

DEVELOPMENT & ENVIRONMENT  
DEPARTMENT

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Date : 1 June 2006  
Please ask for : Tim Crawshaw/Brendan  
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Direct Lines : 388048/388630  
Your Reference :  
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Dear Sirs

**8 St Cuthbert's Way Darlington DL1 1RP - Sale of Freehold**

I refer to the proposed sale of the above property, and your sales particulars indicating that interested parties should initially contact the Planning Services section in respect of planning matters.

I attach notes for the guidance of prospective developers, covering:

- a) site analysis and design priorities – these give a broad indication of the design principles which the Council would be likely to expect any proposals for the redevelopment of the site to follow; and
- b) planning guidance notes – these summarise planning policy and related matters relevant to any proposals for redevelopment and/or change of use.

They should be read in conjunction with this letter. They are intended to give prospective purchasers as clear and consistent an indication as is possible at this stage of the matters the Council is likely to include in its consideration of any planning application.

I cannot emphasise too strongly the importance the Council places on promoting and enhancing the vitality and viability of Darlington town centre. I expect it to insist on a high quality of design for any new development on this prominent site on one of the main town centre approaches. A step improvement on even the best of other developments adjacent to the ring road will be required. At the same time uses must reflect the site's edge of centre location.

The site lies within a wide area to the east of the town centre where the Council is seeking to secure improvements. This area also includes links between the town centre and the main railway station, enhancement of the station environs, and the flagship urban regeneration site at Central Park to the north-east of the station.



Please bring this letter and notes to the attention of prospective purchasers, and take them into account when assessing offers. I am copying them to those making enquiries of this office.

I must emphasise that they are not intended as a comprehensive guide to all of the matters likely to be considered. They are officer views, which the Council has not had an opportunity to consider formally in view of the imminent deadline for receipt of offers. They are given without prejudice to the formal consideration of any planning application.

Relevant planning policies and other contextual information is available in the planning services area of the Council's website [www.darlington.gov.uk](http://www.darlington.gov.uk). Please direct any enquiries to my colleagues Tim Crawshaw, Urban Design Officer, and Brendan Boyle, Planning Officer (Planning Policy), contact details in the notes.

Yours sincerely

**Steve Petch**  
**Planning Services Manager**

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