

Town Hall, Darlington DL1 5QT
DX 69280 Darlington 6
web site: <http://www.darlington.gov.uk>

Name & Address

Date : 25th May 2017
Please ask for : Tim Crawshaw / Jenny Dixon
Direct Line : 01325 406327/01325 406320
Email address : tim.crawshaw@darlington.gov.uk
Your Reference : k
Our Reference : jenny.dixon@darlington.gov.uk
Document Name:

Saved Blackwell/ 110/ Public
consultations letter He 1-3

Dear

**Neighbourhood consultations on the Planning & Development Brief for
Land to the east of Carmel Road South- the He1-3 sites. (Former Blackwell Grange Golf
Course)**

I write to you as a resident who lives adjoining the site.

You may recall that the Council has decided that as part of the Local Plan housing allocations, sites at Blackwell could be developed for higher end and executive housing. An initial consultation on the development of a Planning and Development brief was carried out in 2015.

You may recall that in 2015, the Council consulted Blackwell residents on proposals to allocate four sites on the former Blackwell Grange Golf Course for top-end executive housing. Since then, the Council has been working closely with the Blackwell Neighbourhood Forum to develop a Planning and Development Brief for the site known as He4 that has recently been marketed. Officers have subsequently been working on similar proposals for the remaining land and a draft Planning and Development Brief for the Council owned Sites He 1, He1 a and He 3 has been prepared. As part of the Brief a Landscape & Restoration Plan for the parkland areas is proposed and has been worked up by TGP Landscape Architects with Historic England. This is to restore the Parkland and open up the land for the public.

Work on the draft Planning and Development Brief for sites He1-3 and the draft Landscape & Restoration Plan is now ready– it can be viewed online at the link below:
www.darlington.gov.uk/planningpolicy and also at the town's libraries and Town Hall Customer Contact Centre.

The Planning and Development Brief is intended to establish the development and design principles and a framework against which detailed applications for planning permission can be assessed. It is not intended to be the final design solution and in this regard there will be further opportunities to comment on any detailed planning applications when they are submitted.

However, you will note that the following changes have been made since the first consultations.

- The proposed apartments that were originally along the boundary of Blackwell Lane have been reconfigured to allow much more of the open aspects of the park to be retained. These are now located to the side of the rear access road to the hotel, retaining an open aspect to the hotel. The brief also recognises that the form of development here might comprise other forms of residential development such as houses or mews configurations providing they are in conformity with the design principles.
- The built form across the site is proposed to be restricted to 2 ½ stories to be sympathetic with the scale and mass of the Listed Buildings.
- The access service road that would have served He2 has been reconfigured and reduced but this means a new and separate access to serve He1
- The brief contains the design philosophy and approach to the restoration of the retained parkland for public use.

A Frequently Asked Questions Form is available to view on the link to help answer any questions that might be outside the scope of the Planning Brief but relevant to the disposal and control of the development that the Council has as landowner. These are matters outside the consultation but might assist you to form views.

As agreed by Members, the Council will now have a period where any further comments can be made – these will be taken into account before the proposals are considered through its Committee process. If you wish to make comments, please e mail us at **Blackwell.Consultation@darlington.gov.uk** including your contact details and address or write to Jenny Dixon in the Estates Section or Tim Crawshaw at Planning Policy, Town Hall, Feethams , Darlington, DL1 5QT including your name and postal address so that your comments are received before the deadline date of **Monday 26th June 2017**.

Following the consultation period, officers will consider the feedback and make any reasonable adjustments and report them to Members for consideration. The Planning and Development Brief and Landscape & Restoration Plan will then be submitted to Cabinet for final determination.

Should Cabinet agree the brief, the Council's Estates and Property Team will market the sites for sale by Informal Tender with the benefit of the Planning and Development Brief. Once a preferred developer has been selected you will have an opportunity to see their scheme proposals during the planning application process.

At this stage your views on the draft Planning & Development brief would be welcomed.
Yours sincerely

A handwritten signature in black ink, appearing to read 'JA Anderson', with a horizontal line underneath.

John Anderson
Assistant Director Economic Initiatives