

**General Comments – Referring to more than one site or the proposals as a whole**

<b>General – General and master plan</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Respondents suggested changes</b>
BL113	A specific parkland restoration plan should be put in place.	
BL049	Concern that public land owned by DBC may be managed by a private company paid for by the people buying property. They may have undue influence on the future development of this land that may not be in long term interest.	For this land to be kept in perpetuity for the people of Darlington and managed as park land by the Council
BL155	Would be sad if parkland was destroyed as understand it was designated for community use.	
BL004; BL014; BL046	Not what was originally proposed. Who initiated and are developers involved? Why have proposals changed so much since last consultation?	BL014 - Stick with original idea of exec houses.
BL006;	A premium price should be sought from builders for such executive housing that will bring good value for money for Darlington rate payers, such housing would further enhance this part of Darlington as a desirable residential location; If development to take place, this area should be allocated as exemplar area for attracting executives to the area, not a place for high density apartments and general housing.	
BL008	Any development will have an impact on the existing neighbourhood and while I have no objection in principle, I would like to make certain that the Council have taken into account the wider 'knock on' effects of increasing population levels in this area.	
BL154; BL157	Open space and green belts are Darlington's special characteristics - Blackwell Grange and its Parkland make a significant contribution to this. Land was sold to the Darlington Corporation- were there any covenants associated with this sale?	
BL008;	Council's attempts to increase housing density were inevitable from the outset - the initial proposals were designed to be maximum acceptability to residents as a 'foot in the door' and I expect another attempt to build further at this location at some stage. Perhaps the Council would be willing to provide a covenant on the remaining undeveloped land?	
BL019; BL134	Fully support the Council's proposals and commend the work and consultation undertaken.	
BL036	Supportive of housing in principle - most local residents live on land that was previously of historic interest.	

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BL009; BL054; BL050; BL065; BL163; BL165	Please could you give evidence of this need for housing? Why apartments? Where is evidence of demand for them; housing is only being proposed here to plug holes in council finances.	
BL029	In favour of development needed in the west end however bungalows needed.	
BL021; BL054	Use of greenfield land rather than brownfield land is always a concern.	Use more brownfield sites
BL014; BL102; BL152; BL021; BL046; BL077; BL104; BL112; BL142; BL143; BL172	No amenities in the area, Schools, shops etc. Existing provision insufficient; Additional pressures on already oversubscribed senior schools. Using the car to access facilities is not the way forward.	
BL054	Precious little Industry left in Darlington so houses may be sold to 'incomers' who work elsewhere.	
BL160	Will play little part in attracting business to the area.	
BL054	What about the Hotel? The operators can hardly welcome these proposed developments. It will devalue the hotel property. Much of its promotional literature focuses on its parkland setting.	
BL054	As a result of numerous impacts high council tax rate should be reduced accordingly.	
BL050	The Council state they have been in contact with Historic England, Natural England and Highways England. Please provide the data or correspondence which substantiates their support and acceptance of your proposals and details of the cost of each study undertaken.	Only development with properties similar to those already in existence would be fair and acceptable.
BL095	Require that a local developer is chosen so that people in the town have jobs.	
BL069	Given the amount of new housing already provided in the town, I am not convinced that there is a need for even more housing.	
BL075	Commercial development is not concerned with preserving an attractive area for future generations but in making use of an asset for increased profit, the result is the very destruction which makes Blackwell unique. Deleterious effect on the overall image of Darlington as a place to invest in, visit, relocate to or reside in.	
BL092	Clear that the change of house types is driven by the aim to achieve maximum council tax from residents.	
BL0091	Development could support the River Tees Rediscovered project led by the River Tees Rediscovered Landscape Partnership, seeking to reconnect with people with the river. Highlight the importance of the waterway as a national feature which has had a key role in moulding the physical and cultural development of the area (EA).	

General – General and master plan		
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BL083	Other assets could be sold to reduce the Council debt.	
BL112	The development must be contrary to relevant Council planning policy.	
BL118	Ponds - health and safety issue for families with small children.	Fewer sites would be preferable
BL133; BL174	Would prefer land to remain Parkland but acknowledge need for housing.	
BL012	General support for the proposals to restore the parkland.	
BL145	There are existing buildings (former Green keepers compound) on land to the south east of the Spinney with vehicular access of Carmel Road South and it may be possible to designate this land as suitable for low density (fewer than 6 per hectare) mews type housing development, for this would make attractive use of a brownfield site in poor repair that is not well occupied by the Council.	
BL160	Disappointing to note that Council responses to residents initial major concerns were facile counter arguments. For example, in response to resident's school place concerns, it was intimated that families who may live in executive housing would more over consider boarding / private school options. A real championing of the Council-run state school experience there.	
BL162	Unexplained massive expansion of development plans in areas where no development should be pursued.	
BL162	This heritage asset not the right location for development and DBC clearly demonstrating that they are not sufficiently independent or concerned about the heritage of Darlington to manage the associated consultations.	
BL095	Support application to build houses, with conditions that we keep as much of the parkland as possible so that the area maintains its historic character.	
BL110ii	Development out of character for the area and will have a detrimental effect. Apartments not selling elsewhere in Darlington.	
BL118	Footpaths should provide access for non-residents.	
BL124v	Will change the character of the area to be like a large housing community, not a town dwelling with an open space feel.	Whole development needs to be rethought to fit with existing housing
BL151	Concern that the previous elegant plan has now doubled in numbers and seeks reassurance that it will not increase further.	
BL166; BL169	If site is built on, should be the highest quality, executive, low density housing to attract high quality professionals who would otherwise be lost to other areas.	

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BL013	Land on Grange Road should be developed instead.	
BL162	Request that the current consultation process be halted and no further action taken until an appropriate independent external arbitrator is involved to review the conduct of this project; DBC ignoring expert independent recommendations.	
BL166; BL169	Would have preferred housing to have been on the Stress Holme Golf Course site - Blackwell must be the most picturesque housing site for miles around.	
BL050	Utilities - This is irrelevant to the consultation process, this only helps the developer. Why was tax payers' money spent on this?	
BL133	If there is to be housing it preferably should be low density, low lying, and high quality executive housing.	
BL012	Has to be some agreement that some (hopefully a lot) of the parkland is ring-fenced and protected from development, not just now but long term. Important part of the project in order to maintain trust and goodwill of local people.	
BL006; BL014; BL143; BL044	High Density housing not appropriate. Urge Council to go ahead with as low a density as possible and to retain as much of the existing open park land as possible.	
BL076	Mix of top end housing and apartments would be acceptable so long as nothing is above three storeys in height.	
BL167	Parkland should be protected for future generations to enjoy.	
BL082	There is now the possibility of far more houses than at first suggested and apartments have also been suggested.	

**Officer comments**

The Core Strategy sets out how the borough will help meet a small sub-regional need for small numbers of top-end executive housing, to support economic growth in the borough and wider Tees Valley area, which could reduce in-commuting.

The proposals have been informed by the comments received from statutory consultees, who accept the development of housing in this area in principle. All responses, including those from residents and statutory consultees are available on the DBC website at [www.darlington.gov.uk/planning](http://www.darlington.gov.uk/planning).

Darlington has an aging population and the Council's Supported Housing Strategy Appendix 2 calculates that by 2025 there will be a requirement for an additional 163 Extra Care for sale units and an additional 981 Sheltered for sale units for people aged over 75. These figures do not include the needs of people below the age of 75. The clear message is there is a shortage of choice for people who want to purchase specialist elderly accommodation. This is also identified in the adopted Core Strategy.

The importance of having local aspirational housing that is attractive to the creative, skilled, entrepreneurial and managerial people who drive the local economy is widely acknowledged in work done for the Tees Valley and Darlington (Tees Valley Economic Regeneration Statement of Ambition, 2010; Tees Valley Sub-Regional Housing Strategy, 2006; and Darlington Strategic Housing Market Assessment, 2012). A connection has been made between the purchasers of executive homes and the creation of

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	<p>jobs (Tees Valley Strategic Housing Market Assessment and Local Housing Assessment Update, 2009) and its role in helping to achieve regeneration targets. The various studies that have been undertaken were to provide as much information as possible on the site, and the surrounding area, and to inform the development of the masterplan. Spending data is available on the DBC website at <a href="http://www.darlington.gov.uk/your-council/council-information/financial-information/spending-data.aspx">http://www.darlington.gov.uk/your-council/council-information/financial-information/spending-data.aspx</a>.</p> <p>Developing nearer to Grange Road is more sensitive from a Listed Building perspective because it includes both the original and the later access to the building and impacts on views of the primary, front, elevation. In terms of impact on the former parkland, the Blackwell Lane side of the site has already seen housing development in the form of Grangeside and The Spinney. Historic England have advised there is only so far east new development could extend on the site before substantial harm (as identified in paragraph 133 of the National Planning Policy Framework) would occur. Housing on this part of the site was ruled out early on for this reason. Contributions to support additional school places would be required as part of a legal agreement between the developer and the Council as part of the planning application process.</p> <p>A Parkland Restoration Plan would form part of any planning application.</p> <p>Footpath (and cycle) connectivity to existing residential developments is a key requirement of any new development. Further detail of how this would be achieved would be considered at detailed application stage. Details of heights and precise locations of dwellings would also only be clarified at this stage.</p> <p>Restoration and retention of the remaining Parkland is an important element of the development proposals.</p> <p>All comments received from residents will be considered as part of the decision-making process.</p>	

<b>General - Heritage</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL009; BL077; BL078; BL103; BL135; BL145; BL150; BL170	Why are you proposing so many houses on a historic heritage site; Concern about impact on heritage assets.	BL078- the historic park should not be built on.
BL009; BL080; BL112; BL113; BL114; BL115; BL14; BL142; BL143; BL145; BL149; BL150; BL173	Why have you totally disregarded the Archaeo report commissioned by Council which says zones 2&3 are sensitive areas to change and NO development should be pursued? Blackwell Grange and surrounding parkland a rare and beautiful historical survival from the 18th century with many interesting features which make it well worth preserving as identified in the survey.	BL009; BL113; BL114 -No development should take place. BL114 - Particularly in zone 3. BL115 - Should be designated as parkland
BL041, BL086, BL089; BL145	Object to destruction of historic golf course.	

General - Heritage		
Consultee Ref	Summary of Comments	Change Proposed (if any)
BL009	Council should follow the recommendations set out in the 2012 Statement of Significance and pursue positive and protective courses of action which seeks designation of the park as a historic landscape, requests funding from Heritage Lottery Fund to perform necessary conservation and restoration work and extends the centre of Darlington Conservation area to include this valuable historic resource.	
BL050	Within Zone 1 of Statement of significance, it states there is scope for high quality, low lying development outside the main designated area of parkland which retains pleasure walks to the perimeter, away from traffic and sustains the existing leafy character of Blackwell. Can you confirm that zone one achieves this? Can you confirm zone two is proposed for low density housing / small business or additional hotel accommodation within the walled garden which references garden hot house architecture? Can you confirm that zone 3 will be developed upon and goes against the report commissioned by the Council? Please send a plan illustrating every property with the number of storeys and their exact location in all of the zones confirming that the criteria in the Statement of Significance will be met. If not, why is this?	
BL050; BL114	Has the Council pursued lottery funding? Is there any evidence of this?	
BL065	Concern regarding loss of ridge and furrow, views of Cleveland Hills and the need to follow English Heritage's initial advice.	Retain the ridge and furrow
BL080; BL0092; BL111	Parkland should be formally designated. Medieval strip system of agriculture and should have full geophysical survey undertaken.	
BL145	No evidence that English Heritage consulted. Instead I am informed that the Planning Adviser at the Newcastle Office may have been consulted informally about development but not safeguarding it. Despite requests from numerous attendees no evidence of this exchange has been provided, possibly because there is none. Certainly that department was not informed about the proposed density of properties presented at the consultation event. Contrary to para 132 of NPPF, no evidence that DBC has demonstrated 'clear and convincing justification'.	
BL145	NPPF requires a higher standard of design where it affects the setting of a Listed Building. Council under a legal duty to have particular regard to the desirability of preserving or enhancing the character and appearance of a listed site of significance, so as drawn the proposal is unacceptable for it is inconsistent with the character of existing housing and the obligation not to have an adverse visual impact appears to have been disregarded.	

<b>General - Heritage</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL145	There should be no vehicular access onto the parkland between Grangeside and the Spinney, or from the access road to the hotel off Blackwell lane, as that would be contrary to recommendations of Archaeo-Environment and would endanger the historic Mill Lane and the historic brickwork and paving that is evident there. No evidence as to the feasibility of access was presented at consultation event.	Should not be permitted. Instead, pedestrian access onto the historic Mill Lane should be restored so that the people of Darlington may enjoy the historic parkland.
BL145	The parkland and pleasure walk should be transferred to the Community Land Trust, together with an endowed fund that may be pooled with other investments to provide an income that will fund the cost of maintenance by volunteers. As a charity, the CLT can apply for funds from grant making trusts that are not available to the Council to further enhance the parkland.	
BL150	The historic heritage parkland was gifted to the town for all to enjoy.	
BL162	Irresponsible approach to heritage and environment by a publicly accountable body is a matter of significant public concern. Scoring system used to select the parklands for development is flawed. Status of the Grade 2 * listed perimeter wall under threat.	

**Officer comments**

The former parkland, has since 1971 until relatively recently been in use as a golf course. The parkland does not meet Historic England's criteria to be registered as an Historic Park and Garden as a result of the changes that have taken place on the site over the years. There are plans to enhance the former parkland and create a local nature reserve, funded by development on the site.

The Statement of Significance (produced by Archaeo-Environment for the Council) has not been disregarded, but Historic England has provided us with different advice about the development potential of the site. It is not uncommon for professionals to have different opinions on subjective matters, based on interpretation of legislation and policy.

The wall is curtilage Listed so alterations or any loss require prior Listed Building Consent. The wall will remain for the most part with the minimum number of accesses created. Historic England also advised that the boundary between housing and parkland is an important consideration and recommend that a softer transition between private garden and open parkland could markedly improve the quality of both and add to the marketability of the houses.

The site is part of the setting of the Grade II\* Listed Building, however this does not mean that no change or even no harmful change can take place. Paragraph 134 of the National Planning Policy Framework allows for less than substantial harm, providing there are public benefits. We have received advice from Historic England that the allocation of the site for relatively low density, top-end executive housing would constitute less than substantial harm. Impact upon the listed building has been assessed and has been guided by advice from Historic England. Their advice gave us a steer that the site has some more development potential than the Archaeo-Environment Report of 2012 advises. Historic England will also advise on any future planning applications for development on the site. Historic England (formerly English Heritage) has been consulted and their response can be viewed online at [www.darlington.gov.uk/darlington](http://www.darlington.gov.uk/darlington) (Ref No. BL79).

Alternative sources of funding such as Heritage Lottery Fund have been investigated. However, either the parkland fails to meet the criteria for funding and/or the funding organisation requires a 5% contribution for schemes below £1 million or 10% for schemes above £1 million. In addition, revenue funding is time limited after which the scheme is required to be self-financing. Therefore, at present, the proposed residential development plus the levy from new residents is the only mechanism to guarantee

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	<p>funding for the restoration and enhancement of the remaining parkland, the creation of new wildlife habitats and increased public access. This is the best way, at the moment, of ensuring that the remaining parkland is enjoyed by future generations. However, if new opportunities emerge, alternative ways of funding the restoration and enhancement of the parkland should be considered, particularly to support ongoing maintenance and management that may otherwise fall short of target revenues if development does not progress as quickly or in the amounts being planned for.</p> <p>It is acknowledged that the Blackwell area of Darlington has some historic and traditional buildings and is made up of high quality suburbs. Any new development on the Blackwell Grange site should to be guided by the Planning and Design Guidelines which will be prepared if the sites are allocated for development.</p> <p>We have assessed allocating the site for housing development against local and national planning policy and have sought advice from Historic England. They allow for some harm to the settings of Listed Buildings, providing there is enhancement or public benefits, which in this case will involve restoration of the former parkland, creation on new wildlife habitats and increased public access.</p> <p>A Parkland Restoration Plan would form part of any planning application.</p> <p>In relation to evidence of ridge and furrow we will follow Historic England's advice.</p> <p>Detail of the number of storeys and exact location and precise number of properties will be decided at planning application stage, not the site allocation stage we are at now. Residents would have further opportunity to influence more specific detailed elements of a scheme at that stage.</p> <p>A Statement of Significance provides advice about the importance of the site or building rather than prescriptive solutions for that site or building.</p> <p>We have seen no evidence that the former parkland was gifted to the town. There are no covenants preventing residential development and the proposals for the remaining parkland will allow access to the general public rather than just to golf club members.</p> <p>The scoring system used was revisited and, although there is disagreement over some of the results, there was one factual error which has since been rectified. However, this has not altered the overall conclusions that Blackwell is the most sustainable and appropriate location for top-end executive housing.</p> <p>The listed perimeter wall is not under threat from the proposed development as the preferred access is via an existing access to the rear of the Hotel.</p>	

General - Trees		
Consultee Ref	Summary of Comments	Change Proposed (if any)
BL137	Should retain as many trees, vegetation and ponds as possible.	
BL057	Should restore the Lime Tree Avenue.	



BL054; BL050; BL061; BL077; BL078; BL086; BL102; BL112; BL113; BL125ii; BL127ii; BL101xii; BL096iv; BL144; BL147; BL170; BL173	Strong views that trees should be protected; It is not clear how many of the trees will be destroyed - even if they are not felled others might suffer and die if their immediate environment is disturbed. Role of trees is important in this area, visual amenity, wildlife habitats, shade, etc. Unclear how many trees will be affected by the development, how TPO's have been taken into account in the site layout, have we looked at tree retention and new planting? What are the distances from the housing plots to the nearest TPO? How many trees are being removed and is there a detailed report detailing all of the trees? What are tree protection measures?	Full details of TPOs and proposed tree removal required
BL050	Tree Survey already carried out as part of Statement of Significance. The findings are clear, why was this carried out again?	
BL076	Relieved to see Grade A trees safeguarded. Others should be retained to enhance the parkland aspect.	
BL082; BL084	There should be no building whatsoever on the historic parkland because of detrimental impact on ancient trees. Currently Carmel Road South is a lovely corridor of trees - what would it be like with housing either side or access roads with their obvious dangers?	
BL110ii	Removal of ancient woodland would have a detrimental effect.	
BL118	As many trees as possible should be preserved.	
BL151	Trees and hedge lines should be preserved to mask development - will require close scrutiny if the number of dwellings increase.	
BL173	Damage will be done to the wonderful variety of plant life found in the parkland. The whole area will be ruined forever.	
<p><b>Officer comments</b></p> <p>It is recognised that the existing trees are a very important element of the area and the vast majority will be retained. Any planning application for residential development will be assessed on that basis, together with all other planning considerations. The majority of the protected trees are located on the borders of the parkland and these will remain. However Tree Preservation Orders are not intended to prevent felling forever. There are circumstances where felling a protected tree is acceptable, e.g. dead or dying trees in danger or falling down. However any planning permission given would override any existing TPO's if their retention was incompatible with the permission granted. The TPO legislation does not limit planning, but is considered in detail when looking any planning applications – and if removal of a tree is considered acceptable in the balance of the situation, authorisation can be given. However, there are a great many trees within the site that will not be subject to TPO's but are still high value trees. When assessing the trees generally on site, extra consideration is not given to TPO'd trees per se, but every tree is assessed with regards its retention value both presently and in the future within a potentially different surrounding. Every tree from 6cm stem diameter and up is considered as a material consideration and all trees retained must be offered the same minimum protection as recommended by the British Standards. The number of trees to be felled would be kept to a minimum and remaining trees, including their root systems, will be protected during construction. It is illegal to cut down, top, lop, uproot, cut roots, wilfully damage or wilfully destroy a protected tree without the Local Planning Authority's written consent.</p>		

The tree survey carried out as part of the Statement of Significance was in relation to the original designs for the historical parkland not in relation to the health, quality and condition of the trees, nor was it comprehensive.

Most of the proposed development is on short cut grass formerly part of the golf course which has very little plant life value.

<b>General - Wildlife</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL054; BL050; BL065, BL076; BL077; BL078; BL092; BL107i; BL102; BL103; BL111; BL101xii; BL096iii; BL135; BL137; BL150; BL172	Concerns about impact on nature / wildlife / ecology. Will remove habitats. Rare species including spotted woodpeckers and nuthatches. Also house martins, owls, thrushes etc. Concern about effect the development would have on the ecology of the site, i.e. site clearance, top soiling, increased shading, and increased chemical run-off, less prey. Two deer from Raby Castle	
BL051	A wildlife meadow could be created with local people donating bulbs, cuttings and future maintenance.	
BL012; BL051; BL056	Should be a haven for wildlife, walking (Inc. dogs), space to picnic and play (although no formal children's play area). A nature trail may be a nice inclusion for families. BL051 - The 'wood' should be left intact. Some seats and bins would be welcome.	
BL055	No details of a Wildlife Survey other than bat movements. Particularly keen to see how housing proposals are sympathetic to existing flora and fauna and how species will be encouraged within the proposal (bat/Bird boxes, wall cavities for nesting etc.).	
BL050;	Lack of information on impacts of development on ecology of the site, mitigation measures, impacts caused by hard surfaces, management and site maintenance plans and population monitoring programme. Was this survey an independent review? Please could you issue this for review?	
BL082; BL084; BL140	There should be no building whatsoever on the historic parkland because of detrimental impact on wildlife. Foxes, badger, bats, newts and other fauna.	Do not build on the parkland - leave it as an area for all to enjoy
BL0091; BL172	Recommended that existing ponds are retained for biodiversity purposes. Additional ponds should be constructed for attenuation and designed to be beneficial for wildlife, particularly protected species found in the vicinity (EA).	
BL0091	Great crested newts have been recorded in this area. These are protected by law (EA).	
<b>Officer comments</b>		
The majority of the former golf course lies within an area at high risk of great crested newts and the remainder lies within a medium risk area. This does not prohibit		

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	<p>development. However, future developers would have to obtain a licence from Natural England before development started. Developers would also have to submit a Phase II Habitat Survey with any planning application for development. The Phase II survey aims to establish the size of populations of the protected species, to maintain conservation status and ensure that no statutory offence is committed during site development.</p> <p>Natural England has set out specific requirements within its response and will maintain a watchful eye over the proposals for residential development. It can also exercise control at the planning application stage, not only as a consultee but also through the issuing or non-issuing of licences. With appropriately designed development and protection of wildlife during the construction phase, the impact on wildlife can be minimised. The proposals to create new wildlife habitats and increase public access will provide opportunities to enhance the character and local distinctiveness of the surrounding natural environment and bring benefits for the local community through access to and contact with nature.</p>	

<b>General - Access</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL101; BL150	Concerns about potential access point's impact on adjacent properties or breaking through wall on Blackwell Lane. BL101 - in addition impact on Carmel Road South a concern.	
BL041, BL088 ; BL117	Object to the proposed plan, in particular the access routes from Blackwell Lane BL117 - there are too many proposed access for HE2 & 3.	BL041: Would like access routes to change - access route should be put on Carmel Road instead - not Blackwell Lane
BL045; BL110i; BL111; BL113	Strongly object to any entrance that will damage the existing wood and wall. There is enough provision for existing roads to be used as entrances to any development BL110i - road too busy with poor visibility for new accesses. BL111 - Blackwell Lane heavily used by learner drivers and non-residents parking.	Existing roads should be used as entrances to any development
BL147	All accesses should be off Carmel Road South.	
<p><b>Officer comments</b></p> <p>Various potential access points were highlighted through an assessment process and these will be reviewed to find the best solution to serve the development need and minimise impact. The number of junctions will be limited and hence reduce the need to break through the existing boundary wall unless deemed necessary. The existing access point to the rear of the hotel is the preferred option.</p> <p>Any proposed access point into the site would comply with current design guidance including adequate visibility splays for the speed of the road and be positioned accordingly.</p>		

<b>General – Highways</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL002 BL018; BL009; BL029; BL032; BL054; BL061; BL065; BL009; BL0099; BL092; BL107ii; BL101; BL104; BL111; BL124iv; BL125ii; BL127i; BL135; BL137; BL142; BL167BL144; BL143; BL147; BL148; BL150; BL168; BL170; BL172	Will bring increased traffic; potential impact of traffic on Blackwell Lane and Carmel Road South (including impact of relocation of football ground to Blackwell Meadows); Should be no further access made from Carmel Road South unless a north access to the A1 (M) is built from the A66 (M); Blands Corner is an 'accident waiting to happen'; BL137 - Already extensively used by through traffic. BL170 - Existing problem with HGV's using Carmel Road South.	Be bold as a local authority and designate it all as parkland for the benefit of Darlington people and as a hidden jewel to attract business and visitors as part of the overall economic strategy for this town. BL107ii - suspend process to look at new road proposals that could cope with the densities proposed. BL0125ii - Should limit development to that originally proposed. BL135 - Numbers should be reduced to provide a more sympathetic development. BL137 -Resultant traffic impact should be given further consideration.
BL021	Traffic bottleneck on Carmel Road South (road not designed for this volume of traffic).	
BL045	The entrance (road) at the top of Blackwell Bank is very dangerous.	
BL011	Developer should forward details of the type of housing and predicted flows to Highways England for more detailed consideration.	Collaborative approach between developer, DBC and Highways England requested.
BL011	With its scale and close proximity to A66/Blands Corner development will generate over 30 trips in the peak hour. Initial look indicates it will likely be much higher possibly 200+ trips and would therefore likely require a Transport Assessment and Travel Plan.	
BL011	Blands Corner Roundabout is under review for a scheme to relieve current capacity issues as network at capacity on this junction. Development WILL require mitigation. Current proposals for larger roundabout with reduced number of exits. Land adjacent should be able to accommodate.	Collaborative approach between developer, DBC and Highways England requested.

General – Highways		
Consultee Ref	Summary of Comments	Change Proposed (if any)
BL012; BL144	Concerned over how parking and additional traffic will be managed.	Sufficient parking should be provided.
BL014; BL081	Right turn onto Grange Road very difficult.	
BL015; BL0099	Blackwell Lane gets very busy when events are on at South Park.	
BL054; BL081; BL137	Speeding already an issue in the area despite numerous complaints to police and councillors. Particularly on Bridge Road, Carmel Road South and Blackwell.	
BL054; BL082; BL0099; BL103	Concern over use of Blackwell Meadows by the football club using the same roads to access and park.	
BL050	Usually a tool for outline planning permission. Has this really been carried out at this stage? Why was tax payer's money spent on this?	
BL057	Has the Council considered the extra traffic and what are the plans to deal with this?	
BL069; BL077; BL078; BL081; BL082; BL085; BL102; BL103	Concern over highway safety: Increased congestion on Carmel Road due to increased traffic flows, making it difficult to exit Blackwell onto Carmel road and turn right into Blackwell Lane at peak times. This junction is already difficult to cross and there will be issues of highway safety. Increased traffic flow to and from Blands Corner roundabout which is already extremely busy and difficult to negotiate. This area has a lot of elderly people and families whose lives would be put at risk.	
BL069	How will Blands Corner handle the projected future growth in traffic from the new developments?	

<b>General – Highways</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL0099; BL095; BL103	Will become one giant car park, with an extra 4000 plus houses / flats proposed and DFC moving back to Darlington, Rugby club with 250 parking spaces for up to 2000 fans; Support but need to be mindful of parking.	
BL110ii; BL101; BL137; BL150; BL154; BL157	Traffic from the development once built and construction traffic may have a significant effect on road safety.	
BL102	Hundreds of additional vehicles will severely damage the road and become dangerous for residents.	
BL111	Blackwell Lane already as car park for people working in the Town Centre.	
BL125ii	No allowance for car parking will have knock on impact on surrounding roads	Impact on development
BL142	When the yellow lines are put on Grange Road, Snipe lane and Carmel Road South, cars will park anywhere in Blackwell vicinity.	
BL150	Highways Agency (England) comments should be sought.	
BL150	Has the construction of the historic lane (Blackwell Lane) been considered?	
<p><b>Officer comments</b></p> <p>A Transport Assessment is currently being produced in consultation with Highways England that will demonstrate the impact of the proposals on the local and strategic highway and this will help to inform the density of building on site. As part of the assessment accident statistics are reviewed and taken into consideration. This will also include a Travel plan that will assess the needs of non-motorised users. Bridge Road and the A66 is owned and maintained by Highways England. There are proposals to improve Bland Corner roundabout which Highways England are reviewing. Off-site highway improvements to mitigate the development traffic would be highlighted as required within the Transport Assessment.</p> <p>Any proposed access point into the site would comply with current design guidance including adequate visibility splays for the speed of the road and have been positioned accordingly.</p> <p>Proposed junctions on Carmel Road South would incorporate localised widening of the carriageway in order to create a ghost island T junction to help prevent the blocking of mainline traffic by right turning traffic into the sites. Junction assessments will be carried out to ensure the new junctions have sufficient capacity to meet the development need. Generally a ghost island T junction would be sufficient to take the generated traffic from a development of 230 dwellings with mainline flows over 13,000 AADT (Annual average Daily Traffic Flow) as experienced on Carmel Road South. Mini roundabouts would be an unsuitable form of junction on Carmel Road to</p>		

<b>General – Highways</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
	<p>access this development.</p> <p>Traffic regulation orders in the form of double yellow lines are proposed along significant lengths of Grange Road, Carmel Road South, Croft Road and Snipe Lane as part of the DFC planning permission to help regulate parking associated with match days.</p> <p>A construction management plan would be a condition of any granted permission and would control construction routes to site.</p> <p>The highways are routinely inspected for defects and remedial action taken where necessary.</p> <p>Car parking to serve the development would be in line with the Residential Design Guide and Specification for the Tees Valley and would be appropriate to the dwelling size and type proposed.</p> <p>The access point from The Spinney was reviewed as an option however is not one of the preferred access points for vehicles although could form a pedestrian/cyclist route to allow access to the parkland and continue along the former Mill Lane to improve pedestrian permeability to the site.</p>	

<b>General – Amenity and Open Space</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL001; BL063; BL077, BL009; BL092; BL104; BL112; BL113; BL115; BL132; BL142; BL150; BL164	Must keep green areas for future generations to enjoy. Parkland would better serve the community.	BL115 - No housing at all. Develop parkland as area of beauty with walks, revamped lake, and picnic areas. BL132 - suggest site is developed as a cycling facility or as a parkland to visit with refreshment facilities
BL002; BL0023	Worried about mess; disruption during construction.	
BL002; BL065; BL111; BL113; BL140; B150; BL0067; BL054; BL065; BL133; BL075; BL163	Will disrupt the lovely area of Blackwell, will affect area and not for better; Will ruin the character of the area; Object to the environmental damage that would ensue as a result of any development; Only decent approach to Darlington will be destroyed.	
BL002	Development very close to house being purchased (not specified).	
BL023	Concern over loss of green space (golf course) which children use for playing. There are not many large green areas on our doorstep.	Would like to have continued use of open space outside our house as place for children to play
BL041	Moved to this area for peace and tranquillity- but now face a noisy road and busy cosmopolitan style housing.	
BL012	Concern that low fences to the fronts of properties will not work. People value their privacy too much.	High walls and screening would be better.
BL054	Will destroy Green belt.	

<b>General – Amenity and Open Space</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL054; BL107i; BL101; BL143	Will devalue and destroy the present views from existing properties.	BL107i - building should be carefully planned and low density, in keeping with the parkland setting
BL061	Concern over loss of green space - should be sold to residents to extend gardens or managed by a group.	All planned building to be stopped
BL076; BL143; BL150; BL167	Loss of privacy and daylight. Increase in light pollution compared to golf course use. BL150 - increased vermin and noise; BL167 - noise	
BL082; BL084; BL111; BL137	There should be no building on this lovely open area of Darlington	
BL0099; BL143; BL172	Detrimental impact on residents with over development, loss of character; visual impact	
BL0099; BL142; BL143; BL145	Loss of privacy for residents, overlooked, with 3 storey buildings; Overbearing to the immediate community and have an oppressive impact on the surrounding area and housing.	
BL112	Noise and Smell mainly from the existing hotel until 2am, late functions with loud music, fireworks, air-conditioning units etc.	
BL135	Important part of the western fringe of the town and a link to the surrounding countryside.	
BL144	Proposed dwelling to the rear of No's 18/20 Upsall Drive too close to these properties. The design size and footprint required to assess the impact of loss of privacy and overlooking	
BL145	Enjoyment of a view is an important part of the residential amenity of neighbouring properties, and the loss thereof will have an adverse impact on the residential amenity of those properties. Would result in housing development adversely affecting the view from the Grade II Listed Grange. No evidence that such matters have been taken into account.	
BL145	A tree planting scheme that affords privacy to residents on Grangeside and The Spinney that complements the trees that encompass the pleasure walk behind the wall that follows Blackwell Lane should be implemented, restoring the walk that joined the pleasure walk with Mill Lane for the benefit of the people of Darlington.	
BL147	There should be no play areas as these encourage anti-social behaviour.	



<b>General – Amenity and Open Space</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>
BL163	The verged area in the Spinney, together with the wooded area running alongside Carmel Road and Grangeside have been used by residents as recreational areas for numerous years - loss of common area would be significant.	
<p><b>Officer comments</b></p> <p>Residential development on the site is acceptable in principle. All of the statutory consultees who responded accepted the principle of residential development providing the impact of the development is minimised and mitigated.</p> <p>Although the proposal would involve loss of some open space, it retains the majority of it, and would result in improvements to the remainder of the open space. A parkland restoration plan would form part of any planning application.</p> <p>Loss of value of property is not a planning matter. Research undertaken by London School of Economics found that prices of existing houses sometimes fell while construction was going on, but once the developments were completed, the local areas generally moved with the market. Researchers could find no evidence of longer term negative impacts.</p> <p>Impact on a person's view is not a planning matter, though impact on an individual's amenity and the amenity of an area is. However, it is generally accepted that putting high quality residential development next to existing housing will not detrimentally affect the amenity of existing residents. The residential amenity of existing and future residents would be considered as part of any development design and layout at the planning application stage.</p> <p>Detailed comments and suggestions regarding the development will be taken into account in the detailed design of any development, and residents will have further opportunity to engage in this through the planning application process.</p>		

<b>General – Flooding and Drainage</b>		
<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>	<b>Change Proposed (if any)</b>
BL021; BL0048	Water run-off affecting Woodvale; During heavy rain water pours off former golf course into the back gardens of several properties in Upsall Drive, therefore effective drainage (especially for HE1) must be included to prevent the situation becoming worse.	More exploration into how perhaps the already flood prone Woodvale may be affected
BL050	Why was this survey carried out? To identify flooding? What has been decided on the results of this survey? Have features been identified, and has this assisted in the proposals?	
BL0091	Any development of the site should reflect the Tees Valley Authorities Local Standards for Sustainable Drainage Guidance (EA).	
BL0091	Assessed that site is within FZ1 therefore at low risk of flooding (EA).	

<b>General – Flooding and Drainage</b>		
<b>Summary of Comments</b>	<b>Change Proposed (if any)</b>	<b>Change Proposed (if any)</b>
BL112	Drainage and Water Supply will not cope.	No development
BL142; BL143	There are at times flooding in the area adjacent to Grangeside and cause damage to houses in the Grangeside and Spinney area.	
BL142; BL143	The work proposed in the current consultation process may have a detrimental effect on the listed buildings currently on the Parkland in so much that the hotel may suffer from subsidence and / or drainage issues.	
BL145	Council should utilise the natural drainage of the land behind Grangeside to drain into a small pond on the site of the Serpentine lake that was planned in 1802, for the land floods naturally in the winter. Further, there is already a subterranean watercourse (shown on the 1790 map) and substantial historic brick drainage running from the rear of Grangeside over towards the fish pond. The pond will encourage wildlife.	
BL160; BL162	Why have the Council not taken on board the 2012 commissioned Archaeo-Environment report recommendations - especially with respect to flooding? Removal of existing trees will only increase the drainage problem. Paying a premium for executive housing with flooding issues doesn't sound terribly appealing.	
<p><b>Officer comments</b></p> <p>Environment Agency information shows that there is no flood risk affecting any of the development sites. However there is some land that experiences surface water drainage problems. This is not a constraint to development, as maintaining green field rates of surface water run-off would be dealt with through the planning application process by way of detailed planning conditions. There is also a strong probability that residential development would actually resolve the drainage problems as this would have an impact on the saleability of the new housing.</p> <p>The Drainage Study demonstrates that there are several drainage solutions, including the opportunity to incorporate a sustainable drainage scheme within the remaining parkland; the latter would have the added benefit of providing the additional habitat for the great crested newts and other species. Therefore drainage is not an insurmountable problem and could actually be improved for existing residents through the new development.</p>		