

**DARLINGTON LOCAL DEVELOPMENT FRAMEWORK  
CORE STRATEGY**

**REGULATION 30(1)(d) PARTICIPATION  
STATEMENT**



**October 2010**

## **1. INTRODUCTION**

- 1.1 People and bodies were invited to make representations under Regulation 25 of the Town and Country Planning (Local Development)(England) Regulations 2004 As amended by the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008 at the three stages of Core Strategy preparation set out below, in accordance with the Council's adopted Statement of Community Involvement and with the requirements of Regulation 25:
- (i) Issues and Options: consultations during January and February 2008
  - (ii) Preferred Options, October – December 2008
  - (iii) Revised Preferred Options, January and February 2010
- 1.2 The list of people and bodies invited to make representations is provided in Appendix 1. This list is the one used for the Revised Preferred Options consultation; everybody who was consulted at earlier stages was also consulted at this stage, though additions/deletions and amendments to the database were made in the intervening period to reflect updated information about consultees that was made available to us and new requests to be added to the consultation database.
- 1.3 The commentary in Sections 2 to 4 below outlines the other methods that were used to gather representations at each consultation stage, how many bodies and people responded to each consultation.
- 1.4 Sections 2 to 4 also provide a summary of the main issues raised by those representations, and how they were addressed at that stage of Core Strategy preparation.

## **2. ISSUES AND OPTIONS CONSULTATION, 7th January to 15th February 2008**

### **2.1 Consultation Methods and Programme**

2.1.1 This consultation was carried out alongside a consultation on the draft Sustainable Community Strategy. The programme of events and activities involving the public and other interested groups included:

- a. Throughout the consultation period 15 morning/evening/weekend drop-in sessions at the Council's Talking Together events complemented by additional events at the Cornmill Centre, Morrison's (North Road), Hurworth Grange, Sadberge and Heighington Village Halls and High Coniscliffe Primary School;
- b. Presentation to Special Meetings for the Community Partnerships and Voluntary Sector, the Rotary Club, CVS and Middleton St George Parish Council representatives;
- c. Members Briefing and Members Workshop on the 3 January and 15 February;
- d. Presentation and discussion with members of GOLD at Havelock Community Centre on 16 January;
- e. Presentation to, and discussion with, Darlington Planning Forum on 7 February;
- f. Planning for Real workshop with 27th Darlington Brownie pack on the 21 and 28 January.
- g. Presentation to, and discussion with the Darlington Partnership's Economy and Environment Sub-Group on 28 February.

2.1.2 An advertisement publicising the consultation was placed in the Northern Echo on 7 January. The drop-in consultation events were advertised in the Northern Echo and Darlington Advertiser on 4 and 16 January respectively. The January and February editions of the Town Crier each carried a full page editorial publicising the opportunity to comment. The consultation events were also publicised in Cockerton East and Haughton East Ward Councillors newsletters and were advertised locally.

2.1.3 In addition to the above, 922 letters were sent out to interested organisations, agencies and others to notify them about the consultation, and to provide them with information about the Core Strategy: Issues and Options. The information included the document itself, a summary leaflet and a general leaflet providing information on the Core Strategy and the Local Development Framework. A dedicated page about the Core Strategy was created on the Council's website, with all documents available there, together with an on-line reply form.

### **2.2 Response to the Consultation**

2.2.1 A total of 101 written responses were received during the consultation period. In addition to responses from statutory organisations and planning agents/representatives, 35% of responses came from the general public. There was considerable interest from people in Heighington, with 21 responses received from residents of the village. Verbal comments were also recorded at the various consultation events held.

### **2.3 Main Issues Raised in Consultation Responses**

#### **2.3.1 Vision and Objectives**

- A number of respondents felt it was important to protect and enhance the special character and quality of the market town and the distinctiveness of the rural area. There was a strong view from residents of rural communities that any development in the villages should be complementary to and enhance the character of the village environment.

- Turley Associates for Durham Tees Valley Airport felt that the importance of the Airport as a key economic driver and gateway to the region should be promoted.
- The key factor for many respondents was that sufficient infrastructure should be made available to meet the needs of new development and the aspirations of the vision.
- Most respondents supported the sequential approach to development.
- Sport England felt that sports facilities should be included in objective 13.

### 2.3.2 **Proposed Key Actions:**

- To strongly reflect the land use planning and spatial elements of the One Darlington: Perfectly Placed vision which promotes the distinctive character of the Borough.
- Revisit the vision and objectives and consider wording in light of comments made.

### 2.3.3 **Theme 1: Achieving a More Sustainable Community**

- There was strong landowner/developer support for being a key centre in the Tees Valley City Region (option 1C). Linked to this was the desire to promote population growth and economic growth (Option 2B) to meet the economic aspirations of the Borough to benefit residents and employers.
- In terms of maximising accessibility the majority of respondents supported a combination of options (3E but excluding option 3D), as the best way to improve public transport facilities, enhance sustainable transport and reduce car trips. Whilst it was felt this approach would reflect the objectives of locating new development in sustainable locations in and on the edge of urban areas, several respondents felt this should be extended to cover the whole Borough.
- The majority of respondents felt that it was important to promote high quality, safe, distinctive design in all development (combination of 5A and 5B). Many residents added that this approach could generate improvements to degraded landscapes, not just in identified areas but across the Borough. Many landowners/developers felt that more innovative, high quality design should be promoted at gateways and in the approaches to the town centre as these are focal points for visitors and could improve investment potential.
- There was general agreement that it would be difficult to specify a particular renewable energy technology on or off site as each case would need to consider detailed technical information, local issues and economic viability. Thus an energy mix for Darlington was seen as the best way forward (option 6C and 6I). Landowners/developers supported the standards set for sustainable buildings and renewable energy provision in the emerging Regional Spatial Strategy (options 6K and 6M) as higher standards could impact upon the economic viability of a development. A counter argument submitted was that to significantly impact upon the affects of climate change the standards should be set higher to promote sustainable development in the long term.
- Support was given for adopting the sequential approach to development in sustainable locations (option 7C). Strong representations were submitted by residents of Heighington and Middleton St George against the extension of development limits in the villages. A counter argument was that some development should be supported in the villages, where there was an identified local need as this could help improve physical and social infrastructure for residents and provide for economic growth (option 7D). One respondent felt that the definitions of the different village types should be reconsidered.
- Landowners/developers strongly supported determining the type and level of planning obligations on a site by site basis to take account of local needs and site specific circumstances. One respondent suggested the Council would need to undertake an audit of sports facilities, consistent with national guidance before planning obligations could be sought for this issue.

#### 2.3.4 **Proposed Key Actions:**

- Undertake further consultations with key stakeholders to establish a policy framework for design, consistent with the emerging Design of New Development Supplementary Planning Document
- Analyse the findings of the emerging Tees Plain and East Durham Limestone Wind Capacity Study.
- Consider what other technical assessments may need to be undertaken relating to the benefits, feasibility and viability of renewable energy provision and sustainable building standards.
- Consider the benefits of different approaches to planning obligations in line with emerging government guidance.
- Undertake an audit of sports facilities in the Borough as part of the LDF evidence base.
- Re-consider the settlement hierarchy definitions.

#### 2.3.5 **Theme 2: Quality Housing for All**

- There was strong landowner/developer support for market led housing growth (option 9C), to conform with the emerging RSS, match the planned regional/sub regional economic growth, and enable more affordable housing to be provided. Nathaniel Lichfield & Partners for Theakston Estates felt the Council should seriously consider over-allocation, given economic growth forecasts, strong market demand, and Tees Valley Housing Growth Point bid. A counter argument submitted was that local environmental capacity and protection of local distinctiveness should inform decisions about appropriate levels of housing growth
- Most respondents felt that new housing should be located through limited growth in the urban area (option 10A), with a range of sustainability considerations cited in support, though this was tempered by some concern for the potential threat of 'town cramming' to local distinctiveness of this option. Developers/agents/landowners generally supported moderate or substantial growth, citing the benefits of flexibility in meeting housing demand and the need for some housing in villages.
- There was support for the provision of all the types of specialist housing (affordable, lifetime and live-work) suggested, though the impact of provision on site viability, the need to consider the market for live-work units and the possible policy overlap of lifetime homes with building regulations and the national Code for Sustainable Homes were raised as concerns.
- Few respondents seemed to understand the nature of the options being presented for improving older housing.
- Meeting the needs of gypsies and travellers for accommodation on existing Council sites and private sites only (option 13A) attracted the greatest support. No response received from gypsy or traveller groups; there may have been a misunderstanding of the issues.

#### 2.3.6 **Proposed Key Actions:**

- Revisit assumptions about how much housing is required to match projected economic growth;
- Consider implications of potential Housing Growth Point Bid status
- Consider how best to secure lifetime homes;
- Further consultations with key stakeholders on the options for older housing;
- Undertake specific consultations with gypsy and traveller groups about development of this policy.

### 2.3.7 Theme 3: Prosperous Darlington

- Most respondents felt that we should plan to maintain modest employment growth (option 14B), though some felt that high growth is needed to maintain competitiveness regionally and capitalize on Darlington's location, and to fund social development. Others were concerned about the capacity of the environment, physical and social infrastructure to support high growth.
- In the distribution of new employment development, over half of respondents supported a managed employment land supply across the Borough (option 15B). The low provision scenario was supported by those with sustainability and protection of the countryside as primary concerns, whilst others pointed out that the market-led approach offers greatest flexibility.
- Redevelopment of existing employment land with new employment provision (option 16b) was strongly supported, and some concern was expressed about the sustainability of the trend towards relocating businesses to peripheral greenfield sites.
- As regards tourism, several respondents felt Darlington needs to develop a role complementary to that of more established tourist destinations nearby. Suggestions included building on the vibrant, historic market town image and the sustainable transport links to surrounding tourist destinations. The 'rural city' concept did not seem to be readily understood.
- There was general acceptance of need for employment development in the countryside, but only to sustain existing communities. Some felt it should be limited to uses linked to the land, others that it should be of an appropriate (small) scale only, to preserve the unspoilt countryside around the town that contributes to its attractiveness. There are possible water/sewerage infrastructure capacity issues in some rural areas and villages.

### 2.3.8 *Proposed Key Actions:*

- Further consult key stakeholders to establish the merits and realism of high versus modest employment growth;
- Analyse the findings of the King Sturge Employment Land Review to underpin policy development on the distribution of new employment development.
- Further internal consultations on the appropriate policy approach to tourism.

### 2.3.9 Theme 4: A Distinctive, Greener, Cleaner Environment

- In relation to the urban fringe, respondents identified positive aspects of each option, thus a combination (option 20E) would help maintain and enhance its assets, improve accessibility and ensure the fringe was properly used and interpreted.
- Several key stakeholders identified the need to enhance biodiversity and geological conservation and heritage across the Borough and not just in designated sites/buildings and landscapes. Respondents indicated that a combination of biodiversity options (option 21F) would be the most sustainable and appropriate outcome. Natural England felt that the policy for trees should be incorporated with the approach to biodiversity to provide a more sustainable, comprehensive approach to the management of habitats.
- Key stakeholders supported the combination of 23B and 23C being consistent with national and regional guidance to reduce the opportunity for flood risk and the impact of surface water run off.
- The Environment Agency felt that the issue should include water pollution. Turley Associates for Durham Tees Valley Airport felt strongly that the Core Strategy should include detailed guidance/diagrams identifying the different types of safeguarding zones that cover the Borough.

### 2.3.10 **Proposed Key Actions:**

- Consider what other issues need to be reflected in a comprehensive approach to biodiversity.
- Consider the appropriate approach to safeguarding zones and whether this is a Core Strategy matter.

### 2.3.11 **Theme 5: A Healthy and Safe Darlington**

- In general, respondents supported the protection of open spaces, playing pitches and play areas for children and young people, with development on them an exception. Respondents agreed that the Council's Open Space Strategy and Playing Pitch Strategy should provide the basis for all future developments proposals on open space as they are consistent with national and regional guidance.
- Several respondents identified access to facilities as a concern, with several suggesting improving access to school sports facilities as being an approach to consider (option 26A). Safety at all sites was another identified issue.
- Respondents stated that provision for facilities in rural areas should be decided on a local basis, through consultation with the local community (Option 29B).
- DTZ for County Durham and Darlington NHS Foundation Trust identified the omission of the provision, development and modernisation of health care facilities in the Borough.

### 2.3.12 **Proposed Key Actions:**

- Undertake specific consultations with the County Durham and Darlington NHS Foundation Trust and other health providers in relation to the development of health facilities in the Borough.
- Consider how best to secure improved access to open spaces and playing pitches.

### 2.3.12 **Theme 6: A Vibrant Town Centre and Accessible Local Shops and Facilities**

- Most respondents thought that a rigorous and pro-active approach to promoting the vitality and viability of the town centre is needed, though not at the expense of retaining local shops and service in rural and suburban areas. A number of respondents set out 'wish lists' of things that they felt the town centre should contain, such as a bowling alley, more and better shops, more quiet areas for relaxation and a new bus station.
- As regards the hierarchy of centres, the option to designate further local centres (option 31B) attracted most support, with one respondent suggesting that geographical gaps in the coverage of local centre catchments should be filled, e.g. Albert Hill, Skerne Park. Additional local centres were suggested by respondents for North Road/Harrowgate Hill and Lingfield Point, whilst West Park and The Square, Middleton St. George have also been suggested as district centres. Some suggested that existing retail destinations, e.g. Netto/Wickes, Haughton Road, should also be included in the retail hierarchy.
- No clear preference emerged in the responses to the issue of access to local facilities (Issue 32). The importance of local consultation and viability of facilities in rural areas was raised, and the point was made that new facilities associated with new development could be better located overall than existing provision. One respondent asked for short stay parking to be considered an integral element of local centre provision whilst another felt linking provision to a sustainable transport network was important.

#### 2.3.14 **Proposed Key Action:**

- Consider in more detail the benefits of designating further local centres and how that could be justified in relation to current national planning policy (PPS6).

#### 2.3.15 **Theme 7: Efficient and Effective Transport Infrastructure**

- Twice as many respondents felt that the line of the central section of the Cross Town Route should continue to be safeguarded than not if it can be supported by a detailed technical assessment. Those for retaining the route pointed to the continuing potential economic/accessibility benefits of having an east-west link, to match town's economic growth aspirations, whilst those against cited impact on local residents living nearby and the adverse impact of blight on securing the regeneration of land adjacent to the protected route. Open space for wildlife and railway heritage interpretation were suggested as alternative uses for the land.
- Several respondents felt that a wider range of transport policy issues should be addressed under this theme, not just roads. Suggestions included the airport, cycleways, footpaths, community transport, park and ride and a northern bypass for the town.
- Development should only be permitted if the transport infrastructure is able to cope with it.

#### 2.3.16 **Proposed Key Actions:**

- Undertake a detailed technical assessment of the benefits, feasibility and viability of the central section of the Cross Town Route.

#### 2.3.17 **Other Comments**

- The Yorkshire and Humber Assembly suggested further work should be undertaken with North Yorkshire authorities in relation to future Catterick Garrison proposals upon the Core Strategy.
- Responses made must be published and properly considered.
- Respondents suggested several further studies and data should be developed. These include:
  - Strategic Housing Land Availability Assessment
  - Strategic Housing Market Assessment
  - Feasibility study for renewable energy provision
  - Local Needs Assessment of sports facilities
  - Up-to-date health check data is needed, and constraints on growth need to be identified;
  - Up-to-date retail assessment needed.
- Detailed technical assessment of the benefits, feasibility and viability of the central section of the Cross Town Route.

#### 2.3.18 **Proposed Key Actions:**

- Consider the need to undertake the studies identified.
- To assess the responses made and use them to inform the next stage of the Core Strategy or other Development Plan Documents or Supplementary Planning Documents, as appropriate.
- Undertake specific consultations with the adjoining local authorities of North Yorkshire and regional bodies to assess the impact of the Catterick Garrison proposals on the Borough.

### 2.3.19 **Consultation Responses on the Sustainability Appraisal, Habitats Regulation Assessment and Equalities Impact Assessment**

- Natural England suggested several additional baseline indicators, plans and programmes to be included to enhance the SA whilst another welcomed the provision of a robust evidence base and suggested that more rigorous targets should be used in future.
- Banks Development felt the SA assessment of option 6iB for wind energy provision was too negative and without supporting evidence would discourage provision in the Borough.
- The outcomes of the HRA were supported.

### 2.3.20 ***Proposed Key Actions:***

- Revise the SA evidence base and ensure the baseline indicators and targets are up to date and reflect the indicators for One Darlington: Perfectly Placed.
- Revisit the assessment of 6iB as new supporting documents, such as a feasibility study for renewable energy provision become available.

2.3.21 A full schedule of the representations and other comments received are set out on the Council's website [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy).

### **3. PREFERRED OPTIONS CONSULTATION, 24th October to 5th December 2008**

#### **3.1 Consultation Methods and Programme**

3.1.1 Over 900 interested organisations, agencies and others were contacted by letter or e-mail to notify them about the consultation, and to provide them with information about the Core Strategy: Preferred Options, and the accompanying sustainability appraisal (SA) and Habitats Regulations Assessment (HRA). Published information included the document itself, a summary leaflet and an introductory leaflet, the SA and a non-technical summary of the SA and the HRA. All these documents, and the opportunity to reply to the consultation on-line, were available on a dedicated page about the Core Strategy on the Council's website.

3.1.2 In addition, there was a programme of events and activities involving the public and other interested groups including:

- (a) Members' briefing prior to the start of consultations;
- (b) drop in sessions at the Cornmill Shopping Centre, Morrisons Morton Park and Cockerton Library, and drop-in sessions held concurrently with ward surgeries at Eastbourne School, Alderman Leach School and Borough Road Nursery;
- (b) an information stall at the International Day and Darlington Civic Trust Open Day;
- (c) presentations to meetings of the Town Centre Traders Association, Heighington Parish Council, the Central Partnership, Darlington Association of Parish Councils, GOLD and the Greener and Prosperous Darlington Theme Groups of Darlington Partnership;
- (d) Darlington Planning Forum;
- (e) The four area youth forums, about 170 children in two groups at Longfield School and a member of the school council at Hummersknott School.

3.1.3 Items about the consultation and the planning issues it covered were carried in The Northern Echo and the Herald and Post, and the November edition of the Town Crier carried a double page spread publicising the consultation. The consultation was also advertised in the Council's business engagement e-newsletter 'Interface' and in some Councillors' newsletters. The documents and comments forms were also available at all the libraries.

#### **3.2 Response to the Consultation**

3.2.1 Over 90 written responses to the consultation were received, together with comments made by people who attended the 23 consultation events and meetings, including for younger people, older people, disabled people and black and minority ethnic people. Responses were received from government bodies, landowner/developer interests, local interest groups and members of the public.

#### **3.3 Main Issues Raised in Consultation Responses**

3.3.1 Whilst consultation of this type tend to attract comments expressing a variety of views and questions about the Council's approach, a number of positive comments have also been received. The Government Office felt that a strength of the document was the regard it has for the sustainable community strategy. The Darlington District Committee of the CPRE supported a number of individual policies, e.g. the town centre policy, new housing for all local character and distinctiveness, and One North East welcomed and supported several elements of the plan, e.g. the importance the document places on promoting good quality and sustainable design, and on developing all parts of the Borough's employment sector,

and the inclusion of a policy on promoting commercial scale renewable energy generation.

- 3.3.2 A detailed schedule of all the comments received is available to view on the Council's website, [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy).

### **General**

- 3.3.3 Because of the timing of the consultation, several respondents questioned the priorities and ambitions of the plan, in the context of the current credit crunch. Several also felt that the policies were too loose and undeveloped. Whilst it is acknowledged that further work is needed on some policies, the nature of the Core Strategy is that the policies are not over detailed; detailed matters like defining limits to development and allocating sites for new development will be done in subsequent development plan documents. Regarding the impact of the credit crunch, this is not currently expected to be an issue for the LDF in anything beyond the initial years of the plan period, and the plan needs to make assumptions about future delivery based on expectations of a substantial if not complete market recovery within the first 5 years of the 15 year plan period.

### **Housing Numbers and Proposed New Housing Development**

- 3.3.4 A view was expressed that housing should not be limited to 500 dwellings per annum whilst others asked whether the high housing targets were now realistic, given the rapid and sustained economic downturn that is likely to be experienced for the next year or so.
- 3.3.5 Several landowners and developers have requested that sites around the edge of the existing urban area where they have an interest in land be identified as strategic locations for new housing development, or as strategic mixed use locations. Requests included:
- (a) 42 ha at Berrymead Farm, Beaumont Hill for 865 dwellings and community open space;
  - (b) land adjacent to the Harrowgate Hill/Darlington Golf Course and Whinfield to the east of the A167 - for housing, countryside recreation, community facilities and, potentially, a Darlington Northern Bypass;
  - (c) Land at Hall Farm, to the west of the Branksome Estate;
  - (d) Coniscliffe Grange Farm, at the western fringe of the urban area;
  - (e) About 8ha land to the east of Lingfield Point that was previously in the same ownership as Lingfield Point;
  - (f) West Park;
  - (g) Land at Snipe Lane, north of the A66 bypass and east of the main railway line; and
  - (h) at Bishopton Lane and Great Burdon.
- 3.3.6 Other locations where housing is sought include the former Corus land at Whessoe Road, land at Cleveland Street and Weir Street, three sites at Bishopton amounting to 1.7ha, and two sites amounting to about 6ha on the edge of Middleton St George.
- 3.3.7 Other comments received have indicated that the plan needs to be more explicit about the priority that will be given to using previously developed land and about how much development can be accommodated in each of the locations identified. It has also been suggested that a differentiation be made between service villages and other villages, with the former having some potential for further development.

### **Key Actions**

- 3.3.8 The housing requirement set out in the regional spatial strategy (about 500 dwellings per annum up to 2016), together with the award of Housing Growth Point Status to the Tees Valley, was the basis for draft CSPO policy CS10. However, additional guidance from Government about how the policy should take account of the impact of the 'credit crunch'

was expected. A consultation event was held on the 10th February specifically for those involved in developing new housing.

- 3.3.9 All the sites submitted in response to this consultation were assessed as potential housing sites through the strategic housing land availability study (SHLAA). The SHLAA was completed in March 2009, identifying the potential for housing development of private and publicly owned sites across the Borough, in terms of their suitability, availability and deliverability. This informed refinement of Policies CS1: Darlington's Sub-regional Role and Locational Strategy and CS10: New Housing.

### **Affordable Housing**

- 3.3.10 Consultees have indicated that targets for affordable housing for the whole of the plan period are needed and that they need to be subject to economic viability tests. Respondents from Heighington opposed any more affordable housing there.

### **Key Actions**

- 3.3.12 Updated data on affordable housing published in the Tees Valley Strategic Housing Market Assessment (TVSHMA) will be taken into account, together with intelligence from developers/ housebuilders about their forecasts of viability that will emerge from a dedicated consultation event. Further consultations with private housebuilders and registered social landlords will take place to establish realistic and viable affordable housing targets and site size thresholds for affordable housing provision.

### **Land for Employment Uses**

- 3.3.11 The owners of the former Torringtons site, Yarm Road and land to the west of the A66 and east of Lingfield Point have both sought clarification that their sites will continue to be allocated for employment uses.

### **Key Actions**

- 3.3.13 Update the 2006 King Sturge employment land study, and revise Core Strategy draft policy CS5: Supporting the Local Economy to indicate the role of existing employment areas in contributing to the overall employment land supply.

### **Renewable Energy**

- 3.3.14 Several respondents felt that draft Policy CS4: Promoting Commercial Scale Renewable Energy Generation is too vague, whilst others felt that the principle of promoting renewable energy across the Borough should be investigated, rather than focussing only on the north-eastern part of the Borough. There was specific opposition to the policy from parishes and local residents in the north-west corner of the Borough (including Sadberge Parish Council, Seven Parishes Action Group (SPAG), CPRE and Great Stainton Parish Meeting), where a number of wind farm proposals are currently being proposed by developers. Cumulative impact on landscape and quality of life of residents were cited as issues, with SPAG, Sadberge Parish Council and the CPRE all proposing alternative policy wording and approaches.

### **Key Actions**

- 3.3.15 The north eastern part of the Borough was subject to an assessment carried out to underpin policy development in the RSS. It is acknowledged that the same detailed information is not available for the rest of the Borough, and consideration needs to be given as to whether this needs to be addressed prior to developing this policy any further. At the same time, consideration needs to be given to the comments of the Government Office that the draft policy fails to give significant weight to the wider environmental and economic benefits of renewable energy proposals, and that the Council needs to play its

### **Consultation Responses from Statutory Consultees and Government Agencies**

3.3.16 The Government Office (GO-NE) has substantial objections to the document and most of the draft policies. The objections are designed to give the Council a clear steer as to what needs to be done to develop the document further to ensure that the plan can be found 'sound' later in the process. GO-NE is particularly concerned that not all the evidence that is needed was in place before the draft policies were published, that it is not clear enough who, how and when elements of the strategy will be delivered and that more information is needed regarding how much and what type of development is proposed at the strategic locations identified.

#### **Key Action**

3.3.17 Discussions are ongoing with GO-NE to establish what work needs to be completed before progressing to the next stage.

3.3.18 The North East Assembly consider that the CSPO is in general conformity with the RSS, but ask that the plan place more emphasis on prioritising the reuse of previously developed land and more clearly indicate the phasing of new development. Other key statutory consultee and government agency responses were as follows:

- (a) One North East say that the sequential approach to site selection should be applied to identifying a location for a strategic tourism opportunity;
- (b) English Heritage feel that the historic environment should be given more prominence in the plan, including the monitoring and implementation framework, to achieve parity with other environmental objectives
- (c) Natural England is concerned that many policies are unlikely to meet the effectiveness test set out in PPS12 (2008) in part because of ambiguity and lack of clarity in text and policy.
- (d) Environment Agency recommends that no housing allocations are included in Flood Zones 2 and 3, point out that that the draft environmental protection policy (CS16) does not fully conform to the principles set out in PPS25, and want climate change and the reduction of greenhouse gases better reflected in the draft design of new development policy (CS2).
- (e) Sport England is concerned that a sport and recreation local needs assessment and an up to date Playing Pitch Strategy were not in place to inform the Preferred Options, but acknowledge that progress is being made by the Council to remedy this.

#### **Key Actions**

3.3.19 To complete the playing pitch strategy and the sport and recreation needs local assessment and to continue dialogue with statutory consultees and government agencies throughout policy development to ensure their concerns are resolved.

### **Consultation Responses from Landowners and Developers**

3.3.20 *Paying for development infrastructure:* the plan should be clear about what strategic infrastructure is and how any monies collected for this from developers are fairly and reasonably related to proposed developments. The Council should consider the cumulative effects of Section 106/development costs on scheme viability.

3.3.21 *Design of new development:* some felt that the Core Strategy draft policy CS2 is too onerous, particularly in relation to sustainable construction standards proposed, which will affect the commercial viability of schemes. One respondent questioned why the Council wanted to impose these in advance of national programme and another felt they were overoptimistic and that further research was needed.

3.3.22 *Transport and Accessibility*: One respondent felt that the plan should avoid safeguarding routes which have no realistic prospect of funding, to avoid blighting land in sustainable locations, and another asked that the need for a Darlington Northern Bypass be considered in the Core Strategy.

3.3.23 *Retailing*: A pension fund wants the No Frills DIY store included in the North Road District Centre.

#### **Key Actions**

3.3.24 Work is underway to prepare a local infrastructure plan. This will inform finalising the 'paying for development infrastructure' policy. It is acknowledged that sustainable construction practice is evolving and consideration will be given as to whether the latest developments and market conditions warrant a change in this policy approach. Regarding the transport infrastructure required to support the plan, a study has been commissioned to address transport and congestion issues across the Borough.

#### **Consultation Responses from Existing Business Interests in the Borough**

3.3.24 Town centre development and retail policies: Sainsburys question the soundness of how the Commercial Street and Feethams/Beaumont Street areas have been identified as possible retail expansion areas and suggest that an expansion of the town centre to the south would be a preferable alternative. Other responses suggested that West Park should be designated a district rather than a local centre, and that the need for a new local centre to the south of the new Eastern Transport Corridor to serve the Lingfield Point area should be recognised.

3.3.25 Durham Tees Valley Airport (DTVA) want the plan to be clearer about the amount of land available for development at the airport in Darlington Borough, and for it to highlight further the role of the airport and its expansion in driving regional economic growth.

3.3.26 The County Durham & Darlington NHS Foundation Trust consider that the Core Strategy does not appropriately address the matter of healthcare provision and delivery cover within the Borough of Darlington despite this being a key objective of One Darlington Perfectly Placed. It wants the Core Strategy to incorporate maximum flexibility in its strategy, spatial vision, policies and proposals to ensure future healthcare related development and redevelopment and proposals are not prejudiced, so that high quality healthcare services are provided to the Borough of Darlington and its strategic targets can be met.

#### **Key Actions**

3.2.27 Retail policy development will be informed by the findings of the Darlington Retail Study that was completed and published in December 2008. The findings of the study will be reported to a future meeting of this Committee. The amount of land available for development at the airport will be made clear when the update of the Employment Land study has been updated (see para – above) and further consideration will be given as to how the important role of the airport can be better reflected in the Core Strategy.

3.2.28 The response from the County Durham & Darlington NHS Foundation Trust is welcomed as it has opened dialogue with a body that has previously not got involved in the plan preparation process. The implications for the LDF of the outcome of the Trust's recent consultation 'Seizing the Future' will have to be considered as soon as this is known.

#### **Consultation responses from local people, interest groups and parish councils**

3.2.29 Some of the issues that the strongest and/or most numerous representations were made about include:

- (a) Bus station: there continues to be calls for inclusion of proposals for a new bus station in the town centre, for local buses and long distance coaches;
- (b) There was both support for and opposition to the idea of a strategic tourism development opportunity in the vicinity of the A1/A68 interchange, but also a call for more clarity about what is envisaged;
- (c) Design quality: still a public concern;
- (d) A call for more certainty needed about the type of development that will be allowed to take place at the airport;
- (e) Concern about expansion of the urban area into the countryside, particularly in the Faverdale area, with industrial expansion and the potential rural Cattle Mart relocation;
- (f) Green issues have been compartmentalised in the plan;
- (g) The Council should be seeking to reduce congestion by reducing car use, then reallocate the freed up road space to more sustainable travel modes such as cycling.

### **Key Actions**

- 3.2.30 The arguments regarding the merits or otherwise of a bus station have been rehearsed several times in recent years, and there is nothing in current funding programmes to indicate its provision is a priority or could be funded. The strategic tourism opportunity at Faverdale is just that; the Council has no firm ideas regarding the nature of any scheme there and it would be for the market or other agencies to bring it forward in the medium to long term. Further consideration will need to be given as to whether it can continue to be included on that basis.
- 3.2.31 A Design of New Development Supplementary Planning Document is currently in draft form and has recently been consulted on. Once finalised this, together with the overarching Core Strategy policy, will provide a level of clarity about appropriate design in Darlington that has never previously been in place. It will be possible to firm up the type of development that will be appropriate at the airport and the amount of land that will need to be identified for employment at Faverdale once the update of the Employment Land study has been completed. The potential rural Cattle Mart relocation is the subject of a current planning application, a decision on which will be made in advance of finalising the Core Strategy.
- 3.2.32 One respondent also suggested that green issues have been compartmentalised. This may appear to be so because the structure of the Core Strategy is aligned, where possible, to that of One Darlington: Perfectly Placed. However, green themes run through several of the themes in the plan (achieving a more sustainable community, a distinctive greener, cleaner Darlington, and a healthy and safe Darlington), and the wider green issue of climate change and the need to reduce carbon emissions is one of the cross cutting strategic objectives.

### **Consultation responses on the Sustainability Appraisal and Habitats Regulation Assessment**

- 3.2.33 English Heritage, a statutory consultee, considers that the sustainability appraisal/strategic environmental assessment (SA/SEA) report does not do sufficient to fully satisfy the requirements of the SEA directive, particularly because of the lack of indicators and targets to measure the performance of the Core Strategy in regard to safeguarding the cultural heritage of the Borough, and because there are no recommendations to strengthen the Core Strategy in respect of the historic environment.
- 3.2.34 The chair of Darlington Association on Disability has proposed the retention of Policy R2 of the Borough of Darlington Local Plan, 'Access for People with Disabilities', because it provides a valuable policy 'hook' in discussing proposals with developers. However, it is not proposed that Policy R2 be carried forward because it does not align with either the core policies or detailed guidance of the LDF, but it is important that the combination of the

policy amendments referred to above, together with the draft Design of New Development SPD provide the tools needed to safeguard appropriately the interests of disabled people.

**Key Actions**

- 3.2.35 Sustainability appraisal work is being reviewed and updated to ensure it fully satisfies the requirements of the SEA directive and we will be making a detailed response to English Heritage to ensure that the issues raised are resolved.
- 3.2.36 The approach of each policy will be reviewed prior to finalising policies at the next stage in the Core Strategy preparation process, so that any adverse impacts are identified and addressed before the plan is published.

## **4. REVISED PREFERRED OPTIONS CONSULTATION, 20th January to 28th February 2010**

### **4.1 Consultation Methods and Programme**

- 4.1.1 Over 900 interested organisations, agencies and others were contacted by letter or e-mail to notify them about the consultation, and to provide them with information about the Core Strategy: Revised Preferred Options, and the accompanying sustainability appraisal (SA) and Habitats Regulations Assessment (HRA). Published information included the document itself (as paper copy and CD-rom), an introductory leaflet, the SA and a non-technical summary of the SA and the HRA. All these documents, together with the background technical studies and the opportunity to reply to the consultation on-line, were available on a dedicated page about the Core Strategy on the Council's website.
- 4.1.2 A programme of events and activities involving the public and other interested groups was also held, including:
- (a) Members' briefing prior to the start of consultations – 11 attended;
  - (b) drop-in and structured 'Talking Together' events at Central Hall (10 attended), the YMCA (11 attended), Alderman Leach School (13 attended) and St. Andrew's Church Hall, Haughton (15 attended);
  - (c) presentations to meetings of the Town Centre Traders Association, Darlington Association of Parish Councils, and the Greener and Prosperous Darlington Theme Groups of Darlington Partnership;
  - (d) housebuilder/developer stakeholder event held at the Darlington Arena – 20 attended;
  - (e) Darlington Planning Forum – 8 attended.
- 4.1.3 Items about the consultation and the planning issues it covered were carried in The Northern Echo, and the February edition of the Town Crier carried a double page spread publicising the consultation. The consultation was also advertised in some Councillors' newsletters and in the libraries. The documents and comments forms were also available at all the libraries and at the Town Hall.

### **4.2 Response to the Consultation**

- 4.2.1 A total of 66 organisations and individuals responded in writing to the consultation, amounting to over 400 comments, and further comments were received from people who attended the six consultation events and meetings. The consultation was widely publicised in the local media and through direct mailing and e-mailing, and responses were received from government bodies, landowner/developer interests, local interest groups and members of the public.
- 4.2.2 A detailed schedule of all the comments received is available to view on the Council's website, [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy)

### **4.3 Main Issues Raised in Consultation Responses**

#### **General**

- 4.3.1 A number of positive comments were received. The Government Office congratulated the Council on the considerable progress it has made with the draft Core Strategy. The CPRE committee welcomed the embedding of environmental issues and policies throughout the document, English Heritage welcomed the recognition of Darlington as a market town of significant cultural value, and Sport England supported the recognition of the role that accessible sport and recreation facilities can have in tackling gaps in health and well being in the borough and reducing obesity. One local resident commented 'I wish more people

could read these documents. This is readable and logical and so full of information, fascinating to anyone interested in their community’.

- 4.3.2 Because of the timing of the consultation, various respondents questioned the priorities and ambitions of the plan, in the context of the current recession. Others also felt that the policies were too loose and undeveloped.

#### **Key Actions**

- 4.3.3 Whilst further work is needed on some policies, the nature of the Core Strategy is that the policies are not over detailed; detailed matters like defining limits to development and allocating sites for new development will be done in subsequent development plan documents. Regarding the economic downturn, the likely ongoing effect of this over the first few years of the Strategy period on sectors such as retailing has only recently become apparent and parts of the draft Strategy (e.g. quantitative retail forecasts) will need to be updated before proceeding to publication of the final version. As regards housing delivery, the Strategy has made assumptions about future housing delivery based on evidence of forecast building activity provided by developers and housebuilders in response to a questionnaire in Spring 2009. This evidence will be updated again with prior to finalising the strategy for publication.

#### **Sub-Regional Role and Locational Strategy (CS1)**

- 4.3.4 Minor changes are suggested by the North East Planning Body, in relation to the adoption of a sequential approach to development. The Yorkshire and Humber Regional Assembly, requests that the policy acknowledges the strong links between the ‘vales and Tees Link’ sub area of Yorkshire and Humberside and the North East region. Both changes can be readily accommodated.
- 4.3.5 Some respondents have questioned the deliverability of the amounts of development in the strategic locations identified. Work underway on a Transport Area Action Plan (TAAP) for each of the strategic locations will establish if there are deliverable and affordable transport solutions to address the traffic issues that these amounts of developments will give rise to. Updated flood risk assessment information will require further consideration as to whether the full amount of housing envisaged in the Town Centre Fringe could still be accommodated there. Northumbrian Water (NWL) has indicated that it cannot give full support to the locational strategy until further work is done to assess the implications of the growth proposed that is beyond the capacity of the improvement works being completed this year at Stressholme Sewage Treatment Works.

#### **Key Actions**

- 4.3.6 Await findings of Transport Area Action Plans to inform final policy position on strategic locations.
- 4.3.7 Consider implications of updated strategic flood risk assessment work for delivery of new housing in the Town Centre Fringe strategic location. Meet NWL and the Environment Agency.

#### **Housing Numbers (CS10)**

- 4.3.8 There was general support for the overall housing requirement figures to 2026. To ensure that Policy CS10 is based on the most up to date information available, the amount of new housing required will be recalculated, taking into account planning permissions granted in the period 1st April 2009 to 31st March 2010, and any new intelligence or information about the deliverability of particular sites or level of housing market activity in the short to medium term in general. This may slightly affect the amount of new housing that will be required in each of the strategic locations currently identified in draft revised CS10.

### **Key Action**

- 4.3.9 Update the housing trajectory (a year by year forecast of future housing completions) using data to March 2010, to ensure the most up to date information underpins final conclusion on how much new housing is required, where and when.

### **Proposed New Housing Development (CS10)**

- 4.3.9 Some respondents questioned the deliverability of 750 dwellings in the Town Centre Fringe area. Although there are no firm plans yet for what land uses will be going where (this will emerge through consultations over the next year or so on the town centre fringe in general and on the Town Centre Fringe Action Area Plan in particular), the figure and phasing is based on a notional area within the Town Centre Fringe which could accommodate new housing, taking account of constraints such as flood risk and the hazard posed by the gasholder in Valley Street, appropriate development densities for such a deeply urban area and the type of new housing that is needed in Darlington. More detail on this was given at paras. 3.13 – 3.15 of the Housing Implementation Strategy at Appendix 7 of the CSRPO.
- 4.3.10 Some developers have asked how policy CS10 would ensure continuing housing delivery, particularly if development does not come forward as planned in one or more of the strategic locations. They have highlighted the relatively long lead-in time required to bring forward a new strategic location, and that for the policy to be more immediately flexible, some smaller sites may be needed to ensure continuous supply of housing land if one of the strategic locations does not come forward as envisaged.
- 4.3.11 Whilst the Housing Implementation Strategy, which appeared at Appendix 7 of the CSRPO provides some detail on this, additional wording in the policy and reasoned justification may be required to highlight and strengthen this link, and to set out the policy approach to maintaining housing supply in such circumstances.
- 4.3.12 During the consultation period, it has been identified that to ultimately achieve a sustainable community at the Eastern Urban Fringe, significantly more new housing than is identified in the Core Strategy would need to take place in this location beyond 2026. The idea of identifying this as a reserve area for, say, an additional 600 dwellings beyond 2026 is currently being investigated; without this or some similar commitment to give certainty to investors/developers, it may be difficult to secure the necessary physical, social and green infrastructure at the outset to achieve a sustainable form of development. A similar approach is also being considered for the North West Urban Fringe area, where 800-900 additional dwelling (200+ more than currently proposed) are needed to support a new primary school.
- 4.3.13 Representations from Manners Family Trust and Manners Farms Ltd argue that, based on the criteria used to inform the choice of strategic locations, land at the western urban fringe would be more suitable as a strategic location for new housing development than the North West and Eastern Urban Fringes identified in the CSRPO. However, the only new substantiated information provided by their consultants that was not considered in the Council's original strategic locations options appraisal is the potential of the area to be developed with its own renewable energy supply, as the area is in an 'area of least constraint' for wind energy development and agricultural land nearby is also in the ownership of Manners, and could be utilised for biomass crops to fuel a biomass power plant associated with new residential development. Whilst positive, taking alongside the other 14 factors, it is not considered significant enough to alter the conclusions of the option appraisal.
- 4.3.14 Some landowners and developers have requested that land that they have an interest in be allocated as housing land or identified as a strategic location for new housing. These include Land at Elm Tree Farm, north of Haughton and south of the golf course, and land at Cleveland Street in the Albert Hill area. It is not the role of the Core Strategy to identify

### **Key Actions**

- 4.3.15 Amend CS10 to ensure policy is flexible enough to continue to deliver housing land if housing in the key locations identified does not come forward as anticipated.
- 4.3.16 Revisit Strategic Locations in light of consultation responses and findings of Transport Action Area Plans.

### **Meeting Housing Needs, including Affordable Housing (CS11)**

- 4.3.17 Consultees have indicated that targets for affordable housing for the whole of the plan period are needed and that they need to be subject to economic viability tests.
- 4.3.18 Since the Revised Preferred Options consultation, specialist consultants, Levvel Ltd., were commissioned to report on the economic viability of housing land. This work tested what levels of affordable housing it will be viable for the Council to require in a range of locations, sizes and types of sites, under different housing market scenarios, taking into account other likely planning obligations such as for open space, school places, etc. The work also establishes whether the proposed targets for affordable housing were viable or not, and puts in place robust and up to date evidence to support the targets that will appear in the pre-submission publication version of the Core Strategy. A summary of the key findings of that study and its implications will be verbally reported to the Committee at this meeting. This may result in amendments to Core Strategy draft Policy CS11.

### **Key Actions**

- 4.3.19 Amend Core Strategy to include targets for affordable housing for the whole plan period;
- 4.3.20 Revisit affordable housing targets in light of Economic Viability of Housing Land Study

### **Land for Employment Uses (CS5)**

- 4.3.21 The owners of the Cleveland Street employment site have questioned the inclusion of the site in the employment land portfolio as they no longer consider the site viable for employment use.
- 4.3.22 It is not the role of the Core Strategy to identify specific sites, only general locations. The Darlington Employment Land Review 2009 has been carried out since the last Preferred Options consultation, and has, alongside the King Sturge Employment Land Study of 2006, informed the development of policy. This identifies the site as an existing employment site and part of the employment land portfolio, however the policy is considered to provide the flexibility to consider the suitability and viability and the role of existing employment sites in contributing to the overall need for additional employment land over the plan period, and these issues will be addressed in more detail in the forthcoming Accommodating Growth Development Plan Document.
- 4.3.23 Concerns were raised from one resident and from the CPRE, regarding the retention of the Faverdale Key Employment site in the strategy. Faverdale is a Key Employment Location identified in the Regional Spatial Strategy as a prime site for distribution and logistics operations that could contribute to regional economic growth. The Core Strategy reflects the RSS and therefore no changes are proposed to policy CS5 as a result of these objections.

4.3.24 Objections have been received from Government Office for the North East and the North East Planning Body regarding the lack of indication of when employment development is going to happen and by what means it will be delivered, as advocated by RSS Policy 5. Although the decision not to include a phasing element to the policy was taken due to local circumstances and the nature of Darlington's employment land portfolio, this issue will be given further consideration.

**Key action**

4.3.25 Give further consideration to the issue of phasing of employment sites and ensure policy is consistent with the national advice in PPS4.

**Cultural and Tourism Offer (CS6)**

4.3.26 A number of responses questioned the theme and the sustainability of the strategic tourism opportunity at the A68/A1 (M) Junction. As this is a strategic document, it does not go into the detail of identifying a type of tourist attraction. This would be addressed in other more detail planning documents, or through specific proposals. The necessary infrastructure and transport facilities would need to be in place to ensure that the development was accessible by a choice of means of transport and not simply a car borne destination. Further consultation on the issue will be required with the Highways Agency.

**Renewable Energy (CS3)**

4.3.27 Several respondents felt that the broad areas of least constraint for wind energy identified in draft Policy CS3: Promoting Renewable Energy did not cover the right parts of the Borough. However support was received for an area of search to the west of the urban area, providing a potential opportunity for future development at the north west fringe strategic location to be brought forward alongside renewable energy provision. There was specific opposition to the policy from parishes and local residents in the north-east part of the Borough (including Sadberge Parish Council, Seven Parishes Action Group (SPAG) and the CPRE) where a planning application for a wind farm has been submitted and a number of wind farm proposals are currently being proposed by developers. Cumulative impact on landscape and quality of life of residents were cited as issues, with SPAG and Sadberge Parish Council proposing the inclusion of all the recommendations of the ARUP Wind Farm Development and Landscape Capacity Study: East Durham Limestone and Tees Plain, particularly in relation to separation distances between wind farm developments. Natural England considers that the draft policy will not sufficiently protect biodiversity and geological interests.

4.3.28 The north eastern part of the Borough was subject to an assessment carried out to underpin policy development in the RSS for wind farm development. However the same detailed information was not available for the rest of the Borough. The Council commissioned a further assessment covering the whole Borough which also include an assessment of the potential of a wide range of renewable energy technologies and not just wind energy. Specific comments have been made on this Decentralised and Renewable or Low Carbon Energy study, particularly in relation to its links to the ARUP report and the approach used to identify the three potential areas of search. Clarification is being sought from the consultants who carried out the Borough wide study on these issues, and this clarification will inform finalising policy CS3. However, finalising the policy will also have regard to the comments of One North East that the draft policy recognises the potential for various forms of renewable energy generation across the Borough and will contribute to achieving national targets of ensuring 15% of energy is gained from renewable sources by 2020. This is reinforced by the North East Planning Body who consider that draft CS3 is in conformity with the RSS, promoting the development of renewable energy schemes, whilst taking into account wider environmental, social and economic impacts, as well as identifying potential locations for commercial scale renewable energy developments.

### **Key Action**

- 4.3.29 Seek clarification on the findings of the renewable energy study and to give consideration to the need for further evidence to underpin the renewable energy policy.

### **Improving Transport Infrastructure and Creating a Sustainable Transport Network (CS19)**

- 4.3.30 A variety of comments were received on this draft policy. One North East supported the policy as it builds on initiatives like the sustainable travel town, and the Highways Agency gives strong support for all aspects of the policy. The Government Office require changes to reflect the parking policy in government planning policy statement PPS13.
- 4.3.31 There was some support for the decision not to include the Cross Town Route in the policy, though some residents in the West Park area felt that the scheme would be the only way to improve journey times across the town and reduce congestion in the West Park area. Residents still raise the issue of a bus station at consultations of this type, but it would be for proposals to be drawn up in other plans and strategies before it could be included as a deliverable scheme in the Core Strategy. One resident also suggested that a rail freight terminal should be included in the plan but again, without any indication of interest or a deliverable scheme, it would be inappropriate to include it in the Core Strategy.

### **Key Action**

- 4.3.32 Address comments on parking either in policy CS19 or CS2.

### **Consultation Responses from Statutory Consultees and Government Agencies**

- 4.3.33 The Government Office (GO-NE) was impressed with the quality of the content and the open and accessible style of presentation. It highlighted the need to take into account the new PPS4, the need for additional information on phasing of employment land release, an overall affordable housing target, the need for the sport and recreation facilities policy (CS18) to address the shortfall in provision of junior football pitches, and the need for the transport (CS19) or design policy (CS2) to include guidance about parking as part of a package of measures to promote sustainable travel choices. There will be continued liaison with GO-NE as we advance to submitting the Core Strategy for examination.
- 4.3.34 The North East Planning Body considered the CSRPO to be in general conformity with the RSS, but asked that the sequential approach to development be more explicitly stated, and that there is a phased approach to the release of employment land. They would welcome definition of the circumstances where lower density housing is needed, and would welcome the inclusion of Sustainable Urban Drainage Systems as a requirement of new development. They also ask that demand management measures and parking standards be included to reduce car travel.
- 4.3.35 Other key statutory consultee and government agency responses were:
- (a) One North East generally indicates that the draft policies support the delivery of the Regional Economic Strategy. However, it suggests that the document should recognise and allow for increasing demand for small renewable energy schemes in housing and business premises, and enable developer contributions to be collected to implement this. In a similar vein, it considers that there should be references to sustainable travel plans and that these should consider the deployment of strategically positioned charging points and wider electric vehicle infrastructure linked to key public amenities, and supports the inclusion of energy efficiency as a key area for improvement in the existing housing stock. . Regarding the strategic tourism opportunity, it comments that the sequential approach to site selection should be applied to identifying a location;
  - (b) English Heritage, in contrast to the Preferred Options consultation, are broadly supportive of the approach to the historic environment, particularly in CS14 but suggest

- (c) Natural England supports the inclusion of draft policies CS14, CS15 and CS17 but are concerned that CS15 lacks achievable targets for priority habitats and species. They would also encourage CS17 to more fully reflect the emerging national green infrastructure agenda which embraces the different functions that the green infrastructure network can have, including natural and worked landscapes and not just those for community recreation.
- (d) The Environment Agency's main concern is that a flood risk sequential test assessment has not been undertaken for the strategic locations. A Strategic Flood Risk Assessment (SFRA) is being undertaken for the Borough; this has informed the identification of locations to date, resulting in all of the locations, with the exception of the Town Centre Fringe being located outside of areas at flood risk. Further work is being undertaken by JBA Consultants with the Environment Agency to help determine the strategic approach to flood risk management to help ensure that future development of the Town Centre Fringe creates a safe, high quality environment for all.
- (e) The Highways Agency have indicated that they welcome the changes that have been made in response to their objections. Their key outstanding issue is the traffic impact of the proposed development in the strategic locations identified and its impact on the strategic highways network.
- (f) Sport England welcome the importance placed upon promoting quality, accessible sport and recreation facilities within the Core Strategy. But they consider it would be beneficial to incorporate standards of provision for playing pitches and sport and recreation facilities in policy CS18 to ensure the appropriate quantity of provision can be met and monitored.
- (g) County Durham and Darlington NHS Trust consider that the Core Strategy does not appropriately address the matter of healthcare provision and delivery cover within the Borough of Darlington despite this being a key objective of One Darlington Perfectly Placed. It would like the Core Strategy to incorporate maximum flexibility in its strategy, spatial vision, policies and proposals to ensure future healthcare related development and redevelopment and proposals are not prejudiced, so that high quality healthcare services are provided to the Borough of Darlington and its strategic targets can be met.

### **Key Actions**

- 4.3.36 Several of the comments made by One North East and the regional planning body can be addressed in the more detailed LDF documents planned, where detailed development policies and site allocations will be set out, or are addressed in existing documents, such as the Design of New Development Supplementary Planning Document.
- 4.3.37 Officers are now providing the Highways Agency with more detailed future forecast development data for the strategic locations and for the Borough overall, to enable them to model future traffic growth and assess what measures need to be put into place to mitigate any adverse traffic impact. Provided the mitigation measures identified can be included in the Core Strategy and/or the accompanying Local Infrastructure Plan, the Highways Agency is likely to withdraw any outstanding objections to the Core Strategy, and will be able to support the Council, if required, at the Public Examination.
- 4.3.38 Officers are working closely with the Environment Agency to agree an appropriate approach to the future development of the Town Centre Fringe to ensure that the risk of flooding to residents and users of the area is no worse than currently exists, and to determine what needs to be put in place to mitigate the risk of flooding in the long term. The mitigation measures will be included in the Local Infrastructure Plan and the an appropriate policy will be incorporated in the forthcoming Town Centre Fringe Area Action Plan to satisfy the Agency's concerns. The completion of the flood risk assessment will also allow the Core Strategy sequential test assessment to be undertaken, which following consultation with the Environment Agency, should enable them to support the Council's approach to new development in the Core Strategy.

- 4.3.39 The concerns of English Heritage, Natural England and Sport England will be addressed in policy revisions and with subsequent consultation with these external partners to ensure that the revised policies are robust and credible.
- 4.3.40 Further consideration needs to be given to the objection of County Durham and Darlington NHS Trust to see if it can be addressed without undermining the overall purpose of the Core Strategy.

#### **Consultation Responses from Landowners and Developers**

- 4.3.41 Most landowner and developer responses were either to promote particular sites for development or to ensure that sites were safeguarded from alternative forms of development (see land for employment uses and proposed new housing development sections above). However, some other matters that these respondents expressed views on were as follows:
- (a) Developer contributions: the plan should be clear about what strategic infrastructure is and how any monies collected for this from developers are fairly and reasonably related to proposed developments. The Council should consider the cumulative effects of Section 106/development costs on scheme viability.
  - (b) Design of new development: some felt that the draft policy CS2 is too onerous, particularly in relation to sustainable construction standards proposed, which will affect the commercial viability of schemes.

#### **Key Actions**

- 4.3.42 Work is underway to prepare an economic viability of housing land study. This will inform finalising the 'developer contributions' policy and the forthcoming Planning Obligations SPD. Further detail on the Council's approach to securing planning obligations from new development and the impact on scheme viability will be set out in the draft SPD which will be available for consultation in Autumn 2010.
- 4.3.43 Sustainable building standards in CS2 are consistent with the Government's national programme and are in conformity with the RSS. It would be the responsibility of a developer to show that provision of standards in a new development would impact on the viability of a scheme through negotiation during the planning application process.

#### **Consultation Responses from Existing Business Interests in the Borough**

- 4.3.44 Comments from significant business interests in the Borough (in addition to those mentioned in previous sections) include:
- (a) Town centre development and retail policies: the Moorfield Group (owner of the Cornmill Centre) question the priority given to development at Commercial Street over other "potential sites" for retail development in the town centre, one of which they are "currently preparing a scheme" for. Sainsbury's want their Victoria Road store to be included within the boundary of the town centre. Tesco say there is a clear qualitative need for a town centre foodstore, want further retail provision allocated in the North West part of the Borough - and ask that West Park be designated a district, not local, centre - want convenience retailing to be considered within the mix of uses at Valley Street, Blakett Road, Lingfield and Morton Park. DSG International (owners of Curry's) ask for more recognition of the benefit of facilities such as Darlington Retail Park. Nottinghamshire CC Pension Fund (owners of the No Frills DIY unit) make similar comments regarding their facility and want it to be included within the boundary of North Road district centre. A number of respondents pointed out that the Core Strategy needs to take into account the recently-published Planning Policy Statement 4 (PPS4).

- (b) DTVA want the plan to be clearer about the amount of land available for development at the airport in Darlington Borough, and for it to highlight further the role of the airport and its expansion in driving regional economic growth;

### **Key Actions**

- 4.3.44 Finalising the town centre and retail policies in the Core Strategy will be informed by taking into account the policies of PPS4 and an update of the quantitative forecasts of the 2008 Darlington Retail Study to reflect the economic downturn that has severely affected retailing since the Study was published; the latter work will be carried out over the next few weeks. Other substantive changes to these policies are not considered appropriate.
- 4.3.45 Further consideration is needed as to whether more can be said in the Core Strategy to indicate the Council's commitment to supporting the airport, given its importance to the local economy.

### **Consultation Responses from Local People, Interest Groups and Parish Councils**

- 4.3.46 The comments made by local people, interest groups and Parish Councils ranged across all planning policy themes, and beyond in some instances. The CPRE has been impressed by the embedding of environmental issues and policies throughout the document and welcomed the 'very good', 'thorough analysis' for particular sections.
- 4.3.47 At the public events, some of the key issues raised were:
  - (a) Traffic congestion in the West Park area, that will only be made worse by the planned developments. Also traffic congestion at Salters Lane North and Whinfield Road;
  - (b) A green corridor should be created for the River Skerne as it passes through the town;
  - (c) More needs to be done to improve poor housing stock in the town, particularly those that are privately rented or in multiple occupation in wards like Northgate, and more should be made of existing older housing before it is considered for demolition;
  - (d) A call for the Council to do more to support the airport, which is vital to support a thriving local economy;
  - (e) Concern about the type of new development that would be permitted in the Faverdale area;
  - (f) Agreement about the opportunities presented by the town fringe area, with suggestions about the range of facilities and uses that could be accommodated there;
  - (g) Need for better links from the town centre fringe to the town centre.

### **Key Actions**

- 4.3.48 Comments beyond the scope of planning policy or the Core Strategy have been shared with colleagues within the Council, e.g. in housing or transport policy, to be addressed appropriately. Where possible unfounded concerns about future development were allayed at the consultation events themselves. The further work on Transport Area Action Plans referred to earlier in this report will identify the actions needed to mitigate congestion where new development is proposed.
- 4.3.49 Comments relating to more detailed planning policy matters will be held for consideration in preparing the forthcoming more detailed LDF documents, such as the Accommodating Growth DPD.

### **Sustainability Appraisal and Habitats Regulation Assessment**

- 4.3.50 The Environment Agency had no specific comments to make regarding the SA report, and English Heritage is generally content with the way the SA has developed and deals with cultural heritage.

- 4.3.51 Natural England commented that the key issues impacting on the natural environment identified in the SA should be drawn out in the introduction to the Core Strategy where the key issues are identified, to provide context to the spatial challenges. It also commented that there should be a brief explanation of the habitats regulations assessment in the Core Strategy, and how its findings have shaped the options. Consultants acting from the owners of land at the western urban fringe have commented that the SA is inaccurate in respect of its comparative assessment of strategic housing options, repeating the reasons they have cited in commenting on policies CS10 and CS1.
- 4.3.52 Darlington Association on Disability (DAD) feel that the Strategy does nothing to improve transport for disabled people, relying on it being addressed in the Local Transport Plan. DAD would like it to be an aim of the Core Strategy, so that how disabled people get around in the Borough would not get overlooked, and would be given the same priority as reducing congestion.
- 4.3.53 In fact, draft policy CS19 specifically states that: "Throughout the plan period ... the transport infrastructure for disabled people [will be] improved". This is reinforced by Policy CS2 which states that: "All development proposals should ... support inclusive communities, by providing links to existing networks to ensure safe, convenient and attractive access for ... disabled people". The LTP will carry these principles forward into more detailed transport policies and actions; this together with the above policies and the recently-adopted Design of New Development SPD provide the tools needed to safeguard appropriately the interests of disabled people.

***Key Action***

- 4.3.52 The text of the publication version of the Core Strategy will be drafted to include stronger links between it and the findings of the SA and the HRA.

**Local Infrastructure Plan**

- 4.3.53 Alongside the consultation on the CSRPO, consultations were also carried out on a draft Local Infrastructure Plan (LIP). The draft LIP sets out new planned infrastructure and/or improvements over the next 15 years to help deliver the policies in the Core Strategy, with greater detail provided for the strategic locations. It also identifies who is likely to be funding and providing infrastructure works, and when. It encompasses physical infrastructure (such as roads, sewers, heritage), social and community infrastructure (such as education facilities and healthcare provision) and green infrastructure (such as open space and habitat provision).
- 4.3.54 The Government Office for the North East state that the draft LIP is 'thorough and informative' with adequate detail provided for the infrastructure provision for the strategic locations, although similar cross referencing to other Core Strategy policies would be beneficial. The Highways Agency and the Environment Agency have both indicated their support for the LIP, only highlighting the need to use the most up to date evidence. The Agencies, Network Rail and the County Durham and Darlington Foundation Trust have all provided further information to add clarity and detail to the draft Plan, which is welcomed.

## Appendix 1:

### People and Bodies invited to make Representations during Regulation 25 consultations

Contact Name	Respondent
<b>Specific Consultation Bodies</b>	
Jenny Loring	Natural England
Ian Radley (Planning Manager)	Highways Agency
Ken Ross	Darlington PCT
	English Heritage
	Strategic Rail Authority
	Environment Agency
	Countryside Agency
Rachel Bust	The Coal Authority
Phil Jones	One North East
Director of Technical Services	Durham City Council
Planning Team	Yorkshire & Humber Assembly
Miss Joan Portrey, Business Manager	Planning Policy Team, Durham County Council
Planning Manager	Sedgefield Borough Council
Rosemary Young	Stockton on Tees Borough Council
Graham Banks (Planning Policy Manager)	Hambleton District Council
Mr. Paul Steele	Richmondshire District Council
Malcolm Steele (Principal Planning Officer)	Tees Valley Joint Strategy Unit
Carl Bunnage, Projects & Sustainable Development Team Leader	North Yorkshire County Council
Land and Development Team	National Grid
Dave Pilkington	United Utilities
Carolyn Wilson MRTPI, Senior Planner	Mobile Operators Association
Frank Bozic (External Devt Coordinator)	Northumbrian Water Limited
Paula Carney (Planning Director)	BT Group plc
Director of Planning	Wear Valley District Council

Contact Name	Respondent
Paul Clarke	Middlesbrough Council
Planning Policy	Teesdale District Council
N Welch (Chairperson)	Archdeacon Newton Parish Council
Mr D A Grey (Chair)	Barmpton Parish Meeting
Miss M.J. Kettlewell (Chairperson)	Brafferton Parish
c/o Cllr B Jones	Coatham Mundeville Parish Meeting
Mr Mike Smith	Bishopton Parish Council - Clerk
Mrs J S Mannion (Chairperson)	Denton Parish Meeting
Ms Lorraine Tostevin	East and West Newbiggin Parish Meeting
Mr Michael Bean (Chairperson)	Great Burdon Parish Meeting
Mrs A Ridley, Secretary	Great Stainton Parish Meeting
Mr. S Bowman (Chairperson)	Houghton-le-Side Parish Meeting
Mr M H W Brown (Clerk)	High Coniscliffe Parish Council
Mr Mike French	Heighington Parish Council
Linda Groves (Clerk)	Hurworth Parish Council
Mr H Piggott	Killerby Parish Meeting
Mr. David A King (Chairperson)	Little Stainton Parish Meeting
Ian Murphy	Low Dinsdale Parish Council
Mr Roger Cliff	Low Coniscliffe & Merrybent Parish Council
Mr B Heward, Clerk	Neasham Parish Council
Mrs Joyce McBride (clerk)	Middleton-St-George Parish Council
Mrs Rachel Walton (Chairperson)	Morton Palms Parish Meeting
Christina Steel	Piercebridge Parish Council
Alastair Mackenzie (Clerk)	Sadberge Parish Council
Mr. I Riddell (Chairperson)	Sockburn Parish Meeting

Contact Name	Respondent
Mrs D Spinks, Clerk	Walworth Parish Meeting
Mrs Carol Dawson	Whessoe Parish Council
Cllr Glenn Mitford (chairperson)	Whessoe Parish Council
Mr. M. Fearneyhough (Chairperson)	Summerhouse Parish Meeting
Brian Anderson	Darlington Association of Parish Councils
Mrs J Flunder	Manfield and Cliffe Parish Council
Ms S Bridges	Ms S Bridges, Chairperson Coatham Mundeville Parish Meeting
Mr Robert Stratford (Clerk)	Mordon Parish Meeting
Mrs A Jackson	Carlton Parish Council
Mrs C. A. Hill	Elton Parish Council
Mrs Audrey Wray	Redmarshall Parish Council
Mr S Catterall (Chairman)	Aislaby & Newsham Parish Meeting
Mrs A Overfield	Etherley Parish Council
Mr M Brown	Headlam Parish Meeting
N Hart	Midridge Parish Council
Mrs M Whitehead	Long Newton Parish Council
Mrs K Proudfoot	Stapleton & Cleasby Parish Council
Mrs L M Whent	Eppleby Parish Council
Mrs A M Robinson	Dalton on Tees Parish Council
Mr W Alderson	Girsby Parish Council
Mrs Wendy Mann	Hornby Parish Council
Sybil Nelson	Gainford & Langton Parish Council
Mrs C Dawson (clerk)	Whessoe Parish Council
Mrs G Dunn, Parish Clerk	Stillington and Whitton Parish Council
Mr D Suttill (Clerk)	Eryholme Parish Council
Mr I W Calvert (Clerk)	Croft on Tees Parish Council
Mr D Lester	Over Dinsdale Parish

Contact Name	Respondent
<b>Consultees</b>	
Mr. Hugh Lang (Chief Executive)	Durham Tees Valley Airport
Nicola Holmes	Network Rail
Jon Palmer	Yorkshire Forward
Mr Martin Watson MRICS	Ministry of Defence
	Airports Policy Division, Department for Transport
Regional Planning & Partnership Manager	Legal Services Commission
D M Rixson	Northern & Yorkshire RHA
Senior Case Officer (North East)	Heritage Lottery Fund
	Crown Estate Commissioners
District Auditor	District Audit Office
A Keddie	Health & Safety Executive
K Riensema	Civil Aviation Authority
David McGuire, Planning Manager)	Sport England (North East)
Steve Carr	Homes and Communities Agency
Regional Director	Homes and Communities Agency
Judith Parker, Secretary	Darlington & Sedgefield Liberal Democrats Constituency Association
James Stevens / Andrew Whitaker	Home Builders Federation
Jim Johnstone	Tees Valley Living
Chief Executive	Tees Valley Housing Association
Lucy Mo	Association of North East Councils
Ali Lumley	Tees Valley Regeneration
Leigh Vallance (Executive Director)	Durham Rural Community Council
Dr David Mason (County Archaeologist)	Archaeology Section, Durham County Council
	Tees Valley Partnership
	Durham Biodiversity Partnership c/o Durham Wildlife Trust
Shonah Dobson	
Director of Design Review	CABE

Contact Name	Respondent
	Society for the Protection of Ancient Building
Mr Richard Pow, Regional Development Manager	Forestry Commission, North East England Region
<b>Non Statutory Consultees</b>	
M Geath	M Geath
K Fridd	K Fridd
Ray Sams	Ray Sams
Mr & Mrs Jack	Mr & Mrs G Jack
P Ellen	P Ellen
B Kirtley	B Kirtley
Tim Stahl	Tim Stahl
Joan Vickers	Joan Vickers
Margaret Martin	Margaret Martin
Ian Bib	Ian Bib
Dawn Gearhes	Dawn Gearhes
Mr & Mrs Wright	Mr & Mrs Wright
Tim Wayle	Tim Wayle
Mr & Mrs Wood	Mr & Mrs P Wood
Mr Brian Jefferson	Brian Jefferson
Clare Wise	Clare Wise
Susan Boyle	Susan Boyle
Elizabeth Mann	Elizabeth Mann
Mr & Mrs J Todd	Mr & Mrs J Todd
L Tostevin	L Tostevin
Graham Tweddle	Graham Tweddle
Antony Warren	Antony Warren
	George Cotton
	Mr & Mrs P Edwards

Contact Name	Respondent
Mr J Stabler	Mr J Stabler
Mr J D Orme	Mr J D Orme
	Mr C Dobson
Sharron Marshall	Sharron Marshall
	Mr & Mrs J Simpson
Shirley King	Shirley King
J M Clare	J M Clare
K Cheadle	Kath Cheadle
	Mr. John Pearl
	Mr. J Fitzpatrick
	Mr. Brian Bell
	Mr & Mrs D Mathews
Mark Adamson	Mark Adamson
Mr J D Powell	Mr J D Powell
Mrs D J Shoyd	Mrs D J Shoyd
	Mr. Alasdair MacConachie
Mr S Howarth	Mr S Howarth
Mark Stratford	Mark Stratford
Mr J J Sims	Mr J J Sims
	JS Garcha
Frank Haylett	Frank Haylett
Peter Wellings	Peter Wellings
Annabel Beattie	Annabel Beattie
Mrs J King	Mrs J King
	Beatrice Cuthbertson
	Mr M Landers
J S Garcha	

Contact Name	Respondent
Claire Compton	Claire Compton
Joyce Standing	Joyce Standing
Mr Newton	Mr Newton
Miss Sylvia Wall	Miss Sylvia Wall
Don Whitfield	Don Whitfield
Margaret Petterson	Margaret Petterson
D F Scott	David Scott
Mr and Mrs Newton	
Charlotte Carter	Charlotte Carter
	Ms Y Richardson
	Jeremy Smith
	Ron Lewis
	G L Jones
	Eric Roberts
	Joanne Scott
	Anne Charlton
Mr Brunton	Mr M Brunton
N Tate	N Tate
Charlotte Lynch	Charlotte Lynch
	John Monkhouse
	Kevin Raby
	Mike Crawley
	Don Moody
	Mike Haw
FW Kirby	FW Kirby
Mr & Mrs R A Smith	Mr & Mrs R A Smith
N J S Ellis	N J S Ellis

Contact Name	Respondent
Dr & Mrs W Wilder	Dr & Mrs W Wilder
Ms A Flowers and Mrs J Flowers	Ms A Flowers and Mrs J Flowers
Derek McGrath	Derek McGrath
John Dunn	John Dunn
Tot Lund	Tot Lund
Mr A Marsden	Mr A Marsden
Shaun Campbell	Shaun Campbell
	Dorothy Lincoln
Joyce Hume	Joyce Hume
	J K Wilkinson
Ms Pearson	Ms Pearson
	Mr. P R Smyth
	David Preston
	B Kirtley
	Mrs. Charlotte Carter
	Richard Davison
Mr Rodney R Burges	Mr Rodney R Burges
	John Shutt
	Mr. & Mrs. A E Harvey
	P Jenkinson
	John & Hilary Hunter
Mrs DE McGregor	Mrs DE McGregor
	Sylvia Wall
	Margaret Bennington
	Alan D Burrows
	Lou and Valerie Bedocs
	Frank Richardson

Contact Name	Respondent
	J & J Havakin
	Mrs M Beadle
	Joan Weighell
	B Anderson
Mr J P Rodwell	Darlington Branch of Alzheimer Disease Society
Liz Esnouf	Arriva North East
Mr. G Clayton	Spartan Wheelers Cycling Club
Mrs. M. Jenkinson	Darlington Hackney/Private Taxi Drivers Assoc.
Mr. Robin Blair (Vice-Chair)	Darlington Market Retail Stallholders Assn
Mr. J. Nicholson	Darlington & District Tinnitus Group
Dr M Quader	Islamic Society - Darlington
Tom Stebbings	Darlington Society for Mentally Handicapped Children & Adults
Mr and Mrs Ma	Darlington Chinese Association
Matiur Rahman	Darlington Bangladeshi Association
Mr. G North (Secretary)	Darlington District Youth & Community Council
	Disability Rights Commission
Pauline Murray	Sure Start
Liam Cairns	Investing in Children
Mrs Pamela Dore	GOLD
Mr. AG Christian	Darlington Senior Citizens Association
Jacki Hiles	Darlington Carers Support Project
	Alzheimer's Disease Society, Teesside Branch
	Sikh Community Welfare
Barry Birch	Gay Advice Darlington
Mr. R Sandhu	Sikh Missionary Society
	Darlington Sikh Association for Women
Mrs. Kay Jafar	Islamic Women's Forum

Contact Name	Respondent
Drug Action Co-ordinator	Drug Action Team
	Sikh Cultural Society
	The Gypsy Council
	Commission for Racial Equality
Tony Lindsay	Darlington & District West Indian Association
EJ King	Darlington Society for the Blind
	Smiths Gore
	Storeys: ssp
	Westpark
	Stuart Edwards
Jay Everett (Senior Planner)	Storeys: ssp
	Countrywide Residential Lettings
Addisons Chartered Surveyors	Addisons Chartered Surveyors
	Sandersons
	Robinsons
	J W Wood
	Charltons
	Halifax Property Services
FAO Nick Carver	Nick & Gordon Carver
	Reeds Rains
Allan White	Faulkner Brown Architects
	Eric Tweddle Associates
Andrew Wyatt	Colliers CRE
Michael Wilkinson	ELMS Associates
Michael Roberts	Gerald Eve
	Knight Frank
Keith Reynolds	Carter Jonas

Contact Name	Respondent
Rupert Visick	Jones Lang Lasalle
	Clark Scott Harden
Mr. A Entwistle	George F White
Peacock & Smith	Peacock & Smith for Wm Morrison Supermarkets Plc
	The Planning Bureau Ltd
Barny Corrigan	Blackett, Hart & Pratt
	GVA Grimley for Durham Constabulary
	MWA Planning & Devt Consultancy
Mr A Wood	Drivers Jonas
Michael Convery	
	Halcrow Group
Angela Turner	Jones Day
	Gerald Eve
	Cushman & Wakefield
	Drivers Jonas
Stephen Brown	Dodds Brown Commercial
	Dewjoc Partnership
	Eversheds
Jamie W G Cameron	Stanton Mortimer
Schaib Mazhar	Whittle Jones
Paul Glover	Acanthus WSM Architects
Richard Turnbull	Richard Turnbull
Stephen Irving	Landmark Information Group Ltd
	Lamb & Edge
	Mr. R K Davison
Mr. N Truscott	Ryden Surveyors
Mr. I R Johnson / Mr Harrison	Harrison & Johnson

Contact Name	Respondent
Mr. A W Jenkins	DWA Architects Ltd
Martin Williams	Strutt & Parker
Ailie Savage	Lambert Smith Hampton for National Offender Management Service
Area Manager (Tees Valley)	North East Chamber of Commerce
John C Culine (Secretary)	Showmen's Guild of Great Britain
	ASDA Stores Ltd
	Marks & Spencer Plc
Chief Executive	British Council of Shopping Centres
	British Shops and Stores Association Ltd.
Brian Danielson	HSBC Bank
Chief Executive	North East Chamber of Commerce
	Binns, House of Fraser
	Amec Capital Projects
	Amdega Ltd
	ARC Northern
	Tilcon (North) Ltd
	Capita Business Services
	Cummins Engine Company
Peter Daniel	B & Q Property Management Surveyor
Chief Executive	BCSC
Nicola Smith (Development Planner)	UK Coal Mining Ltd
Sherwoods	Sherwoods
	Outdoor Advertising Association
Susan Young (Secretary)	Darlington Chamber of Trade
Mr. DA Chalmers (CLA Director North)	Country Land & Business Association
	Savers Drugstores plc
	Railway Pensions Management Ltd

Contact Name	Respondent
	Northgate plc
Sheila Proudlock, Area Director	HCMS, Cleveland, Durham and Northumbria Area
Senior Probation Officer	Durham County Probation Service
Clerk to the Justices	The Magistrates' Court, Central Avenue
Chief Probation Officer	Durham County Probation Service
Jeanne Beaty/Sue Dolphin	Darlington County Court
	Charles Church North East
	Mr W R Lawson
	Knight Frank
	White Agus Partnership
	Acorn Developments (NE) Limited
	Mr C Camillera
	Braithwaite Associates
	The Co-operative Group
	Mandale Commercial Ltd
	The Lord Barnard
	Robert Drummond
	North East Property Holdings Ltd
	Priority Sites Ltd
	Mr S Longdon
John Brophy	Scarborough Development Group
	Sterling Capitol plc
Mark Williams	B P Towler and Son
Philip Livesey	Ackroyd Dent and Co
Nick Arundel	AWS Ltd
	Rushbond Group
Ian Nicholls	GMI Rovian

Contact Name	Respondent
	Easter Developments
Chris Dixon	Chris Dixon Commercial
Adrian Goodall	Rokeby Developments
Kevin Edwards	Gladman Group
T Sharp	Millm Gate Properties & Fordingbridge
Ashley Bickler	Totty Developments
Robert Taylor (Planning Director)	Plot of Gold Ltd
Stephen Holliday	Adair Paxton
Alan Bell	JSGL Partnership
Keith Irving	Metnor Group Plc
Mr. Finlan	Morbaine Ltd
Simon Davies	Highbridge Business Park Ltd
Mark Ashall	Ashall plc
Graham Smith	Marchday Group plc
Simon Dew	Henry Boot Development Ltd
	Perfect Information Property
Mr. Parnis	Parnis and Co
Trevor Cartner	Helios Properties plc
Andrew Dickman	Patrick Properties
Tom Parkinson	Northern Trust Company Ltd
Andy Lavin	Maple Grove Developments
	Swift Valley Partnership
Rupert Lowe	Eddisons Commercial
John Taylor	George Wimpey
	Capital Holdings Ltd
Emma Maguire, DPP	Emma Magure, DPP
Mr Lee Scott	Northern Aviation

Contact Name	Respondent
Eddie Humphries	Lingfield Investments Ltd
James Johnson, Strategic Land Manager	McInerney Homes
	Circus Investments Ltd
	Kebbell Development Ltd
Area Manager South	County Durham Careers Service
Principal and Chief Executive	Darlington College of Technology
J R Littlefair, T M Darling and Son	J R Littlefair, T M Darling and Son
Head Teacher	Polam Hall School
Mrs V Dodsworth	University of the Third Age
Vice Provost	University of Durham
The Principal	Queen Elizabeth Sixth Form College
Pro-Vice Chancellor	Teesside University
Carol Milburn	Branksome Youth & Community Centre
Mrs Catherine Kemp	Brafferton & Coatham Mundeville Village Hall Association
Mrs D J Stobbs	Summerhouse Village Hall
Mrs N Penk	Bishopton Village Hall
Mr. I E Griffiths (Chairman)	Heighington Village Hall Assn
Adam Reeves (Planning Project Co-ordinator)	ACERT
c/o Morvyn Sanderson	Branksome and Cockerton West Community Partnership
Gillian Watson	Firthmoor Community Partnership
Bob Carr	Cockerton East Community Partnership
Jean An Clulow (Chair)	Northgate Community Partnership
Michael Nicholson	Skerne Park Community Partnership
Eve Galloway/ Joanne Scott	Community Development Worker (Central Community Partnership)
Gillian Watson (Community Devt Worker)	Bank Top Community Partnership
Chief Fire Officer	County Durham & Darlington Fire & Rescue Service
Assistant Divisional Officer	County Durham & Darlington Fire & Rescue Service

Contact Name	Respondent
Chief Executive	North East Ambulance Service NHS Trust
Chief Superintendent M A Banks	Durham Constabulary
	Mr Stephen Hopper
	Mr C Chapel
	Mrs Barbara Shorney
	Ms Heather Hebden
	Mr Laurent Lemaitre
	Mr Tim Stahl
	Mr S Jones
	Martin Wilson
	John Richardson
Steve Kirtley	Butterfly Conservation (NE England)
	Darlington Wildlife Group
Nigel Potter	Groundwork (Darlington)
Mr. B Denham	Darlington & Teesdale Naturalist Field Club
	British Trust for Conservation Volunteers
	Mr John Griffiths
Mr. J. Brown	Tees Valley River & Fisheries Assoc.
Rowena Sommerville	Cleveland Arts
	Mr Race
Peter Robinson	Ramblers
	Mr I Bond
Mr P Dixon	Mr P Dixon
	Mr T Beer
	Mr C Evans
Chris Haywood	Renew at CPI
Matthew Jarratt (Commissions Advisor)	Northern Arts

Contact Name	Respondent
	SAVE Britain's Heritage
	Briery Homes Limited
	Cussins Limited
Mr. Watson	Keepmoat plc
	Beckside Properties
Paul Alderson	Broseley Homes
Richard Boss	Haslam Homes
	McCarthy & Stone (Dev'ts) Ltd
	Thoroughbred Homes Ltd
Alison Wentworth/Joanne Caveney	Accent
Chief Executive	Two Castles Housing Association
Director	Darlington Housing Association
Maggie Drury	Housing Corporation
Martin Jefferson	Three Rivers Housing Group
Colin Morris (Chief Executive)	Darlington Primary Care Trust
Chris Parsons	Tees, Esk & Wear Valleys NHS Trust
David Gubb	NHS Estates
Regional Head	Health Development Agency
Michael Dalton	Pioneering Care Partnership
Cheryl Omnes	Health Improvement Lead
	County Durham & Darlington NHS Foundation Trust
Mr E Ward	Mr E Ward
Mrs Rosalind Shippey	Mrs Rosalind Shippey
Mr & Mrs J F Swales	Mr & Mrs J F Swales
Mr S M Sanderson	Mr S M Sanderson
Mr T Keogan	Mr T Keogan
Mr Keith McAdam	Mr Keith McAdam

Contact Name	Respondent
Mr J Spinks	Mr J Spinks
John Nicholson	Rail Property Limited
	William and Sandra Todd
	Raby Estates
Mr. HJJ Williams (Land Agent)	Durham Cathedral
News Editor	TFM
News Editor	BBC North East
Sue Giles, Editor	Herald & Post Series
Julian Dobson (Editor)	New Start
News Editor	Tyne Tees Television
John Auton	Hospital Radio
	BBC Radio Cleveland
The Editor	Darlington Advertiser
	Stephen Hughes, MEP
	Phil Wilson MP
	Alan Milburn, MP
	Tees Valley Tomorrow
Mrs D F Pollard	Tees Valley Rural Community Council
Mr A Bailey	Great Aycliffe Town Council
Andrew Bower	Npower Renewables
	Esh Developments
Michael Spurgeon	Signet Planning
Rachel Patterson	Devplan UK
John D Goodwin	Carter Jonas
	Nathaniel Lichfield and Partners
	Matthew & Goodman
	Colin Buchanan & Partners

Contact Name	Respondent
	W A Fairhurst & Partners
Mr Ian Lyle	England and Lyle for Landowner at Weir Street, Darlington
	Tony Thorpe Associates
	De Pol
	Bond Pearce
	Rapleys
	Walker Morris
	Bryant Homes Northern Ltd
Nik Wheeler	GL Hearn & Partners for Tesco Stores Ltd
	Roger Tym & Partners
Mr C Parry, Miss R Hassett, Miss B McQuillan, Mr L Lane	CB Richard Ellis - North West Professional Dept.
Sharon Miles	MacDonald & Company Property Limited
	RPS
F.A.O. Planning Department (Leeds)	CB Richard Ellis
Andrew Burnett	Charltons Surveyors
Doug Morton (Director)	Entec UK Ltd
Jill Davis	Davis Planning Partnership
	Niven Architects
Meredith Julian	Chase Midland
Keith Sizer	Wardell Armstrong
	Montagu Evans
Martyn Twigg	Colin Buchanan & Partners
	Bickerdyke Allen Partners
Canon Dr Philip Thomas	Canon Dr Philip Thomas
	St Augustine's RC Church
	All Saints Church
	St Matthew & St Luke Church

Contact Name	Respondent
	Holy Family RC Church
	Holy Trinity Church
	St Anne's RC Church
	St Mark's Church
	St Herbert's Church
	United Reformed Church
John Glen	Darlington Congregation of Jehovahs Witnesses
Pastor David Maclachlan	Harrowgate Hill Christian Fellowship
Chairman	Harrowgate Hill & Haughton Methodist Church
	Geneva Road Baptist Church
	All Saints Church
Dr M Quader	The Mosque
Chairman	Darlington Methodist District
Chairman	Elm Ridge Methodist Church
	St Cuthbert's Church
Chairman	Northland Methodist Church
Rev. Selby White	Cockerton Methodist Church
	St Mary's Church
	St Columba's Church
	St James' Church
	Elim Pentecostal Church
	St William's Church
	Assembly of God Pentecostal Church
Marion Law	Darlington Quaker Meeting
	St Theresa's RC Church
	St Andrew's Church
Marie Byrne	St Thomas Aquinas RC Church

Contact Name	Respondent
Commanding Officer	Salvation Army Citadel
Mr. P Allan	Hurworth Community Centre
Mrs. E A Bolton	Middleton St George Community Centre
Mrs. H Straiton	Skerne Park Youth & Community Centre
Mr. RE Devonport	Neasham Village Hall Committee
Mr. Ernest Clark	Blackwell Grange Area Residents' Association
Shirley King	Westbrook Villas Residents' Association
Mr. Kelly	Parkside Residents Assoc.
Eileen Shepherd (Chair)	Whinfield Residents Association
Mrs. C Lambird	Springfield Residents Assn
Richard Westmoreland	Red Hall Community Centre
Mr. A Leach	Lascelles Residents Assoc.
Mrs. J Westmorland	Red Hall Residents Assn
	Darlington Golf Club Limited
W. Blenkinsopp (Chairman)	Railway Athletic Club
Mr G B Johnson (Chairman)	Darlington Cricket Club (Feethams)
	Fields In Trust
Mr. L H Green (Secretary)	Middleton St George Cricket & Social Club
Mr. D Thompson (Vice Chair, Northern Region)	Disability Sport England
	Disability Sport England
Mr. Paul De Santis (Operations Director)	Stagecoach Transit
Colin Harris (Regl Manager NE)	Virgin Trains
	Freightliner
Mr. M. Kennedy	Darlington Independent Taxi Traders Assn
Mr. F. Ward	Darlington & District Driving Instructors Assoc.
Mrs. G. Taylor	Darlington & District Driving Instructors Assoc.
	npower

Contact Name	Respondent
Jon Bird, Director of External Affairs	CE Electric UK
Dennis Garry	London Power Company plc
Michael Jones	Sanderson Weatherall
Mrs Ann Eynon	Durham County Federation of Women's Institutes
Project Co-ordinator	First Stop Darlington
	Developing Initiatives Supporting Communities
Wendy Richardson	National Council of Women
Rita Nelson, Director	Relate North East
Mrs. A. Turnock	Darlington Federation of Towns Womens Guilds
Brenda Flynn	WEA Darlington Branch
Maggie Stewart	Citizens Advice Northern Office
WM Longley	Age Concern & Bowling Club
Mrs Jean Earle	Soroptimist International of Darlington and District
Mrs J Robson	Guide Dogs for the Blind
	Future Energy Solutions
Mrs Rita Eldridge	National Council of Women of GB
Maggie Stephenson	Houghton Youth Centre
Andrea Abbott, Director of Asset Management	Railway Housing Association
Ann Bateman	YMCA Housing Association
	Abbey Infant School
Adam Pyrke	Colliers CRE (London)
David Brewer	The Confederation of UK Coal Producers (Coal Pro)
Tim Stevens, Motor Recreation Development Officer	Land Access & Recreation Association
	Victorian Society
Alan Holcroft	Alan Holcroft
Amy Boyle	Mrs Amy Boyle
Alan Kent	Alan Kent

Contact Name	Respondent
	Nottinghamshire CC Pension Fund
Alison Kearey BSC MRICS, Property Manager	Alburn Investments Ltd
Andrew Clark	Red Box Design Group
	Andrew Buckingham
Andrew Garrens	Broadacres Housing Association
A M Hutton MRTPI, Jennifer Hadland	Church Commissioners for England
Andrew Leon	Guide Dogs for the Blind
c/o Ward Hadaway (Andrew Moss)	Ultimate Advisory Services Ltd
c/o Ward Hadaway (Andrew Moss)	Mr. D Hull
c/o Ward Hadaway (Andrew Moss)	Trustees of the Hon SP Scott Children's Trust
Andrew Moss	Ward Hadaway
Andrew Hodgson	Andrew Hodgson
Mr. A Gamblin (Business Devt Mgr)	Go North East
Andrew Roberts	Strategic Land Manager
Andrew Williamson	Andrew Williamson
Annette Metcalf	Sgt Paul Robinson, Partnership Liaison Officer
Mrs. Ann Ward	Gypsy & Traveller Community
Mrs. Ann Ward	Life & Light Missions
J Wilson	Appletons, Chartered Surveyors
George Moore	Green Street Motors
Ben R Coles (Strategic Planning Director)	Taylor Wimpey UK Limited
Beryl Bird	Tees Valley Local Access Forum
Mrs Betty Hoy	GOLD
Billy Adams	Billy Adams (Showmen's Guild of Great Britain)
Bob Parker	Bob Parker
	English Welsh & Scottish Railway
Brian Denham	Darlington Civic Trust

Contact Name	Respondent
Head Teacher	Hurworth House School
Carol Wyers	Carol Wyers HR Manager (Workforce Development)
Paul Carr	Halcrow Group Ltd
	Motorcycle Action Group
Charles Ferrar	Mouchel
Christopher Harrison	Theakston Estates, c/o Nathaniel Lichfield & Partners
Chris Archer	Head of Early Years, Childcare and Sure Start Services
Mr. Chris Burke	FAO Refugee & Asylum Seekers Support Group
Mr Chris Haggon	Big Tree Planning Ltd
Christine Kavanagh	DBC Town Centre Manager
	Clare Hinton
Christopher Gallagher	Christopher Gallagher
	Consumer Focus
	Twentieth Century Society
Caroline Strugnell	Nathaniel Lichfield and Partners obo Barratt Homes (North East) Ltd.
Christopher Warren	Wardell Armstrong LLP
	Mr C McNab
Chief Executive, Darlington Partnership	Chief Executive, Darlington Partnership
	Bairstow Eves
	Jackson Stopps
Mr. A R Watts	National Farmers Union
Gary Emerson	Darlington MIND
Mike McTimoney	Darlington Cycling Campaign
c/o Ward Hadaway (David Brocklehurst)	Mr. Dods
c/o Ward Hadaway (David Brocklehurst)	Mr. & Mrs. E S Bradley
David J Gent	Mr. David A Gent
	Dawn Burnip

Contact Name	Respondent
Dawn Raine	Blackwell Grange Hotel
Dianne Bowyer, Researcher	DPDS Consulting Group
	Darlington & Durham County Race Equality Council
	Delia Jack
Mr D Mutton	Mr D Mutton
Jen Wheeler	GL Hearn & Partners
Bob Robinson	Development Planning Partnership
The Editor	Darlington & Stockton Times
Duncan McEwan	Terrace Hill Projects Ltd
Diane Woodcock	Morrison's Trust
News Editor	Northern Echo
Mr L Hume	L Hume
Chief Executive	Darlington Business Venture
Peter Freitag	Tag & Co.
Eve Galloway	Supporting the Community Partnerships
N Campling	Central Ward Partnership
Rev. Dr. John Gareth Evans	Darlington Baptist Tabernacle
David Browne	Browne Smith Baker & Partners
Greg Dickson	Turley Associates obo Sainsbury's Supermarket
Geoffrey Crute	Age Concern Darlington
Gerry Choat	Bellway Homes Ltd
Gillan Gibson	CPRE, Darlington District Committee
Gordon Pybus (Chair)	Darlington Association on Disability
Mrs Heather Evans	Cyclists' Touring Club
Helen Forsyth, Planner	Barton Willmore
Chief Inspector Helen McMillan	Chief Inspector Helen McMillan
Helen Radcliffe, Partnership Director - Darlington	Learning and Skills Council - County Durham & Tees Valley

Contact Name	Respondent
Helen Radcliffe	Helen Radcliffe, Partnership Director Darlington
Ian Coxon	Ian Coxon, Head of Resources
	Ian Thompson
Mr Ian Lyle	England and Lyle for Landowner at Coniscliffe Grange Farm
	Council for British Archaeology
Kate Adderley (Planning Advisor)	British Wind Energy Association (BWEA)
General Secretary	Central Council of Physical Recreation
	Civic Trust
Mr Ian Lyle	England & Lyle for Persimmon Homes
Steven Longstaff	England & Lyle for Ward Bros (Steel)
Steven Longstaff	England & Lyle for Green Street Motors
	Georgian Group
Helen McDonald	ID Partnership Northern
	Maro Developments Ltd
	Mech-Tool Engineering Ltd
P Schofield	Optica Group
Dawn Grant	Quarry Products Association
Sheila Dixon	Shepherd Homes Ltd
Sue Gasgoyne	Planning Aid, East of England
	Weardale Railways Ltd
Reverend I Akers	Bondgate & Eastbourne Methodist Church
Jane Buxey	Stone Federation Great Britain
	Janet Flowers
Jane Wild	Jane Wild
Mark Fisher, Facility Development Manager	The Lawn Tennis Association
Jonathan Collins	Hallam Land Management
Jenni Cooke	Children's Services

Contact Name	Respondent
Jennifer Hadland	Smiths Gore for Church Commissioners for England
John Brooks	DTZ
John Foddy	King Sturge for Marchday Group, owners of Lingfield Point, Darlington
John Jameson	The Miller Group
John Jameson	Miller Homes
Mr. John Magson (Secretary)	Darlington Branch of CAMRA
John Ellis	Anderson Ellis
Mr Howard	Howard Developments (Darlington) Limited
John Lavender	John Lavender, PlanArch Design Ltd
John Straughan	John Straughan
	Mr J Sturrock
J Wheeler	J Wheeler
Arnold and Judith Parker	Arnold and Judith Parker
Julie Wallin	Carver Commercial
Jennifer Winyard	Turley Associates for Durham Tees Valley Airport
Karen Grundy	Darlington CVS
Karen Reed	DPP, for Tesco
Karen Richmond, Military Civil Integration Project Manager	Army Regional Forward Programme Team
Mrs Kathy Long, Neighbourhood Manager	Places for People
Kendra Ulliyart	Friends of the Earth
Kevin Richardson	Barratt Newcastle Ltd
Kim Hall	Heighington Village Hall
Mr Kit Bartram	Mr Kit Bartram
G C Bartram	GC Bartram
Laura Ross	Stewart Roff Associates
Laurie Norris (Environment and Land Use Adviser)	National Farmers Union (North East)
	Fusion Online Ltd

Contact Name	Respondent
Harry Brian Leonard	Harry Brian Leonard
Lesley Compson	GOLD Members
Linda Willson	Linda Willson
Lisa Horridge	Banks Developments
Sebastian Hanley	Dialogue
Louise Nicholson (Planning Manager)	Yuill Homes
Luke Plimmer	Martineau
Stuart Dean	Heighington Action Group
Lynne Henderson	Mount Pleasant Children's Centre, Darlington Borough Council
c/o Roger Etchells & Company	Noble Organisation
Mr. Malcom Cundick	Alpha Plus Architects
Mrs Valerie Peacock (Darlington District Manager)	Darlington Building Society
RJB Dorin	National Car Parks Ltd
Martin Kerby	RSPB (North of England Office)
Martyn Pellew	PD Ports plc
Matthew Crann, Duty Station Manager	National Express East Coast
Head of Policy - North of England	Freight Transport Association
Mr & Mrs McGarry	Mr & Mrs M McGarry
Mike Dixon	Redbox Design Group
Melanie Edwardson	Edwardson Associates for Mr JWB Snaith
Myriam Hengesch	Savills obo Nottinghamshire County Council Pension Fund
Mr Mark Hope	Northern Trust Co Ltd
Group Director	Hanover Housing Association
Michael Jones	Royal Mail Group Property PLC c/o Sanderson Weatherall
Mike Hill, Bureau Manager	Darlington Citizens Advice Bureau
Mike Stone	England & Lyle for Northumbrian Water Ltd.
Mirren Hunter	Mirren Hunter, Policy and Performance Manager

Contact Name	Respondent
Mark Q Mann, Associate Director	Savills L & P Limited
c/o Morvyn Sanderson	North Road Community Partnership
Nicholas Lawrence	Eko Planning Ltd for Durham & Darlington NHS Foundation Trust
Jules Brown (Planning Co-ordinator)	North East Civic Trust
Neil Milburn	Barratt Homes
Neil Drew	Neil Drew, Operations Manager
Joanna Shields, Acquisitions Manager	Lidl UK GmbH
Sean Hedley	Commercial Development Projects Ltd, c/o Sanderson Weatherall
News Editor	Alpha 103.2
News Editor	Evening Gazette
Nick Appleyard	Landteam
Nicola Sewell	Indigo Planning Ltd obo Focus Fund
N R Cooper	Colliers CRE
Norman Maltby	Eastbourne Community Partnership
Mr J P Hull	Farmway Ltd
PR & BM Surman	PR & BM Surman
Paul Richardson	Paul Richardson, LSC
Paul Barnett	Lambert Smith Hampton
Peter Carrick	Peter Carrick, Accounting Manager
Peter Wilson	Markets Manager
Peter Wood	Seven Parishes Action Group
Christopher Whitmore	Andrew Martin Associates
Peter Wood	Wm. Morrison Supermarkets plc
Miss Rose Freeman, Planning Assistant	The Theatres Trust
Penny Furniss	Redcar & Cleveland Borough Council
John Smerdon	Chester le Street District Council
Chief Environmental Services Officer	Derwentside District Council

Contact Name	Respondent
Planning Policy	Easington District Council
Planning Policy	Hartlepool Planning Policy Team
Plant Enquiries Team	Virgin Media
Chris Taylor	Mr. C Taylor
Rachel Ford, Policy and Information Manager	Business Link North East
Angela Lockwood, Director	Endeavour Housing Association
	Cunnane Town Planning
	St Modwen Developments Ltd
Richard Grassick	Cycling Campaign
Rob Smith	Peacock and Smith, for Bussey and Armstrong Ltd
Mr. Bob Applegarth (Assistant Footpath Officer)	Ramblers Association, Darlington Group
Rod Hepplewhite	Prism Planning
Rose Thornton	Community Development Worker (Lingfield Community Partnership)
Rosi Thornton	Community Development Worker (Lascelles Community Partnership)
Rosi Thornton	Community Development Worker (Red Hall Community Partnership)
Ian Lyle	England & Lyle
Mr. D C Christie (Managing Director)	Darlington Homes
Sara Cooper	Northern Architecture
	Sarah Still
Scott Munro	GVA Lamb & Edge Planning Development and Regeneration Unit
Stephen Gaines, Head of Airport Planning	Peel Airports Limited
Sarah Ginder	Fordham Research Ltd
Pat Howarth, Head Teacher	Hummersknott School
Simon Usher	Persimmon Homes (NE) Ltd
Sonya Swift	CDP Ltd
Stephen Yeardley	Stephen Yeardley, Team Co-ordinator
	Steve Thompson

Contact Name	Respondent
S Wright	CB UK Ltd
Steven Drabik (Architectural Liaison Officer)	Durham Constabulary
	John Stoney
	Sue Dobson
Mr Sukhpal Singh Purba	Sikh Temple
Susan Davison, Principal Community Development Worker	Community Partnerships
	Susan Storey
Suzanne Phillipson	GVA Grimley for Mark Rudolph, PPG Land Ltd.
	Helen Steel
Pete Wildlinski	North of England Refugee Service
Roger Budgeon (Chairman)	UK Rainwater Harvesting Association
Tim Wright, Public Health Projects Manager	NHS Darlington and NHS County Durham
Mr Timothy Wheeler	The Dean and Chapter of Durham c/o Ward Hadaway
Tom Richardson	Land Factor
	Tom Robinson
Tony Bateman	Pegasus Planning for Miller Homes
Tony Cooper	Bussey & Armstrong Ltd
Tony Thornton, Manager	Salvation Army Hostel
	Paul Trotman
Catherine Beard	UK Association of Gypsy Women
	Mr John & Mrs Valerie Whitby
John Wyatt / Alastair Willis	Signet Planning obo Mowden Park Estates
	Bill Parry
Felicity Wye, Planning Research Manager	Tribal MJP
	Yvonne Rennard
Fran Hitchinson	Woodland Trust
Linden Groves	Garden History Society

Contact Name	Respondent
Miss Kate Ashbrook BSc (General Secretary)	The Open Spaces Society
	Ancient Monuments Society
James Turner	Big Lottery Fund
<b>Councillors</b>	
Cllr G Cartwright	Harrowgate Hill Councillor
Cllr Nicholson	Cockerton East Councillor
Cllr P Freitag	Park East Councillor
Cllr D A Lyonette	Haughton West Councillor
Cllr N V Wallis	Haughton West Councillor
Cllr C Johnson	Hummersknott Councillor
Bill Stenson	Mowden Ward
Ron Lewis	Mowden Ward
Steve York	Middleton St George Ward
Cllr M Cartwright	Harrowgate Hill Councillor
Cllr Burton	Harrowgate Hill Councillor
Cllr T Nutt	Haughton North Councillor
Mike Barker	North Road Councillor
Heather Scott	Park West Councillor
Cllr A Scott	Haughton West Councillor
Doris Jones	Middleton St George Ward
Cllr S Harker	Pierremount Councillor
Cllr F Lawton	North Road Councillor
Cllr Copeland	Haughton North Councillor
Cllr G G Lee	Heighington & Coniscliffe Councillor
Marian Swift	Pierremont Councillor
Jim Ruck	Park West Councillor
Cllr Armstrong	Faverdale Councillor

Contact Name	Respondent
Dorothy Long	Northgate Councillor
Cllr B Dixon	Eastbourne Councillor
Joe Lyonette	Park East Councillor
Cyndi Hughes	Park East Councillor
Eleanor Lister OBE	Northgate Councillor
Cllr Thistlethwaite	Cockerton East Councillor
Cllr Baldwin	Cockerton East Councillor
Kate Davies	Pierremont Councillor
David Regan	Cockerton West
Martin Swainston	Hurworth Ward
Wendy Newall	Lascelles Ward
Ian Galletley	College Ward
Cllr B Jones	Sadberge & Whessoe Councillor
Geoff Walker	Haughton East
Eddy Jenkinson	Central Ward
Charles Johnson	Hummersknott Ward
Cllr S Robson	Bank Top Councillor
Malcolm Dunstone	Hurworth Ward
Anne-Marie Curry	North Road
Chris McEwan	Haughton East
Jenny Chapman	Cockerton West
Jackie Maddison	Lascelles Ward
Cllr L Vasey	Eastbourne Councillor
John Williams	Bank Top Ward
Eric Roberts	Heighington and Coniscliffe Ward
Isobel Hartley	Central Ward
Cllr L Haszeldine	Lingfield Councillor

Contact Name	Respondent
Cllr I Haszeldine	Lingfield Councillor
Tony Richmond	College Ward
Cllr R Francis	Eastbourne Councillor