

THEME 3: Prosperous Darlington

THEME 3: Prosperous Darlington (General Theme)

CSIO Reference	Respondent	Comments
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Supports the aims of 'Prosperous Darlington', particularly giving priority to mixed-use development on previously developed land in sustainable locations, particularly sites with physical characteristics which detract from the appearance of the area including our Client's site at Whessoe Road.
CSIO 052	English Heritage	Welcomes the aspiration of a clean and well maintained local environment whose attractiveness is protected, and the intention to expand on existing leisure and cultural facilities. Repeats support for the Core Strategy Objective promoting development in keeping with the size, character and function of the location. The conservation employment sector will need to experience considerable growth, as environmental safeguarding becomes ever more important.

ISSUE 14 – Sustainable Employment Provision

ISSUE 14 – Sustainable Employment Provision (General Theme)

CSIO REF	Respondent	Comments
CSIO 012	Sanderson Weatherall for Royal Mail Group Property PLC	Local jobs needed to support the local economy, but the Local Planning Authority should not over allocate employment land. There should be a flexible policy in place
CSIO 032	The Theatres Trust	Cultural activity brings economic benefits by providing employment and generating revenue through tourism. It attracts people and businesses, inward investment, job creation and supports the visitor economy. Creative industries are the UK's fastest growth sector, generating significant revenue and employing hundreds and thousands of people. Activities at museums, libraries and archives generate substantial income and investment and support the tourism and employment economy.
CSIO 044	North East Assembly	The amount of employment land planned for in Darlington (235 hectares of general employment land and 125 hectares allocated to the key employment location at Faverdale) is identified in RSS further proposed changes policy 18.
CSIO 044	North East Assembly	The type and distribution of employment land should be based upon the findings of an up to date employment land assessment, reflect the settlement pattern and be consistent with the sequential approach to development. The employment land assessment should identify whether sites need to be protected from redevelopment to alternative uses, or are no longer required, and can therefore be de-allocated. Establishing

		the employment land portfolio following this approach would be consistent with RSS further proposed changes policy 18.
CSIO 044	North East Assembly	The emphasis on reusing previously developed land is evident throughout RPG1 and the RSS, and it is important that this is reflected in establishing a policy approach for employment land provision in the core strategy. RSS further proposed changes policies 12 and 18 establish a presumption in favour of regenerating existing employment land, and re-using previously developed land in town and city centres. In relation to office development, town and city centres are identified as being the preferred location.
CSIO 044	North East Assembly	RSS further proposed changes policy 4 requires that the employment land supply is prioritised in order of its phased release in the periods 2004-11; 2011-16; and 2016-21. Adequate phasing should be included in the core strategy to reflect this requirement.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	NWL's existing infrastructure could be inadequate to accommodate growth, depending on the scale and location of the development. Early and close liaison with NWL is requested regarding the location and scale of future development. Major investment planned at Stressholme Sewage Treatment Works (STW) will address quality and growth issues and will be completed in the current 5 year programme. A capacity constraint at Middleton St George STW is being assessed, which is likely to be removed by works to be completed by 2010. Future development at Teesside Airport would drain to the STW and could be accommodated either in the scheme or by an extension to it. Currently, there are no particular water supply issues in the Borough to raise other than that local reinforcement that may be necessary as a result of future development.
CSIO 092	J Wheeler	These are aspirations, not plans. The vagueness of these statements will allow developers much more freedom. The airport is constantly pushing at the boundaries of its consents, and winning ground by doing it. The football club has been doing the same. It can only be assumed that other commercial companies are trying the same. My impression is that employment growth is always overstated. Anyway, I presume that Council policy will be to never turn away the prospect of more employment whether the target is being met or not.
OPTION 14A – Darlington should plan for modest employment growth to 2015 followed by reduced growth		
CSIO REF	Respondent	Comments
CSIO 077	Mr J J Sims	A long-term strategy has to be in place if we are to safeguard the character of the Borough and manage the infrastructure effectively.
OPTION 14B – Darlington should plan to maintain modest employment growth		
CSIO REF	Respondent	Comments
CSIO 010	Hummersknott Councillor (Councillor Johnson)	Smooth out growth, no peaks and troughs

CSIO 019	Central Ward Partnership	Provide sites/infrastructure for growth in employment but plan for fewer, more skilled jobs.
CSIO 041	Mr S Howarth	Unless infrastructure, transport, schools, housing etc are progressed and monitored a push for retention of high employment growth can be self-defeating. Sustaining modest controlled growth is the key.
CSIO 052	English Heritage	Support Option 14B.
CSIO 079	Mark Stratford	Long-term growth should be objective.
CSIO 086	CPRE, Darlington District Committee	Some provision for growth needed, but must be constrained by sustainability.
CSIO 090	Helen Steel	To chase 14C could lead to burn out, some social facilities may not cope.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	Employment growth should be linked to targets set in the emerging Regional Plan.
OPTION 14C – Darlington should plan to maintain recent high employment growth		
CSIO REF	Respondent	Comments
CSIO 020	Tees Valley Rural Community Council	While later part of the issues paper refers to the rural area, greater emphasis should be placed on the development of economic activity not only in the agriculture areas in activities such as, home based small industry, creative industries, tel working. What support needs to be given to the infrastructure to enable this to develop.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	The maintenance of recent high levels of employment growth will be essential if the economic objectives are to be achieved, and in the interests of a prosperous Darlington that is able to compete in the regional market. In addition, the social objectives of the core strategy are dependant on securing high levels of employment and an improved employment offer, in the form of a better range of opportunities. These can only be achieved by having a positive and aspirational approach to employment growth and job creation.
CSIO 035	Turley Associates for Durham Tees Valley Airport	Reference to provision of land for employment development at DTVA is welcomed. It should be noted that within Darlington Borough, in addition to 20ha of airport related employment land on the south side of the airport, RSS makes provision for 5ha of general employment land. For completeness a reference to this should be added. We support option 14C as it is most consistent with RSS.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	The promotion of development opportunities as they arise, as well as targeting identified growth sectors, provides the most flexible option more likely to attract much needed national and regional investors and significant employment opportunities, especially in the logistics sector. This is essential if Darlington is to capitalise on its high quality locational advantage.
CSIO 053	Haughton North Councillor (Councillor Copeland)	Get more higher paid jobs

ISSUE 14 - SUMMARY	Out of 101 Respondents, 35 chose one of the following options
14A – Modest employment growth to 2015 followed by reduced growth?	3 respondents agreed with this option.
14B – Maintain modest employment growth?	24 respondents agreed with this option.
14C – Maintain recent high employment growth?	8 agreed with this option.

OFFICER COMMENTS: Most respondents felt that we should plan to maintain modest employment growth (option 14B), though some felt that high growth (option 14C) is needed to maintain competitiveness regionally and capitalize on Darlington's location, and to fund social development. Other respondents were concerned about the capacity of the environment, physical and social infrastructure to support high growth. All options accord with the RSS, with option 14B providing the prudent flexibility for future market changes and towards meeting the requirements of further proposed changes to the RSS. The evidence base that will advise further on this issue will be the Darlington Employment Land Review. The ELR will identify potential growth sectors in employment and advocate a level of growth the Council should be planning for; reflected in the amount of employment land the Council should provide in the future.

ISSUE 15 – How should employment land supply be distributed?

ISSUE 15 – How should employment land supply be distributed (General Theme)

CSIO REF	Respondent	Comments
CSIO 035	Turley Associates for Durham Tees Valley Airport	References to airport related employment land at DTVA are welcomed. As stated previously, references should also be made to the RSS provision for general employment land.
CSIO 044	North East Assembly	The amount of employment land planned for in Darlington is identified in RSS further proposed changes policy 18. Policy 18 plans for a total of 360 hectares (235 hectares of general employment land and 125 hectares allocated to the key employment location at Faverdale).
CSIO 044	North East Assembly	The type and distribution of employment land should be based upon the findings of an up to date employment land assessment, reflect the settlement pattern and be consistent with the sequential approach to development. The employment land assessment should identify whether sites need to be protected from redevelopment to alternative uses, or are no longer required, and can be de-allocated. Establishing the employment land portfolio following this approach would be consistent with RSS further proposed changes policy 18.
CSIO 044	North East Assembly	Reflect RSS emphasis on reusing previously developed land in any employment land policy in the core strategy. RSS further proposed changes policies 12 and 18 establish a presumption in favour of regenerating existing employment land, and re-using previously developed land in town and city centres. Town and city centres are identified as being the preferred location for office development.

CSIO 044	North East Assembly	RSS further proposed changes policy 4 requires that the employment land supply is prioritised in order of its phased release in the periods 2004-11; 2011-16; and 2016-21. Adequate phasing should be included in the core strategy to reflect this requirement.
CSIO 052	English Heritage	Broadly supports this option, provided emphasis is on the reuse of brownfield land and existing buildings in sustainable locations.
CSIO 055	Environment Agency	We recommend the inclusion of a general comment stating that all development of Brownfield land should be in accordance with PPS23 in the introduction to this issue.
CSIO 072	Peter Wellings	Countryside based business and industry would not be compatible with the rural areas unless it was small scale and sympathetically located within existing village envelopes.
CSIO 086	CPRE, Darlington District Committee	Managed approach probably preferred, but do not want Faverdale Reserve Site. Development should go within the development limits of the urban area and villages as given in the "Borough of Darlington Local Plan", except the Faverdale Reserve Site should be deleted.
CSIO 082	J Wheeler	The policy is so widely written that I cannot endorse any of them. 15C is wholly unacceptable.
ISSUE 15A – The distribution of employment land should involve restricted employment land supply across the Borough		
CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	To make decision need confirmation of development boundaries around Darlington. No development should extend north, north west or west of motorway A1M.
CSIO 024	Highways Agency	Supports growth and diversification of the economy, if the level of growth is in line with the level identified in the RSS. The Agency supports the principles of the sequential approach to the location of new development, particularly the development of PDL that has existing transport infrastructure and access to services which can help to reduce the need to travel, particularly by the private car. The Agency considers that option 15A provides the most sustainable approach, particularly with regard to utilising the most accessible locations. Seek consultation on any significant new employment development which could potentially affect the safe and efficient operation of the strategic road network.
ISSUE 15B – The distribution of employment land should involve managed employment land supply across the Borough		
CSIO REF	Respondent	Comments
CSIO 038	One NorthEast	Given the choice of options, One NorthEast supports Option 15B which proposes managed employment land supply across the Borough.
CSIO 046	GVA Grimley for Mark Rudolph, PPG Land Ltd.	The phased release of existing allocations in and around the Town Centre to facilitate high quality, prestige business/industrial and mixed-use development in accessible locations close to strategic transport routes is a most sustainable option and more likely to support development which may not otherwise be attracted to the

		area. This approach will help Darlington capitalise on its strategic locational advantages.
CSIO 090	Helen Steel	Transport links require an integrated and managed approach.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	In order to establish a vibrant and vital local economy, a balanced approach to employment land distribution should be adopted where appropriate, mixed uses should be encouraged in order to establish balanced and inclusive communities.
ISSUE 15C – The distribution of employment land should involve market led employment land supply		
CSIO REF	Respondent	Comments
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Within the framework of the planning system, the market should be provided with the maximum amount of flexibility that is reasonably possible, to enable the Borough to compete successfully with other areas both within and outside the region, and maximise economic and employment benefits.
CSIO 096	Heighington Parish Council	Combination of 15B and C would be more appropriate than one or the other.

ISSUE 15 - SUMMARY	Out of 101 Respondents, 32 chose one of the following options
15A – Restricted employment land supply across the Borough?	7 respondents agreed with this option.
15B – Managed employment land supply across the Borough?	18 respondents agreed with this option.
15C – Market led employment land supply?	7 respondents agreed with this option.

OFFICER COMMENTS - In the distribution of new employment development, over half of respondents supported a managed employment land supply across the Borough (option 15B). The low provision scenario was supported by those with sustainability and protection of the countryside as primary concerns, whilst others pointed out that the market-led approach offers greatest flexibility. The evidence base which will advise on this issue will be the Darlington Employment Land Review. The ELR will identify whether sites need to be protected from redevelopment to alternative uses, or are no longer required, and can be de-allocated. Establishing the resulting employment land portfolio following the ELR approach would be consistent with RSS further proposed changes policy 18 and with the majority of the representations.

ISSUE 16 – Loss of Employment Land and Relocation of Business

ISSUE 16 – Loss of employment land and relocation of business (General Theme)		
CSIO REF	Respondent	Comments
CSIO 024	Highways Agency	Only most sustainable sites should be utilised. If sustainably located employment land is not viable, then it should be considered for an alternative use. Would be concerned if employment land was relocated to less sustainable sites which may have an impact on the strategic road network.

CSIO 044	North East Assembly	The amount of employment land planned for in Darlington is identified in RSS further proposed changes policy 18. Policy 18 plans for a total of 360 hectares (235 hectares of general employment land and 125 hectares allocated to the key employment location at Faverdale).
CSIO 044	North East Assembly	As per comment under Issue 15 above.
CSIO 044	North East Assembly	As per comment under Issue 15 above.
CSIO 044	North East Assembly	As per comment under Issue 15 above.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	Advise that potential alternative uses for allocated employment sites could significantly increase the type and quantity of demand for sewerage and water services that has been allowed for in the current use. This can pose a particular issue when a transition from industrial use to office, residential or a mix of uses is proposed. Early and close liaison with NWL requested.
CSIO 092	J Wheeler	Again this surely all depends on where it is. Some "employment land" is under-used, or semi-derelict and redevelopment of it would be welcome. On the other hand, some provides quality employment in a suitable location. Some noisy or smelly activities might be better relocated, though that needs to be set against the loss of local employment and the waste of immovable assets. What lies behind this set of options is the churning of land that we have seen so much of. Industrial landowners see the opportunity to make a lot of money out of selling up for housing. Those business owners often retire on the proceeds and those jobs have to be created again by someone else and on a new, sometimes greenfield site.
OPTION 16A – The Borough’s existing supply of employment land can best be used through the loss and relocation of employment land and businesses		
CSIO REF	Respondent	Comments
CSIO 012	Sanderson Weatherall for Royal Mail Group Property PLC	The consultation paper for planning policy statement 4 asks the LPA's to be flexible and reconsider the need for existing employment land. This issue (16) should consider the Government Objectives contained in this policy statement.
CSIO 059	England & Lyle, for Private Clients	The site of Ward Bros Steel Ltd (scrap yard), Albert Hill should be de-allocated for employment use, as the costs of remediating it to enable this to happen are too high in relation to value of employment development. The Council should revisit the policy to examine its realism, as it is could cause blight. The Council is also required demonstrate that its land supply is truly deliverable. Alternative employment provision has recently been developed or is underway elsewhere including close to Albert Hill at Central Park. In this sense, we tentatively support option 16A as the most realistic way for Darlington to deliver employment requirements, but consider that there is an opportunity to incorporate some employment within a comprehensive residential development scheme at Albert Hill, particularly through the provision of live-work units (issue 16B).
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Accords with principle in PPS3, and reflects RSS Further Proposed Changes, paragraph 3.29 and 3.31. Contrary to the stated 'SA Recommendations', it is considered that the relocation of employment uses from older employment sites to more suitable alternative sites and the subsequent redevelopment of unneeded

		sites for other uses including housing would contribute positively to economic development. In addition to providing clear benefits for business to enable them to take advantage of locational factors and growth opportunities, it should also be noted that housing itself is now included within the definition of economic development in the consultation draft of PPS4: Planning for Sustainable Economic Development.
OPTION 16B – The Borough’s existing supply of employment land can best be used through redevelopment with new employment provision		
CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	Need to be pragmatic, facilitative, but not prescriptive or totally market-led.
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Support, as it suggests redevelopment of suitable sites with an employment element where feasible, and is the most environmentally sustainable option with a positive economic impact.
CSIO 034	DPP, for Tesco	Local employment land studies should be undertaken to consider the effects of overprovision of employment land and the potential for the de-allocation of sites which is consistent with the RSS policy. We understand that work is ongoing and publication is likely to be early summer. Request that this study is completed as soon as possible in order to inform the LDF.
CSIO 052	English Heritage	Concurs with the Sustainability Appraisal recommendation that Option 16B is the most environmentally sustainable, providing a linkage between home and work which reduces the need to travel.
CSIO 086	CPRE, Darlington District Committee	Emphasis would be on suitable development on suitable sites.
CSIO 090	Helen Steel	Transport links require an integrated and managed approach.
OPTION 16C – The Borough’s existing supply of employment land can best be used through the safeguarding of employment land		
CSIO REF	Respondent	Comments
CSIO 086	CPRE, Darlington District Committee	Emphasis would be on suitable development on suitable sites.
OPTION 16D – The Borough’s existing supply of employment land can best be used through the combination of the above options		
CSIO REF	Respondent	Comments
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	The response to proposals to utilise existing employment land for other purposes could with justification, vary from case to case, so it would be counter productive for the strategy to rely on only one policy option. The policy response should be flexible, requiring each proposal to be justified, and allowing the Local Planning Authority to judge each case its own individual merits, having regard to the implications for the overarching strategic objectives.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield	Use of employment land needs to relate to Regional Plan targets, market need and in terms of a balance with other competing activities. A flexible and monitored approach should be used to reflect changing occupier and

	Point, Darlington	commercial requirements.
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ISSUE 16 - SUMMARY	Out of 101 Responses, 36 respondents chose one or more of the following options. (Respondents could choose more than one option)
16A – Loss and relocation of employment land and businesses?	11% of the 36 respondents chose this option.
16B – Redevelopment with new employment provision?	61% respondents chose this option.
16C – Safeguard employment land?	24% respondents chose this option.
16D – Combination of the above options	11% respondents chose this option.

OFFICER COMMENTS: Redevelopment of existing employment land with new employment provision (option 16B) was strongly supported, and some concern was expressed about the sustainability of the trend towards relocating businesses to peripheral greenfield sites which option 16A would encourage. The evidence base which will advise on this issue will be the Darlington Employment Land Review. The ELR will identify whether sites need to be protected from redevelopment to alternative uses, or are no longer required, and can be de-allocated. Establishing the resulting employment land portfolio following the ELR approach would be consistent with RSS further proposed changes policy 18 and with the majority of the representations that seek to ensure sites are suitable and sustainable.

ISSUE 17 – Darlington’s Tourism Offer

ISSUE 17 – Darlington’s Tourism Offer (General Theme)

CSIO REF	Respondent	Comments
CSIO 010	Hummersknott Councillor (Councillor Johnson)	Darlington as a vibrant market town
CSIO 011	27th Darlington Brownies	We need more hotels for visitors to stay in
CSIO 032	The Theatres Trust	A concentration of cultural facilities and activities can act as a magnet for visitors and provide a significant boost to the local economy. Cultural services and tourism are inter-dependent, with tourists attracted by museums, theatres, heritage sites, arts, sport, entertainment venues, festivals and events.
CSIO 032	The Theatres Trust	Theatres are an important community asset and can also be a major tourist attraction. Seeks policies are robust enough to include specific guidance on protecting and encouraging theatre provision.
CSIO 033	Natural England	Opportunities for sustainable tourism and recreation based on access to and interpretation of the natural environment and countryside should be considered, including links to natural green space and nature, and use of the rights of way and cycle networks. These benefits should be promoted and enhanced and adverse impacts avoided.

CSIO 035	Turley Associates for Durham Tees Valley Airport	There is no recognition of the benefits which DTVA brings to the wider area, or the role that it could play in enhancing both business and leisure opportunities in Darlington. The importance of DTVA to the improving connectivity of the Borough to international markets, and the benefits this has for the competitiveness of local businesses such as the petro-chemicals sector, which relies on connections to international markets, and clusters of related industries in Europe and elsewhere, should also be acknowledged. DTVA is a major international gateway and is a key economic driver within the region in terms of its links to industries and businesses in the area and the potential economic and tourism benefits that its planned growth could bring to Darlington.
CSIO 038	One NorthEast	The Council needs to identify the number and type of tourists (business and leisure) visiting Darlington and use this to identify the best way to promote tourism. Does evidence confirm that Darlington is a Gateway to the North East and/or the Tees Valley. 'Rural city' meaning unclear and no evidence to support it.
CSIO 044	North East Assembly	Regarding how tourism development should be promoted in Darlington, RPG1 policy TOUR 1 and RSS further proposed changes policy 16 provide some principles in relation to tourism development, which should be incorporated into any emerging vision and policy approach for Darlington. Regional planning policy recognises the importance of improving first impressions gained by visitors arriving and passing through the region, and supports environmental improvements to gateways and transport corridors. In this context, emphasis on improving Darlington as a gateway is supported.
CSIO 052	English Heritage	English Heritage welcomes the observation that tourism can help bring derelict buildings back into use and maintain and conserve heritage assets. It is not unrealistic for Darlington to promote itself as a gateway to the North East; geography supports this. It is incumbent upon regional organisations to recognise the importance of the image of Darlington in promoting and celebrating the image of the North East as a whole.
CSIO 075	Frank Haylett	Promote and develop the town as a quality 'market town'. Attract and welcome shoppers and visitors, even those who come by 'car'. Your car hostility is inappropriate.
CSIO 092	J Wheeler	Darlington's historic assets have been whittled away with no sign that the process is being halted. Its centre is not close to tourist countryside and it has no major tourist attractions.

OPTION 17A – Darlington should be promoted as a Gateway to the North East

CSIO REF	Respondent	Comments
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. Pursuing this option would build on an existing strength. The way Darlington sits on the transport network makes it an ideal touring base for the locality and region, especially by public transport.
CSIO 093	N J S Ellis	It is not a city! No Cathedral!
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	Tourism is an important component to maintaining a dynamic mixed local economy.

OPTION 17B – Darlington should be promoted as a Gateway to the Tees Valley

CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	17C is a non-starter. What's a "rural city"?
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Darlington's ability to position itself as a tourism destination will depend on competition from other areas within the region. The strategy should recognise that other areas benefit from natural and other attractions with which Darlington cannot compete. The logical and pragmatic approach would be to seek to develop linkages with the adjoining areas of Tees Valley, County Durham and North Yorkshire as anticipated under option 17B.
CSIO 041	Mr S Howarth	Build on the historic image of a thriving "Market Town". Don't dilute this by trying to be an industrial competitor or satellite to Teesside.
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. Any promotion of tourism is likely to lead to an increase in people travelling to Darlington and the surrounding area. This travelling is most likely to be done by car unless public transport is more available, more reliable and cheaper.
CSIO 086	CPRE, Darlington District Committee	Build on the existing strength of Darlington as a market town Darlington, and promote as a touring base for the locality and region, especially by public transport.
CSIO 090	Helen Steel	17C can be our aspiration for longer term future therefore 17A - too impersonal. Too much competition for the tourists.

OPTION 17C – Darlington should be positioned as a 'rural city'

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	A rural "city" with access to Durham, N Yorks, Lake District and Northumberland with attractions - shopping, historical - Northallerton, Richmond, Piercebridge etc.
CSIO 086	CPRE, Darlington District Committee	Build on the existing strength of Darlington as a market town Darlington, and promote as a touring base for the locality and region, especially by public transport.

ISSUE 17 - SUMMARY	Out of 101 Responses, 34 respondents chose one of the following options
17A – Gateway to the North East?	12 respondents chose this option.
17B – Gateway to the Tees Valley?	12 respondents chose this option.
17C – Position Darlington as a 'rural city'?	10 respondents chose this option.

OFFICER COMMENTS: There was support for all of the options; several respondents felt Darlington needs to develop a role complementary to that of more established tourist destinations nearby, a mixture of options 17A and 17B. Suggestions included building on the vibrant, historic market town image and the sustainable transport links to surrounding tourist destinations in North Yorkshire, Durham and the wider Tees Valley. Acceptance that Darlington was a wider "gateway" and the retention of Darlington's image as a "market town" came through very strongly, whereas the proposed 'rural city' concept did not seem to be readily understood. All of the options are in accordance with the RSS as they all promote tourism and culture in the Borough and to the wider sub-region and greater northeast region. The Darlington Economic Regeneration Strategy is the document that sets Council objectives for how tourism should develop in the future. The existing strategy is due for review in 2008/9, therefore when progressing this to a preferred option, discussion should take place with Economic Regeneration and Tourism Officers to guide the decision making process.

ISSUE 18 – Employment in the Villages and Countryside

ISSUE 18 – Employment in the Villages and Countryside (General Theme)

CSIO REF	Respondent	Comments
CSIO 024	Highways Agency	Support the provision of employment at a scale to meet local need, increasing accessibility to employment and reducing commuting, provided there is no detrimental impact on strategic road network.
CSIO 032	The Theatres Trust	To increase participation in cultural activity and meet future community needs for cultural facilities, consider providing multi-use neighbourhood facilities for a range of cultural, commercial and community activities, especially in rural areas. Redundant farm buildings may provide a convenient base for such facilities.
CSIO 052	English Heritage	The commentary in respect of Sustainability Appraisal recommendations contains incorrect numbering.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	Existing water and sewerage infrastructure is generally more constrained in villages and open countryside. NWL request close early liaison to discuss any proposed developments for employment uses in small settlements.
CSIO 075	Frank Haylett	All these imply more housing in the countryside, which is not desirable. Where it is allowed it is often unsympathetic and detrimental to the surrounding area.
CSIO 092	J Wheeler	Question is too vague. Support the needs of the agricultural community to diversify, but the options do not say anything about what kind of development is acceptable and what is not, e.g. a farm shop run from farm buildings of a traditional style and scale would be very acceptable whilst some of the more obtrusive transport contracting enterprises will not be. The policy will need to distinguish between them.

OPTION 18A – A viable countryside should be promoted through employment for local needs

CSIO REF	Respondent	Comments
CSIO 041	Mr S Howarth	There have been proposals to create a "mega" outlet on the back of a need for a "cattle market". This should be resisted. A cattle market may be needed but this should retain its basic function and could be located east

		of the A1M.
CSIO 072	Peter Wellings	The rural communities and village environments in the Darlington area are the jewels in the crown of the Borough Council. 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. Countryside based business and industry would not be compatible with the rural areas unless it was small scale and sympathetically located within existing village envelopes.
CSIO 086	CPRE, Darlington District Committee	Development should go within the Local Plan development limits, and the Faverdale Reserve Site should be deleted. The existing system allows for farm diversification. Inappropriate employment development in the countryside is detrimental, whether on the fringe of the urban area or within or on the fringe of villages. Developments "in tune" with the countryside can be considered.

OPTION 18B – A viable countryside should be promoted through farm diversification and local needs

CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Farmers should be encouraged to produce food. This is the only sensible way to sustain the farming industry. As an island we must maintain our own efficient farming industry.

OPTION 18C – A viable countryside should be promoted through employment development throughout the countryside

CSIO REF	Respondent	Comments
CSIO 020	Tees Valley Rural Community Council	While later part of the issues paper refers to the rural area greater emphasis should be placed on the development of economic activity not only in the agriculture areas in activities such as, home based small industry, creative industries, tel working. What support needs to be given to the infrastructure to enable this to develop.
CSIO 090	Helen Steel	Transport links will need integration.

OPTION 18D – A viable countryside should be promoted through more protection of the best and most versatile farmland

CSIO REF	Respondent	Comments
CSIO 041	Mr S Howarth	There has been proposals to create a "mega" outlet on the back of a need for a "cattle market". This should be resisted. A cattle market may be needed but this should retain its basic function and could be located east of the A1M.
CSIO 090	Helen Steel	Transport links will need integration.
CSIO 094	Middleton-St-George Parish Council	We strongly oppose any development for housing on farmland.

OPTION 18E – A viable countryside should be promoted through a combination of the above options

CSIO REF	Respondent	Comments
CSIO 033	Natural England	The options should recognise the need for wider proactive environmental management of the countryside (alongside such agri-environment schemes such as Environmental Stewardship, and farm diversification opportunities) such as the creation, enhancement and maintenance of biodiversity interests in line with Biodiversity Action Plan targets, cycleways and footpaths, and providing interpretation of natural and heritage assets, linked to opportunities for sustainable tourism, and the provision of visitor facilities.
CSIO 044	North East Assembly	Support a combination of the measures described, provided the approach is developed in accordance with the sequential approach and the principles of sustainability .
CSIO 052	English Heritage	Support a combination of Options 18A, 18B and 18D. Employment development throughout the countryside should only be supported where it has a direct connection to the land.
CSIO 090	Helen Steel	Transport links will need integration.

ISSUE 18 - SUMMARY	Out of 101 Responses, 34 respondents chose one or more of the following options (Respondents could choose more than one option)
18A – Employment for local needs?	38% of the 34 respondents chose this option.
18B – Farm diversification and local needs?	38% of respondents chose this option.
18C – Employment development throughout the countryside?	14% of respondents chose this option.
18D – More protection of the best and most versatile farmland?	38% of respondents chose this option.
18E – Combination of the above options	35% of respondents chose this option.

OFFICER COMMENTS: There was general acceptance of need for employment development in the countryside, but only to sustain existing communities and to ensure they are sustainable in the future. Some felt it should be limited to uses linked to the land, others that it should be of an appropriate (small) scale only, to preserve the unspoilt countryside around the town that contributes to its attractiveness. It was also felt that the option should recognise the need for wider proactive environmental management of the countryside linked to existing and future rural employment and farm diversification. The suitability and sustainability of increased rural employment was an issue, particularly with potential cattle market proposals and with possible water/sewerage infrastructure capacity issues in some rural areas and villages. A combination of the options would accord with PPS7 and the RSS policies 8, 12 and 16, in moving towards a preferred option. Further to this, the preferred option should be in accordance with the Darlington Economic Regeneration Strategy. The existing strategy is due for review in 2008/9, therefore when progressing this to a preferred option, discussion should take place with Economic Regeneration and Tourism Officers to guide the decision making process.