

THEME 1: Achieving a More Sustainable Community

THEME 1: Achieving a More Sustainable Community (General Theme)

CSIO Reference	Respondent	Comments
CSIO 064	England & Lyle for Northumbrian Water Ltd.	Support the main priorities identified on p17, particularly sustainable development where there is adequate infrastructure and through the promotion of Sustainable Urban Drainage Systems.

SUMMARY	1 Response (out of 101 responses) who agreed with the overall theme
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ISSUE 1 – Darlington's Sub Regional Role

ISSUE 1 – Darlington's Sub Regional Role (General Theme)

CSIO REF	Respondent	Comments
CSIO 043	Sadberge Parish Council	The descriptions of the options are not very clear. It is difficult to understand the differences between the options and to assess the practical effects of Darlington and its residents.
CSIO 092	J Wheeler	Since Darlington is likely to try attracting all the investment it can get and will be largely unwilling or unable to turn away investment, this seems to be more a question of the words that go into publicity brochures than a fundamental matter of policy.

OPTION 1A – Darlington should promote itself as a Sub regional centre within the Tees Valley

CSIO REF	Respondent	Comments
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	This would accord with planning policy at a regional level; the RSS defines Darlington as a sub-regional centre and policy 5a directs the majority of new development to 'main settlement' locations such as Darlington.
CSIO 024	Highways Agency	Concerned that the potential increase in commuting could lead to an increase in the utilisation of the SRN and detrimentally impact on its safe and efficient operation, particularly if the increase can not be accommodated via sustainable transport modes. Whichever option is taken forward would wish to see appropriate measures included to ensure that the aims of minimising the need to travel, particularly by private car and encouraging sustainable travel are met.
CSIO 034	DPP, for Tesco	The role of Darlington as a sub-regional centre within the Tees Valley is acknowledged and the requirement to enhance and promote the vitality and viability of the centre is considered necessary if Darlington is to continue to fulfill its role and function. The promotion of Darlington's sub-regional role is consistent with RSS policy.

OPTION 1B – Darlington should promote itself as a Sub regional centre, with other investment to meet residents needs only		
CSIO REF	Respondent	Comments
CSIO 087	Mrs V Whitby	PPS12 paragraphs 4.8-4.11.
CSIO 029	John Straughan	Darlington Borough is not and never should be another Teesside and should not try and compete to be a major centre for industry. Instead it should play to its strength as market town surrounded by lovely attractive countryside and charming villages.
CSIO 039	Alan Holcroft	Darlington is a market town and not an industrial centre like Teesside, it should be allowed to remain in pleasant countryside.
CSIO 041	Mr S Howarth	Darlington Borough should protect its image as an affluent/prosperous Market Town with attractive countryside and villages. It should not compete with Teesside as a major industrial centre or Teesside satellite.
CSIO 065	Margaret Petterson	Darlington Borough is distinctive from Teesside. Teesside being a major centre for industry and Darlington a large market town supporting the smaller rural villages in the surrounding attractive countryside.
CSIO 068	Harry Brian Leonard	Darlington should not try and compete with Teesside, but should define itself as a Market Town surrounded by countryside and villages.
CSIO 069	Sharron Marshall	Darlington should continue to develop as a market town of unique character, surrounded by attractive countryside and small villages.
CSIO 071	Annabel Beattie	Should not try and compete with Teesside as a major centre for industry but should try and differentiate itself as a market town surrounding attractive countryside and villages.
CSIO 075	Frank Haylett	Darlington should try to re-establish itself as a quality 'market town'. Much of its attraction as a shopping centre has been lost in recent years. It is shopper-unfriendly.
CSIO 076	Mrs Amy Boyle	Great concern in Heighington that any future development should take into consideration the surroundings and character of the village and anyone not thinking this way should not even be considered.
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 live within the Borough must be maintained e.g. don't ruin the character by turning the local villages into housing estates. Leave heavy industry to Teesside and maintain the Borough as an example of north eastern town and country life.
CSIO 078	Charlotte Lynch	The Borough should establish its own character as a Market Town with attractive countryside and villages rather than copy Teesside in trying to become an industrial centre.
CSIO 081	Jane Wild	Has an opportunity to promote itself as a market town surrounded by attractive villages rather than competing as a major centre for industry. It could greatly benefit economically by promoting this differential and thus attracting residents to stay in the area.
CSIO 082	PR & BM Surman	Darlington is a market town and should develop this aspect. Surrounding itself with attractive countryside and villages.
CSIO 083	Mr D Mutton	Only development which preserves and enhances the village should be allowed.
CSIO 084	Andrew Hodgson	Darlington Borough should not try to compete with Teesside but maintain its own identity as a successful market town surrounded by attractive countryside.

CSIO 086	CPRE, Darlington District Committee	As a market town Darlington has historically, and successfully, fulfilled this role and can be expected to continue to do so. Would build on an existing strength.
CSIO 088	Mrs D J Shoyd	The market town of Darlington is pleasant to shop in especially with thought given to the elderly and disabled ramps and easier access. Darlington's character and charm should be preserved.
CSIO 091	Mark Adamson	Darlington has a unique look with Market Town attraction which many visitors find enjoyable. The character should be maintained and not have to change to compete with Teesside. The village and countryside surroundings should be preserved.
CSIO 093	N J S Ellis	Should stay sub-regional and not try to compete with Teesside. Should remain a market town with attractive villages around it.

OPTION 1C – Darlington should promote itself as a Key centre within the Tees Valley City Region

CSIO REF	Respondent	Comments
CSIO 012	Sanderson Weatherall for Royal Mail Group Property PLC	Support and encourage more development of the town centre
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Provides the best balance in terms of the need to strengthen economic and social links with other parts of the region whilst providing for the employment and other needs of Darlington
CSIO 038	One NorthEast	It is vital to prioritise support for the accelerated economic growth of the region and maintain that it is necessary to focus actions and interventions in those areas of greatest economic opportunity, e.g. Tyne and Wear and Tees Valley city regions. Through this approach future economic prosperity and well-being of the whole region can be secured. Cities are 'engines' of regional economies, and in the North East, Tyne and Wear centred on Newcastle, and Tees Valley, Darlington - Middlesbrough corridor account for the majority of the region's economic growth 1995-2001. Based on the importance of the cores of the city regions in delivering the RES, should ensure that the economic aspiration for these areas match the RES. Darlington is considered to be a key centre within the Tees Valley City Region.
CSIO 044	North East Assembly	Ensure that Darlington's role, in the RSS further proposed changes is reflected. Policy 5, Darlington is identified as a main settlement in the Tees Valley city region, and a 'sub-regional' centre in terms of retail and leisure. Policy 7 recognises Darlington as an important location for employment development. The supporting text (para 2.129 and 2.160) cites Darlington as having 'a vital role to play in the Tees Valley, as a sub-regional centre servicing a large part of North Yorkshire and South Durham, as a major employment centre and gateway to the region'. This recognises Darlington's excellent transport links in functioning as an employment centre. Option 1C is appropriate as it assumes that links will be strengthened with North Yorkshire and County Durham, and more employment opportunities will be provided alongside more development in the town centre and in the main employment areas.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Darlington has a key strategic position within the Tees Valley. Strengthening links with North Yorkshire, County Durham and the Tees Valley will enhance Darlington's economic role, encouraging employment growth and capitalising on its accessibility and excellent communications links. Maximises the economic and social impact for the benefit of Darlington, aiding economic growth through increased inward investment.

CSIO 047	Signet Planning for Mowden Park Estates	Seeks to enhance Darlington's position as a sub regional centre and strengthen links with North Yorkshire, County Durham, as well as Tees Valley. Darlington, as recognised by the RSS, has a vital role to play in the Tees Valley as a sub-regional centre and beyond, servicing a large part of North Yorkshire and South Durham, and as a major employment centre and gateway to the region through its mainline station, the A1 and the expanding Durham Tees Valley Airport. These transport links and favourable environment has enabled Darlington to attract logistics and other office employment that may not otherwise be attractive to the Tees Valley. The Darlington Eastern Transport Corridor will improve accessibility to the town centre and enable further priorities to be given to public transport along the main radial routes. To reflect this, Darlington's status should be enhanced within the Tees Valley City Region.
CSIO 048	Savills for Nottinghamshire County Council Pension Fund	This will provide more opportunities for residents and local employers. Encourage the promotion of the town centre and main employment area. The North Road District Centre and associated Industrial Estate can positively contribute to the local economic growth of Darlington.
CSIO 052	English Heritage	Am uncertain as to whether it would seek to make Darlington a key centre or the key centre within the Tees Valley City Region.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	This would build upon the sub regional role confirmed in the RSS. As the Sustainability Appraisal notes, this has the potential to deliver both a very positive economic and social impact and as such, links to Darlington's vision for the future.
CSIO 057	Indigo Planning Ltd for Focus Fund	Agree that the promotion of Darlington as a key centre would attract economic investment from within and outside the City Region and encourage people to live and work in Darlington. Believe the wording should reflect the RSS. Within the Proposed Changes it states "Darlington plays an important role as a sub-regional employment, retail and cultural centre serving a distinct catchment area covering South Durham and a large part of North Yorkshire, stretching into Richmondshire and Hambleton". The role of Darlington set out in the RSS is similar to Option 1C and for clarity and consistency, it should be reworded as "Sub Regional Tees Valley City Region".
CSIO 058	England & Lyle for Mr Metcalfe	Allocation of the site at The Paddock, Bishopton for housing would contribute to the strategic aspirations for the Tees Valley to be a Growth Point, in addition to Darlington providing "more opportunities to meet the needs and aspirations of residents". In order to ensure that a wide range and type of housing is available to meet the area's Growth Point status and to ensure Borough's housing requirements are met with an adequate and flexible supply of housing in high quality locations, Option 1C is supported.
CSIO 059	England & Lyle, for Private Clients	The major residential development opportunity at Albert Hill is important to Darlington's contribution to deliver the strategic aspirations for the Tees Valley to be designated a Growth Point, in addition to Darlington providing "more opportunities to meet the needs of residents". Sustainability Appraisal identifies the potential for a "slight negative environmental impact (from increased commuting)". However, the site at Albert Hill is within walking distance of Darlington town centre and other employment opportunities within the Borough and is accessible by public transport links serving the site.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	This strategy would be consistent with Darlington's sub regional status in the RSS. Would maximise Darlington's economic development potential taking advantage of its function as a Strategic Public Transport Hub (RSS Policy 32) and major employment opportunities including the regional development centre at Central Park (RSS Policy 13).

CSIO 072	Peter Wellings	Darlington should not compete with other local industrial areas but should develop its identity as a market town and increase its tourism potential by strengthening its links with North Yorkshire, County Durham and the rural Tees Valley.
CSIO 080	Arnold and Judith Parker	Darlington has the potential to become more than sub-regional centre of the Tees Valley City Region and has a distinct identity, serving a wider hinterland.
CSIO 090	Helen Steel	Darlington has the potential to be a leading authority; an authority for others to copy.

ISSUE 1 - SUMMARY		Out of 101 respondents, 60 chose one of the following options
1A – Sub regional role within the Tees Valley		5 respondents chose this option although one respondent did not support the option.
1B – Sub regional centre, with other investment to meet residents needs only		28 respondents chose this option.
1C – Key centre within the Tees Valley City Region		27 respondents chose this option although one respondent did not support the option.

OFFICER COMMENTS - The support from key stakeholders for strengthening Darlington's role within Tees Valley is welcomed, though it is clear from responses received that the approach should be for growth that is complementary to what the rest of the Tees Valley offers, whilst retaining the Borough's unique character and heritage, and remaining distinctive from Teesside. These ideas will be taken forward in developing a policy on the Borough's sub-regional role.

ISSUE 2 – Planning for Growth

ISSUE 2 – How much growth should there be in Darlington? General Theme		
CSIO REF	Respondent	Comments
CSIO 064	England & Lyle for Northumbrian Water Ltd.	There is no particular preference other than to request the need for early consultation on adequate water and sewerage infrastructure.

OPTION 2A – Accommodate natural population change only as part of growth in Darlington

CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	Natural population change includes immigration.
CSIO 029	John Straughan	Darlington Borough is not and never should be another Teesside and should not try and compete to be a major centre for industry. Instead it should play to its strength as market town surrounded by lovely attractive countryside and charming villages.
CSIO 041	Mr S Howarth	This relates specifically to the village of Heighington, there may well be other appropriate sites to accommodate development but not to the detriment of Darlington losing its Market Town image. Controlled measured growth is important.

CSIO 065	Margaret Petterson	Darlington Borough is distinctive from Teesside. Teesside being a major centre for industry and Darlington a large market town supporting the smaller rural villages in the surrounding attractive countryside.
CSIO 068	Harry Brian Leonard	Plenty of room for infill new developments, outside the village should not be allowed.
CSIO 069	Sharron Marshall	Darlington should continue to develop as a market town of unique character, surrounded by attractive countryside and small villages - the unique nature of our town and countryside should be the way forward.
CSIO 071	Annabel Beattie	Should not try and compete with Teesside as a major centre for industry but should try and differentiate itself as a market town surrounding attractive countryside and villages.
CSIO 076	Mrs Amy Boyle	Houses are perhaps needed but care being taken in the spread to countryside and villages.
CSIO 078	Charlotte Lynch	The Borough should establish its own character as a Market Town with attractive countryside and villages rather than copy Teesside in trying to become an industrial centre.
CSIO 081	Jane Wild	There is plenty of need from local residents to improve and enhance the area rather than attempting to meet growth demands from outside the area.
CSIO 082	PR & BM Surman	Only development which preserves and enhances the village should be allowed.
CSIO 083	Mr D Mutton	Only development which preserves and enhances the village should be allowed.
CSIO 092	J Wheeler	This is preferred as the others lead to slackening the controls on inappropriate development. The council has had a poor record for permitting developments in inappropriate places in the Borough because they cannot refuse or there is the slightest chance that the developer will win on appeal. The only solution is to raise the odds against the developers and for that reason the tighter policy statement will be the more useful.
CSIO 093	N J S Ellis	Should stay sub-regional and not try to compete with Teesside. Should remain a market town with attractive villages around it.
CSIO 094	Middleton-St-George Parish Council	There is more than enough housing, any more developments would totally destroy the village image and quality of village life.

OPTION 2B – Darlington should accommodate increased population and economic growth

CSIO REF	Respondent	Comments
CSIO 010	Councillor C Johnson (Hummersknott)	"Leading" choices.
CSIO 022	Peacock and Smith for Bussey and Armstrong Ltd	Represents the only realistic option if the stated objective of encouraging economic growth and creating satisfactory range of job opportunities is to be achieved.
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Would be in line with Darlington's role as a Sub Regional Centre in RSS Proposed Changes. Would accommodate increased population and economic growth and would involve the promotion of development that would attract people to the area to live and work. Would be consistent with strategic objective 2.
CSIO 038	One NorthEast	As Darlington is an area to accommodate growth and one which is being promoted and targeted for inward investment.
CSIO 044	North East Assembly	The RSS further proposed changes assumes a population growth over the plan period 2004-21 (p16). The housing figures in the RSS reflect this assumption. Therefore, option 2B is consistent with the objectives of regional planning policy.

CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Continuing to promote development to attract people to live and work in Darlington will have economic and social benefits to aid the creation of more sustainable communities. Whilst this could impact on existing services and social infrastructure, this could be mitigated if appropriate and reasonable S106 payments were paid by developers/applicants, promoting economic and social well-being.
CSIO 047	Signet Planning for Mowden Park Estates	Considered important that promoting economic growth is balanced with the Borough's ability to make provision for population increase. In line with national policy the RSS aims to enable continued accelerated growth and economic performance in the region. This aim needs to be reflected which will allow for both increased economic growth and the associated increase in population over the plan period.
CSIO 048	Savills for Nottinghamshire County Council Pension Fund	Encourage the promotion of development which would attract people to Darlington to work and live. Consider that Darlington can turn into a thriving self-sustaining community reducing the need to travel further afield for services such as shopping environments.
CSIO 051	Durham Cathedral	Darlington should aim high to accommodate increased economic growth and population in the knowledge that other centres will have similar competing objectives.
CSIO 052	English Heritage	This is most appropriate given that Darlington has a sizeable town centre and good transport links. It is also likely to bring with it greater regeneration benefits, including those for the historic environment of the Borough.
CSIO 053	Councillor Copeland (Haughton North)	Ensure there is good quality, affordable housing.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	Is in line with the vision and Darlington's role in the emerging RSS which is based on a growth strategy. This will ensure a positive social impact and the negative impact on social infrastructure can be overcome through provision of new infrastructure (where necessary) in parallel with the continued growth.
CSIO 059	England & Lyle, for Private Clients	The development opportunity at Albert Hill would provide an appropriate and robust allocation which would contribute to the strategic aspirations. Would allow Darlington to continue attracting people to live, work and spend in the Borough, whilst minimising the potential for out migration. The allocation of the Albert Hill site as a future residential quarter would allow the Core Strategy to be "robust enough to accommodate any unexpected changes that could occur with different population projections" as identified on p14. The other options are limited in their robustness and ignore the interdependencies between economic change and population growth.
CSIO 060	Home Builders Federation	If growth is constrained then it may lead to unsustainable commuting patterns. The knock on effects of employers trying to expand their businesses would be significant if the economy of the area is seen as being dormant. Local employees and businesses would lose significant amounts of income and may need to relocate. This would be a retrograde step with significant negative effects.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Would support the development of Darlington's role as a sub-regional centre and main settlement in the Tees Valley City Region. Would also be more consistent with population and household projections for Darlington enabling a suitable level of development to be provided to address the needs of the growing population in the medium to longer-term.
CSIO 080	Arnold and Judith Parker	Related to the issues in issue 1 (Darlington has the potential to become more than sub-regional centre of the Tees Valley City Region and has a distinct identity, serving a wider hinterland).
CSIO 090	Helen Steel	The social structures e.g. GPs, hospitals, schools etc MUST be able to cope with the increased housing and family influx etc.

CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	Must ensure that appropriate opportunities for employment, housing and social/community requirements are allowed for, in order to create a dynamic and strong city region with Darlington acting as a key regional centre. Mixed use flagship regeneration proposals e.g. Lingfield Point should be encouraged, given the wider economic and social benefits that will arise for Darlington and the region as a whole.
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OPTION 2C – Development growth should be constrained in Darlington

No additional comments received on this option. Please refer to summary table.

ISSUE 2 - SUMMARY	Out of 101 Respondents, 61 chose the following options
2A – Accommodate natural population change only?	27 respondents chose this option
2B – Accommodate increased population and economic growth?	32 respondents chose this option
2C – Constrain development growth?	2 respondents chose this option

OFFICER COMMENTS - Since the Core Strategy Issues and Options document was prepared, the Borough Council, along with the other Tees Valley Local Authorities, has submitted a bid to Government for growth point status. If successful, we will need to plan for a 20% uplift in the net additional dwellings anticipated by the emerging Regional Spatial Strategy (Proposed Changes, 2007). The outcome of this bid will now therefore be a key factor in determining how much growth there will be in Darlington. The comments made about linking new population with the provision of services and infrastructure are very pertinent, and will be addressed in the preparation of all LDF documents and a forthcoming local infrastructure plan.

ISSUE 3 – Accessibility For All

ISSUE 3 – How can we provide accessibility for all? General Theme		
CSIO REF	Respondent	Comments
CSIO 006	GOLD	Public transport is poor. It takes a long time to get between places, is too expensive and encourages car use which is more convenient. This leads to traffic congestion at peak times e.g. West Auckland Road.
CSIO 006	GOLD	Provision of cyclepaths is not always the answer. It is important to change the community's mindset otherwise provision may go unused.
CSIO 043	Sadberge Parish Council	The bus service is very important to Sadberge. Making bus journeys easier and more convenient would encourage more people to use the buses, which would in turn make the service more economically viable. Can the planning system help make bus journeys easier and more convenient? Does the LDF relate to the Public Transport Review and will relevant conclusions be incorporated into the Core Strategy? At present, there are no safe routes to cycle from Sadberge to Darlington or to nearby villages such as Middleton St George. The Council is currently investigating options for a new bridleway/footpath/cycle link from Sadberge to the existing bridleway along the old railway line between Middleton St George and Darlington. Core Strategy should include support for the extension of Darlington's cycle network to reach the rural communities.
CSIO 044	North East Assembly	Support specific reference to the demand management approach to reflect RPG1 policy T11 and RSS further proposed changes policy 53. Demand management measures can address congestion; environmental concerns; and safety issues. Travel planning forms one strand of a number of measures which can be used to

		make the best use of existing infrastructure.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	No particular preference other than to request the need for early consultation on adequate water and sewerage infrastructure.
CSIO 092	J Wheeler	Makes no mention of possible changes in fuel prices nor of concessionary fares for public transport users. Opposed to 3C as it hides the true arguments. The 737 bus service between the railway station and the airport is nonsense environmentally and economically. It is not either axed or made useful as it is being provided by the airport, probably as part of a planning condition. This is an example of imposing duties on developers, who have no flexibility or incentive to vary the policy. Under the present arrangement, it is expected that the airport would hope that the community will be so fed up that the condition would be lifted. Doing the job better would simply make it more likely that their obligation would continue. It is important to impose on developers the need to make pedestrian and cycle journeys short and pleasant; estate road networks are laid out for car travel where minimising distances (on that scale) is not an issue.

OPTION 3A - Provide accessibility for all by promoting new development in the most sustainable locations, particularly the town centre and near public transport nodes

CSIO REF	Respondent	Comments
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Concentrating new development, especially residential and employment uses, in sustainable locations, is a strategy which is supported by PPS1. This approach is underpinned by Policy 3 in the RSS Proposed Changes. Priority 1 for development is stated as being "suitable previously developed sites and buildings within urban areas, particularly around public transport nodes".
CSIO 029	John Straughan	Strongly believe that any development should not sprawl out into the countryside under any circumstances - or we will destroy the very thing that we already have - a lovely place to live.
CSIO 033	Natural England	Should not be constrained to new development but seek to improve accessibility across the Borough through integrated links to the existing rights of way network and through opportunities to create new linkages, and encourage access to the wider countryside. The text should recognise the role of the Rights of Way Improvement Plan.
CSIO 048	Savills for Nottinghamshire County Council Pension Fund	Locating new developments in accessible locations will reduce the reliance on the private car e.g. No Frills DIY unit is located in a highly accessible location on the edge of North Road District Centre. Increasing the range of goods at the North Frills DIY unit would provide local residents with a greater choice in goods in the District Centre and would reduce the need to travel further afield.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Has clear potential to improve sustainability. But it would not be appropriate or practical to locate all development in the town centre and near public transport nodes.

OPTION 3B – Provide accessibility for all by promoting more mixed use development including live-work schemes

CSIO REF	Respondent	Comments
CSIO 033	Natural England	Should not be constrained to new development but seek to improve accessibility across the Borough through integrated links to the existing rights of way network and through opportunities to create new linkages, and encourage access to the wider countryside. Should recognise the role of the Rights of Way Improvement Plan.
CSIO 034	DPP, for Tesco	The need for development to be accessible to all is noted and support is given for the promotion of mixed-use development, including live-work schemes. This would provide improved access for jobs, health, education, shops, leisure and community facilities and ensure that new developments are located where everyone can access them on foot, bicycle or public transport. This would be consistent with PPS1.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Has clear sustainability benefits. However mixed-use development is not always appropriate in every location. A requirement for a mix of uses on each site could impact on the economic viability of certain sites and compromise the potential to deliver other strategic objectives.
CSIO 090	Helen Steel	If development is restricted to town centre, other areas will deteriorate.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	Mixed regeneration e.g. proposed Lingfield Point, will undoubtedly lead to vibrant local communities and strong regional centres. This will underpin the long-term vitality and viability of Darlington, ensuring that the Borough's strategy accords with emerging regional policy and Government policy.

OPTION 3C – Provide accessibility for all by requiring new developments to adopt travel plans and promote walking, cycling and public transport

CSIO REF	Respondent	Comments
CSIO 033	Natural England	Should not be constrained to new development but seek to improve accessibility across the Borough through integrated links to the existing rights of way network and through opportunities to create new linkages, and encourage access to the wider countryside. The text should recognise the role of the Rights of Way Improvement Plan.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Most developers offer to implement travel plans as part of new developments. Seeks to ensure that the reliance on the private car is reduced and that more sustainable forms of transport are promoted. Improved public transport provision will act as a real incentive for people to move away from using their car.
CSIO 059	England & Lyle, for Private Clients	The accessibility options require refining at the next stage but regardless of which option is pursued, the Albert Hill site presents a highly sustainable location, within walking distance of Darlington town centre and nearby public transport links. This can be enhanced through a comprehensive masterplan which would ensure accessibility for all through a combination of walking, cycling and public transport opportunities to avoid reliance on the private car. If necessary and appropriate, these sustainable travel opportunities could be embellished through a travel plan specific to future residential development at Albert Hill.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Reflects the increasingly common requirement for travel plans in association with new development. However, it should be recognised that a Travel Plan is neither appropriate nor necessary in every situation.

CSIO 090	Helen Steel	If development is restricted to town centre, other areas will deteriorate.
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OPTION 3D – Provide accessibility for all by leaving it to the ‘transport market’

CSIO REF	Respondent	Comments
CSIO 063	Nathaniel Lichfield and Partners obo Barratt Homes (North East) Ltd.	Would not be the most sustainable option, it should be recognised that the car currently represents a widespread and necessary mode of travel for a significant proportion of the population. The development strategy should recognise its role in every day life and its importance for personal mobility.

OPTION 3E – Use a combination of approaches to provide accessibility for all

CSIO REF	Respondent	Comments
CSIO 010	Hummersknott Councillor	3C short term, suggested 3F leave as residents choose
CSIO 020	Tees Valley Rural Community Council	Rural communities need a balance of keeping communities alive and not being taken over as dormitory areas. Growth should seek to introduce and maintain a balance of age group and economic income. With this comes the consideration for access to support the healthy balance needed.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Given that the objectives point to new development within the urban area and in sustainable peripheral locations, a combination represents the best and most pragmatic approach. Measures to improve accessibility will vary, depending on the nature and location of new development, although travel plans should be a common factor and the "travel market" will need to be allowed to operate within this context.
CSIO 024	Highways Agency	Combination of options 3A, 3B and 3C would reduce the need to travel and maximise sustainable accessibility. Due to the levels of commuting greater priority should be given to the provision of an improved public transport system so that there is a viable alternative to the private car. In line with the GTA, further mechanisms should be introduced that seek to reduce the need to travel, particularly by private car. Efforts should be made to maximise the level of sustainable access to sites, particularly via public transport. Wish to see the promotion of travel plans, as identified in option 3C, for all major development and see demand management measures implemented, to help reduce the use of the SRN. Sites which are poorly accessible by non-car means should not be considered, as is contrary to national and regional sustainability principles. Welcome the final para, p15 this needs to be fully reflected throughout the LDF.
CSIO 033	Natural England	Should not be constrained to new development but seek to improve accessibility across the Borough through integrated links to the existing rights of way network and through opportunities to create new linkages, and encourage access to the wider countryside. The text should recognise the role of the Rights of Way Improvement Plan.
CSIO 038	One NorthEast	Support a combination of Options 3A, 3B and 3C with the emphasis on improving public transport, so dependence on the private car will be reduced. Welcome the 'Sustainable Travel Town' activities. This project highlights the potential in reducing car use and encouraging a modal shift towards public transport.
CSIO 044	North East Assembly	Supports a combination of the measures proposed in 3A; 3B and 3C to reflect RPG1 policies T1; T2; and t11, and RSS further proposed changes policy 2; 5A; 24 and 54.
CSIO 051	Durham Cathedral	There should be a broad choice to allow for the particular circumstances of specific developments.
CSIO 052	English Heritage	Supports a combination of option 3A, 3B and 3C.
CSIO 053	Haughton North Councillor	Improve public transport - reliability.

CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	In seeking to maximise accessibility a combination of the four options should be adopted. This approach would recognise that all new development cannot be located in the town centre and near public transport nodes but through mixed use developments and green travel measures, sites can become accessible by a range of modes of transport.
CSIO 060	Home Builders Federation	Locations which are not currently connected into the area's public transport network should not be totally excluded as developer contributions could be negotiated.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Option 3E including Option 3D, incorporating sufficient flexibility to recognise the positive aspects and limitations of each option is supported.

Issue 3 - Summary	Out of 101 Responses, 37 chose one or more of the following options (Respondents could choose one or more option)
3A – Promote new development in the most sustainable locations, particularly the town centre and near public transport nodes?	64% respondents chose this option.
3B – Promote more mixed-use development including live-work schemes?	35% respondents chose this option.
3C – Require new developments to adopt travel plans and promote walking, cycling and public transport?	51% chose this option.
3D – Leave to the 'transport market'?	5% chose this option.
3E – Combination?	51% chose this option.

OFFICER COMMENTS - Consideration will be given as to how a policy on accessibility for all could encompass existing built up areas as well as new development, and how it would relate to any emerging policy to address Issue 32: Access to Local Facilities. The comments about the existing role of the car for many is noted, as is the apparently wider held view that improvement to public transport, and sustainable travel modes hold the key. The emerging Regional Spatial Strategy sequential locational policy will also be a key consideration in developing this policy.

ISSUE 4 – Degraded Landscapes and Townscapes

ISSUE 4 – Which of Darlington’s poor and degraded landscapes and townscapes should we improve? General theme		
CSIO REF	Respondent	Comments
CSIO 033	Natural England	Opportunities should be encouraged to deliver biodiversity and geological conservation benefit as part of good design. PPS9 specifically addresses this including on brownfield land. This should include integrating, creating and maintaining habitat networks, enhancing landscape character across the Borough, along transport corridors, within green spaces and as part of most new and revitalised development. Where appropriate this should be integrated with mixed uses of land including access and recreational use of open spaces, at whatever scale.
CSIO 044	North East Assembly	A combination reflects RPG1 policies DP1, DP2 and ENV21, and RSS further proposed changes policies 2; 3; 24; and 34. In accordance with RSS policy 34, should consider preparing conservation area appraisals and management plans for the delivery of improvements to these areas.

CSIO 051	Durham Cathedral	It is suggested the full range of options should be progressed.
CSIO 092	J Wheeler	Options address separate issues, not mutually exclusive answers to the same question. The questions imply that the link is a budgetary limit. This is not necessarily the case; many of these solutions do not impose a burden on public funds. Cannot see any real connection between environmental improvements and equal opportunities for residents. Developments should be encouraged to improve our environment. Unfortunately opinions differ on what that means, e.g. office buildings at Morton Park should be set further back from the edge of the site. There is no significant cost implication in identifying sites that need cleaning up and supporting a developer with a good proposal, so cannot see why it is an optional policy. Suggest if money was a limiting factor, it would have been better if some of the derelict sites had been remediated for re-use rather than have an extravagant and over-spent scheme to replace the High Row paving.

OPTION 4A – Of Darlington's poor and degraded landscapes and townscapes, we should improve the corridors of the main road, rail and river corridors, access to the town centre, the airport and key gateway sites.

CSIO REF	Respondent	Comments
CSIO 010	Cllr C Johnson (Hummersknott)	Must be town wide
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	In terms of a strategic approach to landscape and townscape improvements (as opposed to site specific measures or proposals advanced as part of development or redevelopment schemes), this will deliver the greatest level of benefit to the Borough as a whole; in terms of its image and standing, and the catalytic effect in encouraging economic investment and development, and population growth.
CSIO 035	Turley Associates for Durham Tees Valley Airport	Is consistent with RSS and DTVA's aim to maximise the economic potential of the Airport and other key regional Gateways.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Improvement of key 'gateway' sites will give added prominence to the region and its approach, aiding the economic regeneration of areas through increased inward investment and raised aspirations. Together with improvement of strategic transport corridors through high quality development, has the potential for strong economic impact and positive environmental impact through the revival of poor quality landscapes.
CSIO 094	Middleton-St-George Parish Council	Links to Durham Tees Valley Airport (DTVA) are very poor. Dinsdale Station is conveniently located to meet the needs of people travelling to Darlington and Teesside but only a small minority of trains stop. The rail halt at DTVA has never been successful because of its distance from the airport. The Sky Express bus service should be scrapped (this will improve traffic on Yarm Road and help with the carbon footprint) and improvements should be made for a rail link to DTVA and MSG. This is essential as part of the proposed expansion of DTVA.

OPTION 4B – Of Darlington’s poor and degraded landscape and townscapes, we should prioritise environmental improvements to specific sites/areas in the 11 priority wards

CSIO REF	Respondent	Comments
CSIO 048	Savills for Nottinghamshire County Council Pension Fund	No Frills unit, close to North Road District is in one of 11 priority wards in the Neighbourhood Renewal Strategy. Therefore support the improvement of the poor quality landscapes in the ward. Also support option 4C. In case of lack of success of No Frills DIY unit, it will be vital to allow for the redevelopment or re-use of the brownfield site for an alternative use.
CSIO 090	Helen Steel	What's the use of doing 4A, if a lot of the residents believe they living in substandard social areas - they would object to the other points.

OPTION 4C – Of Darlington’s poor and degraded landscape and townscapes, we should identify contaminated, unused or underused brownfield sites and prioritise for alternative uses

CSIO Reference	Respondent	Comments
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Would continue to meet the 70% brownfield land target for new housing developments, to rise to a 75% from 2016 (policy 30b of RSS). Meets national policy. Accords with emerging RSS policy 7.3b.
CSIO 029	John Straughan	Why bury more green land when we should make maximum use of the old sites first - especially for the key issue of affordable housing coupled with being near to places of work.
CSIO 048	Savills for Nottinghamshire County Council Pension Fund	No Frills unit, close to North Road District is in one of 11 priority wards in the Neighbourhood Renewal Strategy. Therefore support the improvement of the poor quality landscapes in the ward. Also support option 4C. In case of lack of success of No Frills DIY unit, it will be vital to allow for the redevelopment or re-use of the brownfield site for an alternative use.
CSIO 059	England & Lyle, for Private Clients	Intend to shortly relocate scrap metal recovery facility, resulting in the Albert Hill site (in submitted documents) becoming available. In jointly developing the site with the wider area, would seek to remediate the land to address any contamination to make a viable residential scheme possible, so reuse of the site would not "require public intervention", identified as a risk.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	Capacity of existing water and sewerage infrastructure on previously developed sites may not be adequate for alternative uses and that opportunities to promote surface water drainage via Sustainable Urban Drainage Systems should be promoted. Explicit reference should be made in the Core Strategy.
CSIO 072	Peter Wellings	Alternative uses could be industrial, commercial or residential depending on the surrounding environment.
CSIO 077	Mr J J Sims	Look at sites which detract from a quality image of the Borough and use for priorities, ensuring they fit seamlessly into the infrastructure.
CSIO 079	Mark Stratford	All brownfield sites should be generated before using green belt land.

CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	It is a key national and emerging regional planning policy that future sustainable development with a bias towards mixed regeneration is focussed on well-located, previously developed land. It is also a sound objective that such opportunities are encouraged e.g. Lingfield Point, to create vibrant mixed communities, taking pressure off environmentally sensitive locations, greenfield sites or in terms of extending the recognised settlement area.
CSIO 096	Heighington Parish Council	A combination of 4A, B, C and D would be appropriate.

OPTION 4D – Of Darlington’s poor and degraded landscape and townscapes, we should promote heritage based regeneration schemes to improve the built fabric on Northgate/High Northgate and approaches to Darlington railway station.

CSIO REF	Respondent	Comments
CSIO 052	English Heritage	The options are not mutually exclusive. Welcome Option 4D which focuses on heritage-based regeneration schemes for Northgate/High Northgate and approaches to Darlington Railway Station, but the other three options also have merits. It is also worth stating that heritage-based regeneration does not necessarily need to be confined to the areas so outlined in Option 4D.
CSIO 053	Councillor Copeland (Haughton North)	The better off areas can organise their own improvements.
CSIO 067	Darlington & Sedgefield Liberal Democrats Constituency Association	These shabby approaches to the town centre give a poor impression to those who visit, and are badly in need of regeneration. Improvement is likely to have a positive knock-on effect but needs to be radical rather than cosmetic, bringing new life into these areas.
CSIO 080	Arnold and Judith Parker	These areas are desperately in need of improvement - they bring down the town of the approaches to the town centre and make it difficult for enterprises to thrive there.

ISSUE 4 - SUMMARY	Out of 101 Respondents, 46 chose one of the following options.
4A – Improve the appearance of the main road, rail and river corridors, access to the town centre, the airport and key gateway sites?	18 respondents were in favour of this option whereas 1 respondent did not support it.
4B – Prioritise environmental improvements to specific sites/areas in the 11 priority wards?	3 respondents were in favour of this option.
4C – Identify contaminated, unused or underused brownfield sites and prioritise for alternative uses?	17 respondents were in favour of this option whereas 1 respondent did not support it.
4D – Promote heritage based regeneration schemes to improve the built fabric on Northgate/High Northgate and approaches to Darlington railway station?	6 respondents favoured this option.

OFFICER COMMENTS - Good reasons have been put forward in support of each of the options presented. Consideration will therefore be given to developing an approach that combines the options presented, perhaps setting out priorities by type of location. Consideration will also be given as to whether this matter would be more appropriately considered in a more detailed Local Development Framework document and not the Core Strategy.

ISSUE 5 – High Quality, Safe Design

ISSUE 5 – How can we promote high quality, safe design in new developments? General theme		
CSIO REF	Respondent	Comments
CSIO 011	27th Darlington Brownies	Don't build new housing straight onto the road, as it can be very noisy. Have a garden or landscaping
CSIO 051	Durham Cathedral	The more economically viable a development is the greater the prospect of inspirational, safe design. Again the full range of options should be pursued.
CSIO 092	J Wheeler	This is one of the harder sections when it comes to discerning logical connections between cause and effect. Part of the problem is defining "high quality" which in government terms means a high density of development regardless of the context. The references to negative effects in the recommendations seem a bit far-fetched and can't see why a development which is safe and engenders local pride should be less interesting and distinctive.
OPTION 5A – We should promote high quality, safe design in new developments by promoting community safety in all new developments		
CSIO REF	Respondent	Comments
CSIO 006	GOLD	Must consider community safety as part of security features.
CSIO 011	27th Darlington Brownies	Make sure new housing areas are safe
CSIO 044	North East Assembly	Supports options 5A and 5B, which promote community safety and high quality design across the borough. Should include key sites and major developments (as in options 5C and 5D). This approach would reflect the objectives of RPG1 policy ENV22 and RSS further proposed changes policies 5B and 24.
CSIO 096	Heighington Parish Council	Again a combination of all 4 points.
OPTION 5B – We should promote high quality, safe design in new developments by promoting high quality design Borough wide that reflects and enhances the local distinctiveness of the area		
CSIO Reference	Respondent	Comments
CSIO 010	Councillor C Johnson (Hummersknott)	Must be town wide
CSIO 011	27th Darlington Brownies	Make new buildings look modern like the Education Village
CSIO 020	Tees Valley Rural Community Council	Rural communities have locally distinctive characteristics which should be celebrated and used to identify high quality design and support involvement of public art opportunities

CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Promotion of high standards of design on all development sites throughout the Borough would assist in enhancing the image of Darlington and encourage investment and economic growth.
CSIO 029	John Straughan	This should be paramount for any development.
CSIO 033	Natural England	Opportunities should be encouraged and taken to deliver biodiversity and geological conservation benefits as part of good design (see PPS9). Support the principles of high quality design which reflects and enhances the local distinctiveness of an area.
CSIO 038	One NorthEast	The need for quality of place within existing and proposed development is promoted in the RES. Developments/regeneration schemes should comply with a set of Quality Design Standards to deliver buildings which are above Building Regulation Standards and demonstrate best practice in areas of accessibility, sustainability, whole life costing and general design standards.
CSIO 044	North East Assembly	Supports options 5A and 5B. Should include key sites and major developments (options 5C and 5D). This would reflect RPG1 policy ENV22 and RSS further proposed changes policies 5B and 24.
CSIO 052	English Heritage	Maintaining and enhancing local distinctiveness where it is currently degraded or non-existent, should be welcomed. The policy is also more reflective of a cultural change in tackling design in a holistic way, and which treats urban and rural circumstances as each having their own importance. Other policies are too selective and dismissive of some parts of the Borough.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	Recognises the importance of design, reflects national planning policy and should be an integral component of developments Borough wide.
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 080	Arnold and Judith Parker	This is an opportunity to halt the slide over recent years of poorly designed developments Borough-wide, many inappropriate to the areas they occupy and worst in the case of housing.
CSIO 086	CPRE, Darlington District Committee	Best opportunity to provide improvements to benefit as many people and areas as possible in both urban and rural area. High quality, imaginative design is essential whatever the size and location of the development. All development should be sympathetic to its townscape/landscape.
CSIO 090	Helen Steel	As for '4' the WHOLE borough should be equal, not just parts developed and parts neglected.
CSIO 094	Middleton-St-George Parish Council	MSG has too many flats which are proving unpopular to sell or rent.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	Satisfies the requirements of Government policy and emerging regional policy to promote the delivery of well-designed development. Will ensure greater urban and rural renaissance across the Borough that will assist in underpinning and strengthening the regional economy.

OPTION 5C – We should promote high quality, safe design in new developments by promoting high quality, distinctive design on key sites to reflect the local character of the area

CSIO REF	Respondent	Comments
CSIO 077	Mr J J Sims	5A should be part and parcel of 5C. Ensure "distinctive design" is not at odds with what is already there and fundamental priorities are met first. E.g. does the cost and design of the approach to the Arts Centre blend with what is already there, think not. Should the toilets within the building (which are very poor) have been upgraded.

OPTION 5D – We should promote high quality, safe design in new developments by seeking high quality, distinctive design for all major developments to reflect the local character of the area

CSIO REF	Respondent	Subject	Choice	Comments
CSIO 037	Tom Robinson	5D	Yes	Providing the development blends in, not specifically drawing attention to itself.

Issue 5 – Summary	Out of 101 Respondents, 45 chose one of the following options.
5A – Promote community safety in all new developments?	7 respondents chose this option.
5B – Promote high quality design Borough wide that reflects and enhances the local distinctiveness of the area?	27 respondents chose this option.
5C – Promote high quality, distinctive design on key sites to reflect the local character of the area?	4 respondents chose this option.
5D – Seek high quality, distinctive design for all major developments to reflect the local character of the area?	7 respondents chose this option.

OFFICER COMMENTS - The general support for good design that reflects and enhances local distinctiveness is noted, as are comments about the positive image benefits of securing innovative design on key sites. Further consultations will take place with key stakeholders to establish a policy framework for design that is consistent with the emerging Design of New Development Supplementary Planning Document

ISSUE 6 – Climate Change – Reducing Darlington’s Carbon Footprint

ISSUE 6 – Which renewable energy facilities should we encourage in Darlington? General theme		
CSIO REF	Respondent	Comments
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Whatever approach is adopted, the aspirational RSS target of a minimum of 10% on site energy supply should not be exceeded. In addition, any policy should recognise the cost implications for many forms of development, which in most cases cannot be recouped e.g. residential development - energy initiatives do not manifest themselves in higher house prices.
CSIO 025	Environment Group, Government Office for the North East	Draft policy should be consistent with PPS1 Supplement, particularly paras 18 to 20.
CSIO 033	Natural England	Should address: 1. the impacts of climate change as well as reducing carbon footprint - should include the need for the natural environment to adapt to the impacts of climate change e.g. by ensuring habitat networks are maintained and enhanced to enable movement of species and habitats. 2. Reducing the impact of transport across the Borough, not only in relation to new development (as at 6M - 6O)
CSIO 044	North East Assembly	Seek to contribute to the delivery of RSS further proposed changes targets (policy 40) and a sub regional target for the Tees Valley (138MW by 2010). Whilst there are no regionally significant 'areas of least constraint' for wind energy development identified in Darlington, policy 42 explains that outside these areas, such proposals should be considered against policy 41. The most appropriate type of renewable energy development to be encouraged in the Borough is a matter for the Council to determine.
CSIO 044	North East Assembly	The East Durham Limestone and Tees Plain Landscape Capacity Study, when complete will provide further information on the landscape capacity study of this area, and assist in determining future proposals for wind energy development.
CSIO 044	North East Assembly	Should refer to RSS policy 39; integrating renewable energy and energy efficient measures into new development. For embedded renewable energy, should secure its use in new development through setting local level thresholds for major new development. Should require all relevant developments falling above this threshold to have embedded within them an ambitious but viable percentage of their energy supply from renewable sources. Establishing an appropriate percentage will be a matter for the Council to determine.
CSIO 051	Durham Cathedral	Additional types of renewable energy should be considered e.g. biogas digesters from farm wastes, incineration or gasification of appropriate domestic wastes, combined heat and power plants. Wind energy is only part time and can only provide a partial answer. Only a small proportion of the Borough's energy needs can be met from woody biomass within economic transport reach. Substantial new planting would be required to make a major difference.
CSIO 055	Environment Agency	Support the inclusion of a policy regarding Climate Change and the 'Code for Sustainable Homes' and 'BREEAM' standards.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	In considering the deliverability of on site renewable energy it is important that there is flexibility moving forward, enabling development proposals to respond to site specific circumstances. At this stage, cannot be prescriptive on renewable energy facilities.

CSIO 060	Home Builders Federation	Sustainable design will be covered by the Code for Sustainable Homes. 10% renewables provision on site might not be the most appropriate means of achieving a CO2 reduction, technically or financially. Any requirement for renewable energy provision in new development should be delivered through the higher stages of the Code, which the industry is committed to delivering. Locally based energy performance standards would be unhelpful in delivering higher energy performance and consumption standards from new housing. To save more carbon than the blinkered approach encouraged by the Merton rule should redirect financial investment from onsite renewables to reducing energy in buildings which would increase energy efficiency, deliver better energy savings and allow buildings to benefit from larger scale renewable energy. In a fast moving technological field any policy must be flexible in determining suitable renewables, with the most appropriate solutions determined on a site by site basis. A blanket proportional target is unnecessary and potentially restrictive on emerging new solutions. Efficient or effective technologies should not be a planning issue.
CSIO 060	Home Builders Federation	Reference to EcoHomes should be deleted, it has been superseded by the Code for Sustainable Homes. Requirements in Options 6N and 6O are premature. Development industry has agreed to the target of new homes being built to an agreed zero carbon standard by 2016. To achieve this, should be able to rely on a clear national framework and timetable for the changes in building regulations. Will enable industry to work with confidence and efficiency to deliver homes to the new standard in the volumes needed. New technologies may be introduced prematurely to address locally imposed requirements rather than using nationally proven methods. Staged national delivery of improved levels of the Code will ensure pioneering technologies are robust, meet customer expectations and are backed by proper warranties. Differing targets around the country put these efforts at risk. For effective progress this framework should be accepted but local level should not move faster than the national timetable.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	Support the reference to achieving sustainable building standards, through incorporating water efficiency measures and the use of sustainable drainage systems in the policy context on p21. Explicit reference should be made to these issues within the policies as well.
CSIO 072	Peter Wellings	Any energy gain from wind power would be offset by the adverse affect of equipment on the local environment. Any housing development in rural areas will lead to more car commuting to places of work and thus more CO2 emissions and general pollution.
CSIO 079	Mark Stratford	Where relevant and economically sound - don't do it just to be green unless it really does payback.
CSIO 092	J Wheeler	There is still no consensus on the solution to the climate change problem, certainly not on the merits of the technologies mentioned, especially for small-scale applications. These matters are being overtaken by government policies which will be over-riding so there is no point in asking for opinions on these technologies as it is unlikely to last through the planning period. Darlington imports almost all of its energy at present and there may be a good case for continuing e.g. wind and wave power on a large scale in appropriate places is a better way of investing in renewable energy than many small installations in unfavourable urban areas. The new Commercial Street centre should have ground source heat pumps and new retail developments should make good use of natural light and ventilation. Additional costs on developers are passed to the owners. People are prepared to buy into renewable technology and it would be better if new buildings had more renewable energy systems than bathrooms lined with imported marble. But national policies (all new houses to be carbon neutral by 2016) will over-ride this and whilst option L is preferable, K might have to be accepted for this plan.

CSIO 097	British Wind Energy Association (BWEA)	Recommend the inclusion of an overarching climate change policy and discrete, proactive policies on energy efficiency, renewable energy, sustainable design and construction within the Development Control DPD to provide detailed policy direction and to ensure that environmental measures are delivered. Avoid using generic phrases e.g. which encourage the use of energy efficiency as they lack the detail and commitment to ensure that aspirations are achieved. Include a robust, positive and objective criteria based policy to assess all renewable energy applications to promote and encourage, rather than restrict, the development of renewable energy resources including in sensitive natural and historic landscapes e.g. conservation areas focussing on the positive contribution that renewable energy can have. Applications that affect landscape and nature conservation designations should be assessed against policies specific to the type of area concerned. Any local approach to protecting landscape and townscape should be consistent with PPS22 and should not preclude the supply of any type of renewable energy, unless in exceptional circumstances. Detailed issues may be appropriate to SPDs.
CSIO 097	British Wind Energy Association (BWEA)	Should not make assumptions about the technical and commercial feasibility of renewable energy projects e.g. generalised locations for development based on mean wind speeds. Technological change can mean that sites excluded as locations for particular types of renewable energy development may in future be suitable. Applicants for energy development should not have to demonstrate the overall need for renewable energy and its distribution or provide energy justification for why a proposal must be sited in a particular location. Information requested should be proportionate to the scale of the proposed development, its likely impact on and vulnerability to climate change, and be consistent to demonstrate conformity with the development plan and PPS1 Supplement. Applications that will contribute to the delivery of PPS1 Supplement objectives should expect expeditious and sympathetic handling of the planning application. Specific assessments of new development should not be required where the requisite information can be made available through other submitted documents e.g. Design and Access Statement or Environmental Impact Assessment.
CSIO 097	British Wind Energy Association (BWEA)	Must support the delivery timetable for reducing carbon emissions from domestic and non-domestic buildings and encourage smaller scale renewable energy schemes. PPS1 Supplement recommends identifying suitable areas for renewable and low-carbon energy sources, and supporting infrastructure, where this would help secure their development.

OPTION 6A – We should encourage Biomass renewable energy facilities in Darlington

CSIO Reference	Respondent	Comments
CSIO 087	Mrs V Whitby	When the wind is not blowing without power. Remove Government subsidy rush to build would stop.
CSIO 015	Councillor G G Lee (Heighington & Coniscliffe)	Encourage new market for local farmers to help maintain skills. Should also encourage farmers to grow food crops and farmstock to maintain agricultural industry and labour skills.
CSIO 028	Renew Tees Valley Ltd	In terms of renewable technologies cost profiles are changing and each can be appropriate depending upon circumstances. It would be inappropriate to be selective. There should be a presumption in favour of any, subject to serious conflict with conservation interests.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Further detailed research needs to be undertaken to fully understand the impact of renewable energy alternatives and whether they offer genuinely sustainable energy alternatives. Options need to be considered on a site-by-site basis and site-specific issues will influence whether renewable energy is viable.

CSIO 080	Arnold and Judith Parker	Other renewable energy facilities should also be considered and options constantly reviewed.
CSIO 086	CPRE, Darlington District Committee	Different renewable energies suit different situations and a mix is needed to prevent dependence on any one type. A FACILITY MUST BE APPROPRIATE: e.g. Small scale, wind turbines away from residential property - Environment Agency turbine at Morton Park, are acceptable. 300m high dominating turbines close to residential property are severely detrimental to residential amenity and must not be permitted. The proposals for East and West Newbiggin, Sadberge, are inappropriate and policy must ensure that developments such as this cannot be permitted. The visual effect of wind turbines is critical and any negative effect on the landscape/townscape must be fully assessed and taken into account. Disbenefits of wind turbines are: visually intrusive, particularly due to movement of blades, noise, light flicker, having load factor of 30%, but rarely achieve this, negative effects on airport radars. Wind power is not effective in tackling climate change (e.g. cutting CO2 emissions) and will not produce the amount of electricity claimed. Based on a large number of sources, E.ON Netz Wind Reports, 2004, 2005 and the NAO Report on Renewable Energy, 2005.

OPTION 6B – We should encourage Wind energy renewable energy facilities in Darlington

CSIO REF	Respondent	Subject	Choice	Comments
CSIO 010	Councillor C Johnson (Hummersknott)			There will be no single solution. Do we mean climate change or carbon footprint - different!
CSIO 028	Renew Tees Valley Ltd			In terms of renewable technologies cost profiles are changing and each can be appropriate depending upon circumstances. It would be inappropriate to be selective. There should be a presumption in favour of any, subject to serious conflict with conservation interests.
CSIO 035	Turley Associates for Durham Tees Valley Airport			The reference made to the restriction of wind development close to DTVA is welcomed.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.			Further detailed research needs to be undertaken to fully understand the impact of renewable energy alternatives and whether they offer genuinely sustainable energy alternatives. Options need to be considered on a site-by-site basis and site-specific issues will influence whether renewable energy is viable.
CSIO 080	Arnold and Judith Parker			Other renewable energy facilities should also be considered and options constantly reviewed.
CSIO 086	CPRE, Darlington District Committee			Different renewable energies suit different situations and a mix is needed to prevent dependence on any one type. A FACILITY MUST BE APPROPRIATE: e.g. Small scale, wind turbines away from residential property - Environment Agency turbine at Morton Park, are acceptable. 300m high dominating turbines close to residential property are severely detrimental to residential amenity and must not be permitted. The proposals for East and West Newbiggin, Sadberge, are inappropriate and policy must ensure that developments such as this cannot be permitted. The visual effect of wind turbines is critical and any negative effect on the landscape/townscape must be fully assessed and taken into account. Disbenefits of wind turbines are: visually intrusive, particularly due to movement of blades, noise, light flicker, having load factor of 30%, but rarely achieve this, negative effects on airport radars. Wind power is not effective in tackling climate change (e.g. cutting CO2 emissions) and will not produce the amount of electricity claimed. Based on a large number of sources, E.ON Netz Wind Reports, 2004, 2005 and the NAO Report on Renewable Energy, 2005.

OPTION 6C – We should encourage a combination of Biomass and Wind renewable energy facilities in Darlington

CSIO 010	Councillor C Johnson (Hummersknott)	There will be no single solution. Do we mean climate change or carbon footprint - different!
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CSIO 019	Central Ward Partnership	Both
CSIO 028	Renew Tees Valley Ltd	In terms of renewable technologies cost profiles are changing and each can be appropriate depending upon circumstances. It would be inappropriate to be selective. There should be a presumption in favour of any, subject to serious conflict with conservation interests.
CSIO 033	Natural England	All facilities included in 6D - 6I should be considered. A criteria based policy covering all renewable options should be considered. Any facilities should be assessed in terms of sustainability in the local context including availability of energy sources, transport and infrastructure requirements, the impacts and benefits of schemes. Considering the time space of the Core Strategy future opportunities and technologies should not be excluded.
CSIO 038	One NorthEast	Support Options 6C and 6I. The Energy Review 2007 pursues an 'Energy Mix' to meet the growing energy demand but no one technology is able to meet demand in isolation. A combination of measures is always the preferred option. This will allow prioritisation of support for the most effective technologies within the area. It is important that the CO2 emissions from domestic properties are recognised, as well as those from transport. The Energy White Paper 2007 outlined opportunities to reduce emissions from domestic properties through energy efficiency and innovative financial models (such as energy services companies). These opportunities should be explored to provide affordable warmth to vulnerable householders and negate the impact of rising energy prices.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Further detailed research needs to be undertaken to fully understand the impact of renewable energy alternatives and whether they offer genuinely sustainable energy alternatives. Options need to be considered on a site-by-site basis and site-specific issues will influence whether renewable energy is viable.
CSIO 050	Banks Developments	Develop policies which help to achieve 10% of energy production from renewable sources by 2010 and 20% of energy production from renewable sources by 2020. If renewable energy targets are to be met onshore wind is the Region's most significant resource and a significant proportion should come from it. To date Darlington has made very little contribution towards these targets. The Tees Valley and the North East region as a whole are struggling to meet identified targets by 2010. Should refer to RSS Policy 42 and RSS Policy 41. Issues and Options fails to acknowledge PPS22 and its companion guide. A policy on commercial scale wind generation is a necessity. If biomass is favoured and there is no policy, guidelines in PPS22 and RSS will be contradicted. Should make reference to the presumption in favour of renewable energy over other local planning issues due to the "very special circumstances" highlighted in PPS22. This indicates that weight must be given to "the wider environmental benefits associated with the increased production of energy from renewable sources".
CSIO 053	Councillor Copeland (Haughton North)	Make sure the poorer parts of town aren't exploited, say no to NIMBYs
CSIO 077	Mr J J Sims	Solar panels
CSIO 080	Arnold and Judith Parker	Other renewable energy facilities should also be considered and options constantly reviewed.
CSIO 086	CPRE, Darlington District Committee	Different methods of renewable energy suit different situations and a mix is needed to prevent dependence on any one type. A FACILITY MUST BE APPROPRIATE: e.g. Small scale, wind turbines away from residential property - Environment Agency turbine at Morton Park, are acceptable.

OPTION 6D – We should encourage solar panels as an on site renewable energy facility in major developments in Darlington

CSIO REF	Respondent	Comments
CSIO 046	GVA Grimley obo Mark Rudolph, PPG Land Ltd.	Further detailed research needs to be undertaken to fully understand the impact of renewable energy alternatives and whether they offer genuinely sustainable energy alternatives. Options need to be considered on a site-by-site basis and site-specific issues will influence whether renewable energy is viable.
CSIO 072	Peter Wellings	Planning restraints may have to be eased to accommodate the provision of solar panels. If major buildings are to be heated the uncertainty about fuel prices will also apply so combined heat and power is a better option. Ground source heat would have minimum environmental/landscape impact.
CSIO 086	CPRE, Darlington District Committee	Different renewable energies suit different situations and a mix is needed to prevent dependence on any one type. A FACILITY MUST BE APPROPRIATE: e.g. Small scale, wind turbines away from residential property - Environment Agency turbine at Morton Park, are acceptable. 300m high dominating turbines close to residential property are severely detrimental to residential amenity and must not be permitted. The proposals for East and West Newbiggin, Sadberge, are inappropriate and policy must ensure that developments such as this cannot be permitted. The visual effect of wind turbines is critical and any negative effect on the landscape/townscape must be fully assessed and taken into account. Disbenefits of wind turbines are: visually intrusive, particularly due to movement of blades, noise, light flicker, having load factor of 30%, but rarely achieve this, negative effects on airport radars. Wind power is not effective in tackling climate change (e.g. cutting CO2 emissions) and will not produce the amount of electricity claimed. Based on a large number of sources, E.ON Netz Wind Reports, 2004, 2005 and the NAO Report on Renewable Energy, 2005.

OPTION 6E – We should encourage wind energy as an on site renewable energy facility in major developments in Darlington

CSIO REF	Respondent	Comments
CSIO 015	Councillor G G Lee (Heighington & Coniscliffe)	Wind turbines to have limited usage - inefficient blots on landscape and minimal power output to National Grid
CSIO 028	Renew Tees Valley Ltd	Renewable technologies cost profiles are changing and each can be appropriate depending upon circumstances. It would be inappropriate to be selective. There should be a presumption in favour of any, subject to serious conflict with conservation interests.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Further detailed research needs to be undertaken to fully understand the impact of renewable energy alternatives and whether they offer genuinely sustainable energy alternatives. Options need to be considered on a site-by-site basis and site-specific issues will influence whether renewable energy is viable.
CSIO 086	CPRE, Darlington District Committee	Different methods of renewable energy suit different situations and a mix is needed to prevent dependence on any one type. A FACILITY MUST BE APPROPRIATE: e.g. Small scale, wind turbines away from residential property - Environment Agency turbine at Morton Park, are acceptable.

OPTION 6F – We should encourage combined heat and power units as an on site renewable energy facility in major developments in Darlington

CSIO REF	Respondent	Comments
CSIO 028	Renew Tees Valley Ltd	In terms of renewable technologies cost profiles are changing and each can be appropriate depending upon circumstances. It would be inappropriate to be selective. There should be a presumption in favour of any, subject to serious conflict with conservation interests.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Further detailed research needs to be undertaken to fully understand the impact of renewable energy alternatives and whether they offer genuinely sustainable energy alternatives. Options need to be considered on a site-by-site basis and site-specific issues will influence whether renewable energy is viable.
CSIO 072	Peter Wellings	Planning restraints may have to be eased to accommodate the provision of solar panels. If major buildings are to be heated the uncertainty about fuel prices will also apply so combined heat and power is a better option. Ground source heat would have minimum environmental/landscape impact.
CSIO 086	CPRE, Darlington District Committee	Different renewable energies suit different situations and a mix is needed to prevent dependence on any one type. A FACILITY MUST BE APPROPRIATE: e.g. Small scale, wind turbines away from residential property - Environment Agency turbine at Morton Park, are acceptable. 300m high dominating turbines close to residential property are severely detrimental to residential amenity and must not be permitted. The proposals for East and West Newbiggin, Sadberge, are inappropriate and policy must ensure that developments such as this cannot be permitted. The visual effect of wind turbines is critical and any negative effect on the landscape/townscape must be fully assessed and taken into account. Disbenefits of wind turbines are: visually intrusive, particularly due to movement of blades, noise, light flicker, having load factor of 30%, but rarely achieve this, negative effects on airport radars. Wind power is not effective in tackling climate change (e.g. cutting CO2 emissions) and will not produce the amount of electricity claimed. Based on a large number of sources, E.ON Netz Wind Reports, 2004, 2005 and the NAO Report on Renewable Energy, 2005.

OPTION 6G – We should encourage biomass as an on site renewable energy facility in major developments in Darlington

CSIO REF	Respondent	Comments
CSIO 028	Renew Tees Valley Ltd	Renewable technologies cost profiles are changing and each can be appropriate depending upon circumstances. It would be inappropriate to be selective. There should be a presumption in favour of any, subject to serious conflict with conservation interests.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Further detailed research needs to be undertaken to fully understand the impact of renewable energy alternatives and whether they offer genuinely sustainable energy alternatives. Options need to be considered on a site-by-site basis and site-specific issues will influence whether renewable energy is viable.
CSIO 086	CPRE, Darlington District Committee	Different methods of renewable energy suit different situations and a mix is needed to prevent dependence on any one type.

OPTION 6H – We should encourage ground source heat as an on site renewable energy facility in major developments in Darlington

CSIO REF	Respondent	Comments
CSIO 072	Peter Wellings	Planning restraints may have to be eased to accommodate the provision of solar panels. If major buildings are to be heated the uncertainty about fuel prices will also apply so combined heat and power is a better option. Ground source heat would have minimum environmental/landscape impact.
CSIO 086	CPRE, Darlington District Committee	Different renewable energies suit different situations and a mix is needed to prevent dependence on any one type. A FACILITY MUST BE APPROPRIATE: e.g. Small scale, wind turbines away from residential property - Environment Agency turbine at Morton Park, are acceptable. 300m high dominating turbines close to residential property are severely detrimental to residential amenity and must not be permitted. The proposals for East and West Newbiggin, Sadberge, are inappropriate and policy must ensure that developments such as this cannot be permitted. The visual effect of wind turbines is critical and any negative effect on the landscape/townscape must be fully assessed and taken into account. Disbenefits of wind turbines are: visually intrusive, particularly due to movement of blades, noise, light flicker, having load factor of 30%, but rarely achieve this, negative effects on airport radars. Wind power is not effective in tackling climate change (e.g. cutting CO2 emissions) and will not produce the amount of electricity claimed. Based on a large number of sources, E.ON Netz Wind Reports, 2004, 2005 and the NAO Report on Renewable Energy, 2005.

OPTION 6I – We should encourage a combination of solar power, wind energy, combined heat and power units, biomass and ground source heat as on site renewable energy facilities in major developments in Darlington

CSIO REF	Respondent	Comments
CSIO 020	Tees Valley Rural Community Council	There is a need to consider the most appropriate potential alternative energy producing mechanism according to the opportunities available
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Acknowledge the role of renewable energy generation in meeting the Government's CO2 emissions and energy consumption targets. With regard to on-site renewable energy facilities consider that an option would be to encourage a combination of such facilities (option 6I) in order to maximise the benefits and minimise the negative impacts of each. Whilst on-site renewable energy can be appropriate to some development, there are also instances where such requirements can prejudice the viability of certain developments. In the light of increased pressure for housing from the Government, the appropriateness of on-site renewable energy generation should be assessed on a site-by-site basis.
CSIO 033	Natural England	The choice of renewables should be appropriate to the location, integrating opportunities, local resources and infrastructure factors to ensure sustainable delivery at an appropriate scale and minimising any adverse aspects. (All facilities included in 6D - 6I below should be considered. A criteria based policy covering all renewable options should be considered. Any facilities should be assessed in terms of sustainability in the local context including availability of energy sources, transport and infrastructure requirements, the impacts and benefits of schemes. Considering the time space of the Core Strategy future opportunities and technologies should not be excluded).

CSIO 038	One NorthEast	Support Options 6C and 6I. The Energy Review 2007 states that the government is pursuing an 'Energy Mix', to meet the growing energy demand. It is clear that there is a major role for low carbon technologies and renewable energy in generating energy, but no one technology is able to meet demand in isolation. Therefore, a combination of measures is the preferred option. This will also give a range of options to allow prioritising support to the most effective technologies within their area. It is important that the CO2 emissions from domestic properties are recognised, as well as those from transport. The Energy White Paper 2007 outlined opportunities to reduce emissions from domestic properties through energy efficiency and innovative financial models (such as energy services companies). Should explore these opportunities to provide affordable warmth to vulnerable householders and negate the impact of rising energy prices.
CSIO 047	Signet Planning for Mowden Park Estates	We support the strategy proposed within option 6I which advocates the use of one or a combination of renewable energy facilities in new developments in the Borough. It is inappropriate to identify a specific renewable energy mechanism when different means of achieving renewable energy targets can be met, the precise nature of renewable energy facilities on a specific site should be left to the developer.
CSIO 051	Durham Cathedral	6D - 6I all options should be encouraged.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	With regard to the provision of renewable energy facilities in major developments, Option 6I, a combination of options is supported. This Option would give the greatest flexibility to take advantage of the most suitable individual or combination of renewable energy solutions taking into account the particular site-specific circumstances of each development.
CSIO 086	CPRE, Darlington District Committee	Comment: Different methods of renewable energy suit different situations and a mix is needed to prevent dependence on any one type.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	It is requested that policy recognises the considerable economic consequences on development viability associated with setting over ambitious renewable energy requirements from regeneration generally. However, policy should seek to encourage the use of renewable energy in measured proportions so long as other plan objectives are not overly compromised and that viability assessments are used to qualify the potential for incorporating renewable energy initiatives into complex regeneration projects.

OPTION 6J – Darlington should seek 10% provision from on site renewable energy facilities

CSIO REF	Respondent	Comments
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Whatever approach is adopted, the aspirational RSS target of a minimum of 10% on site energy supply should not be exceeded. Any policy should recognise the cost implications for many forms of development, which in most cases cannot be recouped (due to the fact that in the case of residential development, energy initiatives do not manifest themselves in higher house prices).
CSIO 037	Tom Robinson	This is probably the most realistic goal.
CSIO 047	Signet Planning for Mowden Park Estates	This is in line with the requirement in the RSS up to 2010. Whilst the RSS considers that a further increase to 20% to 2020 may be appropriate it is considered this remains an aspiration, with achievability dependent on how successful developers are in delivering 10%. Stipulating a higher percentage at this stage may well have the negative impact of preventing sites coming forward for development due to the prohibitive costs incurred by developers in having to achieve higher targets.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	It is important that a consistent standard of provision is sought throughout the region as this is consistent with the emerging RSS. Adopting a higher target level would result in additional developer costs potentially rendering schemes in-viable or compromising the ability of developments to deliver other policy objectives.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	This is consistent with the minimum requirement set out in the emerging RSS. A higher minimum requirement for renewable energy facilities could impact upon the economic viability of schemes and limit the development potential of specific sites at the expense of other strategic objectives.
CSIO 096	Heighington Parish Council	Minimum required by law without government subsidy.
CSIO 097	British Wind Energy Association (BWEA)	Implement a mandatory policy for onsite renewables to provide electricity for at least 10% of all new buildings' needs (including refurbishments), in addition to stringent energy efficiency/building performance requirements. It should: 1. Set out a target percentage of the energy to be used in new development from decentralised and renewable or low-carbon energy sources. It should avoid prescription on technologies and be flexible in how carbon savings from local energy supplies are to be secured; 2. Where there are demonstrable opportunities for greater use of de-centralised and renewable or low-carbon energy than the target, bring forward development area or site-specific targets to secure this potential; and, in bringing forward targets; 3. Set out the type and size of development to which the target will be applied; and 4. Ensure there is a clear rationale for the target and it is properly tested. Should provide a brief outline of the different renewable energy technologies, and encourage and promote all forms. Energy Services Company and site-wide CHP should be considered.

OPTION 6K – Darlington should seek 10% provision from on site renewable energy facilities to 2010 and then 20% to 2020

CSIO REF	Respondent	Comments
CSIO 028	Renew Tees Valley Ltd	Climate change is so important that challenging targets are required with time milestones. Anything less will result in a failure for future generations. It will be impossible, however, to achieve 20% immediately in other than particular circumstances.

CSIO 038	One NorthEast	Consider that only Options 6K or 6L are appropriate in terms of the standard provision for on site renewable energy facilities. The renewable energy target should be extended to 20% in order that Darlington seeks to ensure appropriate standards to combat climate change and promote sustainable development.
CSIO 052	English Heritage	Support option 6K for on-site renewable energy facilities. RSS targets are challenging but achievable.
CSIO 086	CPRE, Darlington District Committee	10% to 2010, then 20% to 2020
CSIO 090	Helen Steel	To achieve this, advice would be needed by companies and individuals about claiming governmental grants.

OPTION 6L – Darlington should seek 20% provision or above from on site renewable energy facilities

CSIO REF	Respondent	Comments
CSIO 010	Hummersknot Councillor (Councillor Johnson)	+20% achievable if started now
CSIO 087	Mrs V Whitby	Not wind.
CSIO 038	One NorthEast	Only Options 6K or 6L are appropriate in terms of the standard provision for on site renewable energy facilities. The renewable energy target should be extended to 20% in order that Darlington seeks to ensure appropriate standards to combat climate change and promote sustainable development.
CSIO 080	Arnold and Judith Parker	Should aim to maximise renewable energy - 20% not a highly ambitious target.

OPTION 6M – The level of sustainable building standards that Darlington should seek from new development should include BREEAM and Eco Homes very good – excellent rating or Code for Sustainable Homes 1-6 and reduce the use of the car

CSIO REF	Respondent	Comments
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Represents the reasonable and pragmatic approach, given that this requirement arises through RSS guidance and current government advice.
CSIO 047	Signet Planning for Mowden Park Estates	Also support option 6J in line with RSS up to 2010. Whilst the RSS considers that a further increased target to 20% by 2020 may be appropriate it is considered this is an aspiration, with achievability dependent on how successful developers are in delivering the RSS requirement of 10%. Stipulating a higher percentage at this stage may well have the negative impact of preventing sites coming forward for development due to the prohibitive costs incurred by developers in having to achieve higher renewable energy targets.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	Acknowledge that sustainable building standards are a central aspect of current national and regional policy. As with the standard of provision, accordance with emerging regional policy is sought.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	This is consistent with the minimum requirement for building standards set out in the emerging RSS. A higher minimum requirement could limit the development potential of some sites and the economic viability of development proposals at the expense of other strategic objectives.
CSIO 086	CPRE, Darlington District Committee	BREEAM and Eco Homes very good - excellent rating or Code for Sustainable Homes 1-6 and reduce the use of the car.
CSIO 090	Helen Steel	People will only accept change gradually. One step at a time.

CSIO 097	British Wind Energy Association (BWEA)	Include a discrete policy on sustainable design and construction methods and the introduction of minimum efficiency standards for extensions, change of use conversions, and refurbishments/listed building restorations. Would help ensure increases in energy efficiency within the existing building stock, as well as in new build development.
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OPTION 6N – The level of sustainable building standards that Darlington should seek from new development should include BREEAM and Eco Homes excellent rating or Code for Sustainable Homes 3-6 rating, promote sustainable transport and reduce the use of the car

CSIO REF	Respondent	Comments
CSIO 038	One NorthEast	Acknowledge that Option 6M accords with the minimum requirements of the latest RSS, recommend before finalising the policy to investigate best practice elsewhere for the improved benefits offered by Options 6N and 6O
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	Option 6N be adopted to ensure that policy is aligned with emerging national aspirations for gradually rolling out improved rated new homes. This will ensure that appropriate cost efficient technology required to satisfy such objectives can be incorporated into redevelopment proposals without prejudicing investment and viability.

OPTION 6O – The level of sustainable building standards that Darlington should seek from new development should include BREEAM and Eco Homes excellent rating or Code for Sustainable Homes 6 rating, promote sustainable transport and alternative carbon neutral transport

CSIO REF	Respondent	Comments
CSIO 028	Renew Tees Valley Ltd	The issue is so important that the highest practical targets should be set.
CSIO 038	One NorthEast	Acknowledge that Option 6M accords with the minimum requirements of the latest RSS, recommend before finalising the policy to investigate best practice elsewhere for the improved benefits offered by Options 6N and 6O

Issue 6 – Summary	This issue was divided into three sections. Responses were provided for each section as follows:
	Out of 101 respondents, 28 chose one or more of the following options:
6A – Biomass?	57% of the 28 respondents chose this option
6B – Wind energy?	32% of respondents chose this option
6C – Biomass & Wind energy?	53% respondents chose this option

	Out of 101 respondents, 39 chose one or more of the following options:
6D – Solar power?	58% (23) of the 39 respondents chose this option, although 1 respondent did not support the option.
6E – Wind energy?	17% of respondents chose this option
6F – Combined heat and Power units?	38% of respondents chose this option
6G – Biomass?	28% of respondents chose this option
6H – Ground source heat?	43% of respondents chose this option
6I – A combination of 6D to 6H?	43% of respondents chose this option
	Out of 101 respondents, 40 chose one of the following options:
6J – 10% provision from on site renewable energy facilities	14 of the respondents agreed with the option, 1 respondent did not support it.
6K – 10% provision to 2010, then 20% to 2020	18 agreed with the option.
6L – 20% provision or above	6 agreed with the option.
	Out of 101 respondents, 30 chose one of the following options:
6M – BREEAM and Eco Homes very good-excellent rating/ Code for Sustainable Homes 1 – 6/reduce use of car	12 respondents chose this option. Of these, 11 supported the option, and 1 made comments in relation to it although did not support it.
6N – BREEAM and Eco Homes excellent rating/Code for Sustainable Homes 3-6/ promote sustainable transport/reduce the use of the car	8 respondents chose this option.
6O – BREEAM and Eco Homes excellent rating /Code for Sustainable Homes 6/ promote sustainable and alternative carbon neutral transport	10 respondents chose this option.

OFFICER COMMENTS - The comments about the focus of the options on reducing the carbon footprint rather than considering all the issues around climate change are noted. In developing a policy (or policies) for the Core Strategy on climate change/reducing carbon footprint, the scope of considerations will be widened to include mitigating and adapting to the effects of climate change, with the detail being left to subsequent Local Development Framework documents. Policy development in this area will also be informed by the emerging Tees Plain and East Durham Limestone Wind Capacity Study, and by further research on the benefits, feasibility and viability of renewable energy provision and sustainable building standards.

ISSUE 7 – Darlington Settlement Pattern – Where should Development go?

ISSUE 7 – Where should growth go? General theme		
CSIO REF	Respondent	Comments
CSIO 011	27th Darlington Brownies	New houses should be built on redundant greenfield land to make areas safer and look better but keep some areas as they are used by the community for events and for children to play
CSIO 017	Canon Dr Philip Thomas	Sustainability has a lot to do with the way local communities will be able to function. There is strong feeling in the village about future building development and the threat of being absorbed into a sort of Darlington/Aycliffe conurbation! That can be an element of NIMBY-ism, but could promote villages as a viable form of community life in the future - a future in which diversity of human settlement may be important in response to the ecological, social and economic changes we are likely to face over the next 20 years. Oppose the development option of expanding existing villages and limiting building on greenfield sites as

		much as possible
CSIO 024	Highways Agency	Support the sequential approach to development, in particular the prioritisation of developing PDL within existing urban areas where it is safe and with convenient access to transport infrastructure, services, facilities and employment opportunities, which can help to reduce the need to travel, particularly by the private car. But any significant development could potentially affect the safe and efficient operation of the SRN which would require consultation at the earliest opportunity to discuss any measures necessary in accordance with Circular 02/2007
CSIO 025	Environment Group, Government Office for the North East	Would more logically follow on from the policy topics covered in issues 1 and 2.
CSIO 030	Mr J Stabler	The town could be expanded at the northern end and Elm Tree Farm could make a contribution to that effect.
CSIO 033	Natural England	In line with PPS9 any development on brownfield land should seek to retain and integrate biodiversity and geological conservation interests. Any development should integrate multi-functional Greenspace and links to access networks.
CSIO 035	Turley Associates for Durham Tees Valley Airport	Should acknowledge that the Airport will continue to be a focus for development. e.g. recent permissions for expansions include significant further development and land to the south of the runway in Darlington and Stockton is identified for development (RSS policy 18). As a key gateway and economic driver, it is important that the future growth of DTVA is provided for. The DTVA is preparing a Master Plan which will set out development plans to 2030. Once finalised, the Master Plan proposals should be taken in to account.
CSIO 043	Sadberge Parish Council	During the Parish Plan process residents decided that the current development limits for Sadberge should be retained, and should not be expanded to include the old reservoir site. At the Darlington Association of Parish Councils meeting, December 2007, Richard Alty said that it was hard to see why the Local Development Framework should include any recommendation to extend the Sadberge development limits. Issue 7D proposes development in locations adjoining the "service and main villages" and Sadberge is included as a "main villages". Sadberge Parish Council strongly oppose expanding the development limits to allow development. If option 7D is selected make it explicit that there will be no development adjoining Sadberge Village. As stated in the second last paragraph on p8, any new development in Sadberge should be limited to small-scale developments that help sustain its vibrancy and reflect its individual character and appearance.
CSIO 044	North East Assembly	An appropriate settlement pattern should have regard to the regional locational strategy in RSS policy 5, the sequential approach to development in RPG1 policy DP1 and RSS policy 3. Therefore, the majority of new development should be directed to the main settlement of Darlington, and an appropriate scale of development directed to the rural areas, sufficient to sustain the settlements and ensure a vibrant rural economy.
CSIO 044	North East Assembly	It will be essential to utilise the sequential approach to development alongside the settlement pattern, to ensure that development is delivered at an appropriate scale in the identified settlements, whilst maximising the use of previously developed land. Para 2.35 of the RSS explains that 'urban areas' are defined as the conurbations; main settlements and secondary settlements identified as providing a significant opportunity in terms of previously developed land and buildings. Should clearly define 'secondary settlements' to define the extent of the 'urban area' to ensure clarity when applying the sequential approach to development.
CSIO 051	Durham Cathedral	There should be a mixture of locations including 7D to provide the quality, variety and quantity of locations

		essential to attract new businesses to Darlington in preference to other centres.
CSIO 055	Environment Agency	The introduction should state that all development should be in line with the SFRA and PPS25. Support the encouragement of use of brownfield sites.
CSIO 056	Nathanial Lichfield & Partners for Theakston Estates	Drawing upon earlier representations in connection with the growth strategy for Darlington it is important sufficient land is identified to meet future economic and housing requirements. Options 7A-7C do not provide flexibility to meet those emerging requirements.
CSIO 064	England & Lyle for Northumrbian Water Ltd.	Welcomes inclusion of "It is also important that there is close coordination with the providers of physical and social infrastructure, particularly water supply, drainage". Regardless of which option is taken forward existing infrastructure could be inadequate depending on the scale and location of the development. As a result, would seek close liaison at the earliest possible stage to establish the location and scale of future development in the villages.
CSIO 081	Jane Wild	The intrinsic character of our villages must be protected from inappropriate development that will only serve to destroy the social fabric and heritage of our villages for future generations
CSIO 086	CPRE, Darlington District Committee	Development should go within the development limits of the urban area and villages as given in the Local Plan and the Faverdale Reserve Site should be deleted. The concept of having development limits has broadly served Darlington well and its strength should be built on.
CSIO 092	J Wheeler	Because many utilities are run for profit rather than for public service, there is an over eagerness to agree to service new developments even when the infrastructure is clearly inadequate e.g. housing developments have been permitted with no proper mains sewerage system. There is an issue over "sustainable". Are some areas not going to be sustained, like the infamous Category D villages? It is hard to imagine a part of the borough which is not sustainable so in what way is something "unsustainable"? Two points are very important: 1. a characteristic which defines Darlington is that it is a small commercial and industrial centre in the countryside, development along the south and east corner of the main conurbation should be kept within the A66 ring road. 2. The gap that separates Middleton St George and Middleton One Row defines the two settlements but protection afforded by Conservation Area status has been very weak so this must be protected.

OPTION 7A – Growth should go within sustainable brownfield locations within the urban area

CSIO REF	Respondent	Comments
CSIO 087	Mrs V Whitby	Ref PPS12 - paragraphs 3.13-3.18
CSIO 048	Savills for Nottinghamshire County Council Pension Fund	The No Frills DIY unit is located within the Urban Area and can be described as a brownfield site. The map accompanying option 7A shows the North Road District Centre located within the existing built up area. The North Road District Centre forms part of an established employment area given the presence of No Frills, Morrisons and the surrounding industrial units and therefore should be included in the employment area designation just south of the North Road District Centre
CSIO 055	Environment Agency	From a Groundwater and Contaminated Land viewpoint option 7A is the most sustainable, however the protection of biodiversity and flood risk mitigation should be highlighted within this option.
CSIO 057	Indigo Planning Ltd for Focus Fund	Consistent with government guidance, particularly PPS1 which promotes the use of sufficient land in appropriate, accessible locations. Development should be to a higher density and use previously developed land where possible.
CSIO 069	Sharron Marshall	The character of the villages around Darlington should be maintained to guard against urban sprawl. Village

		development boundaries should be preserved as breaching them can lead to domino development.
CSIO 077	Mr J J Sims	Using brownfield locations gives a win/win outcome. Development and area enhancement happen at the same time and more government grants are likely to be available. Protests from residents nearby is likely to be less if the development means tidying up the location.
CSIO 079	Mark Stratford	Use of brownfield before digging up fields or increasing the site of villages.
CSIO 084	Andrew Hodgson	Opposed to the development of 'greenfield' sites when 'brownfield' sites are available.
CSIO 094	Middleton-St-George Parish Council	A) Residents are STRONGLY opposed to any further development in the village. There is insufficient physical and social infrastructure particularly with education, health and highways to ensure the needs of further future population growth. Oppose any development for housing on farmland and the loss of any trees with TPO's, to accommodate developments. B) Open space surrounding our village should be improved and kept as open space, C) The Local Plan defines the development limits for Middleton St George, Middleton One Row, Virginia Estate and Oak Tree. A 'green wedge' separates MSG and Middleton One Row. Although recent housing developments in the village have been allowed as 'windfall developments' on brownfield sites a Conservation Area includes most of Middleton One Row, The Green and Middleton Lane. Much of the area to the west of Middleton Lane and along The Green is designated as an Area of High Landscape Value. These should remain.

OPTION 7B – Growth should go within sustainable locations within the urban area

CSIO REF	Respondent	Comments
CSIO 072	Peter Wellings	The rural communities and village environments in the Darlington area are the jewels in the crown of the Borough. Much of the Borough consists of attractive and unspoilt countryside with well-defined boundaries between built-up and rural areas. These boundaries should not be eroded and the character and appearance of the rural areas should be safeguarded.

OPTION 7C – Growth should go within sustainable locations within the urban area

CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	This is unlikely to be sustainable in long term, but does provide sufficient options to enable a change in approach later.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	The most appropriate and logical approach, will make a significant contribution to securing the objectives, especially objective 12. The ongoing development at West Park could be a potential location for further mix of land uses including housing, sports/recreation, tourism and healthcare/institutional uses in a sustainable location. This form of mixed-use development is consistent with government policy, as it provides the potential for social mix and inclusion within an attractive environment, in a sustainable location. The location benefits from regular bus services and has local footpath links and cycle routes/lanes to the town centre and other areas of Darlington. Further high quality development and the expansion of the mix of uses already present or proposed will enable this framework to be strengthened e.g. the proposed relocation of Darlington Rugby Club, the potential for a tourist centre and park and ride facilities.
CSIO 029	John Straughan	Only building on sites close to concentrated areas is essential for taking care of the environment, avoiding unnecessary extra car journeys, keeping green space. Only in exceptional local circumstances should there be any other developments considered and then only after taking full account of local opinion and local wishes.

CSIO 013	Mr J D Orme	Elm Tree Farm could help meet any requirements if the town was to be expanded to the north.
CSIO 030	Mr J Stabler	The town could be expanded at the northern end and Elm Tree Farm could make a contribution to that effect.
CSIO 038	One NorthEast	Economic development should be concentrated in sustainable locations within and adjoining the urban areas. Always advocate the development of brownfield land over greenfield sites unless the circumstances are justified. It is noted that Central Park, located to the east of the town centre is not indicated on the plan. Given the size and importance of this brownfield site to the Darlington Gateway initiative it should be shown on the plan.
CSIO 039	Alan Holcroft	Must help the character of the village. Only affordable housing, where it meets strategic objective 5, should be allowed.
CSIO 041	Mr S Howarth	The character and setting of historical villages such as Heighington must be protected from expansion. There will be pressure to introduce "exceptional development" such as "affordable housing" to break set boundaries. "Need" can in the case of Heighington be provided elsewhere in the Borough.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Consistent with promoting economic growth in Darlington. Concentrating development in allocated edge-of-centre locations identified as having low amenity value and being suitable for development would provide a sustainable solution, facilitating vital economic development and encouraging investment and employment opportunities within the urban area whilst capitalising on Darlington's strategic location.
CSIO 058	England & Lyle for Mr Metcalfe	Object to Option 7C because it "could prevent the development of sustainable village communities...".
CSIO 065	Margaret Petterson	The character of the villages must be retained and development outside the current limits restricted to exceptional development (e.g. affordable housing) where this meets a local need that cannot be satisfied elsewhere. Such development must meet strategic objective 5.
CSIO 070	Mrs J King	Village's unique character must be preserved - once destroyed lost forever. Development outside present limits should be resisted.
CSIO 071	Annabel Beattie	The character of the villages must be retained and development outside the current limits restricted to exceptional development e.g. affordable housing where this meets local need that cannot be satisfied elsewhere. Such development must meet strategic 5 objective.
CSIO 075	Frank Haylett	It is common use to develop the significant number of sites in the Urban area and leave other areas alone.
CSIO 076	Mrs Amy Boyle	Only development near or around villages if need can be proven. Recognise boundaries and not develop beyond them.
CSIO 078	Charlotte Lynch	The village character must be preserved. Development outside the current limits be restricted to exceptional development where this meets a local need that cannot be satisfied elsewhere - any such development must meet strategic objective 5.
CSIO 082	PR & BM Surman	The character of the villages should be retained and maintained. Any development must meet strategic objective 5.
CSIO 083	Mr D Mutton	It is important to retain the character of the villages and only exceptional development (e.g. affordable housing), which meets a local need that cannot be satisfied elsewhere, be considered outside the current limits. This then must meet strategic objective 5.
CSIO 088	Mrs D J Shoyd	The villages in particular Heighington should limit development to within the village envelope and only if sympathetic and enhances its surroundings. Developments should comply with strategic objective 5.
CSIO 091	Mark Adamson	It is important to retain the character of the villages and development outside the current limits should be restricted to exceptional development. Affordable Housing should only be where there is a need that cannot

		be satisfied elsewhere. Developments must meet Strategic Objective 5.
CSIO 093	N J S Ellis	The character of the villages must be maintained. No development outside the current limits unless it meets strategic objective 5, if it meets a local need which cannot be satisfied elsewhere.

OPTION 7D – Growth should go within sustainable locations within and adjoining Darlington urban area and service and main villages

CSIO REF	Respondent	Comments
CSIO 020	Tees Valley Rural Community Council	Available services should take account of planned developments and provision protected and encouraged for post offices, doctors, convenience stores etc.
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Identified in the Sustainability Appraisal as the most positive approach as it has "several highly positive economic, social and environmental impacts"
CSIO 034	DPP, for Tesco	Support is given to the importance of locating new development where it will be well served by shops, schools, public transport, health facilities and by high quality pedestrian and cycle links. This would result in the requirement for development to be located in sustainable locations in and/or adjoining the Darlington urban area and main villages. This would require the scale and mix of development to reflect the hierarchy and need of the area. Development would encourage sustainable growth throughout the Borough.
CSIO 047	Signet Planning for Mowden Park Estates	The RSS is seeking a step change in the economy across the region. This will necessitate accommodating additional levels of development which cannot solely be accommodated on previously developed land within the urban area. There will need to be an element of greenfield, albeit in sustainable locations well served by an appropriate level of services and facilities and through the provision of high quality pedestrian and cycle links in accordance with RSS policy 3. Land adjoining the urban area to the north is the preferred broad location for greenfield release necessary to accommodate development over the plan period, in terms of proximity to existing services and facilities and land at Elm Tree Farm is a logical rounding off/urban extension to Darlington.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	Will be appropriate to consider suitable locations both within and adjoining the Darlington Urban Area, to include appropriate greenfield land on the urban edge, in parallel with service and main villages.
CSIO 058	England & Lyle for Mr Metcalfe	In accordance with PPS7 the settlement hierarchy on p23 of should identify Bishopton as a 'Service Village'. Bishopton has a primary school, public houses, a church, a public telephone box, public open space and public transport services in close proximity to The Paddock. It has a regular bus service (7/7A/517 bus service every 10 mins weekdays and hourly Saturday and Sunday between Yarm and Stockton, with several regular bus services to Darlington). Middleton St George is identified as a 'Service Village' and would appear to have a very similar level of service provision to Bishopton. Future development opportunities of an appropriate scale are vital for Bishopton's long-term future as a sustainable rural settlement.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Provides the flexibility to meet the development needs of the main urban area whilst also recognising the need for an appropriate level of development to support the role of the Borough's smaller settlements. It is unlikely that the other Options in isolation would fully address development needs Borough-wide.
CSIO 090	Helen Steel	But transport links to smaller hamlets etc will need improving.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	It is contested that development is focused within Darlington's existing urban area, though it is accepted limited development should also be allowed in the main villages. The key objective must be to prioritise use of previously developed sites e.g. Lingfield Point, for regeneration purposes and that these include

		appropriate sustainability and off-site linkages to ensure strong, well connected local suburbs are created, all with good access to town, district and local centre.
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Issue 7 – Summary	Out of 101 respondents, 58 chose one of the following options:
7A – Brownfield within urban area?	14 respondents chose this option.
7B – Sustainable locations within urban area?	4 respondents chose this option.
7C – Sustainable locations within/adjoining urban area?	24 respondents agreed with this option, 1 disagreed.
7D – Sustainable locations within/adjoining Darlington urban area and service/main villages?	15 respondents chose this option.

OFFICER COMMENTS - The concerns about expansion of villages are noted as is the role of the Airport area and Central Park in accommodating growth in addition to the areas identified. Further work will be done to define the settlement hierarchy and to reflect the Regional Spatial Strategy sequential approach to site selection in accommodating growth. The detail on where new development will take place will also be informed by the findings of the Employment Land Review and the strategic housing land availability assessment.

ISSUE 8 – Paying for Development Infrastructure

OPTION 8 – Paying for Development Infrastructure – General Theme		
CSIO REF	Respondent	Comments
CSIO 006	GOLD	In the past development does not seem to have contributed to infrastructure, making problems like congestion worse. Developers should provide for infrastructure equal to the level of development to mitigate this impact.
CSIO 020	Tees Valley Rural Community Council	Support the provision of a roof tax which go towards supporting the Borough provide a balance of all requirements taking account of the specific needs on the locality in which the development is proposed and also where there is existing provision. This should be used to support an area where there is none. Developers should be expected to give equally across the Borough.
CSIO 025	Environment Group, Government Office for the North East	The Planning Bill contains provisions for a Community Infrastructure Levy. The questions asked in relation to this issue include matters for the CIL but also matters more suited to planning agreements such as affordable housing. It will be important for the next stage of the document to make these differences clear.
CSIO 032	The Theatres Trust	Include high-level policies about the principles and use of planning obligations. The cultural infrastructure of town and city centres where theatres are normally located has been inadequately recognised in government policy which omits guidance on the formulation of cultural policies that could encompass the protection and promotion of theatre use. On this basis they will have no basis for the formulation of planning obligations related to theatre.
CSIO 033	Natural England	Planning obligations should also be used to secure environmental benefits linked to new development, the benefits should be relevant to the location, nature and impact of the development to ensure all impacts are considered (economic, social and environmental)
CSIO 043	Sadberge Parish Council	The bus service is very important to Sadberge. Making bus journeys easier and more convenient would

		encourage more people to use the buses, which would in turn make the service more economically viable. Can the planning system help make bus journeys easier and more convenient? Does the LDF relate to the current Public Transport Review? At present, there are no safe routes to cycle from Sadberge to Darlington or to nearby villages such as Middleton St George. Current investigations are underway for a new bridleway/footpath/cycle path linking Sadberge to the existing bridleway along the old railway line between Middleton St George and Darlington. Should include support for the extension of Darlington's cycle network to reach the rural communities.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	May not always be possible to deal properly with effluent generated by large scale new development in the Borough within the timescale proposed for development without investment in existing or new waste water treatment and handling facilities. In such circumstances it would be useful if developers could be encouraged or required to contribute towards the costs of new facilities. In relation to options 8A-8T, water/drainage infrastructure be identified as one of the areas where contributions will be sought from developers through planning obligations. Local Plan policy T52 (Drainage Infrastructure) already achieves this should be retained and refined.
CSIO 092	J Wheeler	Do not agree with Section 106 agreements as they have become a stealth tax for subsidising public services. Must make sure they are used appropriately and that the full money always reaches the intended objects. The highest priority is to assist the community in the provision of facilities which have to be paid for by that community and on which additional burdens are placed by the development. This includes in villages where they are provided by the parish; community centres, recreation areas and playgrounds. Does not include schools, bus services, drainage infrastructure or road improvements which should all be funded from the increased rates and charges accruing from the development. Public art should be excluded, there are far more important things to subsidise.
CSIO 093	N J S Ellis	How about mending the roads?

Option 8A – It is most important to secure affordable housing through planning obligations

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Should satisfy local need which will vary from one site to another. Need should be identified by local community.
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 072	Peter Wellings	The original aim of affordable housing was to regenerate communities which were "dying". Heighington in particular is a vibrant sustainable village and does not need any rejuvenation. Heritage interpretation should include recognition of the fact that the first engine on the Stockton and Darlington Railway was put on the rails at Heighington Station. Public Art should provide value for money and not be a gimmick.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!

Option 8B – It is most important to secure open space through planning obligations

CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	Open space could include information recreation/sports.

CSIO 033	Natural England	This could be broadened out to include wider multi functional green infrastructure.
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 049	Sport England (North East)	Promote the use of planning obligations towards sport and recreation facilities and open space. However an audit of sports facility requirements has not yet been carried out and local standards and priorities in respect of sports facilities have not been agreed. Sport England is concerned that this potential need may become marginalised when local priorities are established.
CSIO 081	Jane Wild	There is plenty of opportunity to sympathetically and cost effectively improve and regenerate existing housing stock as has been demonstrated by forward thinking developers throughout the country.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 094	Middleton-St-George Parish Council	All developments should be able to improve areas surrounding the development as well as providing facilities.

Option 8C – It is most important to secure children's play space through planning obligations

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Should satisfy local need which will vary from one site to another. Need should be identified by local community.
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 094	Middleton-St-George Parish Council	All developments should be able to improve areas surrounding the development as well as providing facilities.

Option 8D – It is most important to secure public transport improvements through planning obligations

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Should satisfy local need which will vary from one site to another. Need should be identified by local community.
CSIO 002	Jonathon David Martin	Earlier and later buses in rural areas to encourage people to use the buses more for both work and social events
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	It is important to reduce the reliance on the private car. This should be achieved through incentives such as good quality and efficient public transport. This can be achieved through appropriately worded planning obligations.
CSIO 081	Jane Wild	There is plenty of opportunity to sympathetically and cost effectively improve and regenerate existing housing stock as has been demonstrated by forward thinking developers throughout the country.
CSIO 086	CPRE, Darlington District	Different developments will offer different opportunities and the best outcome should be negotiated.

	Committee	
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 094	Middleton-St-George Parish Council	All developments should be able to improve areas surrounding the development as well as providing facilities.
CSIO 096	Heighington Parish Council	Community facilities in rural areas. Sport and recreation in rural areas.

Option 8E – It is most important to secure convenient cycle and pedestrian links through planning obligations

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Should satisfy local need which will vary from one site to another. Need should be identified by local community.
CSIO 033	Natural England	This could also make reference to links to the wider countryside.
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 075	Frank Haylett	Convenient and safe cycle tracks (divorced from traffic) would improve the carbon footprint and people's fitness.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 094	Middleton-St-George Parish Council	All developments should be able to improve areas surrounding the development as well as providing facilities.

Option 8F – It is most important to secure travel plans through planning obligations

CSIO REF	Respondent	Comments
CSIO 002	Jonathon David Martin	Earlier and later buses in rural areas to encourage people to use the buses more for both work and social events
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 094	Middleton-St-George Parish Council	All developments should be able to improve areas surrounding the development as well as providing facilities.

Option 8G – It is most important to secure education through planning obligations

CSIO REF	Respondent	Comments
CSIO 002	Jonathon David Martin	Earlier and later buses in rural areas to encourage people to use the buses more for both work and social events
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.

	Committee	
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 094	Middleton-St-George Parish Council	All developments should be able to improve areas surrounding the development as well as providing facilities.
CSIO 096	Heighington Parish Council	Community facilities in rural areas. Sport and recreation in rural areas.

Option 8H – It is most important to secure other community facilities through planning obligations

CSIO REF	Respondent	Comments
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Health centres, village halls. Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 096	Heighington Parish Council	Community facilities in rural areas. Sport and recreation in rural areas.

Option 8I – It is most important to secure sport and recreation facilities through planning obligations

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Should satisfy local need which will vary from one site to another. Need should be identified by local community.
CSIO 002	Jonathon David Martin	Earlier and later buses in rural areas to encourage people to use the buses more for both work and social events.
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 049	Sport England (North East)	Promote the use of planning obligations towards sport and recreation facilities and open space. An audit of sports facility requirements has not yet been carried out and local standards and priorities in respect of sports facilities have not been agreed. Sport England is concerned that this potential need may become marginalised when local priorities are established.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 094	Middleton-St-George Parish Council	All developments should be able to improve areas surrounding the development as well as providing facilities.
CSIO 096	Heighington Parish Council	Community facilities in rural areas. Sport and recreation in rural areas.

Option 8J – It is most important to secure protection and enhancement of biodiversity through planning obligations

CSIO REF	Respondent	Comments
CSIO 033	Natural England	Should also include geographical conservation, this can also include interpretation of biodiversity and geological conservation, or these assets can be included in 8P
CSIO 041	Mr S Howarth	All have merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.

CSIO 055	Environment Agency	Suggested that the creation of 'green corridors' is considered within this option.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.

Option 8K – It is most important to secure public art through planning obligations

No comments made. See summary table.

Option 8L – It is most important to secure public realm through planning obligations

CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	Public realm could include some public art.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 096	Heighington Parish Council	Community facilities in rural areas. Sport and recreation in rural areas.

Option 8M – It is most important to secure employment and training through planning obligations

CSIO REF	Respondent	Comments
CSIO 002	Jonathon David Martin	Earlier and later buses in rural areas to encourage people to use the buses more for both work and social events
CSIO 041	Mr S Howarth	All these have their merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!

Option 8N – It is most important to secure housing improvement/housing renewal through planning obligations

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Should satisfy local need which will vary from one site to another. Need should be identified by local community.
CSIO 081	Jane Wild	There is plenty of opportunity to sympathetically and cost effectively improve and regenerate existing housing stock as has been demonstrated by forward thinking developers throughout the country.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 094	Middleton-St-George Parish Council	All developments should be able to improve areas surrounding the development as well as providing facilities.
CSIO 096	Heighington Parish Council	Community facilities in rural areas. Sport and recreation in rural areas.

Option 8O – It is most important to secure regeneration through planning obligations

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Should satisfy local need which will vary from one site to another. Need should be identified by local community.
CSIO 068	Harry Brian Leonard	Build on existing Brownfield sites
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	Encouraging regeneration is the principal way to ensuring accelerated economic growth for Darlington and linked improvements to creating vibrant mixed communities and good quality townscape. Through regeneration, such as that proposed across Lingfield Point will arise opportunities to also seek delivery of other important infrastructure requirements listed above.

Option 8P – It is most important to secure heritage interpretation through planning obligations

CSIO REF	Respondent	Comments
CSIO 041	Mr S Howarth	All these have their merits but individual circumstances need to be taken into account as well as the cost and impact on those living in the Borough.
CSIO 086	CPRE, Darlington District Committee	Different developments will offer different opportunities and the best outcome should be negotiated.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!

Option 8Q – It is most important to secure a combination of these benefits through planning obligations

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Should satisfy local need which will vary from one site to another. Need should be identified by local community.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	In the case of new housing development and where the need for facilities or infrastructure can be properly identified, it is appropriate for such development to bear the reasonable costs of such provision. Each case must be considered on its individual merits but a combination of the options could be required. The options shown are most likely to be the proper subject of obligations, where necessary.
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	The requirement to secure benefits through planning obligations should not be prejudicial to the viability of development and a 'shopping list' of payments should not be enforced, regardless of the nature of the site and its surroundings. Requests for contributions to development infrastructure should be assessed on a site-by-site basis and should be appropriate to the size and nature of the site, taking into account local needs.
CSIO 024	Highways Agency	The use of planning obligations to provide improvements to services/facilities is necessary and the inclusion of improvements to cycle/pedestrian links and public transport, and travel plans is welcomed. Support option 8D (although it should be noted that public transport is not necessarily just buses), 8E and 8F, but would wish to extend the scope to include improvements specifically to the strategic highway network, such as measures that ensure that the performance of the network is not compromised by a specific development proposal. Wish to see further mechanisms introduced that seek to reduce the need to travel, particularly by

		private car and efforts should be made to maximise the level of sustainable access to sites, particularly via public transport.
CSIO 033	Natural England	Planning obligations could also seek to secure benefits through landscape improvements and delivery of the Tees Forest objectives.
CSIO 038	One NorthEast	Pleased to note the inclusion of the provision of employment and training. The RES recognises the importance of developing appropriate skills training programmes to meet the region's employment requirements. Clearly there will be applications for development which present an opportunity to include an appropriate skills training programme. The Agency when consulted on major planning applications will normally request planning permission granted Subject to the provision of an appropriate skills training programme.
CSIO 044	North East Assembly	Welcome the inclusion of policies on planning obligations. The provision of benefits such as affordable housing; open space; and education facilities in association with new development is a key element in delivering sustainable communities in RSS policies 2 and 24. Support provision being made for a combination of the items listed. It is considered that the means by which planning obligations are secured is a matter for local determination.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	Where appropriate many of these options should be secured via a condition.
CSIO 052	English Heritage	Strongly supports Options 8P, 8O and 8N. Heritage interpretation is important, but so too is the actual physical repair/restoration of the Borough's heritage assets. They should be regarded as a legitimate recipient of planning obligations funding. Planning obligations which also help to secure regenerative benefits and the improvement of areas of older housing are to be welcomed.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	At the current time it is not considered appropriate for a series of priority benefits to be secured through planning obligations to be specified, potentially, excluding other benefits. Indeed, appropriate and relevant planning requirements and benefits, to be secured through planning obligations, will vary by area and proposal. Accordingly option 8Q, is supported at the current time.
CSIO 060	Home Builders Federation	Circular 05/2005, paragraph B5, sets out five tests which must be met by all local planning authorities in seeking planning obligations. Any obligation must meet these tests. Therefore, should only seek to negotiate planning obligations depending on the impact of the development on the surrounding area. So the priorities for development obligations should depend on a site-by-site basis.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Would enable planning obligations or equivalent contributions to target the specific requirements brought about by individual developments on a site-by-site basis.
CSIO 090	Helen Steel	Just building houses is no good, people have many more needs than just a roof over their heads!

Option 8R – The Council should secure planning obligations by negotiating on a site by site basis

CSIO REF	Respondent	Comments
CSIO 010	Hummersknott Councillor (Councillor Johnson)	Won't development tax influence this?
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Each site and each form of development should be considered individually in the light of any requirements that are reasonably made necessary by the particular form of development concerned. In every case, government policy guidance will need to be complied with.

CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Seeks to negotiate planning obligations on a site by site basis, supported by the Sustainability Appraisal as the most positive and transparent solution.
CSIO 029	John Straughan	Only by taking full account of local opinion and actually complying with local wishes should any development be considered for approval.
CSIO 032	The Theatres Trust	The need for developer contributions for the infrastructure of community and cultural activities should be identified. A supplementary planning document should develop detailed policies setting out what achievements are expected from section 106 agreements including cultural provision. Investing time and resources in this will set out what is required of the developer and other funding partners.
CSIO 034	DPP, for Tesco	Every development should be considered on a site specific basis in order to create flexibility. Any requirement for developer contributions should comply with the tests set out in ODPM Circular 05/2005: Planning Obligations.
CSIO 037	Tom Robinson	Developers must prove that the existing (or new provisions at their cost) drainage/sewage systems will adequately cope with the increased flows in the worst 10 year storm conditions - particularly essential with combined systems.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	This is a more flexible approach and is more fairly related to the proposed development and its anticipated impact.
CSIO 051	Durham Cathedral	All of the benefits require attention. Planning obligations should reflect the particular factors of a specific site including economics.
CSIO 052	English Heritage	Whilst there is uncertainty regarding tariffs and planning supplements, it is understandably more appropriate to continue to negotiate on a site by site basis.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	At the current time, the negotiation of planning obligations should be on a site by site basis. This enables a specific and appropriate package of measures to be secured and deliver cognisant of both viability and also development finance.
CSIO 059	England & Lyle, for Private Clients	Would be willing to incorporate open spaces, and potential cycle and pedestrian links into future residential development on the Albert Hill site. Sustainable travel choices amongst residents could be potentially steered and promoted by a travel plan. There may be a need to contribute financially towards social infrastructure in accordance with demand necessitated by future development of the site. Support the approach to seek contributions on a site-by-site basis by using the most flexible approach.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Negotiating obligations on a site-by-site basis is supported. This option would enable site specific circumstances and economic viability considerations to be taken into account in a way that a standard tariff charge would not.
CSIO 074	Network Rail	The need for additional infrastructure at some locations needs to be recognised in the planning process and ideally new developments should contribute financially to any required public transport infrastructure improvements.
CSIO 077	Mr J J Sims	Each planning obligation should be considered on its merits. Too often developers will try to bribe their way through resulting in inappropriate developments e.g. Tesco, Newton Aycliffe provided a new youth and community centre but it is out of context with the nearby town centre. If standard tariffs and procedures are in place this is more likely to happen than is considered on a site by site basis.
CSIO 086	CPRE, Darlington District Committee	Negotiate planning obligations on a site by site basis. Different developments will offer different opportunities and the best outcome should be negotiate depending on the situation. Some general guidelines may be useful, but a standard tariff could be restrictive.

CSIO 080	Helen Steel	Sites vary in size and geology etc. Some sites may only be useable for certain building/facilities due to planning laws/geology.
CSIO 092	J Wheeler	Options R, S and T again refer to a separate issue. Does not seem to be a local issue and what is allowed or disallowed should be a matter for consistent policy set by central government. All developments are different and are set in communities with different priorities and needs. The problem with a standard tariff is that a large scheme, which might actually have a small impact on an existing community, would provide a large sum of money which might then be wasted whilst a small and disruptive development would inadequately compensate for its effect. See no reason why a separate negotiation for each case poses an unfair burden on a large development - it is precisely that kind of anomaly that it could be used to avoid.

Option 8S – The Council should secure planning obligations by applying a standard tariff

CSIO REF	Respondent	Comments
CSIO 020	Tees Valley Rural Community Council	Support for the provision of a roof tax. Would go towards supporting the Borough, providing a balance of all the requirements listed, taking account of the specific needs on the locality in which the development is proposed and also where there is existing provision e.g. play areas - this should be used to support areas where there is none. Developers should be expected to give equally across the Borough.
CSIO 049	Sport England (North East)	A recent Audit Commission study showed that a standardised and documented approach (8S & 8R) achieved the most from planning obligations.

Option 8T – The Council should secure planning obligations by applying a standard tariff with ‘in kind’ contribution on or off site where appropriate

CSIO REF	Respondent	Comments
CSIO 080	Arnold and Judith Parker	Much depends on how this is negotiated - sounds a bit vague.
CSIO 080	Helen Steel	Sites vary in size and geology etc. Some sites may only be useable for certain building/facilities due to planning laws/geology.

Issue 8 – Summary		This issue was divided into two sections, as can be seen below. Out of 101 responses, 50 chose one or more of the following options (Respondents could choose more than one option)
8A – Affordable Housing		32% (16) of the 50 respondents chose this option although 1 respondent was unsupportive of the option.
8B – Open Space		36% of the 50 respondents chose this option
8C – Children’s play space		32% of respondents chose this option

8D – Public transport improvements	48% of respondents chose this option
8E – Convenient cycle and pedestrian links	30% of respondents chose this option
8F – Travel plans	28% of respondents chose this option
8G – Education	26% of respondents chose this option
8H – Other community facilities	20% of respondents chose this option
8I – Sport and recreation facilities	24% of respondents chose this option
8J – Protection and enhancement of biodiversity	22% of respondents chose this option
8K – Public art	2% of respondents chose this option
8L – Public health	14% of respondents chose this option
8M – Employment and training	19% of respondents chose this option
8N – Housing Improvement/Housing Renewal	26% of respondents chose this option
8O – Regeneration	34% of respondents chose this option
8P – Heritage interpretation	18% of respondents chose this option
8Q – Combination of these options	40% of respondents chose this option
	Out of 101 responses, 44 chose one of the following responses:
8R – Negotiate planning obligations on a site by site basis	34 respondents chose this option
8S – Apply a standard tariff	5 respondents chose this option
8T – Apply a standard tariff with 'in kind' contribution on or off site where appropriate	5 respondents chose this option

OFFICER COMMENTS - Since the Issues and Options paper was published, the Government has published a consultation paper on its proposals for the introduction of the Community Infrastructure Levy. In developing policy in this area further, we will need to have regard to this, and frame any Core Strategy accordingly. This may include setting out the matters that will continue to be sought through planning obligations and those that may be sought through the (forthcoming) CIL mechanism. Careful consideration will also need to be given to the value of contributions being sought to ensure that they do not disadvantage the Borough in its ability to continue to attract new development, particularly in less buoyant market conditions. A Supplementary Planning Document is also being prepared to underpin this emerging policy. The suggestions for other matters for which developer contributions should be sought will also be considered.