

VISION AND OBJECTIVES

"A VISION FOR DARLINGTON"		
CSIO REF	Respondent	Comments
CSIO 010	Councillor Johnson (Hummersknott)	Vision is subjective re travel.
CSIO 087	Mrs V Whitby	Sustainability.
CSIO 015	Councillor G G Lee (Heighington & Coniscliffe)	Subject to all small developments in the Borough's villages to be discussed and agreed with the Parish Councils.
CSIO 019	Central Ward Partnership	Generally too wordy, not comprehensible to ordinary folk. In particular, not happy with use of "economic growth"; "change" or "development" would be better/accurate.
CSIO 020	Tees Valley Rural Community Council	Darlington has a substantial rural area, but only refers to good quality urban design, this should apply across the district, urban or rural. Concept of 1 Darlington works in other documents. Objective 10 - Transport references are not clear in terms of what standards might apply for public transport. 11 - should consider adding rural to the list where access is an issue.
CSIO 024	Highways Agency	Generally supportive, to increasing trips and access to sustainable transport modes, reducing the need to travel, especially by the private car, particularly as commuting levels are high in Darlington resulting in a car dominated and less environmentally sustainable Borough. Supportive of utilising previously developed land and underused land for accommodating new housing and associated development, provided that no extra stress is placed on the Strategic Road Network. Should refer to 'supporting local development and creating <i>sustainable</i> opportunities'; which could be supported by focusing development on the most sustainable sites, where there is greater access to employment opportunities, services and facilities by a variety of means of transport, particularly sustainable modes.
CSIO 026	Mr & Mrs M McGarry	Where there is proposed development outside the village envelope for Heighington and other villages the burden must be on the developer to show that the proposals are consistent with and complementary to the village and will not detract from the nature of the village.
CSIO 037	Tom Robinson	All development should maintain and complement the character and environment of the locality particularly in and around Conservation Areas.
CSIO 038	One NorthEast	Notes the vision and 14 strategic objectives to achieve that vision and consider these to be appropriate.
CSIO 048	Savills for Nottinghamshire County Council Pension Fund	Strongly support the spatial vision for Darlington for the next 20 years, to encourage a more sustainable community (p8). Retail is recognised as a vital employment generator and can help to turn Darlington into an economic gateway of the Tees Valley City Region and North East England.
CSIO 051	Durham Cathedral	Supports the broad aims of the "vision" and "Core Strategy" for Darlington.
CSIO 051	Durham Cathedral	It is noted that the "vision" aims to increase high quality employment opportunities and higher paid jobs. These laudable aims require good sites for businesses, a range of housing quality and quantity and associated

		infrastructure.
CSIO 052	English Heritage	Welcome reference to the intention that the Borough will continue to seek out and maintain its own unique identity and distinctiveness and to build upon the special character and quality of its historic market town.
CSIO 053	Councillor Copeland (Haughton North)	Don't forget 'tourist destination', historical links, the Railways, the Quakers, Banking, Prince Bishops, make the most of these links which are known worldwide.
CSIO 055	Environment Agency	Acknowledge and support strategic objectives 6, 8 and 12 within this section.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	Fully endorse the approach to provide a range of decent housing in sustainable locations (objective 3) and provide a continuous supply of previously developed land and greenfield sites in sustainable locations that will meet the strategic housing (and other) requirements (objective 12).
CSIO 071	Annabel Beattie	There is a strong feeling within Heighington that only development that preserves to enhance the character of the village should be allowed.
CSIO 072	Peter Wellings	Any development in the villages should be within the existing village envelopes and should respect conservation areas. Any new buildings in the villages should fit in with their environment and be built of sympathetic, good quality materials reflecting the existing vernacular architecture. Any development should not adversely affect areas of high landscape value.
CSIO 074	Network Rail	Support aims to enhance the Borough's transport infrastructure, in particular the railway system.
CSIO 090	Helen Steel	Agree more housing is needed but we need to make sure that schools, GPs etc can cope with the growth!
CSIO 094	Middleton-St-George Parish Council	The vision of MSG residents is to: A) Continue to build a sense of village community, B) Keep MSG a safe and pleasant place to live, work and visit, C) Ensure all residents that do not have cars have access to facilities and services, D) Encourage young people to appreciate the environment they live in, to be involved in local activities and to care about their village. Provide activities for older children, E) Improve traffic calming and car parking in the village centre, F) Better train services, G) Improvements to the Water Park to encourage and protect this local important open space and nature reserve.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	It is important to recognise that optimum use of previously developed land for sustainable development should be encouraged. When appropriate opportunities in sustainable locations of a good size can be identified, these are encouraged for "flagship" quality regeneration projects that will assist in achieving long-term improvements to the Darlington economy, neighbourhood renewal, flexible business accommodation and new dwellings across all tenures types and value ranges. The vision and objectives should emphasize the need to develop and encourage exemplar sustainable mixed communities e.g. proposed comprehensive regeneration of Lingfield Point.
CSIO 096	Heighington Parish Council	Subject to sufficient staff and resources being made available to ensure public/local bodies etc. are consulted and informed fully on planning issues. It is apparent that the present infrastructure will not support any more development.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	In addition to referring to unused and underused land and buildings within the urban area as the focus for accommodating population growth, reference should be made to the identification of appropriate greenfield sites in sustainable locations on the edge of the urban area. This would ensure consistency with the objectives, in particular objective 12 (makes specific reference to the need to identify such sites)

CSIO 033	Natural England	Support and welcome the issues and aspirations in the Spatial Vision but these might be more clearly set out in shorter, less diverse, sentences. Like to see specific mention to protecting, maintaining and enhancing the natural environment (biodiversity and geological conservation in line with objective 8 and PPS9). In the 3rd paragraph open spaces, as part of habitat networks, will help address the impacts of climate change as well as minimise contribution.
CSIO 035	Turley Associates for Durham Tees Valley Airport	Makes no reference to DTVA. This is disappointing as the RSS Proposed Changes acknowledges DTVA having a key role in the economic growth of the Region (vision paras 1.15, 2.62, 3.44, policies 21 and 49). Policy 5A seeks to "improve and enhance the internal and external connectivity and accessibility of the North East by..f) maximising the potential of key regional Gateways of the ports and airports and strategic infrastructure in supporting economic regional growth and regenerations". Policy 7.4a supports the polycentric development of the Tees Valley City Region by: "..encouraging the growth of passenger and freight services from Durham Tees Valley Airport in linking the region to international markets..". Policy 21 supports the development of the North East's airports. The lack of reference to DTVA as a key economic driver and a regional Gateway enhancing connectivity to UK and European markets is a serious omission. The importance of DTVA and the encouragement of its growth should be included in the Vision and the Strategic Objectives. Suggest an additional objective: 'encourage the growth of Durham Tees Valley Airport as a international gateway to the region and key economic driver'.
CSIO 052	English Heritage	Envisage that over the next 20 years or so conservation will become a key employment sector, cross-cutting many of those already identified on p8.
CSIO 086	CPRE, Darlington District Committee	Broadly agree, but there are some points with which we "disagree": 1. First paragraph change to: "...will continue to develop as the physical and economic gateway to the Tees Valley City Region and as a key location...". 2. Third paragraph, first sentence to read: "...continue to carve out its own unique identity and distinctiveness as an important player...". 3. Fifth paragraph to read: "The rural character of the countryside will be protected. To the south of the town the visual links with the Yorkshire Dales and North York Moors will be maintained, but elsewhere the Tees Forest the continued expansion of the Community Forest and an improved right of way network will...".

SUMMARY	43 Responses (out of 101), 38 Agreed with the Vision, 5 Disagreed
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OFFICER COMMENTS - The broad support for the vision from respondents is welcomed. The vision will be reviewed taking into account the comments received and to align it with the finalised sustainable community strategy 'One Darlington: Perfectly Placed'. Consideration will be given as to whether a simplified, shorter version of the spatial vision can be distilled, and whether the vision should give greater focus to the matters raised by respondents. Specific matters raised by respondents will be considered in relation to the development of specific Core Strategy or other Local Development Framework document policies.

STRATEGIC OBJECTIVES

CSIO REF	Respondent	Comments
CSIO 069	Sharron Marshall	Only development that preserves or enhances the integrity of the village should be allowed. The character of the villages should always be protected.
CSIO 070	Mrs J King	Any development should preserve the character of 'the perfect village'
CSIO 074	Network Rail	Support aims to enhance the Borough's transport infrastructure, in particular the railway system.
CSIO 080	Helen Steel	Agree that more housing is needed, we need to make sure that schools, GPs etc can cope with the growth!
CSIO 091	Mark Adamson	Only development that preserves and enhances the village should be allowed. Therefore strongly agree with Strategic Objective 5.
CSIO 093	N J S Ellis	Strategic Objective 5 should be supported. Only development which preserves or enhances the special character of this village should be allowed and only within the democratically designated boundary.
CSIO 015	Councillor Lee (Heighington & Coniscliffe)	Subject to all small developments in the Borough's villages to be discussed and agreed with the Parish Councils.
CSIO 019	Central Ward Partnership	Generally too wordy, not comprehensible to ordinary folk. In particular, not happy with use of "economic growth"; "change" or "development" would be better/accurate.
CSIO 020	Tees Valley Rural Community Council	Darlington has a substantial rural area, introduction refers to good quality urban design, this should apply across the district, urban or rural. Concept of 1 Darlington works in other documents. Objective 10 - Transport references are not clear in terms of what standards might apply for public transport. 11 - should consider adding rural to the list where access is an issue.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	In addition to referring to unused and underused land and buildings within the urban area as the focus for accommodating population growth reference should be made to the identification of appropriate greenfield sites in sustainable locations on the edge of the urban area. Such an approach would ensure consistency with the objectives, in particular objective 12 (which makes specific reference to the need to identify such sites).
CSIO 026	Mr & Mrs M McGarry	Where there is proposed development outside the village envelope for Heighington and other villages the burden must be on the developer to show that the proposals are consistent with and complementary to the village and will not detract from the nature of the village.
CSIO 039	Alan Holcroft	Agree with strategic objective 5. Only development that enhances the village character should be allowed.
CSIO 041	Mr S Howarth	Careful consideration must be given protecting the core boundaries of the identified villages. Peripheral expansion must be avoided. Development within Heighington must preserve and enhance the character of the village.

CSIO 048	Savills for Nottinghamshire County Council Pension Fund	Support the strategic objective which recognises that there is demand for alternative shopping provision in the town centre, commercial centres and local centres. The No Frills DIY unit is located in close proximity to the North Road District Centre and fully support the aspiration for 'protecting and enhancing key commercial centres'.
CSIO 052	English Heritage	Strongly support Objective 8, support Objective 5 and welcome Objective 6. Making best use of existing built fabric will greatly assist in achieving this.
CSIO 053	Councillor Copeland (Haughton North)	Don't forget 'tourist destination', historical links, the Railways, the Quakers, Banking, Prince Bishops, make the most of these links which are known worldwide.
CSIO 056	Nathanial Lichfield & Partners for Theakston Estates	Fully endorse the approach to provide a range of decent housing in sustainable locations (objective 3) and provide a continuous supply of previously developed land and greenfield sites in sustainable locations that will meet the strategic housing (and other) requirements (objective 12).
CSIO 058	England & Lyle for Mr Metcalfe	Generally support Strategic Objective 5. In order to achieve this objective, it is necessary to identify opportunities to deliver housing of an appropriate size, character and function to support the long-term viability of Bishopton and its services. The site at The Paddock provides an opportunity to allocate a sustainable extension to the village to retain and attract families and meet local housing needs.
CSIO 065	Margaret Petterson	Strategic Objective 5 - feel strongly, as do many other residents that only development within Heighington that either enhances or preserves the rural character of the village be permitted.
CSIO 068	Harry Brian Leonard	Agree with Objective 5, must stick to the principle that only developments that preserve and/or enhances the character of the village be allowed.
CSIO 076	Mrs Amy Boyle	There is great concern in Heighington that any future developments should take into consideration the surroundings and character of the village and anyone not thinking this way should not even be considered.
CSIO 072	Peter Wellings	Any development in the villages should be within the existing village envelopes and should respect conservation areas. Any new buildings in the villages should fit in with their environment and be built of sympathetic, good quality materials reflecting the existing vernacular architecture. Any development should not adversely affect areas of high landscape value.
CSIO 075	Frank Haylett	Objective 5 has full support, there has been sufficient development in Heighington, some of it already to the villages detriment.
CSIO 077	Mr J J Sims	Need to keep the character and individual identity of the Borough and the clear distinction between the town and surrounding villages. The quality of life and the variety of places to love within the Borough must be maintained e.g. don't ruin the character by turning the local villages into housing estates.
CSIO 078	Charlotte Lynch	Agree with strategic objective 5. Believe that only development which preserves the essential character of the village should be permitted.
CSIO 081	Jane Wild	Totally agree with strategic objective 5 and feel that only developments that preserve and enhance the character of Heighington Village should be allowed.
CSIO 082	PR & BM Surman	Agree that only development which preserves and or enhances the village should be allowed.

CSIO 083	Mr D Mutton	In strong agreement with strategic objective 5. It is very important that only development which preserves/enhances the character of the village will be allowed.
CSIO 084	Andrew Hodgson	Strongly agree with strategic objective 5. There is a strong feeling within Heighington that only development that preserves and/or enhances the character of the villages be allowed.
CSIO 088	Mrs D J Shoyd	The look of the villages is most important. Development should only be considered if it enhances the villages. Strongly agree with strategic objective 5.
CSIO 089	Mr J D Powell	It is necessary to maintain and uphold the character of a rural village.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	The optimum use of previously developed land for sustainable development should be encouraged. When appropriate opportunities in sustainable locations of a good size can be identified, these are encouraged for "flagship" quality regeneration projects that will assist in achieving long-term improvements to the Darlington economy, neighbourhood renewal, flexible business accommodation and new dwellings across all tenures types and value ranges. The vision and objectives should emphasize the need to develop and encourage exemplar sustainable mixed communities e.g. proposed comprehensive regeneration of Lingfield Point.
CSIO 096	Heighington Parish Council	Subject to sufficient staff and resources being made available to ensure public/local bodies etc. are consulted and informed fully on planning issues. It is apparent that the present infrastructure will not support any more development.
CSIO 033	Natural England	Objective 1 should read 'protect, enhance and create a sustainable environment'. 5 Should recognise the need to protect the open countryside. 6 Should recognise the need to allow the natural environment to adapt to the consequences of climate change. 7 Support. 8 Welcome the objective but this should address landscape character and geological conservation. 9 Objectives for access in the Borough should clearly integrate with wider rights of way and cycle networks and seek to expand such networks. 12 In line with PPS9 use of previously developed land should also integrate biodiversity and geological conservation interests. 13 support
CSIO 049	Sport England (North East)	Welcome the recognition of the importance of health (1) and some of the facilities communities need to be healthy (13) failure to include sport (facilities) within (13) is a major omission.
CSIO 059	England & Lyle, for Private Clients	In order to meet draft objectives 3, 5, 6, 7, 9 and 12 it is important to encourage future residential development on large, underused and vacant sites within the Urban Area e.g. brownfield site at Albert Hill, as shown in submitted documents. The site is within walking distance of the town centre and provides a major residential development opportunity, entailing a comprehensive, detailed, joint masterplanning approach. This would incorporate high quality urban design principles with the potential to deliver eco-homes in a highly sustainable location. Would make a significant contribution to the housing requirements of the Borough and the wider sub-region, particularly the strategic aspirations for the Tees Valley to be designated a Growth Point and strategic objective 3. In relation to this would support the future vision and objectives for the town.

CSIO 092	J Wheeler	Cover too wide a field and are vaguely written for a single answer. A physical and economic gateway is meaningless in real terms. Darlington is not a physical gateway, its by-pass links the A1 with the conurbations to the east, thus "gateway" is hard to define. The vagueness must be deliberate e.g. "sustainable". This has become a comfort word to inject a flavour of an idea without having to be clear. In environmental context it could mean that the policy is not depleting finite natural resources e.g. minerals/fossil fuels. But few of the uses mean that. It is frequently used in an economic context meaning continuous growth which is far from environmentally sustainable. Comment is difficult as the hidden meaning has to be unpicked. It is impossible to respond without reading the "Issues and Options" and that is difficult by the format and style. Despite the glossy document, it has been sloppily edited. Hopefully the underlying work had care and precision. The consultation is for appearance leaving the Council to do what they want or are pressured to do by developers. It is not a clear, precise and accountable basis of planning for the future. So it is debatable whether it's worth the effort of commenting.
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SUMMARY	53 Responses (out of 101), 48 Agreed with the Objectives, 5 Disagreed
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OFFICER COMMENTS - The support for specific strategic objectives is welcomed. The suggestions for additions and amendments to the objectives will be considered, where it is appropriate to address the issues at the broad objective level, rather than at the more detailed policy level. The separate adopted LDF Statement of Community Involvement sets out the Council's objectives for community engagement on planning matters.