrorist security measures'.</i>	Comments welcome and principle accepted.	Change to: 'future occupiers and adjoining neighbourhoods. Developments with sensitive uses may require specific counter terrorist security measures. The Police Architectural Liaison Officer will be consulted on all major and sensitive developments.' Definition of sensitive uses to read: Power generation, government offices, laboratories, radiological sites, airports and reservoirs.
<b>Maximise natural surveillance</b>				
DSPD/018	Dodmire Junior School, Council	There should be less alleyways and dead ends to make it safer e.g. the alleyways on the west side of Eastbourne Park (from Belgrave Street to Aysgarth Road) should be blocked and the houses should extend their gardens (yards) into the alleys.	Noted.	
<b>Create high quality, functional green infrastructure and public spaces</b>				
DSPD/020	CPRE, Darlington District Committee	Create high quality..' Should this not be 'waste' materials?	Agree	Change to: After completion, all waste materials should be removed promptly as they can invite anti social behaviour.
DSPD/058	Natural England	Welcome recognition of the need for community involvement in the creation of green infrastructure and public spaces.	Comments welcome and noted.	
<b>Promote mixed use developments</b>				
DSPD014	Haughton Education Village Year 11 Geography Students	Development should have a mix of uses like houses, local shops and pub/restaurant so it has people in it at day and night.	Noted. Consistent with the SPD.	
DSPD/044	English Heritage	Welcome the importance placed on natural surveillance and mixed use developments.	Support welcome and noted.	
<b>Provide well lit environments</b>				
DSPD/012	Darlington Association on Disability	A lighting strategy should address improved street lighting to make footpaths safer for all users.	Noted.	Add definition of lighting strategy to section 4.2
DSPD/018	Dodmire Junior School, Council	There should be more safe paths and lights in play spaces and parks so children can play safely at night.	Noted.	

DSPD/020	CPRE, Darlington District Committee	Must promote lighting which minimises light pollution.	Principle accepted. Light pollution addressed in 6.1.	
DSPD/013	Corporation Road Primary School Pupils	New buildings should have an alarm so burglars cannot get in. New school sports halls should have an access code so only those people who should be there can go in.	Alarms and key pads will be supported where appropriate as part of the Secured by Design principles.	
<b>Incorporate CCTV where appropriate</b>				
DSPD/019	Durham Constabulary	CCTV is a significant investment, it is important that any recording system is compatible to the systems used by the Police and that it is set-up effectively.	Comments welcome and principle accepted.	
		<i>Proposed changes: Add 'CCTV systems for all large developments and public schemes should be referred to the Security Systems Manager of Durham Constabulary'.</i>		Add change as proposed with 'all schemes for public spaces should consult the Council's Community Services team'.
<b>4.3 Achieving Sustainability</b>				
<b>Sustainable Building Standards</b>				
DSPD/024	Development Industry Workshop	Aspiration is good, needs to be realistic. CSH standards are too high. CSH3 can be achieved (RSL's achieve this but it is difficult to go higher in the current climate with the technologies available) but beyond this is too much, too soon.	Agree there may be difficulties in reaching higher standards with available technologies in the current economic climate.	Change CSH/BREEAM standards to be consistent with national and regional guidance.
		<i>Proposed changes: Local targets must stay in line with national targets.</i>		
DSPD/024	Development Industry Workshop	Look at improving energy efficiency of existing housing stock as this accounts for more of the carbon footprint than new build.	Comment welcome and noted but outside the scope of this SPD.	
DSPD/036	Persimmon Homes (NE) Ltd	Support Government's policy to improve the quality and energy performance of new housing beyond levels in building regulations. SPD is too prescriptive and unreasonable with requirements. Reference to PPS1 and local requirements for sustainable buildings should be in DPD. Refers to Inspector's report on interim CSH standards. To achieve CSH will increase build costs up to 50-80% to bring a unit to CSH6. CLG are reconsidering the CSH implementation timeframe. SPD which accelerates this policy is inappropriate. If carbon emissions are to be tackled, carbon emissions from existing housing stock must be reduced, which is less environmentally friendly than modern housing and only represents 2% of the market.	PPS1 Supplement states that 'local requirements' for decentralised energy supply or sustainable buildings should be set out in a DPD, to allow examination by an independent Inspector. But the revised standards in the SPD will be consistent with Government and regional guidance and do not place any additional local requirements on developers or housebuilders. The SPD only provides more detail on the types of approaches that can be used to achieve these standards, so it is useful to provide the standards as a reference point. Accept that achieving higher levels of the Code may have an impact on build costs. Addressing the carbon emissions from existing housing is outside the scope of this SPD.	
		<i>Proposed changes: Reword standards in line with Government Guidance as: 2010-CSH level 3, 2013- CSH level 4, 2016- CSH level 6. Should be the only targets and milestones contained in any policy.</i>		
DSPD/047	Bussey & Armstrong Ltd	Have reservations about the achievability of the Energy Efficiency and Micro Generation targets particularly in the current recession.	To ensure consistency with national guidance the CSH/BREEAM standards will follow the nationally agreed levels. However to be consistent with the RSS the 10% on site renewables target will remain.	
		<i>Proposed changes: relaxation of the current targets will be necessary if any housing numbers are to be achieved.</i>		

DSPD/053	Yuill Homes	Timescale for delivery of CSH targets should not be different to national targets, which are under reassessment, given the cost implications and impact for housing delivery. From an environmental perspective, more could be achieved through refocusing resources onto existing housing stock, although appreciate that this is largely outside the LDF.	Comments welcome and noted. Making existing housing stock more energy efficient is outside the scope of this SPD.	
<b>Incorporate appropriate renewable energy generation to achieve 10% target</b>				
DSPD/002	Paul Trotman	All development must have some form of combined renewable technologies. Should meet the 2016 targets now.	Comments welcome. Meeting the 2016 target now would not be consistent with national planning guidance.	
DSPD/009	Barratt Newcastle Ltd	Explain 10% of what?	Agree. Definition is required.	
		<i>Proposed changes: Explanation required.</i>		Add RSS definition for 10% standard.
DSPD/013	Corporation Road Primary School Pupils	New schools should be made from green materials and renewable energy should be used e.g. roof from recyclable glass, the roof and walls should have solar panels, the kitchen should be eco-friendly and there should be recycling boxes instead of bins. A two storey building should have a sound proof floor so people downstairs cannot hear noise.	Noted. Principles consistent with SPD.	
DSPD/017	Greener Darlington Theme Group Meeting 26/01/2009	10% renewable energy targets, the 2016 carbon neutral targets and the new EU targets are difficult to understand as can be for consumption, production or electricity generation and can be limited to certain types of renewable technologies.	Accept.	
		<i>Proposed changes: Need further explanation in relation to 10% renewable energy targets for development and the 2016 carbon neutral targets and the links with new EU targets.</i>		Add RSS definition for 10% standard.
DSPD/024	Development Industry Workshop	Accept the 10% renewables approach is consistent with RSS. It is a pragmatic approach but need to understand different feasibilities on different sites. To apply 10% to all areas is unachievable e.g. conservation areas where using 'in keeping' materials may hamper ability to meet this target.	Accept in principle. The SPD requires a viability test to be undertaken for sites where renewable energy may not be feasible. For sites in a Conservation Area or that develop a Listed Building, PPG15 takes precedence, but renewable energy may be incorporated in a sympathetic way.	
DSPD/024	Development Industry Workshop	Must understand the workings of the CSH to determine whether 10% would be over and above what is required from the CSH.	10% is separate requirement to the Code but the 10% can help a scheme achieve a higher CSH rating. CSH3 can be achieved without using renewable energy but to achieve CSH5/6 renewable energy would be needed.	Add to high quality, integrated sustainable design: 'are best achieved by combining a range of high quality energy efficient techniques with renewable energy generation whilst increasing the adaptive capacity of the development cost effectively'.
DSPD/026	Turley Associates for Sainsbury's Supermarket	PPS1 supplement requires policy relating to local requirements for decentralised energy supply to new development or for sustainable buildings to be set out in a DPD, not an SPD	PPS1 Supplement states that 'local requirements' for decentralised energy supply or sustainable buildings should be set out in a DPD, to allow examination by an independent Inspector. The revised standards in the SPD will be consistent with Government and regional guidance and do not place any additional local requirements on developers or housebuilders. The guidance in the SPD only provides more detail on the types of approaches that can be used to achieve these standards, so it is useful to provide the standards as a reference point.	
		<i>Proposed changes: Remove the policy from the SPD and replace it with a reference to RSS Policy 39.</i>		No change to SPD required.



DSPD/028	One NorthEast	Endorse requirement for high standards of quality to achieve appropriate BREEAM, CSH and Secured by Design ratings and to generate at least 10% of energy from on-site renewables. This should only be waived in exceptional circumstances where a compelling body of evidence can justify why it should not be used. Developers should be encouraged to take a medium to long term view of 'innovative green infrastructure' e.g. large scale introduction of electric vehicles will be brought forward in next 5 years and will need electric charging points. Region is positioning itself and businesses to respond to this opportunity.	Comments welcome and noted. Details of different technologies is found in 6.9.	
		<i>Proposed changes: Refer developers to 'Carbon Mixing' toolkit which allows developers to investigate how they can achieve a minimum of 10% renewables in new build housing and enables them to specify the most cost effective measures. Developers should seek support from ONE and NaREC to provide guidance towards meeting the requirements.</i>		Add to incorporate renewable energy generation: 'Appropriate renewable energy technologies may change over time but should be designed and sited...'. Add reference to Carbon Mixing toolkit.
DSPD/032	GVA Grimley for Durham Constabulary	Recognise importance of achieving targets set for sustainable development. Given the significant cost that may be involved, support the inclusion of viability testing in relation to the implementation of the 10% target. This will ensure that projects are not prevented by unachievable costs.	Agree. Viability test is required to demonstrate where renewables are not feasible. Details are found in Appendix 4.	
DSPD/036	Persimmon Homes (NE) Ltd	Support realism in implementation of on-site renewable standards. Housing developers have been able to negotiate planning permissions in Darlington to ensure brownfield sites are viable and deliverable. Support RSS Policy 38 where 10% can be waived if is not viable. Flexibility should be shown in its application, it is reasonable for developers to finance viability statement but developer should not have to pay for LPA's assessment of the statement. There is no requirement in fee regulations for such a charge.	In the Council's adopted Affordable Housing SPD, developers are expected to pay for the LPAs assessment of the viability statement for affordable housing and have done so for recent applications. For consistency, this approach will be applied to the Design SPD.	
DSPD/040	Development Planning, Environment Agency	Note the requirement of 10% energy in all major developments to be from renewable sources. Darlington aspires to be a low carbon Borough, so a target above 10% would be more appropriate, subject to the provisions set out and could be phased to reflect the CSH and BREEAM standards. Non-major developments should be encouraged to incorporate energy minimising principles and energy from renewable sources where possible.	Comments welcome. Setting a target above 10% and increasing the CSH/BREEAM targets without local evidence would not be in accordance with Government Guidance and the RSS. The SPD will be consistent with the national and regional approach.	
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Further research needed on the impact of renewable energy and whether it offers sustainable alternatives. RSS emphasises that the viability of renewable energy must be considered on a site by site basis. Specification of minimum % of renewable energy could undermine economic viability in a challenging climate. Significant energy savings can be made through sustainable construction and design. Where appropriate and viable, renewable energy should be secured by condition and not via planning obligations.	In accordance with RSS the SPD states that a viability test should be completed in those cases where a developer considers 10% energy is not feasible on a site. The viability test is found in Appendix 4. On site renewables will be secured via condition but where a development connects to a CHP plant/renewable energy source off site this may be secured by s106 agreement to ensure 10% is provided.	
		<i>Proposed changes: More fair and flexible approach is recommended suitable and appropriate to a site, considering other measures (e.g. travel plans and locally sourced materials). Reference to sustainability standards should be replaced with a requirement for developers to consider site-specific sustainability measures with respect to environmental impact, cumulative carbon saving measures and other community benefits.</i>	The approach set out is flexible allowing negotiation where feasibility is an issue. Replacing sustainability standards as suggested would not be consistent with national guidance and RSS. However, the use of travel plans and locally sourced materials are supported by the SPD and can be used to achieve higher Code standards.	Amend SPD to clarify when conditions and s106 agreement will be used.
DSPD/053	Yuill Homes	Viability test should be site specific. It is not appropriate to pre-judge individual sites in the context of general planning guidance	The viability test will be applied by developers for sites where it is considered that renewable energy is not feasible on site or to meet the 10% target.	



DSPD/056	Bishopton Redmarshall Primary School Pupils	Renewable energy should be encouraged to reduce the amount of energy used e.g. wind turbines, solar panels.	Comments noted.	
<b>Incorporate passive solar gain</b>				
DSPD/016	Councillor Johnson Hummersknott Ward	Costs appear overlooked or discounted.	Recognise sustainability standards can increase costs but the approach set out in the SPD will help minimise these costs. Passive solar design; designing a building to take maximum advantage of sunlight, can significantly reduce the overall energy consumption of a building at little extra cost. By maximising energy efficiency and effective passive solar design it will reduce the overall energy requirement and consequently the contribution needed from renewable energy resources to meet the 10% requirement, minimising costs. If feasibility is an issue the developer can submit a viability test to address this.	
		<i>Proposed changes: Provide evidence to support passive solar gain in this region.</i>	Consistent with national and regional guidance, passive solar gain is a good practice design principle using a building's orientation to maximise the use of light to reduce lighting and energy consumption which can help developments reach Code 3 without the need for renewable energy at little extra cost. Passive solar design is not the same as photovoltaic tiles which store sunlight to generate energy and are more expensive.	No change to SPD required.
<b>Provide sufficient space for waste minimisation</b>				
DSPD/018	Dodmire Junior School, Council	Every house should have a free recycling bin and somewhere to put it.	Noted.	
DSPD/056	Bishopton Redmarshall Primary School Pupils	All new development should have recycling bins.	Noted.	
<b>Ensure flood risk is mitigated appropriately</b>				
DSPD/040	Development Planning, Environment Agency	Does not reflect PPS25. All developments in Flood Zone 2 and 3 should be subject to a Sequential Test (and in some cases an Exception Test) to establish any other appropriate sites that are in an area at less risk of flooding (i.e. Flood Zone 1). All developments in Flood Zone 2 and 3 will require a Flood Risk Assessment to demonstrate the risks of all forms of flooding to and from the development and how these risks will be managed taking into account climate change.	Accept.	
		<i>Proposed changes: Amend to reflect PPS25, in particular reference to Sequential Test, Exception Test and Flood Risk Assessment.</i>		Change to: Ensure flood risk is mitigated appropriately, reflecting PPS25, based on the scale and type of development and the flood zone it is located in. Where flood risk is an issue, the Environment Agency should be consulted at an early stage.
<b>Incorporate Sustainable Drainage Systems</b>				

DSPD/020	CPRE, Darlington District Committee	Incorporate sustainable.. is unclear	Accept.	
		<i>Proposed changes: May read better if SUDS is inserted to read: 'SuDS can remove pollutants...'</i>		Change to: SuDS can remove pollutants by improving water quality and enhancing biodiversity through the provision of swales, infiltration trenches and ponds.
DSPD/036	Persimmon Homes (NE) Ltd	SUDS should be encouraged or sought where appropriate rather than being required. There remain difficulties in implementing and managing SuDS which must be resolved before SUDS can reasonably be a pre-requisite for development. NWL advised LPAs of this last year. Must determine whether the Council are willing to adopt facilities and use s106 arrangements.	Accept in principle. The SPD will clarify when the Council will adopt SuDS.	Change to: Incorporate sustainable drainage systems, appropriately, which should be used to.... Add sentence to clarify when the Council or other bodies will adopt SuDS.
DSPD/040	Development Planning, Environment Agency	SuDS should only be used where the use is appropriate and achievable at the site.	Accept.	
		<i>Proposed changes: Amend to: consult Environment Agency on SuDS schemes to ensure they are appropriate and achievable on site. Refer to Approved Document Part H which sets out hierarchies for the provision of surface water drainage systems.</i>		Change to: Further drainage guidance can be found in CIRIA Sustainable Drainage Systems and Approved Document Part H. Northumbrian Water, as the sewerage undertaker, the Environment Agency and the Council, particularly when designing SuDS as part of open spaces should be consulted to ensure that SuDS schemes are appropriate and achievable on site and for the adoption of SuDS.
DSPD/055	England & Lyle for Northumbrian Water Ltd	Support incorporating water efficiency measures, mitigating flood risk and incorporating SuDS	Support welcome.	
		<i>Proposed changes: Add: NWL, as the sewerage undertaker and the Council particularly when designing SuDS as part of open spaces, should be consulted for guidance on the adoption of SuDS.</i>		Add change to SPD as proposed.
<b>Locate new development in highly accessible locations</b>				
DSPD/016	Councillor Johnson Hummersknott Ward	Change required.		
		<i>Proposed changes: Review bus data re rural communities.</i>	Walking distances from bus stops and to local services will be reviewed to ensure the most up to date data is used.	Amend walking distances/bus stop provision where appropriate.
DSPD/018	Dodmire Junior School, School Council	New development should be near local shops and services e.g. 24 hours doctors, chemist, libraries, healthy food shops.	Noted. Consistent with SPD.	
DSPD/020	CPRE, Darlington District Committee	Locate new development.. Many suitable barn/agricultural building conversions or village development may not be able to meet this criteria.	Accept in principle. Each application outside the urban area will be considered on its merits.	Change to: 'on weekdays. Each application outside the urban area will be considered on its merits...'
DSPD/025	Harrowgate Hill Primary School, School Council	New development should be near local shops and services like local restaurants/takeaways, supermarkets, leisure centres so people do not have to use their car.	Noted. Consistent with SPD.	

DSPD/025	Harrowgate Hill Primary School, School Council	Need more leisure facilities in the town centre e.g. water park, ice rink, bowling alley so everyone can get to them. Need a university in Darlington so students do not have to travel to Stockton.	Accept in principle. Major new leisure developments should be located following the sequential test with sites in the town centre considered first.	
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Locate new development' - Most developers offer to implement travel plans as advocated in the RSS to reduce reliance on the car and promote sustainable transport. Where appropriate should be secured by condition.		
		<i>Proposed changes: Remove specific reference to proximity to local facilities and advocate sustainable access to development sites through appropriate use of Travel Plan demonstrating how a development will reduce total CO2 emissions and provide for the needs of sustainable transport users.</i>	In general travel plans are secured via condition. Only where there are financial implications will a s106 agreement be used.	Add change to clarify when conditions and s106 agreements will be used.
<b>General</b>				
DSPD/005	North East Assembly	SPD supports RSS policies aimed at protecting and enhancing the quality of the built environment. More could be made of the ability to reduce need to travel and flood risk through better design and how this would reduce the contribution to climate change.	Accept in principle. Further detail will be made to flood risk section and the need to travel section will be clarified to reflect other comments made.	Amend SPD to reflect comments made above.
DSPD/024	Development Industry Workshop	Incorporate additional assessment references.	Accept in principle.	
		<i>Proposed changes: Identify when daylight and sunlight assessments would be necessary.</i>		Add reference to Daylight and Sunlight Assessments to section 4.3 and Appendix 5.
DSPD/039	The Coal Authority	SPD does not consider ground stability, but does consider similar constraints such as flood risk.	Accept in principle.	
		<i>Proposed changes: To conform with PPG14 add: 'The industrial activities in Darlington has left an environmental legacy which is a challenge and an opportunity for the LDF. Mining related problems can include ground instability resulting in shallow coal working collapses, exposure of historical mine entries, emissions of mine gas and mine water and potentially the spontaneous combustion of coal. All of these problems can be triggered by new development activities. During grounds works, care should be taken in case any old mine shafts, holes or shallow coal deposits are discovered. If during the construction phase any holes or coal deposits are discovered then contact should be made with Surface Hazards Department, Coal Authority for public safety reasons. It may be necessary for permission to be sought from The Coal Authority where the ground will be intersected and coal deposits are found. Planning applications may need to be accompanied by a ground stability report.'</i>		Change text to: Ensure ground instability is mitigated appropriately to take account of any mining related issues that may occur. During ground works or construction if any mining related structures, deposits or holes are discovered, further works must be discussed with the Coal Authority. Each scheme will be judged on its own merits and a ground stability report should provide details of design to mitigate the mining related issues identified. Add definition for Ground Instability Report. Add weblink to Coal Authority webpage.
DSPD/054	Civic Trust	SPD cannot influence what existing spaces above shops are used for, through design must make sure that there is a vertical mix of uses in new development to ensure areas are lived in and sustainable.	Noted.	
<b>4.4 Integrating Green Infrastructure and Public Space</b>				
<b>Add to the green infrastructure and public space network</b>				
DSPD/031	GOLD Members	There needs to be more green spaces and trees in the town centre for people to sit and relax.	Noted. Consistent with SPD.	
DSPD/040	Development Planning, Environment Agency	Add text to reflect the emphasis in PPS9 on protected species.	Accept in principle.	

		<i>Proposed changes: 'Add to the green infrastructure and public space network whilst protecting existing habitats. Where this is not possible, provision should be proposed and agreed to compensate for any loss of habitat as a result of the development.' SPD should include protected species, which should not be disturbed or detrimentally impacted upon, in line with PPS9 and Wildlife and Countryside Act 1981.</i>		Change to: Local Wildlife Sites. Where this is not possible, provision should be agreed to compensate for any loss of habitat as a result of the development.' Reference will be made to Protected Species.
DSPD/046	Sadberge Parish Council	P7 Non-technical summary 'The Borough's various spaces...' - Sadberge Parish Council has asked for an off-road footpath/cycle path/bridleway linking Sadberge to the existing bridleway running between Darlington and Middleton St George. Refers Action 10.12, Sadberge Parish Plan.	Welcome comments. Detailed proposals are outside the scope of this SPD. Comments will be passed to the Council's Parks and Countryside team.	
DSPD/057	Queen Elizabeth Sixth Form College, Geography Students	Green infrastructure should be incorporated in new development, particularly in the urban area and town centre fringe. It should be integrated with existing green features to help provide a comprehensive network for leisure and biodiversity in the town.	Comments noted. Approach consistent with SPD.	
<b>Creatively incorporate a variety of habitats for wildlife and biodiversity</b>				
DSPD/015	Members Briefing	Future maintenance of biodiversity features must be considered to avoid features becoming overgrown, disused and attract anti social behaviour	Agree.	Add to: Contributions will be sought equivalent to the cost of 10 years maintenance.
DSPD/020	CPRE, Darlington District Committee	Creatively incorporate..' states what is 'from larger, specific...' but does not say what are smaller spaces. 'Smaller' is in the next sentence and not connected to the first sentence.	Accept in principle.	Reword last sentence to read: Smaller features such as green roofs, modified eaves and bat roosts can be achieved at little cost and could also be incorporated in the fabric of new buildings.
DSPD/040	Development Planning, Environment Agency	Support, in principle, any proposals which de-culvert watercourses to create habitat opportunities in the area.	Accept in principle.	
		<i>Proposed changes: Add reference that deculverting watercourses should provide new habitats.</i>		Add: Where deculverting watercourses are appropriate as part of new development, new habitats should be provided.
DSPD/056	Bishopston Redmarshall Primary School Pupils	Add or improve wildlife habitats in all new development so there are a variety of different habitats in Darlington. Should plant more trees and hedgerows.	Comments welcome and noted.	
DSPD/058	Natural England	Requirements for protected species must be considered in design, particularly on site or in properties subject to demolition, extension or regeneration such as bats, their roosts and great crested newts. Development must be consistent with legislation (PPS9, Circular 06/2005 and the Habitats Regulations 2007). See website <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a>	Comments noted. Accept in principle.	Add 'design must not have a negative impact on protected species on or next to site or next to the development. Mitigation measures should be incorporated to protect species, enhance biodiversity and allow movement through improved connectivity to the wider green infrastructure network. Any development must be consistent with PPS9 and the Habitats Regulations see <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a> '.
<b>Create functional spaces</b>				

DSPD/013	Corporation Road Primary School Pupils	There should be green areas with a pond and trees for wildlife and benches to sit on. Parks should have facilities for everybody including a bowling area for older people (40+), an area to walk dogs with dog bins and a garden and greenhouse where local people can grow plants and vegetables.	Noted.	
DSPD/014	Haughton Education Village Year 11 Geography Students	New development should have some outdoor/green space e.g. shops should have an outdoor eating/sitting area. Apartments could face onto an internal green courtyard	Noted. Would depend on the site's characteristics and the design of the overall scheme.	
DSPD/018	Dodmire Junior School, Council	Lots of green spaces get built on, they should be left for spaces for people to use.	Comments welcome. Details outside the scope of this SPD.	
DSPD/018	Dodmire Junior School, Council	Green spaces should have football pitches and running track so children have places to play. There should be CCTV so people can play safely and so they will care about the area. Parks should be split into different areas - trees, ponds, plants and flowers and grass to play on.	Noted. Functionality of spaces is important to ensure they are well used by a wide range of people of different ages. CCTV may be used in some open spaces though when designing spaces, natural surveillance should be incorporated to provide overlooking and to enhance safety.	
DSPD/025	Harrowgate Hill Primary School, School Council	New open spaces need more sports facilities e.g. Harrowgate Hill needs a cricket pitch, football pitch, tennis courts.	Comments welcome. Details outside the scope of this SPD. Provision of new sports facilities will be discussed in the forthcoming Sports and Recreation Facilities Strategy and Playing Pitch Strategy.	
<b>Enhance permeability</b>				
DSPD/031	GOLD Members	The proposed Skerningham site in the Core Strategy should be linked by footpaths to the urban area so that residents can easily get out into the countryside.	Noted. Consistent with SPD.	
<b>Be accessible to all</b>				
DSPD/012	Darlington Association on Disability	Support 'be accessible to all' and 'inclusive spaces will encourage disabled and non disabled children to play together...'	Support welcome and noted.	
DSPD/020	CPRE, Darlington District Committee	Be accessible..' This reads as if the developers are accessible, not the developments.	Agree.	
		<i>Proposed changes: Amend to 'Create spaces accessible to all that can be enjoyed by the whole community...' so it follows from the heading 'developers will be expected to'</i>		Reword: Create spaces that are accessible to all.
<b>Provide and/or retain mature trees, street trees and planting</b>				
DSPD/054	Civic Trust	Support use of trees, greenspaces and biodiversity on a site to enliven the area.	Support welcome and noted.	
<b>Incorporate well designed, sustainable drainage systems</b>				
DSPD/009	Barratt Newcastle Ltd	Must consider future maintenance and management. Costs need to be worked out at an early stage. Need to identify who will be responsible for cost analysis and maintenance - will the Council take them on?	Accept in principle. SuDS will be considered in 4.3 and details of maintenance and adoption will be set out there.	
		<i>Proposed changes: Clarify who maintains and pays for sustainable drainage. Need explanation of how Council will seek appropriate bodies to maintain them - land restoration trust, Green Belt company, the Council - who will do it?</i>		To avoid repetition SuDS will only be discussed in 4.3. Section 4.3 will clarify responsibilities for maintenance and future management.

DSPD/055	England & Lyle for Northumbrian Water Ltd	Support the incorporation of well designed, sustainable drainage systems as the SPD recognises that SuDS are more than flood prevention but a means of using surface water run off as an integral part of green infrastructure.	Support welcome and noted.	
DSPD/057	Queen Elizabeth Sixth Form College, Geography Students	Sustainable drainage systems like permeable paving should be used to help reduce flood risk and surface water run off.	Comments noted. Approach consistent with SPD.	
<b>Provide conveniently situated, vandal proof street furniture</b>				
DSPD/018	Dodmire Junior School, Council	Open spaces should have more bins, dog bins and recycling bins, should be cleaner with no chewing gum or dog dirt. Bins should be brightly coloured so people can see them; most are grey and do not stand out.	Noted. Colours of street furniture are controlled but there may be scope to use different colours in children's play areas.	
<b>Create inspiring play spaces that will please, excite, challenge and satisfy children</b>				
DSPD/013	Corporation Road Primary School Pupils	Playgrounds should have colourful swings, climbing frame, monkey bars and a slide to make it interesting. The ground should be soft so children do not hurt themselves. New play areas should be split into different areas; a play area for older children and a play area for younger children so everybody can play but no one gets hurt. There should be a fence so dogs cannot get in.	Noted. Consistent with SPD.	Add to Good Practice Principles: Multifunctional spaces, with non prescriptive, colourful, interesting and exciting equipment should be created. Through design it should be clear which age group the playspace is appropriate for. Playspaces for different age groups should be located close together to help supervision.
DSPD/018	Dodmire Junior School, Council	New play areas e.g. South Park should be split with an area for small children (primary school age) and a separate area for big children (secondary school age) so they do not hurt each other. They should be close enough so parents can see all their children play. They should be more exciting e.g. Eastbourne Park with places to climb and jump on, slides and a place to ride bikes.		
DSPD/025	Harrowgate Hill Primary School, School Council	Parks should have better, exciting play facilities e.g. North Park, with colourful slides, swings, climbing frames. There could also be crazy golf, a skate park, a pond with a fountain and a bowling green. Parks should have a shop that sell sweets and ice cream.		
<b>Ensure open space and play provision is laid out to the recognised certified standard</b>				
DSPD/018	Dodmire Junior School, Council	The grass should be cut so it is flat and easier to play on.	Noted. New open spaces will be regularly maintained by the Council or developers will have to provide a maintenance plan to ensure maintenance is undertaken regularly.	
DSPD/020	CPRE, Darlington District Committee	Ensure open space..! This should apply to all spaces and not just those the Council is to provide maintenance for.	Agree. Rewording necessary.	Reword: Ensure open spaces and play provision is laid out to the recognised, certified standard. Where the Council is to provide maintenance facilities should be suitably laid out, RoSPA certified (if equipped) and maintained to the point of transfer....
<b>Make use of public art</b>				
DSPD/013	Corporation Road Primary School Pupils	New schools should use children's art/public art on the outside and inside of the building to make it feel like a community space. Could have a theme e.g. Star Wars, sports heroes, Community logo and the school plaque.	Noted. Community involvement in public art is important to ensure the artwork reflects its locality. The details are outside the scope of this SPD.	
DSPD/054	Civic Trust	Public art can enliven an area, but it must fit in e.g. the sculpture in front of the Arts Centre does not complement its surroundings, but works as a piece of modern sculpture.	Comments welcome. Changing existing artwork is outside the scope of this SPD.	



DSPD/047	Bussey & Armstrong Ltd	The incorporation of quality artwork as an integral part of the design ties many of our schemes together. Details of works at West Park are enclosed. Further examples are at Leconfield, Woodlands Estate and Hill Garth Cockerton.	Comments welcome and noted.	Examples used in the SPD will reflect a variety of schemes in the Borough.
<b>General</b>				
DSPD/044	English Heritage	Historic environment is an integral part of Green Infrastructure but is not recognised. Many of Darlington's parks, open spaces and disused railway lines which accommodate walkways are culturally important.	Agree. Para 4.4.1 highlights the importance of parks and disused railway lines.	Add to para 4.4.2: 'as well as opportunities for leisure, recreation and culture and the enhancement of natural habitats and heritage.'
<b>4.5 Reflecting Heritage and Local Distinctiveness</b>				
<b>Connect new development with the surrounding neighbourhood</b>				
DSPD/013	Corporation Road Primary School Pupils	New school extensions should be connected by a glass corridor to the older school to make the school look more modern.	Noted. Contemporary design which connects well with the existing building is consistent with the SPD.	
DSPD/020	CPRE, Darlington District Committee	Will this be used to prevent town cramming e.g. West End? Noting '...established plot sizes, rhythm and setting.'	New development must be consistent with existing plot sizes, rhythm and setting.	Add new text to provide more detail on Local Plan policy H13. Add reference to para 1.1.8.
DSPD/054	Civic Trust	In the past new development has taken away local distinctiveness. Must make sure that new development reflects local distinctiveness and the character of the area is not lost. It can be difficult to incorporate contemporary design in older areas, this must be done sensitively, in scale and height with adjoining buildings.	Noted. Consistent with SPD	
DSPD/057	Queen Elizabeth Sixth Form College, Geography Students	New development should reflect and improve its surroundings. It could be modern but should be of a similar height and scale to fit in with the older buildings that are there.	Noted. Consistent with SPD.	
<b>Respect and enhance the Borough's distinctive, quality historic, cultural townscapes and buildings</b>				
DSPD/030	Peter Wellings	New design in Conservation Areas should preserve and enhance the appearance of the area and should reflect the form, scale and traditional character of buildings in the area. Should not have any detrimental impact upon the setting of any adjacent Listed Buildings by virtue of its location, layout or actual design. Should be a high standard and quality, reflecting the scale and traditional character of other buildings in the locality (policy E10)	Noted. Development proposals in Conservation Areas and Listed Buildings are covered by separate legislation and planning policy. Consistent with the new 3 step approach a proposal must be consistent with adopted planning policy e.g. PPG15/Conservation Area appraisal prior to a design being submitted.	
DSPD/054	Civic Trust	It is important that the principle of new development first complies with legislation for Conservation Areas and Listed Buildings prior to design commencing.		
<b>Reuse and/or adapt existing local historic buildings</b>				
DSPD/020	CPRE, Darlington District Committee	The re-use of buildings is commended. The days of older buildings being demolished and rebuilt for profit is history. It is important gardens are protected from town cramming and infill.	New development must be consistent with existing plot sizes, rhythm and setting.	Add new text to provide more detail on policy H13. Reference needs to be added to para 1.1.8
DSPD/025	Harrowgate Hill Primary School - School Council	Old buildings should be converted e.g. former Harrowgate Hill school, former Rise Carr school into flats, a restaurant with grass outside. Derelict sites e.g. Whessoe Road, garages on Longfield Road, garage on North Road look untidy and should be developed. Could be used as a community centre, flats or made into open space. Historic features should be restored e.g. the bandstand in North Park so that bands could play there.	Noted. Details are a matter for a planning application.	

DSPD/028	One NorthEast	Maximising potential of natural, heritage and cultural assets is a key strategy in the RES, recognising these assets form a vital part of Region's quality of life and provide significant economic potential. Welcome importance SPD places on protecting the Borough's strong identity by ensuring good design.	Comments welcome and noted.	
DSPD/030	Peter Wellings	New design is only part of the townscape. The quality of existing buildings, particularly small retail premises in the town centre fringe, are run down and need improving. The town centre may be well designed but it will have a tatty necklace which is an eyesore for anyone travelling by road in and out of Darlington.	Comments welcome and noted. Improvements to the town centre fringe are being considered through other ongoing work. Some improvements having been secured through HERS/PSICA funding e.g. Northgate. Detailed design schemes will be considered through the adopted SPD.	
DSPD/031	GOLD Members	Old buildings have unique characteristics and should be reused e.g. Harrowgate Hill school, Rise Carr school.	Noted. Consistent with SPD.	
DSPD/044	English Heritage	Existing built fabric is key to greater sustainability in the built environment. If used with care and maintenance will last for years. Buildings that are not required for the original use can be adapted to accommodate new uses. Redevelopment involves costs which generate substantial waste and use substantial energy. Reusing existing fabric, in line with RSS policy avoids/minimises these costs. Developers should consider reuse and adaptation before proposing demolition and redevelopment as the operational and feasible option.	Noted. Consistent with SPD.	
<b>Ensure the development relates positively to the topography and landscape</b>				
DSPD/042	Soroptimist International of Darlington and District	Support the emphasis on retaining the character of the town, pleased that environmental issues are highlighted, particularly maintaining open spaces and encouraging wild life.	Support welcome and noted.	
<b>Preserve and enhance the character of the Borough's landscape</b>				
DSPD/030	Peter Wellings	Assume that 'landscape' refers to urban and rural areas. New design should be of a layout, form and character which is sympathetic to the ambience and context of an area. Building materials should be sympathetic and reflect the local vernacular tradition. Conservation of landscape character and quality in the Borough requires sensitive building design, style and materials. The Borough's villages are of historic and architectural value and make an important contribution to the local rural character. Design in the villages should respect and enhance these qualities. New design should not be allowed to dilute the architectural quality of any area (policy E7).	Noted. Consistent with SPD.	
DSPD/030	Peter Wellings	New design should not have a detrimental impact upon any Area of High Landscape Value. New design should conserve the landscape character and quality of such an area (policy E8)	Noted. Consistent with SPD.	
DSPD/040	Development Planning, Environment Agency	Support principles but any works near/within a river should be undertaken with full consultation with the Environment Agency and may require a separate Consent under the Water Resources Act 1991/Land Drainage Act 1991.	Noted.	
		<i>Proposed changes: SPD should state 'all developments shall comply with Environment Agency advice. Proposals to culvert any watercourse will generally be resisted'.</i>		Reword Existing natural and landscape features to: 'in design. Culverting a watercourse will be resisted. All proposals near or within a river should consult the Environment Agency for advice.



<b>Promote contemporary design that reflects the Borough's character</b>				
DSPD/018	Dodmire Junior School, School Council	People should take their time designing new buildings to make them more interesting and eye catching like the buildings on Grand Design and Property Ladder.	Noted. Consistent with SPD.	
DSPD/020	CPRE, Darlington District Committee	Support the promotion of contemporary design, where appropriate. The right development in the right place is excellent, a contemporary building in an inappropriate place would not be acceptable.	Support welcome and noted. Approach consistent with SPD.	
<b>General</b>				
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	High quality, prestige employment development in allocated 'gateway' locations on the urban fringe will develop the Borough's distinctive built character. Will encourage inward investment and provide for environmental improvements to poor quality landscapes, is in keeping the RSS.	Noted.	
		<i>Proposed changes: Emphasise the contribution that 'gateway' locations on the town centre fringe can make to the quality of the built environment on the approach to the town.</i>		More detail will be added to 5.8 to reflect the importance of quality design in prestige sites (policy EP6). Add appropriate references to section 2 and the general design guidance (section 4) to ensure the design of non residential development is reflected more thoroughly in the SPD.
DSPD/044	English Heritage	Welcome inclusion of this section.	Comments welcome and noted.	
<b>Section 5 A Zoned Approach to Detailed Design Guidance</b>				
<b>5.1 Darlington Characterisation Study</b>				
DSPD/042	England & Lyle	Support the character areas which could be used to inform the design process but not to dictate it. If the SPD was reworded, and read in this manner, it would provide useful guidance for developers when considering what is appropriate. There does not appear to be any evidence to justify the guidelines and without an evidence base the SPD has no justification.	The characterisation study was intended to be a broad character appraisal of different parts of the Borough, intended as a starting point for discussion with Officers when considering the appropriate design of a scheme.	
		<i>Proposed changes: The character assessments undertaken should be included as an appendix within the SPD.</i>		The characterisation study is a technical document and it would be inappropriate to include it within the SPD. However it will be available as a supporting document alongside the SPD.
DSPD/044	English Heritage	Para 5.1.3 Partly recognises that a sense of place can be negative or neutral. Neglected and degraded localities can provide a sense of where you are, even if it is an uncomfortable one. SPD aims to achieve the maintenance or enhancement of a positive sense of place and its creation where it does not. Government promotes the need to create or engender 'a sense of belonging' in communities (CLG: Guidance on building a local sense of belonging). Caution is needed in articulating this. 'Belonging' gave rise to disaffection and disturbance in the mill towns of Lancashire.	Noted.	Reword 5.1.3 to emphasise positive sense of place: 'open spaces or modern buildings and many other components that are positive, but distinctive to the zone....Where the immediate locality is not distinctive and creates a positive sense of place or is worthy of emulation, the broader character zone should be the guide for new development.'

DSPD/054	Civic Trust	Support the characterisation approach that involved the community. Pleased that the results can be viewed on the flickr website which shows a mix of different styles that should allow contemporary design to fit in easily, though it can be difficult to plan this in advance.	Comments welcome and noted.	
<b>5.2 Darlington Zone Map</b>				
DSPD/021	Anderson Ellis	Section 5 is unnecessarily prescriptive and will prevent many imaginative design solutions.	Section 5 is intended as a starting point for discussion with Officers. It provides a series of appropriate options to encourage a range of traditional and innovative appropriate design solutions for a development.	Reorder and amend Section 5 to clarify that a site's immediate context and local character are an important starting point for design of new development. Section 3 will emphasise the overall approach, that is intended to guide rather than prescribe design to developers.
DSPD/031	GOLD Members	SPD is not too prescriptive, it provides plenty of choice for developers to pick suitable options. It is an improvement on the guidance that the Council uses now.	Comments welcome and noted.	
DSPD/042	England & Lyle	Support SPD and establishment of good urban design principles in the Borough but, suggests developers/architects are expected to comply with the detailed design guidance in Section 5 onwards.	The SPD does not expect developers to comply with the detailed design guidance. It is a series of appropriate options that can provide a design solution for a site.	
		<i>Proposed changes: SPD should encourage developers/architects to consider the character of an area and encourage them to incorporate certain features. The style of the SPD should be changed to guidance rather than a checklist of design features to comply with. The adopted Redcar &amp; Cleveland Urban Design SPD is written in a much more appropriate style.</i>		
DSPD/024	Development Industry Workshop	The inclusion of Victoria Road within the central zone is a bit aspirational.	Accept. Zone Map has been revised to show Victoria Road leading up to the station to fall within Zone 2. Although the SPD builds in flexibility to ensure that if an appropriate design was promoted that complied with Z1 and reflected local character it would be considered.	Amend Zone Map appropriately.
DSPD/024	Development Industry Workshop	The zones should be modified to take into account the influence of Central Park.	The design code for Central Park is broadly consistent with the approach in the SPD. The design code will add more detail, reflecting the site's character and context and regeneration objectives.	
DSPD/024	Development Industry Workshop	The area around 'The Denes' is divided by a diagonal line through an area of very similar development.	Accept that Zone Map divided similar development.	
		<i>Proposed changes: Amend boundary to follow Brinkburn Road.</i>		Following a site appraisal the Zone Map has been revised to incorporate The Denes in Z3.
DSPD/024	Development Industry Workshop	There is a difference between the east and west of the Borough and trying to raise standards through design may require a different approach in these locations.	Accept that there may be differences between some parts of the Borough that fall within broad zones. However the SPD will emphasise the importance of the developer's design appraisal. Following this, if a design differs to the guidance in the SPD, the onus will be upon the developer to show that the design is appropriate to the local context.	

DSPD/024	Development Industry Workshop	Overly prescribed. There will be differences in design requirements within a zone not just based on characterisation but location e.g. if adjoining a main road or on a prominent corner the design may have different requirements than elsewhere. SPD is moving towards creating homogeneity and may discourage imagination.	The broad character areas in the Borough are intended as a starting point for discussion with Officers and will not dictate the planning process. To ensure flexibility the SPD states that it is important an appraisal of the site's immediate context and characteristics are undertaken at an early stage to inform the design. If appropriate, the responsibility is upon the developer to show why a design differs from the SPD's guidance. This allows for creative and imaginative design.	Revisions to section 3 above will reinforce the flexibility of the approach.
DSPD/036	Persimmon Homes (NE) Ltd	Welcome aspirational nature of SPD to improve design and concept of character zones to achieve design consistency and respect and reflect the character that exists in specific localities. SPD will have unintended, undesirable and perverse consequences on the achievement of housing delivery targets and the cost (and price) of new housing. pp 37-55 would be a useful toolkit to show the important design details which if appropriately incorporated could significantly raise design standards.	The SPD provides a range of design options for each design issue. For the majority of locations there are several options available so there is scope for the developer to incorporate an appropriate design feature appropriate to its location and the budget of the scheme.	
DSPD/037	Mr L Hume	Fine idea but it divides the town, recording the existing architectural building features in each zone which can be seen by a site visit. Some of the architectural features that exist may never be used in the future e.g. pp 34-45.	The zones are only based on positive characteristics that will help raise design quality in Darlington. The intention is to positively promote design that reflects Darlington's distinctive design characteristics consistent with national and regional guidance.	
		<i>Proposed changes: This section could be condensed into one page without any zonal system references.</i>		No change required. This approach would not ensure design reflects local distinctiveness, a key aim of Government and regional planning guidance.
DSPD/041	Alan Cave for The Miller Group	It is important to ensure the plans do not mislead. SPD defines development limits but does not include Faverdale, identified as a key employment location in RSS, with boundaries identified in the adopted local plan.	The development limits are based on those in the adopted Local Plan, and Faverdale is outside the development limit for the urban area. Accept that the Faverdale site should be added as a committed site, to be consistent with the Local Plan.	Add Faverdale site to Zone Map.
DSPD/042	England & Lyle	Fundamental issue is zoning to outline the character of broad areas of the town. SPD is too specific, detailing the type of design features that are considered appropriate. The use of 7 zones for a town Darlington's size is too simplistic and will lead to conflicts if it is adopted and applied in its current form. Character zones are too broad, as each zone includes a variety of sub zones with different characteristics leading to inaccurate statements covering whole zones that are inappropriate in certain sub-zones.	The character zones broadly reflect the key positive design features in each zone. The detailed design guidance subtly picks up on the different characteristics within each zone allowing the developer to choose options appropriate to a site. There is sufficient flexibility in the process to allow the site's context and local characteristics to be reflected in a design.	Revisions to section 3 above will reinforce the flexibility of the approach.
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Design codes can be too prescriptive and preclude innovative and sustainable design solutions. Design is fundamental as is the function of the building; SPD must allow for buildings to be functional and flexible in-line with specific end-user requirements. Narrow characterisation zones can provide inadequate provision for developments e.g. ancillary and complementary uses. Detailed guidance must not be allowed to stifle responsive, innovative and sustainable design through the imposition of unsuitable design codes.	The SPD does not stifle innovation. Innovation, can be accommodated easily in design but to raise design quality there is a need for clear parameters to ensure that inappropriate and poor design solutions are discouraged. The codes contain a range of options allowing the creative use of design to meet user requirements including ancillary and complementary uses, in the short and long term .	

		<i>Proposed changes: Acknowledge the need for functional and flexible design solutions to reflect specific end-user requirements. Rather than imposing strict policies that preclude innovative design, should be seen as guidance only to inform responsive and functional design on a site by site basis. Explicit reference should be made to ancillary and complementary uses in the various character zones to enable a more flexible and site-specific approach.</i>	The SPD should be seen as a starting point for discussion with officers reflecting the developers design appraisal of the local context. There is sufficient scope in the SPD to encourage innovative design.	Section 5.8 will be amended to ensure appropriately designed ancillary and complementary uses can be incorporated innovatively in new development. The SPD will be amended to ensure the design of non residential development is more thoroughly considered.
DSPD/044	English Heritage	Welcome the design-led approach to development in this section. Urge a degree of caution in relying too heavily on design codes.	Welcome the support. The design codes are a starting point for negotiation.	
DSPD/047	Bussey & Armstrong Ltd	In general SPD is welcomed and will help progress quality schemes in the Borough. It is too prescriptive and would preclude some residential schemes recently completed that have been acknowledged as being good design e.g. Woodlands Estate, Millbank Road, Leconfield, Cleveland Terrace, Hundens Park and West Park.	The aim of the SPD was not to reduce the quality of schemes that have been approved if they were designed in accordance with the SPD. However permission of several schemes would have needed to take account of other planning guidance which had an impact on design e.g. PPG3's density requirements, which has now been superceded. Consider that the schemes identified are broadly consistent with the SPD particularly when considering the influence site context and local characteristics will have.	
		<i>Proposed changes: Needs more flexibility in application of the arrangements, preferably by 'blurring the lines' between the zones and/or the requirements.</i>		The SPD will be revised in section 3 to ensure flexibility is promoted in the design process. Section 5 will clearly state that where a line falls on a road, the lower zone design guidance will apply unless the site context shows otherwise. This permits greater flexibility in the application of the Zone Map.
DSPD/050	John Lavender, PlanArch Design Ltd	SPD is too prescriptive by suggesting parameters development should satisfy in seven extremely broad character areas. Should use CABE advice which indicates development proposals should show visions and aspirations, use development and planning briefs where appropriate and be based on research, testing and dissemination of information to inform the design process and involve the community in emerging design solutions making sure a clear design rationale is understood by all. The restrictive approach is likely to result in development that fails to fully use previously developed land, which may result in limited architectural solutions falling short of creating a sense of place with flexibility so that a successful mix of uses can be established in an accessible and permeable way.	The parameters are a starting point and set minimums. A quality scheme should respond to the immediate context as well as fitting well in terms of height, form, scale and density of development. For vernacular buildings, design solutions identify a range of options that should be considered to reflect the local context. A contemporary scheme providing it connects well with the surrounding neighbourhood could be justified with less restrictions.	
<b>5.3 Numerical Standards</b>				
DSPD/002	Paul Trotman	Houses are built too close together e.g. West Park. Set a minimum width for houses, particularly family homes. Do not have open plan garden fronts.	Noted. Consistent with SPD.	
		<i>Proposed changes: Ensure houses are not put so close together.</i>		No change to SPD required - information contained in 5.3 numerical standards.

DSPD/009	Barratt Newcastle Ltd	Tick box' planning is antiquated. Applying out dated standards does not equate to the principles promoted by CABE and MFS.	The SPD provides detailed guidance to inform a design and is broadly consistent with CABE and MFS guidance. The detailed standards will help provide consistency, transparency and certainty for developers reducing the potential for conflict at planning application stage.	
		<i>Proposed changes: Delete reference to 'overlooking' distances. Rely on design.</i>		No change to SPD required - approach consistent with improving quality of design and is consistent with approach taken across Tees Valley sub region.
DSPD/020	CPRE, Darlington District Committee	Excellent that there is clear guidance on ground levels as there have been a number of cases where inappropriate ground levels have resulted in bad development.	Support welcome and noted.	
		<i>Proposed changes: Include details about distances between adjacent buildings.</i>		No change to SPD required - information contained in 5.3 numerical standards.
DSPD/024	Development Industry Workshop	Too prescriptive have used these diagrams in the past and thought had moved away from such detailed prescription.	The SPD provides detailed guidance to inform a design and is consistent with the approach across the Tees Valley sub region. The detailed standards help provide consistency, transparency and certainty for developers reducing the potential for conflict at planning application stage.	
		<i>Proposed changes: There should be details of ratios of height to facing buildings.</i>		No change to SPD required - information set out in Manual for Streets and Tees Valley Residential Design Highways Guide & Specification Manual.
<b>5.4 Residential Density Standards</b>				
DSPD/015	Members Briefing	In zones where higher densities are appropriate – restrictions should be placed on backland development		More detail relating to policy H13 will be added in section 4.5 to address backland development.
DSPD/021	Anderson Ellis	Reducing achievable density levels in Z3 and Z4 will have a significant effect. Minimum densities in Z1 to Z3 will be unachievable. Densities over 40 dwellings per hectare are difficult to achieve without going to 4 storeys on some part of the development. Z3 minimum densities will not be achievable unless all a site is 3 storey, any higher densities (up to 80) will need at least 4 storeys. Will be difficult to achieve minimum density of 30 dwellings per hectare with 27m separation distances and 7m minimum frontage widths in Z4 e.g. Stooperdale in Z4, approved density of 36.5 dwellings per hectare but using the SPD the density would be 28.5 dwellings per hectare, below the minimum acceptable.	To be consistent with PPS3 and RSS Policy 29 residential densities must help provide an average density across the Borough of between 30-50 dwellings per hectare. Higher densities may be more appropriate near strategic and local transport hubs, the town centre and district and local centres. Existing density should not dictate density of new development as imaginative design can accommodate different densities, based on local site context and characteristics. This approach will provide greater flexibility to address market needs.	Delete density standards in 5.3 and replace with new paragraph to reflect PPS3 and RSS Policy 29 to ensure the average density across the Borough is between 30-50 dph.
DSPD/024	Development Industry Workshop	Densities are too high and unrealistic. Currently build to 30dph as per PPS3. Using the SPD would lose a significant number of dwellings so it is important to use the right parameters. Only way to achieve some densities e.g. Z2 are to build flats/townhouses which do not sell. In Z2 starter homes would sell but would not build 80-100 dph. Need to reflect market conditions. If wanting CSH, lifetime homes, sustainable communities (open space etc) must recognise that densities need to be lower to achieve all of this on site.		
DSPD/032	GVA Grimley for Durham Constabulary	Object to the density standards as it dictates the minimum and maximum residential dwellings per hectare in any new development. Density should be a product of appropriate design.		

DSPD/036	Persimmon Homes (NE) Ltd	High densities are out of sync with PPS3 and the SHLAA. Density standards will not work unless include a very high proportion of flats and townhouses on sites in Z1-Z3, but no housebuilder would build products that they cannot sell. What is achievable on a site in Z3 on the west of the town will not necessarily be appropriate on the east side of town which may have a different housing market. Developers have to respond to market demand and provide what customers want and can afford. Market has changed, no longer require flats, townhouses are undesirable. Family houses will alter densities to 30 and 40 dph on urban and small sites. SHMA should play a key role in determining density as will determine what housing the market needs, conflicting with type of housing that will result from the SPD standards. Densities do not give housebuilders the flexibility to provide what the market wants, and will not help to deliver mixed and balanced communities.	
		<i>Proposed changes: Reconsider to provide more flexibility to achieve good design in tune with what the market requires.</i>	
DSPD/042	England & Lyle	Densities for Z1- 3 seem extremely high and are higher than the existing urban form e.g. Z2 incorporates the area around Cleveland Terrace and Coniscliffe Road where there are detached Georgian and Victorian dwellings in large plots. If new development were built at 80-100 dwellings per hectare it would not retain the existing urban form destroying the grain of the area. Unclear as to where the preferred densities have been derived from as there is no supporting evidence to provide justification.	
DSPD/053	Yuill Homes	The market is the final arbiter and market preferences are now clearly reverting to more conventional densities and house types. Densities set out in the SPD will not work in practice. But collectively can substantially improve the individual design of houses and the manner in which they are arranged in the streetscene.	Using 30-50dph should provide developers with scope to build new housing developments at a density to meet market needs, appropriate to the site's location as well as being acceptable in design terms.
DSPD/050	John Lavender, PlanArch Design Ltd	PPS3, para 50 emphasises need to ensure efficient use of land and that housing density policies have regard to a range of criteria. SPD is a departure from PPS3 and should seek well designed and appropriate development that responds and makes best use of previously developed sites. Proposals should be supported by a clear design framework and whilst local townscape is a consideration, other factors need to be taken into account especially for comprehensive redevelopments e.g. Lingfield Point.	
DSPD/020	CPRE, Darlington District Committee	Town cramming is an issue - is this consistent with parts of town like the West End.	
<b>5.5 Building Configuration</b>			
DSPD/020	CPRE, Darlington District Committee	Z1 Heights (2 min-5 max) - are 2 and 5 floors? 3 What is 'minimum'? 5 As written would only apply to a building which abuts a Listed Building or Conservation Area.	2 and 5 are storeys. Minimum means that all developments in Z1 must as a minimum be of 2 storeys.
		<i>Proposed changes: Use 'affects' instead of 'abuts' to allow for the impact on buildings in the vicinity of the proposed development, not just the ones abutted.</i>	Reword to: Heights (2 storeys min - 5 storeys max), Ground or principal storey heights are to be of a minimum of 2 storeys to allow any use to be accommodated, Where new development abuts a Listed Building or is within or next to a Conservation Area, building heights may be restricted.

DSPD/021	Anderson Ellis	Z4 has a limit of 2.5 storeys. Some dwellings in Z4 are higher than this e.g. West Park 3 and 4 storeys, Stooperdale 3 storeys.	Part of West Park is LT so 3 storeys would be permitted close to the village centre. Building configuration are a starting point, but local context and other planning guidance must be taken into account as was the case for West Park and Stooperdale. It is difficult to compare past developments with the SPD because developments would have been built to high densities reflecting the Government's policy of building to high density (PPG3) particularly on brownfield land. Design reflected this in the form of apartments or townhouses to enable developers to develop more dwellings on a site. This no longer applies.	
DSPD/021	Anderson Ellis	Z3 and Z4 Minimum 7m frontage width will make small starter homes unviable e.g. West Park 2 bed dwelling plot widths are 4.5m and 3 bed affordable homes are 6m frontages. The affect of larger site areas means that the land and infrastructure costs will be about 35% to 40% greater on the smaller units and this will significantly increase the market cost of these starter homes.	Dwellings with a narrow frontage are not a locally distinctive form in Z3 and Z4 and are less sustainable than 7m frontage dwellings. But 7m frontage does not preclude individual dwellings being narrower. In these cases it would be preferred for dwellings to be semi detached to reflect the locally distinctive form.	
DSPD/021	Anderson Ellis	Z4 Plot usage requires 2m from detached dwelling to edge of plot, a 4m minimum separation e.g. but Stooperdale and West Park is 2.4m.	Plot usage was a conscious response to representations made in the early stages of the SPDs preparation to encourage better spatial standards in new development. West Park and Stooperdale developments are good examples of development responding to local context, which would still be permitted. The developments were also in accordance with previous national planning guidance which encouraged higher density developments, which design reflected accordingly.	
DSPD/024	Development Industry Workshop	Is there a difference between 2.5 and 3 storeys? Could there be a third floor rather than a third storey e.g. Z4	2.5 is 2 storeys to the eaves with the 0.5 in the roofspace. 3 is 3 storeys to the eaves.	Add to building configuration sheets definition of a storey.
DSPD/026	Turley Associates for Sainsbury's Supermarket	Z2: SPD does not consider the characteristics of each site, the context of surrounding area or the layout and existing formation of buildings. SPD would be appropriate on a cleared site but does not lend itself to proposals which seek to alter or extend existing buildings. Setting out design standards for specific areas is supported but prescriptive design criteria are unrealistic and unachievable. Should work with developers to formulate site specific development briefs and design codes for key sites.	Each building configuration sheet explains that in addition to the information provided the site's immediate context and local character must be taken into account. This allows for innovative and appropriate design on all sites including for schemes where alterations or extensions may be appropriate. For major sites or key sites where appropriate briefs will be used.	
		<i>Proposed changes: Revise Building Configuration notes to acknowledge site constraints including the footprint and format of existing buildings.</i>	Accept that where alterations or extensions are proposed the design will have to work with the orientation, layout etc of the existing development. However this is where a detailed design appraisal by the developer would be of value.	Add to section 5: Alterations or extensions to buildings must be appropriate the existing form, scale, mass, orientation. Developers would be expected to undertake a detailed design appraisal to ensure the development is appropriate to its location and local context.



DSPD/032	GVA Grimley for Durham Constabulary	Z2 and EZ: Object to setting of restrictions on min/max building height, plot usage and servicing/parking guidelines as could stifle good, innovative design. Where it can be demonstrated that good designs outside these guidelines are appropriate, permission should not be refused. Object to the setting of maximum height of development in EZ at 2 storeys. Should be seen as a guideline and should not preclude innovative design. Development above this height which can be shown to be appropriate in its townscape context should not be refused.	Accept that there needs to be greater clarity for non residential design guidance. The SPD will emphasise in section 3 the importance of appraising a site's characteristics and local context before designing a scheme as part of a Design and Access Statement. If this shows that an alternative design is appropriate for a site, it will be considered.	The SPD will be revised to reflect the design requirements of non residential development. Building configuration EZ will take account of design of prestige development (policy EP6). Revise Heights to: entrances to development in EZ must be 2 storeys to the street. The height of the rest of the building will be negotiated on a site by site basis to reflect use and location.
DSPD/042	England & Lyle	Council have long resisted the use of numerical standards so why introduce them now returning to a rigid approach which planning has moved away from. Appropriate building heights do not need to be included in SPD. Unlikely that there are many sites in Z2 which could accommodate a building of 8 storeys. Each site should be assessed on its individual merit, highlighting that the SPD is too prescriptive.	The use of standards will help achieve consistency in, and raise the quality of, design. The SPD is to be used as a starting point in negotiation with Officers. It is essential that local character and context are taken into account in the design of new development. Accept that building heights set out for Z2 were too high.	In Z2 revise Heights to: (2 min-5 max).
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	EZ: Restrictions on two storeys and parking layouts are too prescriptive with the potential to impact on functionality, financial viability and end-user requirements as well as innovative and sustainable design. Storeys and building heights will vary particularly at site corners, and can contribute to prestige development required for certain employment uses. Should be established at application stage with reference to building function and occupier requirements e.g. site location, context and use. Precludes high quality and sustainable design and could conflict with allocations in the Local Plan.	Accept that there needs to be greater clarity for non residential design guidance. The SPD will emphasise in section 3 the importance of appraising a site's characteristics and local context before designing a scheme as part of a Design and Access Statement. If this shows that an alternative design is appropriate for a site, it will be considered providing sufficient flexibility to meet user requirements as well as being appropriate to the financial viability of a scheme.	
		<i>Proposed changes: Remove reference to maximum storeys and emphasise that design codes relating to max. storeys, plot usage, servicing and car parking is for guidance only to be applied on a site-by-site basis with reference to occupier requirements. Storey heights should be established at application stage dependent on site-specific characteristics, location and use and with regard to functionality and end-user requirements as well as prestige and sustainable design. No restrictions should be placed on building heights in recognition of the need for creative, innovative and prestige design for both employment and ancillary uses.</i>		The SPD will be revised to reflect the design requirements of non residential development. It will clarify that local character and context is an important part of the design process. Building configuration EZ will take account of design of prestige development (policy EP6). Revise Heights to: entrances to development in EZ must be 2 storeys to the street. The height of the rest of the building will be negotiated on a site by site basis to reflect use and location.
DSPD/050	John Lavender, PlanArch Design Ltd	Is the storey height from ground to eaves? This would clear up the misunderstanding that insertion of floorspace into the roofspace of a property is an additional storey which it is not.	Accept. Storey height is from ground to eaves. 2.5 storey would imply development in the roofspace	
		<i>Proposed changes: clarify what is meant by the storey height of a building</i>		Building heights are expressed in terms of number of storeys. The storey height is from the ground to the eaves.
<b>5.6 Building Types</b>				
DSPD/021	Anderson Ellis	Too prescriptive. Semi-detached not allowed in Z2 or Z5, detached not acceptable in Z2 or Z3, so some developments would not be acceptable e.g. Woodlands, Milbank Road.	The SPD will emphasise that the developers appraisal of the context should help inform the positive design of a scheme. This approach would ensure that developments permitted would be acceptable.	Revise 5.10 to ensure detached properties are acceptable forms of development in Z3.



DSPD/025	Harrowgate Hill Primary School - School Council	Add additional categories.	Noted. 5.10 intends to provide guidance for broad building types only.	
		<i>Proposed changes: Include guidance for centres for people of other religions and for houses for the disabled and old people.</i>		No change to SPD required - too specific for this SPD
DSPD/031	GOLD Members	There is a need for starter homes in Darlington. Should have a specific building type as they have different requirements to other houses.	Noted. 5.10 intends to provide guidance for broad building types only.	
		<i>Proposed changes: Add starter homes to the list</i>		No change to SPD required - too specific for this SPD
DSPD/032	GVA Grimley for Durham Constabulary	Object to setting of strict guidelines. Should be flexibly applied and not preclude innovative design and should be considered on a case by case basis.	5.10 is intended to provide a starting point for discussion with Officers following a characterisation of the most common building types in each zone. Following the developers design appraisal alternative building types may be considered where the appraisal shows that would be appropriate in a particular context. Accept the use of some photos is misleading.	
DSPD/042	England & Lyle	Object to strict definition of suitable building types for different zones. The approach is flawed e.g. West End there are large detached dwellings close to the town centre which would only be appropriate in Z4 & Z5, yet the photos used are of houses on Cleveland Avenue and Coniscliffe Road in Z2. Detached dwellings should not be discounted in Z2 & Z3 as the existing urban form in the majority of these areas includes detached houses.		Revise 5.10 to ensure detached properties are acceptable forms of development in Z3.
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Too prescriptive to facilitate flexible, responsive and sustainable design solutions in keeping with end-user requirements. EZ is very limited, prescribing only Clear Span buildings e.g. large shed for industrial, retail or wholesale use, particularly with the need for Prestige Development (Policy EP6) and the need to facilitate functional, flexible and innovative design of employment and ancillary uses to create sustainable development. Could preclude appropriate occupier led design which responds to site context and specific end-user requirements with the potential to deter occupiers.		
		<i>Proposed changes: Restrictions on building types in all zones should be seen as guidance only with specific consideration being given to end-user requirements and site-specific design. All Building Types should be acceptable in EZ in recognition of the need for creative, innovative and site specific sustainable design for both employment and ancillary uses.</i>		Building types will be revised to reflect the design requirements of non residential development and will take account of the different types of buildings that can comprise prestige development (policy EP6).
<b>Section 6 Detailed Design Guidance</b>				
DSPD/024	Development Industry Workshop	New section on rainwater goods would be of value as good schemes are often spoilt by poorly thought out rainwater goods.	Agree.	
		<i>Proposed changes: Add new section on rainwater goods.</i>		Add rainwater goods section to SPD.
DSPD/024	Development Industry Workshop	Standards do not necessarily equal good design but would help reduce poor design.	Noted.	
DSPD/032	GVA Grimley for Durham Constabulary	Object to setting of strict guidelines. Guidelines should be flexibly applied, should not preclude innovative design and should be considered on a case by case basis.	The detailed design guidance sets out a series of appropriate options providing the developer with the choice to choose design features appropriate to the locality. Greater emphasis on site and locality characteristics will provide developers with sufficient flexibility, allowing innovative design.	

DSP/036	Persimmon Homes (NE) Ltd	Pages 37-55 complement existing Building for Life assessment and criteria, allowing for a degree of flexibility and pragmatism in dealing with the different design challenges in addition to market and individual site circumstances.	Agree.	
DSPD/044	English Heritage	Chapter heading for this section appears to be missing.	Agree.	
		<i>Proposed changes: Add section heading.</i>		Add chapter heading.
DSPD/049	DTZ	Practical and pictorial approach to design elements is considered to be very useful.	Support welcome and noted	
<b>6.1 Safety and Security</b>				
DSPD/019	Durham Constabulary	Add a box to refer to counter terrorism measures.	Accept	
		<i>Proposed changes: COUNTER TERRORIST SECURITY MEASURES: Large developments and certain buildings with sensitive usage, such as power generation, government offices, laboratories, radiological sites and reservoirs require specific security measures.</i>		Add new box as per proposed changes and add the use or otherwise of some materials may be dictated by counter terrorist security measures.
DSPD/020	CPRE, Darlington District Committee	Good to see the promotion of minimisation of light pollution.	Support welcome and noted	
DSPD/020	CPRE, Darlington District Committee	(C) Should the word "described" be between "Treatment" and "elsewhere.."?	Agree.	
		<i>Proposed changes: '...Treatment described elsewhere in this SPD'. Might be better to say where the policy is within the document.</i>		Amend to: This can be achieved either through FRONTAGE or BOUNDARY TREATMENT described on p? in this SPD.
DSPD/032	GVA Grimley for Durham Constabulary	Support the promotion of safety and security through design, object to strict restrictions. Should be guidance with reference to site context and the specific security requirements of end-users.	Welcome recognition of importance of safety and security. The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate safety and security features for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location.	
DSPD/042	England & Lyle	Mixed use should not be restricted to Z1 and Z2, it is contrary to existing and emerging guidance and urban design good practice. Sites outside Z1 & Z2 suitable for mixed use e.g. land adjacent to Cleveland Street, Albert Hill (Z3). Overall mix of uses should be appropriate in all locations in the urban area, in accordance with existing and emerging planning policy, considering the context of a site.	Accept	Add all Zones.
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Support promotion of safety and security through design, object to strict restrictions. Should be seen as guidance with reference to site context and the specific security requirements of end-users.	Welcome recognition of importance of safety and security. The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate safety and security features for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location.	
		<i>Proposed changes: Design codes in relation to safety and security measures to be used as guidance only with reference to site context and the security requirements of end-users.</i>		No change to SPD required.

<b>6.2 Corners</b>				
DSPD/014	Haughton Education Village Year 11 Geography Students	Corner entrances can be used as a focal point for development	Noted. Consistent with SPD.	
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Too prescriptive to promote flexible and functional design which responds effectively to site context and end-user requirements. EZ guidance is very limited, prescribing only the development of public space at corner intersections, given the need for employment uses to accommodate Prestige Development (Policy EP6) where the use of storey heights could mark significant corners or corner entrances could aim legibility and design. Fails to appreciate ancillary and complementary development, could preclude appropriate, innovative and sustainable design.	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate corners for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location. Although recognise that guidance for EZ needs clarifying and detailing further.	
		<i>Proposed changes: The design and setting of corners should be considered on a site-by-site basis depending on the location, type and function of the building). Treatment of corners should be seen as part of the overall design. Guidance should facilitate the flexibility required to provide responsive, functional, innovative and sustainable design.</i>		Amend 6.2 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.
<b>6.3 Frontage Treatment</b>				
DSPD/002	Paul Trotman	Open plan front gardens should not be permitted. They encourage youths to treat the road and gardens as public open areas where they are free to kick footballs or walk across.	Noted. Consistent with SPD.	
DSPD/021	Anderson Ellis	Open plan frontages not permitted in any housing development but fences are not identified as appropriate boundary treatments in new developments. Nearly all the 1920s and 1930s housing developments in Darlington had 0.90m fences along the frontages.	Fences are permitted as appropriate treatments along side and rear boundaries only. Railings, walls, hedges may be appropriate frontage treatment. This provides sufficient flexibility to provide quality frontage treatment in new development. Where the developer can demonstrate through a detailed design appraisal, fences of no more than 0.9m in length may be appropriate subject to immediate site context.	
DSPD/031	GOLD Members	Good quality shopfronts should be preserved and reused. New shopfronts should reflect the traditional design in the local area.	Noted. Consistent with SPD.	
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Too prescriptive to promote functional, innovative and sustainable design which responds to site layout, context and use. Frontage treatment acceptable in the EZ is limited, comprising only open plan development with no boundary treatment which make no provision for ancillary development complementary to employment uses where suitable frontage treatment may be appropriate. Object to fencing not being permitted; fencing can be sensitively provided in the correct context to aid community safety and the security requirements of end-users. This is consistent with Theme 2.	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate frontage treatment for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location. Although recognise that guidance for EZ needs clarifying and detailing further.	
		<i>Proposed changes: Acceptability of frontage treatment should be considered on a site-by-site basis and applied with flexibility depending on the location, type and function of the building's). Remove reference to unacceptability of fencing (where sensitively placed) in recognition of the security requirements of end users.</i>		Amend 6.3 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.
<b>6.4 Entrances</b>				

DSPD/020	CPRE, Darlington District Committee	Decoration could suit the building, but be totally out of keeping with the locality.	Noted.	
		<i>Proposed changes: Change to '...decoration used is in keeping with the scale, proportion and overall design of the building and the locality'.</i>		Change to: the decoration used is in keeping with the scale, proportion and overall design of the building and its locality.
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	All entrances to face and be accessed from the primary street or road adjoining the development is too prescriptive to facilitate flexible and responsive design solutions. The limited number of entrances considered appropriate in EZ should be reconsidered and used as guidance given the need for innovative, creative and sustainable design which meet the needs of occupiers on different sites.	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate entrances for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location. Although recognise that guidance for EZ needs clarifying and detailing further. It is important that the main access is from the road or street to promote natural surveillance and sustainable transport choices.	Revise as appropriate
		<i>Proposed changes: Design codes in relation to entrances and access should be used as guidance only and applied on a site-by-site basis to deliver high quality, sustainable and functional design which responds to site context and occupier requirements.</i>		Amend 6.4 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.
<b>6.5 Openings</b>				
DSPD/020	CPRE, Darlington District Committee	The detailed character and context of the locality should be referred to'. This is excellent.	Comments welcome and noted.	
DSPD/020	CPRE, Darlington District Committee	(E) What is alternative to UPVC?	Timber is an alternative to UPVC. Recognise the additional costs involved with timber windows and perhaps the housebuyer preference for UPVC.	
DSPD/021	Anderson Ellis	(A) Horizontally proportioned windows and arched windows are banned in most situations. Will have significant limitations for design, Art Deco design will not be permitted (B) curved bays should not just be in Z1, examples of 45 degree and rectangular bays in this zone (C) Does not allow for expressing the wall as a mass of brickwork with openings in it, continuing the normal brick coursing over the opening on combined lintels. Are shallow brick arch lintels banned, are very common on 1920s and 1930s housing in Darlington. (E) Upvc is discouraged, but this is what most homebuyers require. Manufacturers dispute lifecycle costs. (F) Solid to void ratio of 3:1 is very high window area, ratio 4.5:1 more appropriate. (G) In some instances it is desirable to break the vertical rhythm, the important issue is to produce a 'balanced' elevation.	A) This standard should be used for traditionally constructed buildings (or those that have that appearance). Art deco buildings are often rendered and do not express the means of construction so the window proportion could be flexibly applied. B) Curved bays are acceptable across the Borough but are the only type of bay window appropriate to Z1. C) Combined lintels would be acceptable using composite guidance. Shallow brick arches can be used as decorative features but not as part of the window construction. F) Solid to void should be no less than 3:1. G) Vertical rhythm relates to local context and will be determined following the developers design appraisal.	Change F) to: In buildings of traditional construction or appearance, the solid to void ratio should be no less than 3:1. In all zones except Z1 this standard may be relaxed to allow extra daylighting or for passive solar design.
DSPD/024	Development Industry Workshop	3 to 1 proportion may not always be appropriate.	Accept.	Change to: In buildings of traditional construction or appearance, the solid to void ratio should be no less than 3:1. In all zones except Z1 this standard may be relaxed to allow extra daylighting or for passive solar design.

DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Openings should be considered as part of the overall design and should link more effectively to design requirements (frontage treatment, access, entrances, safety) to facilitate functional and flexible site-specific solutions. Prescriptive guidelines should not preclude innovative design and should be for information only.	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate openings for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location. Although recognise that guidance for EZ needs clarifying and detailing further.	
		<i>Proposed changes: Design codes in relation to openings should be used as guidance only and applied on a site-by-site basis to deliver high quality, sustainable and functional solutions which respond to site context and occupier requirements.</i>		Amend 6.5 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.
<b>6.6 Rooflines</b>				
DSPD/021	Anderson Ellis	(A) Not acceptable to limit pitch roofs to 35 degrees unless hidden behind parapet e.g. West Park Area B would not be permitted. SPD does not permit fully exposed gables on front elevation but the plan form should determine this feature (B) Hipped can be acceptable on detached houses (E) why not acceptable in Z1, Z2 or Z5? (F) Kneelers are to stop coping stones from slipping off wall heads, are related to the coping type not the roof covering. Kneelers should not just be used with pantiles, often found with slate or other tiles. (L) Why are bargeboards only in Z3 and Z4?	(A) Noted. To achieve high quality design and to avoid large expanses of low pitched roofs, pitch roofs will be limited to 30 degrees (B) noted. Consistent with SPD (E) Dormers do not reflect positive local characteristics in Z5 and tend to be retrofitted. (F) Kneelers are only identified as a positive local characteristic with pantiles. If a design appraisal showed otherwise this would be considered. (L) Bargeboards are only identified as a positive local characteristic in Z3 and Z4.	Change A) to: Where the roof pitch falls below 30 degrees this should be obscured by a PARAPET or the span achieved by creating two parallel roofs. E) Dormer windows in Z1 and Z2 must be constructed of the same materials as the wall to be acceptable.
DSPD/024	Development Industry Workshop	Rooflines are often designed to reflect circumstances of land, building, area. SPD would restrict this e.g. pitch of Victorian blue slate roofs in town have lower pitch than SPD requires but they work in their surrounding.	To achieve high quality design and to avoid large expanses of low pitched roofs, pitch roofs will be limited to 30 degrees.	
DSPD/024	Development Industry Workshop	Kneelers do not just need to be with a pantile roof.	Although kneelers do not just have to be with a pantile roof, in Darlington traditionally they are found with pantile roofs. It is this element of local distinctiveness that the SPD identifies and wishes new development to reflect.	
DSPD/024	Development Industry Workshop	Not all sites must conform with previous styles i.e. West Park.	Noted. Not all new development should reflect previous architectural styles. However the SPD looks to reinforce Darlington's distinctive characteristics in new design where appropriate. This does not exclude opportunities for contemporary or innovative design which can be appropriate in context, following a detailed design appraisal.	
DSPD/042	England & Lyle	SPD should not be given a disproportionate amount of weight when determining planning applications. Dormer windows are only appropriate in Z3 and Z4. If a development in Z2 included dormer windows would planning permission be refused? A decision is likely to be overturned at appeal reducing the weight of the SPD.	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate rooflines for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location. Although recognise that guidance for EZ needs clarifying and detailing further.	
		<i>Proposed changes: clarify the amount of weight to be given to the SPD once adopted.</i>		Amend E) to: Dormer windows in Z1 and Z2 must be constructed of the same materials as the wall to be acceptable.

DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Rooflines will depend on plant requirements and occupier needs. SPD should consider rooflines as part of the overall design and facilitate functional and flexible site-specific solutions.	A variety of different types of rooflines are set out, with a wide range being appropriate in most zones. It is considered that there is scope to accommodate plant and occupier needs through reference to the rooflines section, with the caveat that site characteristics and context be taken into account.	
		<i>Proposed changes: Design codes should be used as guidelines only with reference to plant requirements and occupier needs and applied on a site-by-site basis with reference to key views and sight lines.</i>		Amend 6.6 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.
<b>6.7 Detail and Decoration</b>				
DSPD/021	Anderson Ellis	(E) Brick banding is advantageous in some locations, should not be prohibited in Z3, Z4 Z5 and EZ e.g. used extensively in West Park, Stooperdale and many light industrial developments.	Accept. Brick banding can be used, depending on local characteristics to add detailing although the use of contrasting brickwork that does not reflect local characteristics will be discouraged.	Change to: Horizontal courses of contrasting brick should not be used for this purpose. Bricks can be used as detailing, although the use of contrasting brickwork will be discouraged.
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Detail and decoration will be dealt with at the detailed design stage and must consider site context and end user requirements and should link to the use and function of building(s) and facilitate functional and flexible site-specific solutions. Should not preclude innovative design and should be for information only, given the need for high quality and prestige design (Policy EP6) and complementary ancillary development.	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate details for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location. Although recognise that guidance for EZ needs clarifying and detailing further.	
		<i>Proposed changes: Design codes should be used as guidelines only and applied on a site-by-site basis with reference to end-user requirements to deliver high quality, sustainable and functional solutions which respond to site context and occupier requirements.</i>		Amend 6.7 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.
<b>6.8 Sustainable Drainage</b>				
DSPD/020	CPRE, Darlington District Committee	(E) Permeable surfaces may not be appropriate everywhere e.g. town centres.	Noted.	
		<i>Proposed changes: Permeable surfaces are prone to weeds. Clarify who will maintain permeable surfaces.</i>		Maintenance procedure for SuDS will be clarified in SPD.
DSPD/031	GOLD Members	Permeable paving is a good idea and although a bit more expensive than tarmac should be encouraged to prevent flooding. Need to be sure that permeable paving will be maintained as is prone to weeds.	Noted.	
DSPD/031	GOLD Members	Green roofs are a good idea and should be encouraged, particularly in modern development.	Noted. Consistent with SPD.	
DSPD/040	Development Planning, Environment Agency	Support the inclusion of detailed guidance for surface water drainage.	Support welcome and noted.	



		<i>Proposed changes: Add: the Environment Agency will be consulted regarding surface water management for all major developments (i.e. over 1 hectare). Include website address www.environment-agency.gov.uk/research/planning/82584.aspx All zones should be re-worded to 'meet or reduce Greenfield run-off rates, to avoid the risk of promoting the concept of diverting all flows away from watercourses, which could result in channels being deprived of natural flows'.</i>		Add changes as proposed under All Zones.
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Flood risk assessments submitted with planning applications will determine the drainage solution and level of intervention required to mitigate increased surface water run off and/or flood risk as a result of new development. Drainage options proposed should be seen as guidance to enable the developer to select the most appropriate solution in the site specific context and not impose arduous or unnecessary drainage provision.	Agree. The options provided are considered appropriate to the zone, specifically the design suitability of different methods in a particular location. Appropriate FRAs will be required to ensure that the most appropriate, sustainable and cost effective solution is incorporated to the satisfaction of the Environment Agency and the adoption body.	
		<i>Proposed changes: Drainage options to be used as guidance only to enable selection of the most appropriate and sustainable site-specific solution.</i>		Amend 4.4 to reflect proposed changes.
<b>6.9 Energy Efficiency and Micro Generation</b>				
DSPD/002	Paul Trotman	The EU directive is going down the route of stored hot water, should insist that developers can only build sustainable homes that include elements of Micro CHP, GSHP, Solar and brown water recovery. Must insist that developers adopt the 2016 target now.	Comment welcome and noted. The SPD must be consistent with national and regional guidance so cannot meet the 2016 target earlier than required by Government.	
<b>6.10 Biodiversity</b>				
DSPD/020	CPRE, Darlington District Committee	(D) The right tree must be put in the right place. There are many places where trees are not appropriate. The species can also be very important	Noted.	
		<i>Proposed changes: Refer to 'Page 50, landscaping, A. Trees'</i>		Change to include: Indigenous street trees where appropriately planted can define spaces ...Add reference suggested in proposed changes.
DSPD/020	CPRE, Darlington District Committee	What if there is no suitable habitat or green infrastructure close by?	A financial contribution will be required to help enhance a biodiversity feature in the locality.	
		<i>Proposed changes: In the general text the question mark needs to be replaced with a page number.</i>		Add page number.
DSPD/020	CPRE, Darlington District Committee	To what do 2+, 3+ etc refer?	Number of new habitats to be created or enhanced	
DSPD/024	Development Industry Workshop	It may not be realistic to ask for one habitat per development, particularly if the site does not lend itself to biodiversity. It could be a token gesture in some circumstances.	Agree. To be consistent with Government Guidance only new developments of 5 or more dwellings or more than 0.25ha will be required to create or contribute to a priority habitat or biodiversity feature within green infrastructure on site or in the locality. Major developments and significant developments would have different requirements.	To provide consistency with the rest of the SPD biodiversity standards will be incorporated in section 4.4 and will provide greater detail for policy E23 of the Local Plan.
DSPD/040	Development Planning, Environment Agency	Support this detailed guidance which recognises the importance of the aquatic environment as priority habitat.	Support welcome and noted.	
		<i>Proposed changes: State that all applications should include a buffer zone between the proposed development and any watercourse/wetland, appropriate to the scale and nature of the development.</i>		Add proposed change to F and G.

DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	For all zones, in line with PPS9 should only incorporate habitat features where habitats are likely to be disrupted or destroyed by the development proposed. Developers should not be required to contribute to the creation or enhancement of habitats off-site or where no adverse impacts on habitats and biodiversity will occur. Relevant surveys submitted alongside planning applications will determine the impact on species and inform appropriate mitigation prior to development.	Consistent with PPS9, para 14, to provide further detail on Local Plan policy E23 and to help meet standards in CSH, it is reasonable to expect developers to contribute to consider the benefits providing biodiversity on site will have through the design of a development. It would be unreasonable to only expect on site provision so to ensure consistency where this is not possible and to mitigate the impact that future occupiers of a development may have on green infrastructure in the locality a financial contribution for off site works may be required.	
		<i>Proposed Changes: Amend to: Where development will adversely impact on species, habitats and biodiversity, habitat features are to be provided. Design codes on habitat provision are to be seen as guidance only in accordance with the specific impact on the species concerned</i>		No change to SPD required.
DSPD/058	Natural England	Must ensure that the most appropriate habitat is created for a particular location or site, in accordance with Biodiversity Action Plan targets, and through use of ecological advice.	Agree. The SPD will ensure that new biodiversity features or improvements to existing features are appropriate to their location and reflect the needs identified in the Durham BAP.	To provide greater clarity the biodiversity standards will be moved to 4.4. Add: All developments with a net increase of 5 or more dwellings or more than 0.25ha floorspace would be expected to create or contribute to the enhancement of a priority habitat on site or if this is not practicable, off site in the locality and/or by improving public access to a local wildlife site.
<b>6.11 Landscaping</b>				
DSPD/016	Councillor Johnson, Hummersknott Ward	Tree canopies are fine provided they do not impose nuisance on land owners.		
		<i>Proposed changes: Improved management is required.</i>		Management requirements for new trees will be added to SPD.
DSPD/020	CPRE, Darlington District Committee	(A) There must be provision for the right tree in the right place. There are many places where trees are not appropriate. The species can also be very important. Will 'significant developments' include housing developments?	Noted. Significant developments may include housing development.	
		<i>Proposed changes: refer to page 48, Biodiversity, D. Street Trees</i>		Change to include: Indigenous street trees where appropriately planted can define spaces ...Add reference suggested in proposed changes.
DSPD/021	Anderson Ellis	(B) Tarmac is preferred by Highways Section for roadside pavements as it will not move and form trip hazard and should be allowed.	Noted.	Change to Tarmac can be used for pavements, but large areas of tarmac without other materials is not acceptable.
DSPD/024	Development Industry Workshop	Woodland - there is no emphasis on retention of existing trees purely on provision of new planting.	This is covered in Section 4.4.	
<b>6.12 Green Infrastructure and Open Space</b>				
DSPD/020	CPRE, Darlington District Committee	(F) Does not make sense after 'conservation'.	Agree.	



		<i>Proposed changes: (B) 'streets, appropriate to the locality' needs to be deleted.</i>		Change to: B as set out in proposed changes F An area set aside for nature conservation, but access where appropriate should be accommodated in all zones, except Z1....
DSPD/020	CPRE, Darlington District Committee	(H) What is a 'MUGA'?	Multi Use Games Area	Change to add definition of MUGA.
DSPD/038	Sport England (North East)	Worthy aspiration to require playing fields and MUGAs to be designed with natural surveillance, but if natural surveillance were overlooking from private houses it can prove problematic. Floodlighting of STPs and MUGAs with greater concentration of use during evenings and weekends means that natural surveillance can result in complaints from neighbours about potential noise, disturbance and intrusive lighting.	Comments welcome and noted.	
		<i>Proposed changes: Suggest that natural surveillance is desirable in situations where: (1) There is unrestricted access to the site, and (2) The surveillance is from public highways rather than private dwellings.</i>		Change to: should be designed where possible to benefit from natural surveillance, not to reduce residential amenity and be accessible to all.
DSPD/048	Tees Valley Local Access Forum	Welcome the creation of accessible spaces for all to enjoy and encourage the development of green spaces alongside improved habitat and biodiversity potential. Pleased to see inclusion of Green Infrastructure and quality green space in Borough and connectivity between these. Consideration should be given to existing and new rights of way as a means of providing infrastructure. Preference should be given to routes that link town and countryside providing opportunities for sustainable transport. Must include links to neighbouring boroughs e.g. high quality linear access in routes such as the Teesdale Way.	Support welcome and noted.	A new row will be added for rights of way to address the issue of improved connectivity.
<b>6.13 Materials</b>				
DSPD/020	CPRE, Darlington District Committee	(D) Are glass walls allowed? Wording not very clear.	Yes in Z1, Z2, EZ.	Change to: glass walls may be used in certain circumstances, subject to environmental performance considerations.
DSPD/021	Anderson Ellis	(A) Agree that older areas of Darlington are predominantly red brick but there are other brick colours e.g. Buff cream Pease bricks. Use of other colours should not only be in exceptional circumstances e.g. use red, buff and brown bricks and some small areas of grey bricks at West Park and Stooperdale. (E) May be helpful to use a strong colour render in some instances e.g. GP Surgery to the east of Gainford (F) Do not prohibit coloured timber cladding it can be appropriate in some locations.	(A) Pease bricks are locally distinctive but are not readily available and there are few good replicas. Although red/brown palette bricks are appropriate in most contexts where local context demonstrates that other colour brick would be appropriate the creative use of brick in higher quality developments will be supported. (E) Render/paint is characteristic in the west of the Borough in Piercebridge so this would be acceptable. F) AGREE	Amend E to ensure strong colour render is acceptable in Z5, particularly to the west of the Borough. Should not about the public realm and should not be painted in an opaque coating
DSPD/019	Durham Constabulary	Certain Counter Terrorist measures will require particular materials to be used.	Accept.	
		<i>Proposed changes: NB The use or otherwise of some materials may be dictated by counter terrorist security measures.</i>		Add proposed changes to 6.1 safety and security.
DSPD/031	GOLD Members	Must be scope for detailed guidance to reflect local characteristics e.g. there is red brick in most of the Borough but along Barmpton Lane there are yellowish bricks on older houses, new red brick properties would not fit in e.g. the new flats on the Barmpton Lane roundabout.	Noted. Whilst red brick will be appropriate in most circumstances, local context will allow other colour bricks where appropriate.	

DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Use of materials is a fundamental part of the design process dependent on the use, function and location of the site and occupier requirements. Use of design codes must ensure sufficient flexibility to enable responsive and functional design	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate materials for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location. Although recognise that guidance for EZ needs clarifying and detailing further.	
		<i>Proposed changes: Design codes in relation to appropriate materials should be used as guidance only commensurate with innovative, high quality and sustainable site-specific design.</i>		Amend 6.13 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.
<b>6.15 Landscape Materials</b>				
DSPD/020	CPRE, Darlington District Committee	(E) How does this relate to A to D and F to H and E sustainable drainage.	E should be consistent with 6.8 and should be used as part of a package of measures to provide good quality drainage.	Ensure zones identified for permeable paving in 6.8 are consistent with zones in 6.15
DSPD/021	Anderson Ellis	(G) Asphalt should not be banned for pavements in new developments.	Noted.	Change to Tarmac can be used for pavements, but large areas of tarmac without the incorporation of materials is not acceptable.
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Developers should facilitate site-specific high quality and sustainable design appropriate to individual site context and use (taking into account ancillary development in the EZ).	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate landscape materials for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location. Although recognise that guidance for EZ needs clarifying and detailing further.	
		<i>Proposed changes: Design codes should be used as guidance only subject to site context and use and commensurate with responsive, high quality and sustainable design.</i>		Amend 6.15 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.
<b>6.16 Village Design Standards</b>				
DSPD/015	Members Briefing	Under the village design standards, the heading stone should be under materials	Agree.	Move stone under materials heading.
<b>Section 7 Procedure for Negotiating Good Quality Design</b>				
DSPD/044	English Heritage	Should involve English Heritage in pre-application discussions where there is a likelihood of involvement as a statutory consultee later in the process.	Agree.	Add text to 7.1.1: as well as through consultations with the community, ,statutory consultations and other organisations in accordance with the provisions set out in the Council's Statement of Community Involvement.
<b>7.1 Pre-Application and Planning Application Discussions</b>				
DSPD/024	Development Industry Workshop	Should have more emphasis on pre-application consultation as it is the first step.	Agree.	Section 7 will be revised and incorporated in section 3 to reflect this comment.
<b>7.2 Darlington Design Review Panel</b>				

DSDP/009	Barratt Newcastle Ltd	Who is the Panel - CABE, Civic Trust, The Great and the Good?	The consultation for the SPD was seeking views on whether a Panel was appropriate and its membership. Once a consensus has been agreed the members of the Panel would be identified.	The SPD will set out the role of the Panel, its broad Panel membership and the type of development proposals/applications it will consider.
DSPD/015	Members Briefing	Design Review Panel is a good idea as long as it has a balanced membership. Members should not be on the Panel, but the membership could be similar to Planning Forum.		
DSPD/024	Development Industry Workshop	A good idea particularly for schemes that differ from the SPD as can be given independent consideration by the panel. Should have a representative of CABE or an independently elected architect with a strong reputation to be utilised as a 'design champion'. Architects, designers, English Heritage should be present but must be careful about conflict of interest. Local knowledge is important but out of town architects may feel that they have insufficient local knowledge.		
DSPD/032	GVA Grimley for Durham Constabulary	Acknowledge beneficial role Panel can have in the application process. It is important to be clear on its status. Recommendations made by the panel should not undermine the advice and expertise of the Design or Conservation Officer. Planning Officer for each case should advise the weight given to any advice from the Panel and should be able to balance the views of the Panel against the wider aims of the project in reaching a decision.		
DSPD/043	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Acknowledge the beneficial role the Panel can have in the application process to raise the quality and consistency of design across the Borough. Conclusions made by the panel should not undermine advice of the Design Officer. Planning officer for each case should advise the weight given to any advice from the panel. Guidance should stipulate a threshold for the type of projects that will be referred to the panel to ensure appropriate review.		
		<i>Proposed changes: Addition of guidance to conform the advisory role of the Design Review Panel at pre-application stage and the threshold/type of development which the panel will review.</i>		
<b>7.3 Monitoring and Review</b>				
DSPD/037	Mr L Hume	SPD could easily be revised at the consideration of the ruling council as well as through National Planning guidance and the LDF, so there is nothing gained in producing it.	Under the Town and Country Planning Regulations the SPD must go through a definitive process before it can be adopted as Council policy. Any revisions to the SPD must also follow a set, detailed process which can take up to a year to complete. The Council cannot change the SPD without going through this procedure.	
DSPD/040	Development Planning, Environment Agency	Para 7.3.2 needs additional text to allow a more effective means of monitoring and review:	The monitoring and review section is intended to be brief as the detailed monitoring of the SPD will be reflected in the Council's Annual Monitoring Report where these indicators will be considered.	
		<i>Proposed changes: A review should be considered in the event that the indicators within the SPD Sustainability Appraisal are not met e.g. Number/populations of priority species recorded in the Borough and % of major developments incorporating energy from renewable sources</i>		Ensure these indicators are incorporated in the Annual Monitoring Report and future Sustainability Appraisals.
<b>Appendix 1 Saved Borough of Darlington Local Plan Design Policies</b>				

DSPD/041	Alan Cave for The Miller Group	Policy EP6 refers to prestige employment locations e.g. Faverdale (assuming the reference is to the proposed strategic development). The wording to B8 is constraining and has been superseded by RSS POLICY 20 and identifies key potential uses, namely logistics. The policy is helpful in setting development guidelines, including the role of master planning and design matters.	The policies in Appendix 1 are the saved policies from the adopted Local Plan, which the SPD provides more detail on. The policy wording of Local Plan policies cannot be changed. However the RSS is recognised as regional guidance and its policies carry weight in the planning process.	
		<i>Proposed changes: Add key RSS policies, as far as they relate to matters applicable in Darlington.</i>		Add a list of relevant RSS design policies
<b>Appendix 2 Reference List</b>				
DSPD/019	Durham Constabulary	Add the website for the Safer Parking Scheme.	Agree.	
		<i>Proposed changes: www.saferparking.co.uk</i>		Add reference to Appendix 2.
DSPD/040	Development Planning, Environment Agency	Tees Valley Strategic Flood Risk Assessment should be included in the evidence base for the SPD.	Agree.	Add reference to Appendix 2.
DSPD/044	English Heritage	Disappointing that it does not reference PPG15, the English Heritage/CABE 'Building in Context' which given the content of the document is relevant and English Heritage 'Shared Interests' which provides examples of outstanding schemes which have employed contemporary design for historic buildings and locations.	Agree.	
		<i>Proposed changes: Add PPG15, Building in Context and Shared Interests.</i>		Add proposed changes to Appendix 2.
DSPD/058	Natural England	Add Tees Valley Green Infrastructure Strategy	Accept.	Add reference to Appendix 2.
<b>Appendix 3 Car Parking Standards</b>				
DSPD/012	Darlington Association on Disability	The amount of disabled car parking for all types of development should be listed.	Agree.	To provide clarity and to ensure longevity the SPD will provide a weblink to the Tees Valley Car Parking Standards. The details will be deleted from the SPD.
DSPD/019	Durham Constabulary	Gives guidance on the dimensions of garages in relation to parking space. For this to be relevant the minimum width of the garage opening should be specified. If the garage doorway is too narrow as is often the case the space within will not be used.	Average vehicle dimensions range from 1.7m wide to 2.0m wide. Either garage door width specified could accommodate these vehicles. Internal garage dimensions set out in the Council's design guide requires the internal dimension to be 6m x 3m for it to be counted as a parking space which would be acceptable.	
		<i>Proposed changes: The optimum width for a single garage door is 2438mm (8') the absolute minimum should be 2290mm (7'6).</i>		
DSPD/020	CPRE, Darlington District Committee	Flatted development - Is the 1.5 parking space for the development or per flat?	1.5 space is per unit within the development	
DSPD/020	CPRE, Darlington District Committee	Affordable Housing- Is the 1 parking space for the development or unit?	1 space is per unit within the development	
DSPD/020	CPRE, Darlington District Committee	Retail under 1000 - What is non-operational?	Non operational parking is available for all B1 uses up to quoted thresholds (1 per 30 sq.m: 1 per 35 sq.m. or 1 per 45 sq.m.).	
DSPD/020	CPRE, Darlington District Committee	Warehouses - a) per employee - Is this the number of persons employed or the number of full time equivalents? Warehouses often have many part-time staff. b) 100m2 seems a small area when considering the size of the likes of the Aldi building.	This will be established on a site by site basis to provide sufficient flexibility to make a reasonable judgement on parking numbers. Either could be used depending on the site specific circumstances.	

DSPD/020	CPRE, Darlington District Committee	For sections which mention employees - Is it the number of persons employed, full-time equivalents, employees on duty at any one time?		
DSPD/020	CPRE, Darlington District Committee	Golf - Provision for the parking of 10 - 10 what?		Provision for parking of 10 cycles
DSPD/020	CPRE, Darlington District Committee	Education - 0.8 seems a strange number for full time staff.		In general the numbers are established by surveying of parking requirements of schools. Do not wish to overprovide so not making full provision for every member of staff is not unreasonable.
DSPD/021	Anderson Ellis	4 bed houses and larger now require 3 car spaces, the internal size of a garage has to be 6.00 x 3.00.		Agree.
DSPD/024	Development Industry Workshop	Standards of office development result in parking off site on the side of the road.		Car parking provision should be part of a package of measures to ensure staff and visitors can access the development by other forms of transport. Travel plans will help ensure that there is less road side parking.
DSPD/030	Peter Wellings	Gives maximum standards of provision. This is misleading since providing NO parking in a new design could comply with this requirement. It is unrealistic to assume that people will not continue to use private cars and if there is inadequate on site parking for new development then cars will be parked in the adjacent roads. The parking standard should set both maximum and MINIMUM car parking levels.		The minimum standards are set by each Council on a site by site basis. It may be appropriate in some highly accessible locations for developments to be car free. This approach provides sufficient flexibility to ensure car parking provision can be applied alongside sustainable transport measures to help reduce the amount of roadside parking.
DSPD/031	GOLD Members	When provide 1.5 spaces, people park on the pavement and it is difficult to walk around. Need more car parking in new development to stop people parking on the side of roads.		Car parking provision should be applied alongside sustainable transport measures to help reduce the amount of roadside parking.
<b>Appendix 4 Information Required for Assessing Financial Viability</b>				
DSPD/024	Development Industry Workshop	Cannot understand the viability testing sheet - it should be reconsidered. Although it is the same as the Affordable Housing SPD this is not how affordable housing viability is tested. This could slow the process and needs clarifying.		The viability test will be reconsidered to ensure that the format proposed is clear and an appropriate means of assessing the financial viability of renewable energy schemes.
DSPD/036	Persimmon Homes (NE) Ltd	Do not consider proforma to be appropriate means of assessment of financial viability. The proforma is not an appropriate tool to identify individual complexities involved in financing and purchase of each development site. Shows complete lack of understanding of development finance.		
		<i>Proposed changes: Remove proforma. Details should be left for discussion between developer and independent assessor based on individual site. Assessment of financial viability should not be contained in a Design SPD.</i>		
DSPD/040	Development Planning, Environment Agency	Support the measures to be included which are detailed at Appendix 4.		Support welcome and noted.
DSPD/049	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Applicants will have already undertaken (and paid for) their own financial appraisal. Where financial evidence is provided to demonstrate the viability, or otherwise, of on-site renewable energy provision, the cost of evaluation by the Council's independent consultant should be covered by the planning fee submitted for determination of the application.		In the Council's adopted Affordable Housing SPD, developers are expected to pay for the LPAs assessment of the viability statement for affordable housing and have done so for recent applications. For consistency, this approach will be applied to the Design SPD.
		<i>Proposed changes: Cost of financial appraisal assessment to be covered by the planning application fee.</i>		No change to SPD required.

<b>Appendix 5 Material and Information Required to be Submitted with Full or Reserved Matters Planning Applications</b>				
DSPD/012	Darlington Association on Disability	More details are needed in relation to inclusive access.	The SPD provides sufficient guidance on inclusive access. Additional matters are covered by Part M of the Building Regulations.	
		<i>Proposed changes: Inclusive access should include the details from Local Plan policy R2.</i>		No change to SPD required - Policy R2 has been replaced by Building Regulations Part M and inclusive access is considered elsewhere in the SPD.
DSPD/024	Development Industry Workshop	Should refer to other statements, plans that are required.	Agree.	
		<i>Proposed changes: Need reference to local validation list.</i>		Amend SPD as per proposed changes.
DSPD/044	English Heritage	Where proposals are likely to affect the historic environment on which English Heritage would be consulted, regard should be had to the checklist of information we require as set out in our Charter. Copy attached.	The SPD is not the appropriate place to detail the checklist of information. A link to English Heritage's webpage will be provided for further details.	Add English Heritage webpage link.
DSPD/050	John Lavender, PlanArch Design Ltd	The validation list should be included as currently the impression is given that only Design and Access, and Sustainability Statements are required to accompany applications.	Agree.	
		<i>Proposed changes: refer to validation list.</i>		Amend SPD as per proposed changes.
DSPD/055	England & Lyle for Northumbrian Water Ltd	Welcome the inclusion of Sustainability Statement, particularly the inclusion of details for flood risk assessment, surface water run off, rain water harvesting and water use minimisation.	Comments welcome and noted.	
<b>General Comments</b>				
DSPD/006	Civil Aviation Authority	Background material provided in relation to development/aviation related issues. Consult with the aerodrome operator(s)/licensee(s) directly.	Comments welcome and noted.	
DSPD/007	Government Office for the North East	SPDs must relate to policies in a DPD or a saved policy in a development plan (PPS12, para 4.40) and should state clearly which DPD policies or saved policies they support.	Comments welcome and noted.	
DSPD/011	North Yorkshire County Council	SPD would not pose any issues of significant strategic concern for North Yorkshire.	Comments welcome and noted.	
DSPD/015	Members Briefing	Glossary to explain technical/architectural terms, with diagrams would be useful	Agree	Glossary to be added.
DSPD/020	CPRE, Darlington District Committee	SPD is not always legible. It is difficult to refer to a paragraph or point as numbers and names are repeated. Initials are often used - people dip into documents and may not find the full spelling. Glossary would help. Colours and use of zone numbers is not clear. Use little map(s) in some places or a box with each zone having a consistent placement.	Comments noted. A glossary would help the understanding of the SPD. Will ensure the adopted version is easy to read, clear and concise.	Repetition in the SPD will be removed, paragraph numbers will be added. Abbreviations will be referenced in the left hand margin. A glossary will be added.
DSPD/020	CPRE, Darlington District Committee	Developers push policy as far as they can as small differences make a big difference to them. SPD must be watertight so its spirit can be upheld against the onslaught of inappropriate proposals.	Noted.	
DSPD/020	CPRE, Darlington District Committee	SPD is an excellent basis for the future and the final version should be even better. The Council and its Officers are to be complimented on their work.	Comments welcome and noted.	

DSPD/024	Development Industry Workshop	Very prescriptive, not enough flexibility, could restrict architects ability to design. A balance is required between the prescriptive SPD and less guidance, a change of tone and emphasis is required. Birmingham's Design guide makes it clear that it is guidance and not set in stone. Have strong Government guidance in place e.g. PPS1 and PPS3, should there be an appeal on design grounds so do not need to be as prescriptive. Market is too dynamic to work with a SPD that is so prescriptive.	Comments noted. The changes proposed to section 3 will address this issue to ensure the SPD is not too prescriptive and has a positive impact on design in the Borough.	Reorder and amend Section 5 to clarify that a site's immediate context and local character are an important starting point for design of new development. Section 3 will emphasise the overall approach, that is intended to guide rather than prescribe design to developers.
DSPD/024	Development Industry Workshop	Would help if there were more details on employment/non residential uses as first impression and images relate to housing design. Should include more contemporary images, tends to be mainly vernacular examples.	Noted.	Amend 6.15 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised. Quality, contemporary design images will be incorporated where appropriate.
DSPD/024	Development Industry Workshop	Maroon lettering difficult to read if colour blind.	Accept. A black and white copy of the SPD will be available on request.	Ensure SPD is available on request in a variety of formats.
DSPD/029	Highways Agency	Wish to be consulted at early opportunity for the design of major development proposals which could potentially impact upon the safe and efficient operation of the Strategic Road Network.	Comments noted.	
DSPD/033	The Theatres Trust	Signage has not been included. Suggest that landmark buildings should require guidelines for directional signage. Both the exterior of a building and its signage need to be of the highest quality to provide public signals that the building is welcoming, safe and inviting. Restrictive generic signs could stop a theatre from advertising on the streetscape and could have a significant impact on its economic viability.	Comments welcome and noted.	
		<i>Proposed changes: Include guidelines for design of signage connected to landmark buildings.</i>		Guidance for signage will be added in Section 4.1
DSPD/037	Mr L Hume	Would be ideal for a new town but this is not the intention. Over the next 50 years about 10% of the SPD will be of use to a developer. Most of the SPD repeats generalised design standards, which make it superfluous. Could be condensed into a list of Standards and Codes of Practice that are relevant to new development. If the SPD is necessary then it should have been delayed until LDF was finalised to save the obvious rework that will be necessary.	The SPD is needed to raise the standard of design in the Borough and to reflect national, regional and sub regional guidance that has been adopted since the Local Plan in 1997. Condensing into a list of standards and Code of Practice would not provide the flexibility required to ensure good quality design is achieved. The SPD has been drafted to reflect the detail set out in the Core Strategy, so although a further consultation will be necessary to meet regulations once the Core Strategy is adopted it is not envisaged that significant new work will be required.	
		<i>Proposed changes: Review to see if the document is necessary.</i>		No change to SPD required.
DSPD/039	The Coal Authority	Makes reference to Darlington's Coal Mining legacy and representations sent in relation to Policy CS16 of the Core Strategy Preferred Options.	Comments welcome and noted.	
DSPD/041	Alan Cave for The Miller Group	It is important that the design guide is a positive promoter of quality employment sites and new buildings, and does not constrain inventive design or commercial viability of new economic development schemes.	Agree.	Amend 6.15 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised.



DSPD/045	Councillor Lewis, Mowden Ward	SPD highlights and promotes the architectural qualities of the town and villages and the rich natural environment. Darlington escaped the ravages of town centre developments of the 1960's and 70's, leaving a rich quality base to aspire from. Fully support the ambition the SPD seeks to achieve, by improving the standard of design in all new development whilst retaining the town and village distinctiveness where possible. The SPD will be a major step forward in our pursuit of quality and a much welcomed addition to the LDF.	Comments welcome and noted.	
DSPD/046	Sadberge Parish Council	SPD look sensible but should retain the current development limits for Sadberge and should not be expanded to include the old reservoir site to the west of Sadberge. Reference Action 4.1 of the Sadberge Parish Plan.	Welcome support for this SPD. Development limits identified on the Zone Map are those from the adopted Local Plan. Any changes to development limits are not within the scope of this SPD.	
DSPD/047	Bussey & Armstrong Ltd	Gives the visual impression that only retro schemes would be acceptable. For housing developments, the images are historic and do not show many of the recent quality schemes e.g. Woodlands, Leconfield, Hill Garth, Cockerton, Hundens Park and West Park where the styles vary from reflecting traditional design of adjoining buildings through to the contemporary design of West Park Village, a successful mixed use scheme using natural stone, copper and quality brickwork. SPD mainly concentrates on residential and should include more non residential as there are excellent examples of commercial development of their type and e.g. Stoopdale offices, Paton & Baldwin's offices, City and Northern scheme, Morton Palms. Images of these developments would help commercial developers realise the standards that are required within the Borough.	Comments welcome and noted.	Amend 6.15 to accurately reflect non residential requirements. Further consideration of prestige development in Building Configuration EZ will address issues raised. Quality, contemporary design schemes will be incorporated where appropriate.
DSPD/049	DTZ	SPD is a very interesting, informative and well researched. It provides a plethora of information and guidance that should prompt and challenge any scheme in the Borough. It is arguably too prescriptive, leaving innovative schemes - although encouraged - too easily resisted.	Comments noted. The changes proposed to section 3 will address this issue to ensure the SPD is not too prescriptive and has a positive impact on design in the Borough.	Reorder and amend Section 5 to clarify that a site's immediate context and local character are an important starting point for design of new development. Section 3 will emphasise the overall approach, that is intended to guide rather than prescribe design to developers.
DSPD/050	John Lavender, PlanArch Design Ltd	Overly prescriptive in its wording and in its requirements. It will have a major impact on all future development projects and the viable re-use of land and buildings. Considerable weight will be placed against this SPD. It should provide a strategic policy framework that allows developers to assess a site's capacity to accommodate development leading to final design solutions following consultation rather than having restrictive criteria dictate urban form. The SPD should make a distinction between smaller development/infill sites where clear parameters might be more appropriate and larger scale proposals where flexibility is necessary to ensure masterplans can be prepared.	The detailed guidance provides a range of options that should be used as a starting point in discussion with Officers in relation to appropriate openings for a particular zone. The developers site appraisal will determine if alternative techniques are characteristic of a particular location.	Reorder and amend Section 5 to clarify that a site's immediate context and local character are an important starting point for design of new development. Section 3 will emphasise the overall approach, that is intended to guide rather than prescribe design to developers.
DSPD/053	Yuill Homes	Development process is overly regulated and is having a serious impact on how those charged with delivery can meet the housing needs. The LDF should avoid duplication with other areas of legislation on matters which are clearly the remit of other bodies.	The SPD provides more local detail for national, regional and sub regional plans and strategies.	
DSPD/054	Civic Trust	Must achieve a balance between achieving higher standards and promoting good quality design. It may not be possible to achieve everything that is desired, particularly in the current climate.	Accept. SPD will be flexible enough to allow for negotiation where financial viability is an issue.	

**Sustainability Appraisal**



DSPD/040	Development Planning, Environment Agency	P15 7: This indicator appears to be based on PPS23, there is no guidance in the SPD which is directly related to this indicator.	Agree.	Delete reference to indicator 7.
DSPD/044	English Heritage	See comments made for Core Strategy. Appendix B: provides a snapshot in terms of numbers of historic assets. Moving to Heritage at Risk, which also includes monuments at risk and conservation areas at risk. Monitoring of this will not be possible in the context of the sustainability appraisal.	Comments welcome and noted.	Design SA will be amended accordingly to reflect comments made to Core Strategy. Reference will be added to Appendix b to ensure more thorough references to historic environment.
<b>Table 2.1</b>				
DSPD/003	Archaeology Section, Durham County Council	No reference to archaeological sites of regional and local importance.	Accept.	
		<i>Proposed changes: Include reference to archaeological sites listed in County Durham &amp; Darlington Historic Environment Record not protected by national designation.</i>		Add change as proposed.
<b>Table 3</b>				
DSPD/003	Archaeology Section, Durham County Council	Emphasise importance of improving public knowledge and understanding of archaeological heritage.	Accept.	
		<i>Proposed changes: Include statement on ambition to 'Promote improved knowledge and understanding of the archaeological heritage'.</i>		Add change as proposed.