



DARLINGTON

Borough Council

Skerningham Garden Village Design Code SPD

Consultation Statement

October 2023



1. Introduction

Policy H10 of the Darlington Local Plan 2016 – 2036 required Darlington Borough Council (DBC) to develop a design code for Skerningham within around six months of the Local Plan being adopted. The Skerningham Design Code SPD (the Design Code) was therefore commissioned by DBC and will assist the Council, as part of its statutory planning role, in securing and maintaining the highest standards of design for the development of Skerningham Garden Village.

The Design Code has been written by Designe Ltd with regard to the Inspectors Report, Local Plan Policy H10 - Skerningham Site Allocation, the requirements of the National Planning Policy Framework, the National Model Design Code, and the National Design Guide.

2. Purpose of this Document

This Consultation Statement provides a summary of the stages of engagement and consultation which DBC has undertaken in order to inform the preparation of the Design Code.

Engagement occurred in three principle phases:

1. Public Engagement through a series of workshops (March – June 2022).
 2. 1st Consultation (8th September – 17th October 2022).
 3. 2nd (or Additional) Consultation (16th December 2022 – 13th January 2023).
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3. Public Engagement

The public engagement was based around an introductory talk by members of the Designe Ltd team, and then developed through a series of sequential workshops. This approach was chosen to try to give the community a clear understanding of what a design code is, what it can do, and what it can't do. Additionally, this process was intended to build capacity in the local community to enable them to engage productively with the process of developing a Design Code.

3.1. Initial Public Meeting

The community engagement was launched at an initial public meeting in the Dolphin Centre, Darlington, on 24th March 2022. The purpose of this first session, which was attended by about 50

people, was to set the scene by explaining the process, outlining the engagement programme, timescale and opportunities for input as follows:

What has happened?

- Darlington Borough Council has adopted Local Plan.
- Skerningham is included as a site allocation in the Local Plan.
- Skerningham is part of Homes England's Garden Communities Programme
- Design Code to be produced before any planning applications.
- DBC has appointed Designe Ltd to develop Design Code.
- Design Code to act as a national pilot as part of the Design Code Pathfinder Programme.

What happens next?

- Designe Ltd to engage with community over the next few months to develop Design Code.
- Good quality engagement where people feel involved and informed.
- Design Code to include tangible 'stuff' that people can see is theirs.
- Produce an exemplary Design Code for Skerningham.
- Design Code to be adopted as Supplementary Planning Guidance (SPD).

What is going to happen during engagement process?

- Designe Ltd to facilitate and guide community engagement in the process.
- Designe Ltd to help build community understanding of Design Codes.
- Local face to hold face-to-face workshops in the area.
- Design Ltd to provide material to facilitate engagement, including opportunities to engage and comment online.

What is a Design Code?

- Visual tool to inform development proposals.
- Guides the look and feel of a development.
- Ensures maximum clarity about design expectations.
- Ensures developments reflects local character and preferences.
- Creates framework to ensure high quality.
- Encourages best of modern design and build techniques.

What can you influence?

- The future quality of this area.
- The mix of development and green space.
- The priority given to nature and biodiversity.
- Priority given to active travel.
- What the streets will look like.

How will we engage with you?

- Inclusive, clear, and transparent.
- Empower you to inform the proposals.
- Actively listen.
- Build trust.
- Creative, bold, ambitious.

What do we mean by ‘you’?

- People who live or work in Darlington.
- People of all ages.
- People who live near Skerningham.
- People in recent developments.
- Employers in Darlington.

Introducing some of the material/documents we will draw on:

- The guiding Principles of Garden Villages.
- The National Design Guide.
- The National Model Design Code
- Building for a Healthy Life.

3.2. Workshop 01 – 26th & 28th April 2022

The first face-to-face workshops were held on 26th April 2022 at Oban Court, Whinfield, and on 28th April at Harrowgate Club and Institute, Harrowgate Hill, in the residential areas close to Skerningham.

The initial workshops were designed to build capacity in the local community to engage with the process of developing a Design Code. This began with describing the ten characteristics of well-designed places from the National Design Guide, their relevance to Skerningham, and how to use these to identify issues or items which are important for the development of Skerningham and should be considered for inclusion in the Design Code.

The aim was to encourage a positive discussion regarding the Design Code’s potential to influence the quality and successful creation of Skerningham Garden Village, and to illustrate the relationship between the public engagement and the development of the Design Code.

The following proposed outcomes for the Public Engagement were shared and agreed at the outset:

- An exemplary Design Code for Skerningham.
- Good quality engagement so that people would feel involved and informed.
- Tangible ‘stuff’ in the code that people would recognise as theirs.

Participants were encouraged to bring any material, such as photos, that would inform the workshop. The format was informal with a mixture of presentation and group working, with participants around tables in mixed groups. Following table discussions about the 10 characteristics and their relevance

to Skerningham, the groups were invited to select three characteristics to consider and to come up with an opportunity and a concern for each characteristic which the Design Code would need to take account of.

It was acknowledged that some participants may have felt uncomfortable about speaking out in the groups and may have preferred to provide their own individual input at the workshop or via the dedicated email address for the Skerningham project.

It was explained that the presentations and the unedited responses would be circulated and posted onto the website followed by an invitation for those unable/or who did not wish to attend these first face-to-face workshops to study the presentations and make an initial input online on the opportunities and concerns regarding Skerningham. The Designe Ltd team undertook some basic analysis to present these at Workshop 02.

Following feedback, the follow up workshops were scheduled at a slightly later time to allow people to come after work and would focus on key local preferences and things to include or take account of in the development the Design Code.

3.3. Workshop 02 – 19th May 2022

The first part of the second workshop included a short presentation of the material from the earlier workshops, for the benefit of those who were unable to attend the initial workshops and as a reminder to those who did attend.

It was confirmed that the extensive and broad ranging thoughts on opportunities and areas of concern identified by the group discussions at both sessions had been sent to the participants and were available on the website.

A basic analysis of the findings; the 'what you told us'; the outcome of table discussions; and what had been done with it, was presented and this indicated in particular the local importance of access to nature in the adjacent countryside, good, connected footpath and cycle networks, minimal impact on existing communities and a good mix of housing designed for climate change.

Having identified the main areas of concern or opportunity this enabled the groups, with the benefit of the combined material, to focus more clearly on the key local preferences and things to include or take account of in the next stage of developing of a Design Code for Skerningham.

It became evident during this session that some participants felt either that they did not have enough information or enough time to consider the issues adequately. As a result, it was agreed to hold a further workshop to continue the discussion and prioritisation of key local preferences and also to clarify for residents what the Local Plan stated about Skerningham. In other words, 'the 'Fixes'.

3.4. Workshop 03 – 9th June 2022

Participants were encouraged to form the same groupings as the last workshop and new participants joined those groups or formed new groups depending on numbers. With a facilitator at each table to help answer questions /clarify points the workshop was based around three main parts:

- The first part clarified what the adopted local plan stated about Skerningham. In other words what are the ‘fixes’? These were shown on a large plan of the area. The relationship between the adopted Local Plan, the preparation of the Design Code, subsequent Supplementary Planning Document, and a Masterplan for Skerningham was also explained.
- The second part focused on further refining what was felt to be important locally. The previous workshops had made great progress in identifying and prioritising local preferences in relation to the 10 characteristics of well- designed places that will form the framework for the Design Code. The groups were requested to further refine local preferences into red (no-go issues), amber, or green categories. At the last workshop one of the groups had put helpful comments on a number of photos, these were therefore made available on all tables. Large scale plans of the area were on the tables and groups were encouraged to draw on them to show anything they thought would be useful, such as walking routes, permeability with existing key development, and special sites.
- The third part was to illustrate what a example Design Code would look like, to explain next steps in the preparation of the code, and to explain the purpose of the next workshop on 30th June 2022.

3.5. Workshop 04 – 30th June 2022

The fourth phase of public engagement meetings and workshops was held on 30th June. Participants were thanked for the progress made at the previous workshops in identifying and prioritising local preferences in relation to the 10 Characteristics of Well-Designed Places that would form the framework for the Design Code. At the workshop on 9th June, in discussion groups at the tables, groups further refined what was felt to be important locally and indicated in a traffic light system the relative importance of those preferences.

At this session, it was explained that all the information provided previously had been collated and feedback was given by Designe Ltd on as many of those points as possible including whether Designe Ltd thought it would be appropriate to be include them in the Design Code, and how any inclusion could be done. This feedback has subsequently informed the Design Code and participants should be able to see how their input has been considered and has shaped the Design Code for Skerningham.

There was also a discussion regarding how the Skerningham site could be broken down into a number of character areas, which acknowledged the different contexts across the Skerningham site and could influence the style and shape of development so that it responded to the character of the site.

Pictures of different streets and places were circulated around the tables at the workshops and participants encouraged to post comments on them.

Participants were also invited to submit photos which they thought captured the character of Darlington and could inform the Design Code.

3.6. Communication and Engagement

Good Communication and information were critical parts of the community engagement programme. It was DBC & Designe Ltd.'s intention, confirmed with feedback at the first public meeting, that communication routes to both the residents of Darlington as a whole and the local residents of the communities adjacent to Skerningham needed to be by a mixture of means which recognised the variety of ways that people receive and provide comments. The communication routes included the following:

- **One Darlington Magazine:**
 - One Darlington the Borough Councils magazine delivered to all residents included feature articles about the proposed Garden Village and how people could get involved with developing a DC and a special section of the Darlington website provided regular updates and useful learning material.
- **A Skerningham Page on Darlington Borough Council website:**
 - A dedicated area on the Darlington Borough Council website was established to provide a continual flow of information and feedback during the engagement programme.
- **A Skerningham email address:**
 - skerninghamdesign@darlington.gov.uk was established to enable anyone to send ideas, comments, or concerns. This was actively used.
- **Designe Ltd website:**
 - The Designe Ltd website also included a dedicated area for Skerningham.
- **Direct to Core Group Emails:**
 - At the first public meeting attendees were invited to give their email contact details so that a core communication group could be established to enable information to be provided and received. This core group grew as participants at workshops also provided contact details.
- **Leaflet drops to households:**
 - In advance of each informal workshop information leaflets were delivered to over a thousand houses considered to be the local community affected by Skerningham.
- **Social Media:**

- Darlington Borough Council communication team gave great support to the whole communication process and used the Council’s social media platform to widely publicise the engagement programme and workshops.

A selection of the resources used to advertise the events, and then to encourage public participation within sessions, can be viewed in **Appendix 1**.

4. 1st Consultation

Following the public engagement process, Designe Ltd completed their work on the Design Code and issued the Draft SPD to the Council for consultation. Darlington Borough Council sought comments on the Draft SPD from 8th September – 17th October 2022 on the Consultation Portal: <https://darlington-consult.objective.co.uk/>. This period was extended by 10 days longer than originally planned due to the national period of mourning following the death of the Queen. Notification emails were sent to all those who had been involved in the public engagement sessions (who had consented to further contact), to the relevant statutory consultees, and to other stakeholders such as local councillors and developers. The consultation was also publicised on the Skerningham Design Code Page on the Council website, which members of the public were already familiar with from the public engagement process, and on the Council’s Social Media platforms.

As part of the consultation, a question-and-answer session on the Design Code, led by Designe Ltd and the Council, was arranged on 22nd September 2022 at Harrowgate Hill WMC. This session was provided an opportunity to illustrate how the community’s workshops comments had been integrated to the Code, to answer questions from the public on the Draft SPD, and to advise how to participate in the consultation. Twenty people took the opportunity to ask questions at this session.

87 comments from 75 contributing consultees were received. A summary of the key issues raised in these comments can be viewed in **Appendix 2**. All the comments received can be reviewed in full on the Council’s Planning Consultation Portal at:

<https://darlington-consult.objective.co.uk/kse/event/37064>

The range of topics covered in these comments was wide and at varying levels of detail. A great deal of the comments related to the design code scoring assessment, which was subsequently modified, and to the access arrangements of the initial phases of development on the eastern part of the allocation where local members and the local community preferred the use of Bishopton Lane.

5. 2nd Consultation

Following the 1st Consultation, the Draft SPD Skerningham Garden Village Design was amended and re-issued for a 2nd official consultation to become an SPD from 16th December 2022 – 13th January 2023 on the Darlington Borough Council Consultation Portal: <https://darlington-consult.objective.co.uk/>

All those who had signed-up for further communication as part of the public engagement were emailed to inform them of the launch of the 2nd Consultation.

The Council received 102 comments from 94 consultees on the document. A summary of the key issues raised in these comments can be viewed in Appendix 3. All the comments received can be reviewed in full on the Council's Planning Consultation Portal at:

<https://darlington-consult.objective.co.uk/kse/event/37264>

Responses were received from:

- Darlington Friends of the Earth
- DBC Healthy Walking Group
- Durham Cathedral
- Historic England
- National Highways
- Persimmon Teesside
- Skerningham Estates Limited
- Taylor Wimpey Strategic Land
- The Coal Authority
- Whinfield Resident Association
- 92 councillors/members of the public

The range of areas covered in these comments was focused and on a very different levels of detail. A great deal of the comments related to the design code scoring sheet which has been modified, Skerningham Woods development and again on access arrangements of the initial phases of development.

Appendix 1 – Public Engagement Materials

Local Plan adopted

Councillors have voted to adopt the Darlington Local Plan 2016-36 – a legal document setting out a path for future economic and social development across the borough.

The Local Plan has taken five years to create and was subject to four separate periods of public consultation.

A government inspector carried out a three week examination of the plan late last year and found it to be sound, saying it was justified, effective and consistent with national policy.

The plan gives the council a stronger hand when dealing with developers and provides a framework to shape and maintain control of future development around the borough.

The aim of the Local Plan is to keep Darlington as a place where people want to live, work and visit, creating opportunities for all while mitigating and adapting to climate change, protecting and enhancing the environment, heritage and green infrastructure.

The plan also sets out where future housing developments, as well as economic zones, are considered suitable and sustainable as our population grows in coming decades.

More detail can be found at www.darlington.gov.uk/localplan

Skerningham Garden Village

– get involved with developing a design code

One of the key elements of the Local Plan is the designation of the Skerningham Garden Village, an area of land to the north of Darlington which has been earmarked for housing and community facilities.

The inspector has agreed the proposal in the Local Plan that up to 1,650 houses and facilities such as a GP surgery and schools could be built during the plan period up to 2036. Beyond that date, there is scope for additional housing.

The inspector ruled that before any developers can submit planning applications, the council must act quickly to create and adopt a design code.

We agreed with that ruling and are working with an independent organisation called designe who will work with residents over the coming months to develop a design code for Skerningham.



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www.darlington.gov.uk

Figure 1: One Darlington Magazine, March 2022, Pg. 22. Advertising of Public Engagement Process.



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National Model Design Code
Ministry of Housing, Communities & Local Government



A well-designed place

What is a design code?

A design code sets out expectations about the look and feel of a development to make sure a new estate reflects local character and preferences. The design code will ensure that Skerningham Garden Village will be developed to a high-quality standard.

Once written, it will be debated by councillors, who will vote on whether to adopt the Skerningham design code as a supplementary planning document, which gives it strong legal weight and means it must be used by developers when coming up with their designs.

Who can get involved?

Anyone who lives or works in Darlington, young or old, is welcome to get involved in the development of the Skerningham design code, particularly those who live close to the area. We want to ensure the things people feel are important are in the design code, and help preserve the things they love about the area.

What can you influence?

You will be able to influence the future look and feel of buildings and green spaces in the area, making sure it ties in with existing developments while encouraging the best of modern design and build techniques. This could include looking at biodiversity and protecting existing landscapes and looking at what streets could look like to encourage outdoor play for children and activity for all residents.

The design code can also include things such as road safety and climate change features.

How we will engage with you

There will be three face to face sessions.

The first will be an initial explanatory session in Central Hall, the Dolphin Centre, on Thursday 24 March, between 5.30-7pm, with a presentation from design and a Q&A opportunity.

There will be two follow up workshop sessions in a venue closer to Skerningham.

There will be a special section on our website with regular updates and useful learning material about how to contribute effectively to the development of the design code at www.darlington.gov.uk/planningpolicy



www.darlington.gov.uk

one Darlington 33

Figure 2: One Darlington Magazine, March 2022, Pg. 23. Advertising of Public Engagement Process.



Figure 3: Event Advertising on social media

The informal workshops will be held in two places, with the same content at each:

TUESDAY 26 APRIL

Oban Court Care Home, Whinfield, DL1 3PT from 6-8pm.

THURSDAY 28 APRIL

Harrowgate Club and Institute, Salters Lane North, DL1 3DT from 6-8pm.

There are also plans for follow on workshops in the week of May 16.

The first workshop will explain about the characteristics of well-designed places and how to identify things that are important or concerns about the area to be developed as Skerningham Garden Village.

The follow up workshops will then focus on local preferences and things to include or take account of in the development of a design code for Skerningham.

The findings of these workshops would then be fed into the development of the design code.



Picture: Design for Homes

Do I need to bring anything to the workshops?

You are welcome to bring any material, such as photos, that would inform the workshop.

How can I book a place?

Booking will be on a first come, first served basis. If you are part of a wider interest group it may be helpful to consider designating a few to represent your group at the workshops.

Please email **skerninghamdesign@darlington.gov.uk** with your details and indicate which venue you prefer.

If you do not have access to email please call **01325 406724**.



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Figure 4: Leaflet advertising the Design Code Workshops.



Figure 5: Workshop 3 - Traffic Light Assessment of Local Priorities.



Figure 6: Workshop 4 - Group Workings

Skerningham – the next steps

There's still time to get involved and have your say on the design code for Skerningham Garden Village. Earlier this year, more than 200 people attended workshops and events to give their valuable input into developing a design code for the area - thank you if you were one of them.

A design code sets out expectations about the look and feel of a development to make sure a new estate reflects local character and preferences; it will ensure that Skerningham Garden Village will be developed to a high-quality standard. Ideas and discussions included looking at access, cycling provision, the ecology of the area and how green spaces will be included in any development.

These ideas have helped to shape the design code and it is hoped that a full report will be put before cabinet this month (6 September). If agreed, the design code will go to a month-long public consultation ending early October. This will give you the chance to take a look at the code and have your say.



The code will be revised after the consultation and put before the council's cabinet again for agreement later in the year. Once agreed, it will become a legally enforceable document and part of the planning policy for Skerningham.

For more details on the village, what a design code is and how you can get involved and have your say, visit www.darlington.gov.uk/skerningham

Figure 7: Advertising for the 1st Consultation

Appendix 2:

1st Consultation: Summary of Key Issues Raised

Skerningham Design Code SPD Summary of Key Issues Raised in the September/October 2022 consultation			
Relevant Part of Design Code	Summary of Comment	Officer Response	Suggested Change
All	Design Code is not ambitious enough and doesn't reflect the character and heritage of Darlington.	Noted	Various amendments made throughout the document.
All	Design Code should acknowledge and refer to the woodland burial sites to ensure respected and not intruded upon.	Noted, however the Council still has no definitive record of the locations of these burial sites.	Reference added to "any burial sites that may be present" in the Skerningham Wood Character Area.
All	Propose maximum speed limit of local distributor road should be 30mph	Noted	None
All	Design Code needs to make reference to the former Barmpton Quarry/Landfill and acknowledge smell/fire risk.	Noted	Reference to former Barmpton Quarry/Landfill added in to Skerningham Woods Character Area
All	Concern about potential for new football stadium to be located on Skerningham site. No reference to it in Design Code.	Any development proposal would need to be considered against the adopted Local Plan policies	No
All	Equality Impact Assessment should be carried out of Design Code SPD	As the Design Code is an SPD and does not contain policies an EQIA is not required.	No
Page 13	Unclear what percentage of homes are to be affordable	Policy H10 of the Local Plan sets out the affordable housing requirements for the site.	None
Page 21	Any reference to the Northern Relief Road should be removed to ensure consistency with Policy H10 and the	Noted	Remove reference to Northern Relief Road.

	Inspectors recommendations.		
Page 22	Figure 12 needs to show area in south-eastern corner beyond River Skerne as future development phases.	Noted	Diagram amended to identify this area as future development
Page 41	Needs to also reference Bishopton Lane to be consistent with Policy H10 of Local Plan and other parts of the SPD.	Noted	Reference to Bishopton Lane added in the Distributor Road section.
Page 41	Concerns raised regarding traffic impact on existing residents on Barmpton Lane which should only be accessed by public transport, cyclists, and pedestrians.	This will be addressed as part of the comprehensive masterplan and infrastructure phasing plan as set out in adopted Local Plan Policy H10.	None
Page 54	Support the reference to the local distributor road being aligned to avoid Skerningham Plantation and being visible from the River Skerne.	Noted, further clarity has been provided that the plantation should be avoided as far as possible. If there is any loss of trees a net gain should be provided on site.	Section 4.1 movement – Skerningham Local Distributor Road – bullet 2 to read “The road will be aligned to avoid existing wooded areas and being visible from the River Skerne as much as possible. Any loss of woodland will need an appropriate site mitigation which must result in net gain in community woodland on site”.
Page 66	Requirement for 20% biodiversity gain is not consistent with the adopted Local Plan policies or the Environment Act	Noted	Amended to 10% to be consistent with the emerging Environment Act requirements.
Page 67	Photo of the Ketton Packhorse Bridge is provided but is not referred to in the text as a heritage asset.	The text refers to assets within the site and the bridge is outside of the site so not necessary to refer to in this text. The bridge is still referred to in the adjoining character area section.	Remove picture of Ketton Packhorse Bridge and replace with image of heritage asset within site boundary.
Page 84	Reference to 90% of dwellings to be M4(2) and 10% M4(3) is inconsistent	Noted	Amended to 45% of dwellings M4(2) and 9% of dwellings M4(3).

	with Policy H4 of the Local Plan		
Page 90	Unassigned area of land between Skerningham Manor and Hutton Plantation - needs to go into an existing character area or a new one needs to be created.	Noted	Replace character area map in section 5.1 to avoid missing and overlapping areas of land.
Page 104	Further clarification required on what the opening up of the green lane will involve and use of it by horse riders should also be acknowledged.	Noted	Reference to 'opening up' amended to 'enhanced' and now referred to as a 'bridleway' rather than a 'pedestrian and cycle route'.
Page 114	Concern over high level of density for housing proposed within Barmpton Lane Character Area	Noted	Amend to state a 'suitable density'
Page 116	Bishopton Lane Character area contains references to potential employment use which is not consistent with Policy H10 of the Local Plan	Noted	Amendments made to ensure references to employment development are consistent with Policy H10
Page 122	Traffic Light Scoring System needs further clarification through provision of an additional page and further consultation required on pass/fail criteria	Noted	Now provided for consultation

Appendix 3:

2nd Consultation: Summary of Key Issues Raised

Skerningham Design Code SPD Summary of Key Issues Raised Additional Consultation: December 2022 – January 2023

Relevant Part of Design Code	Summary of Comments	Officer Response	Suggested Change
Pg. 8	Currently reads “including sustainable transport”.	Sustainable transport as priority for Garden Village	Add “prioritising sustainable transport”.
Pg. 9 Flow Diagram	Explain certain phases of the flow diagram in more detail (Strategic policy / Skerningham Garden Village Design Code / Developers masterplan / Parcel Codes / infrastructure Phasing Plan / Planning Application.)	Enhance clarity of phases in the Skerningham design Code Context	Add additional notes to each relevant phase of flow diagram.
Pg. 17	Strengthen aim to biodiversity net gain under Header 02. Innovation	Local Plan Policy requires Biodiversity net gain as mandatory	Change “aim to” to “must achieve” a biodiversity net gain.
Pg. 31	Strengthen the 20 min neighbourhood also in regards of local facilities	Reinforcement of 20 min neighbourhood	Add “Located to encourage 20-minute neighbourhood”.
Pg. 38	Lack of mention of Salters Lane historic Salt route in heritage section.	Omission in heritage section	Add reference to Salters Lane historic route on Pg. 38. Consider adding to key features map.
Pg 45 – Bullet 2	Guiding Design Principle on Skerningham local Distributor Road Bullet 2: Re. impact on Skerningham Wood	Ensure wording is clear and concise	The road will be aligned to avoid existing wooded areas where possible. The road shall be aligned to avoid being visible from the River Skerne where possible.
Pg 45 – Bullet 6	Remove reference to ‘compact’ roundabout.	Technical Clarity	Delete “compact”.
Pg 46 – Bullet 6	DBC Highways concerned SDC currently states “These routes will be a maximum width of 6.3 metres”.	Typo – Design Code should state “up to 7.3 metres”.	Increase to “up to 7.3 metres”. Ensure distances in Fig. 39 & 40 are consistent.

Relevant Part of Design Code	Summary of Comments	Officer Response	Suggested Change
Pg 46 – Bullet 6	DBC Highways concerned over reference to 2-2.5m wide lanes. 2 metres is a minimum standard.	Technical dimension Clarity	Remove 2m. Add “reduced carriage widths may be acceptable”.
Pg 47 – Bullet 4	Up to 5.5m for Secondary Village Streets	Technical dimension requirement	Add “up to” and ensure consistent distances in in Fig. 39 & 40
Pg. 49 – Bullet 1	Currently just says within 5 minutes walking distance of a bus stop.	400m Local Plan Policy technical dimension	Add “(400 metres)”.
Pg. 49	Remove “Measures to include:”	Consistency	Change subheading “Measures to include:” to “Guiding Design Principles”
Pg 52 – Para 6	“(due to be updated 2021/2022)”.	Out of date reference	Delete time period (2021/2022)”.
Pg. 54 – Bullet 4	Detail locally sourced and native sourced species	Include local planting types	Change to “Planting to be predominately native, and of locally sourced species wherever possible. This could include wildflowers and use a wildlife/pollinator friendly mix.
Pg. 59	Remove Key design	Consistency	Change heading “Key Design Principles” to “Guiding Design Principles”.
Pg. 65	Explain location of “Rurban Fringe in diagram”.	Show location in diagram with explanation of Rurban Fringe.	Add: a frame to explain location of the Rurban Fringe into diagram
Pg. 74		Consistency	Change name of section to “Homes & Buildings”.
Pg. 84 Character Area introduction and explanation	Clarify in introduction to Character areas how those have been identified and show which character areas will be developed.	Enhance detail and clarify	Add” Within this large site some Character Areas will not be subject to physical development. 4 Character areas are unlikely to be developed at all; 3 are unlikely to be developed within the plan period; which leaves 3 Character Areas which will be subject to physical development in the short to medium

Relevant Part of Design Code	Summary of Comments	Officer Response	Suggested Change
			term. Public engagement was also used to identify these Character Areas.
Pg. 94 – Map 6.2.	Inconsistencies in Skerningham Woods Character Area 6.2. boundaries.	Clarity and Consistency	Amend Skerningham Woods Character Area Boundaries: 1) Amended boundary west and north different kind of yellow than rest. 2) South-eastern end of Skerningham Woods Character Area has rogue area visible sticking out into Skerningham East Character Area.
Pg. 94 - Nature	Reinforce potential burial sites with an own sentence under the nature section	Strengthen Burial sites sensitive consideration	At end of Nature Section add “Any burial sites that may be present should be sensitively considered”
Pg. 98 – Para. 2	Add the Historic Salters lane Route and add its heritage value in Movement section	Consistency and added detail	Change to “...and the historic Salters Lane route runs along the southwest boundary of the site”. Add “...and its heritage value”.
Pg 102 – Map 6.6.	Character Area 6.6. Skerningham Lane East boundary is not correct	Accuracy of boundaries needs to be ensured	Skerningham Lane East (the shown area overlaps with Skerningham Woods 6.2. North West boundary has to be shifted southwards to avoid Skerningham Woods.
Pg 103 – Para 8	Sentence cut off at “accessible to the existing...”	Document format needs altering to reveal following text.	Last paragraph missing end of sentence (layout mistake) should end as: initially be accessible to the existing “public transport provision

Relevant Part of Design Code	Summary of Comments	Officer Response	Suggested Change
Pg. 104 – Para. 4.	Design Code does not acknowledge Barmpton Rural Gap	Consistency with local plan policy	Add “and maintain the Barmpton Rural Gap”
Pg. 106 – Para. 3.	Design Code does not acknowledge Barmpton Rural Gap	Consistency with local plan policy	Add “and partly within the Barmpton Rural Gap”.
Pg. 108	6.8. Barmpton Lane Character Area needs to reflect 6.2 Skerningham Lane East wording on access	Correct inconsistency between Pg. 102 & 108	Adjust to “Bampton Lane and/or Bishopton Lane”.
Pg. 110 – Built Form	Lack of mention of Great Burdon Rural Gap.	Consistency with local plan policy	Add “Maintain the Great Burdon Rural Gap”.
Pg 118 Design Quality Coding Checklist (DQCC) Introduction	State the mandatory nature of development proposals fulfilling Guiding Design Principles	Stress the mandatory requirements of the Design Code	Add” The following DQCC is the summary assessment sheet of all the Guiding Design principles in the Skerningham Design Code. Development proposals that follow this checklist will help deliver the vision,”
Pg. 119- 129 – Design Quality Coding Checklist	Ensure that Checklist follows the Guiding Design principles from Section 4.0. Strategic Toolkit and amend wordings	Consistency	Change format of table and ensure Coding Checklist to match all Guiding Design Principles in Sect 4.0.
Pg. 169	Amend widths to follow Guiding Design principle	Consistency	Update road widths to be consistent with changes to pgs. 45 -46 47.

2) No changes considered:

Darlington Football Club Stadium	Inclusion of potential Darlington FC Stadium in Design Code	Not Relevant as location and feasibility is not confirmed	No
Ketton Bridge	Inclusion of Ketton Bridge in Design Code as a Heritage feature	Is outside the Local Plan allocation and therefore will not be impacted by the development.	No
Graves	Inclusion of location of graves in Design Code	Graves area is not affected by potential development.	No

Drive through Hot Food Takeaways	Exclusion of Drive Through Hot food takeaways in Design Code.	Policy is clear on Drive through Hot food takeaways	No
Barmpton Lane	Inclusion of Barmpton Lane as an access road	DBC Highway Local Planning Authority refers to detailed Local Plan Policy	No
Distributor Road Speed Limit	Requests that Distributor Road has a 30mph Speed Limit.	Transport requirement based on Highways Planning Authority	No