

Any Other Comments

Space was provided on the response forms for additional comments about the document and the process. Some responses provided by letter also contained additional comments which were not specific to a particular issue.

Any Other Comments		
CSIO REF	Respondent	Comments
CSIO 007	Yorkshire & Humber Assembly	Comments intended to be within the spirit of productive cross-boundary working. Supports proposals to accommodate jobs and housing growth in the Tees City Region, but suggest that more detail be provided on anticipated commuter flows between authorities and how policies in Hambleton and Richmondshire impact upon Darlington's Core Strategy. Policy VTL1 of RSS notes that an appropriate level of housing provision should support regeneration and growth in the Leeds and Tees Valley City Regions and reduce long distance commuting. This does not reflect the potential growth at Catterick Garrison of around 2500 dwellings and significant employment uses. Advise that this be scoped. While MOD proposals are difficult to pin down in the long term, would have expected the Core Strategy to examine the likely impact of Catterick Garrison expansion on settlements to the south of the area and any resulting potential issues. Some of these links can be picked up as cross-boundary issues in either local or regional Strategic Housing Market Assessments. Yorkshire and Humber Assembly has undertaken a Phase 1 study and this picks up cross-boundary issues with the North East.
CSIO 086	CPRE, Darlington District Committee	The Issues and Options says little on traffic, transport and infrastructure. Is this to be covered in another document? - if so this needs to be made clear. Some of the policies from the Local Plan are still very relevant: Policy E16 – Appearance from Main Travel Routes, Policy T2 Highway and Transport Management, Policy T4 Route and design of Major Road Schemes, Policy T5 Environmental Appraisal of Major Road Schemes, Policy T12 New Development – Road Capacity
CSIO 012	Royal Mail Group Property PLC c/o Sanderson Weatherall	For each question in this pro forma there should be a reference to the pages in the core strategy to which they relate
CSIO 014	Salvation Army Hostel	Very impressed with Core Strategy Issues and Options
CSIO 012	Royal Mail Group Property PLC c/o Sanderson Weatherall	Royal Mail are a key stakeholder in Darlington and it is essential that any proposed traffic management schemes consider the impact on its operational needs. Seeks assurance that any proposed public transport schemes do not undermine the manoeuvrability of the Royal Mail vehicles around the city and also their accessibility to both their depots and collection points. Royal Mail require twenty four hour unrestricted access to their depots in accordance with their operational requirements. Ensure that Green Travel proposals do not negatively impact on Royal Mail movements and accessibility to sites.
CSIO 015	Councillor Lee (Heighington & Coniscliffe)	To make more constructive and objective decisions would need more specific information particularly with reference to questions on development - new locations, extending boundaries etc?

CSIO 017	Canon Dr Philip Thomas	Would have liked a discussion on the meaning of "sustainability" and particularly what it means as we cross the Rubicon marked by 'peak oil' which has connections to issue of global warming but even more so as the whole idea of prosperity has been based on the availability of cheap fuel. That is no longer the case. So sustainability must radically question the aspirations to prosperity in the core strategy - as well as transport policies, food supply, infrastructure etc.
CSIO 017	Canon Dr Philip Thomas	Made reference to the 'Transition Towns' movement at the faith leaders consultation and would like to see Darlington moving in that direction rather than towards the rather glossy utopianism that the strategy seems to espouse.
CSIO/001	NOMS – National Offender Management Service	No specific proposals for new prison development in your district nor specific sites identified, in line with Government guidance request that consider the inclusion of a criteria base policy to deal with a firm prison proposal should it arise during the plan period.
CSIO 003	N Tate	Land opposite the White Horse Hotel wants tidying up. People think the land is owned by the Council. The public footpath is a disgrace and litter and dog fouling has been going on but nobody cares. Have asked for a 'keep to the public footpath' sign and a patrol monitoring which would help. If it was developed it would be tidy for the community.
CSIO 003	N Tate	Westray have an option on my land (rear of 34 Harrowgate Village) until 1/2/11 for development which they say is being ignored, perhaps it should be sold to travellers.
CSIO 005	Margaret A Greenhalgh	The old pitch at Feethams had to be destroyed because it was not maintained. All the buildings had to be bulldozed because of vandalism. Good use should have been made of these buildings (anyone connected with sports). Voluntary organisations and charities liked to throw parties in the upstairs of the FCs, but the new premises are not central enough for most of the town's residents. Next time a building needs to be demolished in a central position think how it could best benefit the town's residents, otherwise we will have too many residents in the town for too few leisure facilities. Try building either community centres, church halls or indoor or outdoor sports complexes - or even just keep it an open space, as Darlington might attract a lot more tourism if more of these things were provided.
CSIO 005	Margaret A Greenhalgh	A lot of people travel to Darlington in the Spring just to see the primroses and snowdrops in Southend Avenue - could do with some more flower beds like these.
CSIO 028	Renew Tees Valley Ltd	There are few direct policy proposals relating recycling and waste. There is no carbon 'footprint' assessment or carbon reduction targets. Acceptance and promotion of recycling industries, eco parks and transfer facilities should be a priority. The LDF should be contributing directly to the low carbon agenda.
CSIO 029	John Straughan	It is vital we keep the good of what we have and plan very carefully what we do will not spoil our environment.
CSIO 032	The Theatres Trust	Concerned with the protection and promotion of theatres and anticipate policies relating to cultural facilities.

CSIO 033	Natural England	P5 Sustainable Community Strategy - should make reference to the need for protection and enhancement of the natural environment in the Borough, in order to contribute to the delivery of sustainable development. P5 Climate Change Strategy - should consider options for the natural environment to adapt to the consequences of climate change. P5 Other strategies - consider the linkages to the Rights of Way Improvement plan, the Durham Biodiversity Action Plan and the Tees Valley Green Infrastructure Strategy.
CSIO 033	Natural England	Expect to see the general principles of Environmental Quality in Spatial Planning reflected in LDF documents and policies i.e. that plans and strategies should be objective led and that the plan making system should strive to achieve sustainable development.
CSIO 033	Natural England	The issues raised in response to the core strategy should be addressed in the Sustainability Appraisal, the Strategic Environmental Assessment and the Habitats Regulation Assessment.
CSIO 037	Tom Robinson	Drainage is an important issue for new development as is air pollution in Pedestrian Heart. All in all, a well conceived document.
CSIO 040	Low Coniscliffe & Merrybent Parish Council	Any redevelopment needs to take into account of education requirements as a major priority.
CSIO 041	Mr S Howarth	Many of the questions are so inter-related that differentiation between is difficult. Must ensure a balanced approach without destroying the many pluses of the Borough. As a resident of Heighington there is pressure from developers to target a rural village. Pressure exists from Sedgfield Council to develop up to their boundaries. Urban sprawl must be prevented from swamping the village. The Council has been excellent in the past in defending the character and boundaries of the village and political pressure or pressure from developers in the form of the provision of "affordable housing" must not be allowed if the Boundary is breached or the character and setting of the village together with designated Areas of High Landscape Value is affected. The Council should continue to protect villages such as Heighington from indiscriminate expansion.
CSIO 044	North East Assembly	The NEA supports the progress made on the local development framework for Darlington. Considers each of the issues raised and provides advice in relation to regional planning policy. Where relevant in the context of regional planning policy, a preferred option is highlighted. The NEA Development Board will consider this on the 27 March 2008. This letter is an officer response prior to Member consideration, in order to meet the 15 February 2008 deadline. Should there be any changes following member consideration, an amended response will be forwarded to you thereafter.
CSIO 047	Signet Planning for Mowden Park Estates	Would like to promote land at Elm Tree Farm, which adjoins the edge of Darlington, for housing. Consideration of more site-specific issues in support of this land are submitted under separate cover to inform the preparation of the Allocations Development Plan Document.

CSIO 049	Sport England (North East)	Sport England will object to the progression of this Core Strategy until the LPA has an up to date Local Needs Assessment of sports facilities in place. Darlington has undertaken work to establish local needs for open space and playing pitches, it has yet to undertake the required work in respect of sport facilities (even though Sport England advised you of this matter during earlier consultation on the Core Strategy). Sport England will challenge the soundness of the Core Strategy until this matter is rectified. Sport England would be prepared to offer Darlington resources, expertise and assistance in undertaking a Local Needs Assessment of sports facilities.
CSIO 051	Durham Cathedral	There is also a simplicity about significant scale development of single owners property that avoids many of the complexities and costs of multi owner development. A benefit of forward planning of long term reasonable scale proposals is that, providing they are sufficiently fundamentally attractive overall, they may be able to provide some help towards infrastructure costs or otherwise uneconomic components of a balanced economy and can more easily accommodate open space and landscaping proposals that create a more attractive place to live and work. Can more easily provide opportunities for "low carbon" heating and cooling e.g. by district heating plants.
CSIO 052	English Heritage	The introduction refers to the emerging Sustainable Community Strategy. Have not been consulted although acknowledge that there is no formal requirement to do so. It would be good practice to subject the SCS to a Sustainability Appraisal in order to establish whether indeed it is sustainable. Such a course of action would ease the burden in respect of any plans and strategies which might flow from it.
CSIO 055	Environment Agency	Under the 'other strategies' sub heading we would suggest the inclusion of the Tees Valley Strategic Flood Risk Assessment (SFRA) as this should play a vital role in shaping the Core Strategy.
CSIO 058	England & Lyle for Mr Metcalfe	Intended to form the basis for further, more detailed, site-specific representations relating to Development Plan Documents which deal with site-specific allocations and proposals.
CSIO 059	England & Lyle, for Private Clients	Seek to promote the major residential development opportunity at Albert Hill when housing sites considered for future potential residential development in the Strategic Housing Land Availability Assessment. Will seek to contribute to forthcoming Employment Land Review.
CSIO 061	Mobile Operators Association	Have no objections to the issues and options identified in the emerging Core Strategy. Recognise that the Core Strategy is intended as a strategic document, and note that there are no policies relating to telecommunications development contained within it. Consider it important that there remains in place a telecommunications policy within the emerging LDF. Suggest that within a subsequent Generic Development Control Policies DPD or similar DPD there should be a concise and flexible telecommunications policy. This should give all stakeholders a clear indication of the issues which development will be assessed against. Should have background information, such as electromagnetic fields (EMF) and public health, contained in a separate SPD. This could then be read with PPG8, and the Code of Best Practice to give a comprehensive background to any proposed development.
CSIO 068	Harry Brian Leonard	Road improvements and highway repairs, keep the roads in good conditions! Regenerate our roads.
CSIO 072	Peter Wellings	Trust the Council will take notice of the response it receives and that it will not just feel it has been politically correct by sending out this questionnaire.

CSIO 075	Frank Haylett	It is essential to have detailed access to the outcome of this consultation so we can judge just how effective it has been (or not been!)
CSIO 076	Mrs Amy Boyle	Hope that careful and serious attention is being paid to sewerage etc.
CSIO 080	Arnold and Judith Parker	How much notice will be taken of these responses and other responses from the public?
CSIO 081	Jane Wild	It is important to take the views of residents in the villages into consideration above the policy of the government.
CSIO 087	Mrs V Whitby	On line site NOT working. Site NOT user friendly.
CSIO 096	Heighington Parish Council	Please utilise Parish Plan and include!
CSIO 098	Middleton St George Talking Together Event	The development limits should not be extended
CSIO 098	Middleton St George Talking Together Event	Development in the grounds of houses should be resisted.
CSIO 099	Heighington Joint Draft Sustainable Community/Core Strategy Event	Account should be made of the Parish Plan.
CSIO 099	Heighington Joint Draft Sustainable Community/Core Strategy Event	The development limits should not be extended.
CSIO 099	Heighington Joint Draft Sustainable Community/Core Strategy Event	The Issues and Options document is very broad brush. The implications for Heighington will become clearer at Preferred Options stage and in the Development Policies document.
CSIO 101	Mr Rodney R Burges	Poor attendance was because the publicity was poor to non-existent. Indeed the only notification received in Merrybent of consultation events was a letter informing us of an event at Sadberge and an event at Heighington. The letter was delivered the day after the Sadberge event! At no stage were we informed of the High Coniscliffe event even though Merrybent is a mere mile away from High Coniscliffe. Forced to conclude that the Council was just "going through the motions". If you feel that you can counter my conclusion would like to hear your arguments. What cannot be disputed is that the notification process for events was extremely poorly handled or non-existent. Having spoken to a number of people in the town, a large majority of the population did not know that Darlington has a Core Strategy!

SUMMARY	Out of 101 respondents, 36 made additional comments as above.
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OFFICER COMMENTS - Consider the need to undertake the studies identified. Officers agree that there is a need to undertake the retail studies identified as soon as possible in order that their conclusions can inform the Core Strategy and more detailed policy Development Plan Documents or Supplementary Planning Documents, as appropriate. Undertake specific further consultation with the Yorkshire and Humber Assembly in relation to cross boundary issues and the impact of Catterick Garrison proposals on the Core Strategy. Ensure the introduction to the Preferred Option reflects the land use planning aspects of all relevant council and other organisations guidance. Acknowledge the concerns relating to the consultation and will ensure comments are used to improve future consultation processes. All comments made will be considered either as part of this process or for other Development Plan Documents/Supplementary Planning Documents.

The Core Strategy will recognise the need to reduce the impacts of climate change by a variety of means including the provision of renewable energy, incorporating sustainable building standards and locating new development in accessible locations so that the community can access local and community facilities by sustainable modes of transport and not just the car. This should help reflect and address the principles of 'transition towns' identified.