

#### HE4 Comments – Referring to HE4 Specifically

HE4 - General		
Consultee Ref	Summary of Comments	Respondents suggested changes
BL007; BL016; BL024; BL063; BL0072; BL118; BL119; BL171; BL172; BL070; BL068; BL146	Support Councils original proposal for top-end executive housing at low density of around 6 dwellings per hectare.	
BL066; BL122	Although I would like to see land stay as permanent grassland, if houses have to be built then it would be good to see top-end executive housing in keeping with the area around.	If houses have to be built then it would be good to see top-end executive housing very much in keeping with the area around.
BL059; BL0100; BL122; BL130	If development is inevitable, prefer top-end executive housing which is sustainable in terms of local infrastructure and will allow the area to maintain its inherent, quiet, pleasant, desirable nature.	No high density developments, apartment blocks or flats.
BL119; BL138; BL139; BL152	Would prefer the land to be left as open space, but if that not possible, would want low density, executive dwellings in style of local area. Appears to be a demand for larger homes. Max height of two storeys. Trees should be retained and buildings of architectural style to keep the character of existing houses in the surrounding area and preservation of more trees, not just the historic ones.	Support proposal for 30 executive homes, but not 60.
BL076; BL085; BL0098; BL138; BL139; BL148; BL152; BL161; BL023	Lower number of units in illustration 2 preferable; preserves more green spaces between the buildings; open green area at the core; preservation of wildlife and historic trees; around a single looped accessed from Carmel Road South.	
Petition – not individually logged	In response to letters and a petition circulated amongst Blackwell residents, numerous households responded rejecting the Neighbourhood Forum's proposals for development on He4.	Proposed housing should be low density executive in keeping with the Council's proposals.

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BL033	Categorically reject the 'high density' housing option while more information is needed on the 'executive' option to discuss further.	
BL007 BL016 BL018; BL072; BL119; BL147; BL148; BL152; BL161; BL009; BL024; BL122; BL146; BL066; BL70; BL068; BL146	Disagree with the Neighbourhood Plan for high density residential housing and will strongly resist this proposal. Out of character with the area.	
BL019; BL147; BL152; BL161	The Blackwell Neighbourhood Forum does not speak for all Blackwell residents.	
BL072	There is a lack of communication on work / ideas so far on the Neighbourhood Plan.	
BL030	I want the Neighbourhood Forum to win, and it will win.	
BL069	Comments on Option 1: The He4 site is much smaller than He3 yet many more houses are proposed. Fifty-five houses on this site is simply too intense for such a small area.	Option 1 proposals for the He4 site are unacceptable. (If needed), the number of houses should be reduced on this site and increased on the He3 site.
BL069; BL0100	Comments on Option 2: The proposed houses are more in keeping with the majority of the houses in Blackwell, which are mostly three bedrooms and above.	The He4 site could reasonably accommodate up to 30 appropriate low density houses, but no more. A proportion of these houses could be bungalows for the over 55s, thus potentially providing scope for those wishing to downsize and free up the larger properties in

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		Blackwell for family occupation. Failing this, Top End Executive houses would be acceptable.
BL072	I am mystified why the Council would sensibly agree to top end executive housing in one part of the vacated land, which is in keeping with the area, and yet still be considering high density housing next door, which is most certainly not in keeping with the surrounding area. Information being held back by BNF in relation to possible subsidence issues on Blackwell Lane. If there is no issue, why the properties under construction on Blackwell Lane have taken so long and cost so much to get to foundation stage that 2 plots are now up for auction?	
BL072; BL118; BL148	Community centre would not attract local residents but would attract local youths from across the town that are often seen drinking and being rowdy down the local river. Area already hard enough to police.	
BL0098	Is there any hope that a developer could be required to keep to the description of either proposal. Would it be possible to prevent developers from building up to three / four storeys?	
BL0100	Concerned about the status of the open land to the south of the building shown (i.e. towards the new / existing pond marked B). Previously private land. I am now concerned about my security and the implications if this land is classed as public open space. The lakes could present a hazard, especially to young children.	
BL161	The lower building density and type of housing would meet the wider regional needs for economic development of the Tees Valley Region in providing increased executive housing.	

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BL161	We think it vitally important that existing local residents whose properties back onto the new development are consulted about the crucial issues, at planning application stage, on the boundary between their property and the new development. Also that local residents' preferences are consulted and taken into account on the precise location and landscaping of the open spaces and paths in the development.	
BL161	It is preferable that all houses are built as one development in a landscaped setting, rather than as single plots of bespoke architectural design at a rate of three per year over ten years, as originally envisaged in the 2013 MGPPPO consultation document, which this consultation replaces. This would avoid the building work and disruption to existing residents spreading over a long period of time.	

**Officer comments**

The Council intends to continue to support the Blackwell Neighbourhood Forum in developing a Neighbourhood Plan which will allocate land for development in HE4 and can be supported by the majority of residents. The Neighbourhood Plan is at an early stage and a draft document has not yet been produced. As well as the ongoing community engagement involved in developing the plan, the Neighbourhood Forum will hold a formal six week consultation period, during which residents will be asked to comment on the content draft Neighbourhood Plan. There will be a further consultation when the Council considers whether the plan meets the basic conditions that all neighbourhood plans must meet, and local residents may have the opportunity to take part in the plan's Examination in Public at the Examiner's discretion. There will also be a simple majority referendum on whether the finalised Neighbourhood Plan will become part of the Development Plan. Residents are encouraged to participate in the Neighbourhood Forum's work in order to influence the plan.

The support for the Council's proposals is noted, however these proposals are a 'back stop' position to be adopted if the Neighbourhood Plan does not progress as anticipated.

Although option 1 (55 dwellings) is higher than the 30 dwellings in option 2, the density would be less than 10 dwellings per hectare which is significantly

lower than the average density of new development across the borough of 30 to 50 dwellings per hectare. Subject to the impact on Bland's Corner and on the local road network being acceptable, there are no planning reasons not to allocate the land for 55 dwellings.

The build rate will be determined by the market.

<b>HE4 - Masterplan</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Respondents suggested changes</b>
BL116	Density at the North West of the site appears high.	
BL119	If homes for the elderly required, would support development of bungalows with green spaces (Sir E D Walker).	
BL119	Should not include a community centre as other facilities exist. Should consider impact on schools and GPs.	
BL138	A mix of semi's, bungalows and detached would vary the scene to complement the Blackwell area.	
BL152	Against flats/apartments and flats for older people as suggested by the BNF. Would prefer bungalow style housing	Remove apartment blocks from plans
BL155	No objection to the proposed layout and number of dwellings proposed.	
BL174	Option 1 is over intensive and option 2 is unattractive and reminds me of Wynyard which would be out of place.	Mix of housing backing onto Briar Walk with less density than suggested.

**Officer comments**

Although option 1 (55 dwellings) is higher than the 30 dwellings in option 2, the density would be less than 10 dwellings per hectare which is significantly lower than the average density of new development across the borough of 30 to 50 dwellings per hectare. Subject to the impact on Bland's Corner and on the local road network being acceptable, there are no planning reasons not to allocate the land for 55 dwellings.

Concerns about the aesthetics of development are noted. The detailed design of any housing will be considered at the planning application stage. This will include details of heights and precise locations of dwellings etc.

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.

<b>HE4 - Heritage</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Respondents suggested changes</b>
BL069	The Blackwell area of Darlington is distinct and has a rich historic past. It is known for its greenery, its proximity to the river Tees and surrounding countryside.	Any proposed housing development should ensure that this local character is retained. New houses should blend in with the neighbourhood and the trees and vegetation which currently surrounds the He4 site must be retained.

**Officer comments**  
The detailed design of any housing will be considered at the planning application stage. The vast majority of the existing trees will be retained.

<b>HE4 - Trees</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Respondents suggested changes</b>

BL152	All TPO trees should be protected	Retain trees
BL0098; BL0100; BL141	Smaller number of top end buildings on the site would hopefully mean that those things which make this area so attractive could be retained. Fewer trees would have to be lost, maintaining in part the prolific bird life and a greater area of green space would be left.	

**Officer comments**

It is recognised that the existing trees are a very important element of the area. The vast majority will be retained. The number felled will be kept to an absolute minimum and they will be protected from damage during construction. Any planning application for residential development will be assessed on this basis, together with all other planning considerations.

<b>HE4 - Wildlife</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Respondents suggested changes</b>
BL152	Ponds with Great Crested Newts should be protected	
BL161	We like the fact that the area at the top and the bottom and in the centre of the site have retained ponds, trees and protected wildlife to keep something of the parkland setting. We would like to see as many of the existing trees as possible retained in the garden areas of the new houses, where feasible to enhance the parkland appearance of the whole estate and adjacent open spaces.	

**Officer comments**

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.

<b>HE4 - Access</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Respondents suggested changes</b>
BL007; BL138	Agree that there should be no access points from Briar Walk / Close as this is not safe / viable; If outline plan was reversed, the cul-de-sac would lie close to Carmel Road South, leaving fewer houses and roads near to Briar Walk and Briar Close so less crowded.	
BL036	Two exits onto Carmel Road will cause chaos - already queues at peak times.	230 houses onto a busy road need rethinking. Widening of Carmel Road and 'holding lane' would create easy access to both HE3 and HE4
BL037	One access not sufficient for 230 dwellings, turning right will be very difficult and cause congestion on Blands Corner.	Reassess access
BL024	Agree there should be no access from Briar Walk as this would not be safe.	
BL032; BL156	Access/egress onto Carmel Road South will be dangerous. Road is narrow here and carries high level of traffic including heavy haulage and agricultural vehicles.	



BL053	Plans show no access to HE4 from the existing housing in Blackwell. Neighbourhood Forum Proposal does via Briar Walk/Close. BNF Consultation indicated a desire for this.	Should BNF proposal fail pedestrian access should be provided to new development via Briar Walk/Close.
BL068	Having seen the councils revised plans I would like to offer my support for the following: A) preferred access to the HE4 site from Carmel Road South	
BL116	Access points not shown so difficult to judge impact.	
BL118	Access should be limited to A roads (Carmel Rd South, Grange Road) perhaps using mini roundabouts.	

**Officer comments**  
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.  
The preferred access point is currently within the 60mph speed limit, therefore would require the 30mph speed limit being extended to cover the new access point for highways safety reasons.

<b>HE4 - Highways</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Respondents suggested changes</b>
BL044; BL085	Concerns regarding congestion	Should be very low density only

BL069; BL072; BL0098; BL0100	Traffic impact on Blackwell - The new housing developments He4 (Option 1 and Option 2) and He3 will result in increased traffic congestion not only along Carmel Road North but also along Blackwell as cars seek to avoid delay by using this route to access the A66/Carmel Road. This is already a problem with cars using the road as a rat-run, not just at peak times but increasingly in the early morning and at night. This road is a residential area and has a cycle route – it is not an extension of the A66, or a short-cut to Carmel Road. Public transport would have to improve greatly to facilitate travel from the housing estate to almost anywhere in Darlington.	Traffic calming measures such as a chicane, and/or other methods should be introduced. Rigorous enforcement of the 30mph speed limit and size restrictions which are currently flouted should be introduced as a priority.
BL119; BL138; BL139	High density development would cause serious safety and noise implications for residents.	
BL152	Concern regarding increased traffic - Carmel Rd South already very busy.	
BL161	Access from Briar Walk / Close for construction traffic, and eventual residential traffic would not be appropriate because of the narrowness of the track from Briar Walk to Briar Close.	
<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 Blands 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>		

<b>HE4 – Amenity and Open Space</b>		
<b>Consultee Ref</b>	<b>Summary of Comments</b>	<b>Respondents suggested changes</b>

BL062	Concern regarding blocking of light to bungalow.	Change to plans
BL130; BL139; BL152	Concern about proximity of new dwellings and loss of outlook and privacy. BL152 – Potential loss of property value if amenity effected.	BL130 - Would like to increase garden size or have open space between garden and new dwellings.
BL076	Ancillary access roads and turning circles not shown on plans map 2. If these are as per map 1 they would impact upon Amenity of residents of Blackwell Grove.	A single loop running in front of the new build would lessen impact
BL0098; BL0100	People moving into the area currently have commented on the fact that it is very quiet and peaceful here, something which people still find desirable. This could be maintained if a smaller number of houses were to be built.	
BL0098; BL0100	Would it be possible to have a greater space between the end of the properties on Briar Walk and presumably the end of the gardens of the new houses to form a 'buffer state'? I live at 18 Briar Walk; The distance between the build lines would appear the closest for any of the Briar Walk properties (to no's 16 and 18).	
BL0098	For those of us living on the perimeter of the course we would be subjected to years of disruption, noise, dust and dirt from the erection of buildings and the constant grind of lorries, etc. The buildings on the corner of Blackwell next to the path to the Tees do nothing to allay fears of how long any building work could drag on. This could result in a dramatic reduction in the value of our houses, which we have to consider.	
BL076	Map 2 shows shared boundaries between existing and proposed dwellings. This is not in the spirit of creating neighbourhoods.	Open Space or at least a pathway might allow the old community to welcome the new rather than resent them.
BL116	Concern regarding loss of outlook onto trees and wildlife. Currently pleasing and quiet.	Roads and street lighting to be kept to the south of new houses to avoid noise and light pollution.

BL152	Against the provision of park/play area as this will attract anti-social behaviour. Other community facilities (South Park, Green Park, Broken Scar, Dolphin Centre, church halls). Agree with plan to leave a central green area where children can play, self-policed by surrounding homes.	
<p><b>Officer comments</b></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. The residential amenity of existing and future residents will be considered as part of any detailed design and layout, at the planning application stage. This will include details of heights and precise locations of dwellings.</p> <p>Loss in value of homes is not a planning matter. However, 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>		