

## THEME 5: A Healthy and Safe Darlington

### THEME 5: A Healthy and Safe Darlington (General Theme)

CSIO Reference	Respondent	Comments
CSIO 005	Margaret A Greenhalgh	It is wrong of Darlington Cricket Club to sell the land adjoining it to developers, as in their contract money from the land must be used to provide sports facilities in Darlington - this must mean on the actual site. Needs more outdoor sports facilities like football pitches, cricket pitches, tennis courts, netball, basketball and hockey not necessarily just for children, but for adults as well and of course a running track to replace the one at the athletic ground in Brinkburn Road in the town centre for all residents, rather than sports facilities in the suburbs which is what they were planning.
CSIO 005	Margaret A Greenhalgh	Don't want Darlington to become too overcrowded, it would be very healthy for residents to keep all our existing open spaces and don't build on them, and as some open spaces have already been built upon then we need to provide some more. Dog walkers always need somewhere to go.
CSIO 052	English Heritage	Many of Darlington's open spaces have heritage value e.g. parks and gardens on the English Heritage Register, but also applies to important spaces within conservation areas which impact on local character, and those in association with the settings of listed building.
CSIO 053	Councillor Copeland (Haughton North)	Keep our parks and green spaces in good order and stop the anti social behaviour which puts the general community off visiting.
CSIO 062	DTZ for County Durham and Darlington NHS Foundation Trust	Support for the development of new healthcare facilities, and redevelopment and modernisation of existing facilities, must be supported in the Core Strategy if a 'healthy' Darlington is to be achieved. The Trust has recently published 'Seizing the Future' which details the Trust's Clinical Services Strategy for the next 5 years (submitted with response). It is considered that support of healthcare development and modernisation within the Core Strategy would provide the Trust with added confidence in achieving these aims and objectives including expected major infrastructure works at Darlington Memorial Hospital, within the 5 year timeframe. In parallel, providing support for healthcare provision would help achieve the goals of the Core Strategy.

**Officer Comments** - Amend the Community Strategy themes and aspirations in the text to reflect those for One Darlington: Perfectly Placed. Undertake specific further consultations with the County Durham and Darlington NHS Foundation Trust and other health providers to identify issues related to strategic health provision in the Borough.

## ISSUE 25 – Protecting the Open Spaces Network

ISSUE 25 - Protecting the Open Spaces Network (General Theme)		
CSIO REF	Respondent	Comments
CSIO 033	Natural England	Should recognise that open spaces may have biodiversity or other environmental assets even if not formally recognised or described in the definition of Locally Important Open Space. These values, including whether the space contributes to the integrity of habitat networks, should be considered in determining if any space is surplus or redundant. If development is to go ahead should seek to integrate and maintain any existing interests in the development, and if not alternatives as in 25C should be secured.
CSIO 044	North East Assembly	Open space provision is a detailed matter which should be informed by an open space, sport and recreation needs assessment in accordance with PPG17. Broad principles for the provision of open space are in RPG1 policies SR1-6. These are equally important in rural and urban areas. In accordance with policy SR4, identify existing facilities in the urban areas, and include policies for their protection and enhancement, and where necessary refurbishment. Plans should ensure a good level and quality of provision in association with new development, and encourage dual use where possible. In the countryside, it will be important to deliver adequate open space whilst ensuring that any new facilities are of a scale and impact appropriate to the location, and do not have a significant adverse impact on the environment and local amenity.
CSIO 044	North East Assembly	RSS policies 2, 7, and 24 emphasise the importance of plans supporting the development of networks of green infrastructure. This can deliver a number of benefits including enhancing habitats, delivering flood protection; and providing further opportunities for recreation. Should ensure the principle of supporting green infrastructure is included.
CSIO 081	Jane Wild	Only permit development of open spaces if it will improve or enhance the area.
CSIO 092	J Wheeler	Surprised that Council cannot maintain the current stock of parks and open spaces. It's another example of the imbalance between capital and revenue budgets. Could not support Option C because it seems to allow a developer to take an open space in a prime site and replace with another which could be in less accessible location or lack valued features of the original.
ISSUE 25A – Darlington should only permit development of open spaces if identified as redundant in needs assessment		
CSIO REF	Respondent	Comments
CSIO 010	Hummersknott Councillor (Councillor Johnson)	Use of open spaces needs to be discouraged
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Local community should be consulted and agree that "open space" is of no use to them.
CSIO 049	Sport England (North East)	Policy should reflect elements of each. Redundant is defined in PPG17 'surplus to requirements' - should consider all the functions that open space can perform.

CSIO 064	England & Lyle for Northumbrian Water Ltd.	Needs to take account of the future development needs of the existing Sewage Treatment Works (STW) and potential requirement for new STWs. Existing STW's at Stressholme and Broken Scar are located outside the urban area in the open countryside. Should ensure that these STWs and any potential new STW's are "safeguarded for the provision of buildings and infrastructure needed to achieve satisfactory standards of sewage/water treatment" as provided in existing Local Plan policies T53, T54 and T55. Retain and refine these policies and to potentially allow major investment at Stressholme STW that will address quality and growth issues.
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**ISSUE 25B – Darlington should only permit development on locally important open spaces if ancillary to open space use and if improves the remaining part of the open space network and if identified as redundant in needs assessment**

CSIO REF	Respondent	Comments
CSIO 086	CPRE, Darlington District Committee	Open space should be protected as much as possible, development must be very much the exception. Open Spaces Strategy is a sound basis for assessment, but does not cover the rural area which will have sites requiring protection.
CSIO 049	Sport England (North East)	Policy should reflect elements of each. Redundant is defined in PPG17 'surplus to requirements' - should consider all the functions that open space can perform.
CSIO 072	Peter Wellings	Council should subsidise and encourage the use of village halls (for sport recreation and community activities) which are complementary to the use of open spaces.
CSIO 080	Helen Steel	Transport links to open space elsewhere will need to be PROMISED.

**ISSUE 25C – Darlington should allow development of open spaces if for regeneration and equal alternative provision is made elsewhere**

CSIO REF	Respondent	Comments
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Should be capable of accommodating reasonable development proposals which involve the loss of open space where there are identifiable regeneration benefits; where the loss of open space can be fully justified and where appropriate replacement provision is made. Such a flexible approach would provide the basis for all reasonable proposals to be considered and carefully evaluated in terms of the level of benefit that would occur as a result.
CSIO 049	Sport England (North East)	Policy should reflect elements of each. Redundant is defined in PPG17 'surplus to requirements' - should consider all the functions that open space can perform.

ISSUE 25 - SUMMARY	Out of 101 Respondents, 34 chose one of the following options
25A – Only permit development of open spaces if identified as redundant in needs assessment?	17 respondents chose this option, although one of these respondents chose to comment on the option and did not fully support it.
25B – Only permit development on locally important open spaces if ancillary to open space use and if improves the remaining part of the open space network and if identified as redundant in needs assessment?	12 respondents chose this option.
25C – Allow development of open spaces if for regeneration and equal	5 respondents chose this option.

alternative provision is made elsewhere?	
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**OFFICER COMMENTS** - Recognise the value open spaces may have for biodiversity. Accept the policy definition of 'redundant' may need to be clarified to be consistent with PPG17 and the Open Spaces Strategy.

## ISSUE 26 – Playing Pitches

ISSUE 26 – Playing Pitches (General Theme)		
CSIO REF	Respondent	Comments
CSIO 044	North East Assembly	Open space provision is a detailed matter which should be informed by an open space, sport and recreation needs assessment in accordance with PPG17. Broad principles for the provision of open space are in RPG1 policies SR1-6. These are equally important in rural and urban areas. In accordance with policy SR4, identify existing facilities in the urban areas, and include policies for their protection and enhancement, and where necessary refurbishment. Plans should ensure a good level and quality of provision in association with new development, and encourage dual use where possible. In the countryside, it will be important to deliver adequate open space whilst ensuring that any new facilities are of a scale and impact appropriate to the location, and do not have a significant adverse impact on the environment and local amenity.
CSIO 044	North East Assembly	RSS policies 2, 7, and 24 emphasise the importance of plans supporting the development of networks of green infrastructure. This can deliver a number of benefits including enhancing habitats, delivering flood protection; and providing further opportunities for recreation. Should ensure the principle of supporting green infrastructure is included.
CSIO 092	J Wheeler	Rather than a lack of formal playing pitches there is a lack of places where young people can go and kick a ball about informally. People seem very intolerant of being able to see or hear young people enjoying themselves. If B addresses that problem it should be supported over A. C imposes an unrealistic burden on owners of private facilities and could lead to more loss than gain in the long run.
ISSUE 26A – Darlington can provide more accessible playing pitches by encouraging the use of accessible as well as underused school playing pitches to meet identified local needs and the needs of the active population		
CSIO REF	Respondent	Comments
CSIO 086	CPRE, Darlington District Committee	Formal and informal playing pitches/areas must be protected from development. The playing fields strategy gives a firm base to work from.
CSIO 049	Sport England (North East)	Accessible can mean easily accessed because they are close by in which case an even distribution across the borough is important. Accessible can also mean easy to gain access to - in which case opening up of sites (schools and private) through legal agreements, or well managed strategic sites with all the necessary ancillary facilities such as car parking and changing.
CSIO 053	Councillor Copeland	Better community use should be made of all school buildings and playing fields.

	(Haughton North)	
CSIO 080	Helen Steel	All school facilities are underused!
<b>ISSUE 26B – Darlington can provide more accessible playing pitches by identifying high quality strategic sites and lower quality local sites</b>		
<b>CSIO REF</b>	<b>Respondent</b>	<b>Comments</b>
CSIO 086	CPRE, Darlington District Committee	Formal and informal playing pitches/areas must be protected from development. The playing fields strategy gives a firm base to work from.
CSIO 049	Sport England (North East)	Accessible can mean easily accessed because they are close by in which case an even distribution across the borough is important. Accessible can also mean easy to gain access to - in which case opening up of sites (schools and private) through legal agreements, or well managed strategic sites with all the necessary ancillary facilities such as car parking and changing.
<b>ISSUE 26C – Darlington can provide more accessible playing pitches by requiring new or extended private playing pitches to have a community access agreement</b>		
<b>CSIO REF</b>	<b>Respondent</b>	<b>Comments</b>
CSIO 086	CPRE, Darlington District Committee	Formal and informal playing pitches/areas must be protected from development. The playing fields strategy gives a firm base to work from.
CSIO 002	Jonathon David Martin	Stop selling off playing fields for development, keep playing fields for children to play on.
CSIO 049	Sport England (North East)	Accessible can mean easily accessed because they are close by in which case an even distribution across the borough is important. Accessible can also mean easy to gain access to - in which case opening up of sites (schools and private) through legal agreements, or well managed strategic sites with all the necessary ancillary facilities such as car parking and changing.
CSIO 053	Haughton North Councillor (Councillor Copeland)	Better community use should be made of all school buildings and playing fields.
CSIO 094	Middleton-St-George Parish Council	DTVA purchased land from Durham County Council that holds a valuable football pitch that is regularly used by young and older people playing and practising football. This must never be allowed to be developed, unless alternative play pitches of a suitable standard and in a suitable location can be found.
<b>ISSUE 26D – Darlington can provide more accessible playing pitches by a combination of the above options</b>		
<b>CSIO REF</b>	<b>Respondent</b>	<b>Comments</b>
CSIO 020	Tees Valley Rural Community Council	Each case should be considered in the light of the circumstances of the locality.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	All reasonable options to improve the supply and accessibility of sports pitches should be capable of being considered. It follows that a combination approach which provides the necessary flexibility (option 26D) should be preferred.
CSIO 053	Councillor Copeland (Haughton North)	Better community use should be made of all school buildings and playing fields.

<b>ISSUE 26 - SUMMARY</b>	<b>Out of 101 Respondents, 31 chose one or more of the following options</b>
26A – Encourage use of accessible as well as underused school playing pitches to meet identified local needs and the needs of the active population?	77% of respondents chose this option.
26B – Identify high quality strategic sites and lower quality local sites?	35% of respondents chose this option.
26C – Require new or extended private playing pitches to have a community access agreement?	41% of respondents chose this option.
26D – Combination of the above options?	29% chose this option.

**OFFICER COMMENTS** - Acknowledge the importance of protecting playing pitches from development and the desire to improve access to playing pitches, particularly at schools. Accept the definition of accessibility needs to be clarified. Recognise the benefits of judging access to playing pitches based on local circumstances.

## ISSUE 27 – Open Spaces for Children and Young People

<b>ISSUE 27 – Open Spaces for Children and Young People (General Theme)</b>		
<b>CSIO REF</b>	<b>Respondent</b>	<b>Comments</b>
CSIO 011	27th Darlington Brownies	Provide more and different facilities for children in parks and open spaces, especially for young people
CSIO 033	Natural England	Such sites should also be provided as part of new development.
CSIO 044	North East Assembly	Open space provision is a detailed matter which should be informed by an open space, sport and recreation needs assessment in accordance with PPG17. Broad principles for the provision of open space are in RPG1 policies SR1-6. These are equally important in rural and urban areas. In accordance with policy SR4, identify existing facilities in the urban areas, and include policies for their protection and enhancement, and where necessary refurbishment. Plans should ensure a good level and quality of provision in association with new development, and encourage dual use where possible. In the countryside, it will be important to deliver adequate open space whilst ensuring that any new facilities are of a scale and impact appropriate to the location, and do not have a significant adverse impact on the environment and local amenity.
CSIO 044	North East Assembly	RSS policies 2, 7, and 24 emphasise the importance of plans supporting the development of networks of green infrastructure. This can deliver a number of benefits including enhancing habitats, delivering flood protection; and providing further opportunities for recreation. Should ensure the principle of supporting green infrastructure is included.
CSIO 092	J Wheeler	Option B seems more flexible than A. However, in the villages the provision of playgrounds falls to the local community (in our village a combination of the Parish Council, a local charity and a Section 106 funding). The future of such facilities has to be decided by the community that paid for them.

**ISSUE 27A – Darlington can provide an accessible, quality open space network for children and young people by protecting and improving existing sites**

No additional comments made on this option – see summary table below.

**ISSUE 27B – Darlington can provide an accessible, quality open space network for children and young people by identifying high quality strategic sites and quality local sites**

CSIO REF	Respondent	Comments
CSIO 086	CPRE, Darlington District Committee	Identification, assessment and reviewing site provision will be important to ensure all children and young people have access to a suitable open space near where they live. Provision should cover both urban and rural areas. There is a lack of facilities in the "West End".
CSIO 019	Central Ward Partnership	Need to make places for teenagers to hang out without making them unsafe/anti-social places
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Provides for both the quality and location of open space provision for young children to be taken into account, whilst option 27A would simply maintain the status quo so far as locations are concerned. A forward looking strategy should reflect the former.
CSIO 080	Helen Steel	Local provision is important for child safety.

ISSUE 27 - SUMMARY	Out of 101 Respondents, 28 chose one of the following options
27A – Protect and improve existing sites?	13 respondents chose this option.
27B – Identify high quality strategic sites and quality local sites?	15 respondents chose this option.

**OFFICER COMMENTS** - Acknowledge the support for both options although accept that 27B is considered to be the most forward-looking option. Recognise that it is important that any policy considers that the facilities for children and young people are provided close to homes.

**ISSUE 28 – Quality and Safety of Open Spaces**

**ISSUE 28 – Quality and Safety of Open Spaces (General Theme)**

CSIO REF	Respondent	Comments
CSIO 044	North East Assembly	Open space provision is a detailed matter which should be informed by an open space, sport and recreation needs assessment in accordance with PPG17. Broad principles for the provision of open space are in RPG1 policies SR1-6. These are equally important in rural and urban areas. In accordance with policy SR4, identify existing facilities in the urban areas, and include policies for their protection and enhancement, and where

		necessary refurbishment. Plans should ensure a good level and quality of provision in association with new development, and encourage dual use where possible. In the countryside, it will be important to deliver adequate open space whilst ensuring that any new facilities are of a scale and impact appropriate to the location, and do not have a significant adverse impact on the environment and local amenity.
CSIO 044	North East Assembly	RSS policies 2, 7, and 24 emphasise the importance of plans supporting the development of networks of green infrastructure. This can deliver a number of benefits including enhancing habitats, delivering flood protection; and providing further opportunities for recreation. Should ensure the principle of supporting green infrastructure is included.
CSIO 092	J Wheeler	Option 28C Recommendations makes poor use of the English language. This document has not been easy to read but this is the worst.
<b>OPTION 28A – The quality and safety of Darlington’s open spaces can be improved through the requirement of all new open spaces to be designed to secured design standards</b>		
<b>CSIO REF</b>	<b>Respondent</b>	<b>Comments</b>
CSIO 019	Central Ward Partnership	Need to make places for teenagers to hang out without making them unsafe/anti-social places
<b>OPTION 28B – The quality and safety of Darlington’s open spaces can be improved by making improvements to the quality and safety of existing open spaces from planning obligations</b>		
<b>CSIO REF</b>	<b>Respondent</b>	<b>Comments</b>
CSIO 019	Central Ward Partnership	Need to make places for teenagers to hang out without making them unsafe/anti-social places
CSIO 033	Natural England	Access to Natural Greenspace Targets should be considered to address this issue. The multi functional role of open space including its potential biodiversity value, links to wider habitat networks and rights of way networks needs to be incorporated into the assessment of the quality of open space, and any improvement plans.
CSIO 053	Houghton North Councillor (Councillor Copeland)	Make sure they are looked after and protected otherwise they became the haunts of anti social behaviour and problematic for local residents.
<b>OPTION 28C – The quality and safety of Darlington’s open spaces can be improved by using public investment and partnership funding to improve quality and safety of open spaces and planning obligations for children’s play areas</b>		
<b>CSIO REF</b>	<b>Respondent</b>	<b>Comments</b>
CSIO 019	Central Ward Partnership	Need to make places for teenagers to hang out without making them unsafe/anti-social places
CSIO 033	Natural England	Access to Natural Greenspace Targets should be considered to address this issue. The multi functional role of open space including its potential biodiversity value, links to wider habitat networks and rights of way networks needs to be incorporated into the assessment of the quality of open space, and any improvement plans.
CSIO 053	Houghton North Councillor (Councillor Copeland)	Make sure they are looked after and protected otherwise they became the haunts of anti social behaviour and problematic for local residents.
CSIO 080	Helen Steel	Try for grants from assorted bodies - site - health improvements: social inclusion: crime reduction: social integration etc.

**OPTION 28D – The quality and safety of Darlington’s open spaces can be improved by identifying priority areas for public investment**

CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	Need to make places for teenagers to hang out without making them unsafe/anti-social places
CSIO 033	Natural England	Access to Natural Greenspace Targets should be considered to address this issue. The multi functional role of open space including its potential biodiversity value, links to wider habitat networks and rights of way networks needs to be incorporated into the assessment of the quality of open space, and any improvement plans.
CSIO 080	Helen Steel	Try for grants from assorted bodies - site - health improvements: social inclusion: crime reduction: social integration etc.

**OPTION 28E – The quality and safety of Darlington’s open spaces can be improved by a combination of the above options**

CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	Need to make places for teenagers to hang out without making them unsafe/anti-social places
CSIO 020	Tees Valley Rural Community Council	The most appropriate solution will be dependant of the pervading circumstances of each locality.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	All the identified options have a role to play in improving the quality and safety of open spaces. In such circumstances, a combination should be preferred.
CSIO 052	English Heritage	A combination of Options is the appropriate way forward.
CSIO 053	Houghton North Councillor (Councillor Copeland)	Make sure they are looked after and protected otherwise they became the haunts of anti social behaviour and problematic for local residents.
CSIO 080	Helen Steel	Try for grants from assorted bodies - site - health improvements: social inclusion: crime reduction: social integration etc.

ISSUE 28 - SUMMARY	Out of 101 Respondents, 31 chose one or more of the following options
28A – Require all new open spaces to be designed to secured by design standards?	58% respondents chose this option.
28B – Make improvement to the quality and safety of existing open spaces from planning obligations?	45% respondents chose this option.
28C – Use public investment and partnership funding to improve quality and safety of open spaces and planning obligations for children’s play areas?	54% of respondents chose this option.
28D – Identify priority areas for public investment?	32% of respondents chose this option.
28E – A combination of the above options?	38% of respondents chose this option.

**OFFICER COMMENTS** - Acknowledge the support for all options and accept that maintaining and/or improving the quality of open spaces may have an impact on their use, particularly anti social behaviour. Recognise the benefits a combination of options would have to addressing this issue.

## ISSUE 29 – Open Spaces in Rural Areas

ISSUE 29 – Open Spaces in Rural Areas (General Theme)		
CSIO REF	Respondent	Comments
CSIO 033	Natural England	Access to Natural Greenspace Targets should be considered to address this issue. The multi functional role of open space including its potential biodiversity value, links to wider habitat networks and rights of way networks needs to be incorporated into the assessment of the quality of open space, and any improvement plans.
CSIO 044	North East Assembly	Open space provision is a detailed matter which should be informed by an open space, sport and recreation needs assessment in accordance with PPG17. Broad principles for the provision of open space are in RPG1 policies SR1-6. These are equally important in rural and urban areas. In accordance with policy SR4, identify existing facilities in the urban areas, and include policies for their protection and enhancement, and where necessary refurbishment. Plans should ensure a good level and quality of provision in association with new development, and encourage dual use where possible. In the countryside, it will be important to deliver adequate open space whilst ensuring that any new facilities are of a scale and impact appropriate to the location, and do not have a significant adverse impact on the environment and local amenity.
CSIO 044	North East Assembly	RSS policies 2, 7, and 24 emphasise the importance of plans supporting the development of networks of green infrastructure. This can deliver a number of benefits including enhancing habitats, delivering flood protection; and providing further opportunities for recreation. Should ensure the principle of supporting green infrastructure is included.
CSIO 052	English Heritage	Provision in the villages should be for locally distinctive needs only. It is important to avoid the provision or duplication of facilities which are equally capable of being located within urban areas.
CSIO 092	J Wheeler	The footpath network is an historical accident. It needs a degree of management but that should be all. In villages it seems that public footpaths mainly provide somewhere for owners to take their dogs to defecate off their own land.
<b>Option 29A – The quality, quantity and accessibility of rural open spaces can be improved by using the same policies for open spaces in villages as for the urban area</b>		
No additional responses made to this option – see summary table below.		
<b>Option 29B – The quality, quantity and accessibility of rural open spaces can be improved by developing separate provision standards for the villages in consultation with the local community, taking into account of population and access to existing provision</b>		
CSIO REF	Respondent	Comments
CSIO 086	CPRE, Darlington District Committee	Local residents will be well informed on what is required in their area and the possibilities of achieving it.
CSIO 002	Jonathon David Martin	Talk to the local people and ask how they feel, "keep it local"

CSIO 020	Tees Valley Rural Community Council	Says it all.
CSIO 043	Sadberge Parish Council	Open spaces in the villages should be managed in consultation with the local community. In many cases the relevant Parish Council will have responsibility for a large fraction of the open space within a village. The Council should work in partnership with Parish Councils to manage and develop the open spaces in rural areas.
CSIO 053	Haughton North Councillor (Councillor Copeland)	Don't neglect the rural areas.
CSIO 075	Frank Haylett	This you have already done in Heighington. Please maintain existing facilities to a good standard.
CSIO 080	Helen Steel	Need will vary from area to area.
CSIO 093	N J S Ellis	Maintain all rural roads properly - presently a disgrace - the roads in Hungary are better, as we recently discovered!

<b>ISSUE 29 - SUMMARY</b>	<b>Out of 101 Respondents, 34 chose one of the following options</b>
29A – Same policy for open spaces in villages as for the urban area?	5 respondents chose this option.
29B – Develop separate provision standards for the villages in consultation with the local community, taking account of population and access to existing provision?	29 respondents chose this option.

**OFFICER COMMENTS** - Acknowledge the support for both options but recognise the importance that provision in the rural areas should be through consultation with the local community to address need.