

DRAFT STATEMENT OF COMMUNITY INVOLVEMENT: CONSULTATION RESPONSES AND RECOMMENDED CHANGES.

(PE represents comments made at public events & other meetings)

Ref.	Summary of Issue Raised	Issue Raised By	Officer Comment	Proposed Change
PRE-APPLICATION CONSULTATION				
Thresholds for Significant Proposals				
068	Consult on housing developments of 4 dwellings or more, and services developments in rural areas.	Hurworth Parish Council	A range of options to revise the thresholds have been considered. The types of proposal that would benefit from additional consultations depends as much on the location and sensitivity of the site as on the scale of the development. The threshold suggested may catch several straightforward schemes, undermining the goodwill required to persuade developers to carry out these consultations in the first place.	No proposed changes to the thresholds to trigger pre-application community engagement (Chapter 3), but the addition of discretion for Planning Officers to ask for the same on smaller schemes in limited circumstances.
060	Very often smaller developments can ruin an area.	Northgate Partnership	Agree.	As above.
017	Threshold should be set at 5 dwellings.	A. Kent	See comment at 068 above.	As above.
045	Thresholds are too low	Sanderson Weatherall, on behalf of Royal Mail	A range of options to revise the thresholds have been considered. The types of proposal that would benefit from additional consultations depends as much on the location and sensitivity of the site as on the scale of the development. The higher threshold suggested would result in too few potentially controversial schemes being included.	No proposed changes to the thresholds to trigger pre-application community engagement (Chapter 3), but the addition of discretion for Planning Officers to indicate the scale of community engagement expected.
PE	Current definition for sustainable development is unsuitable, 10 units or 0.5Ha is too low and overly obstructive.	Developers @ Morton Park Business Centre, 15.11.2004	Disagree. 10 units/0.5ha has been recognised as the 'major development' threshold in planning practice for several years, e.g. by the ODPM in its published statistics on authorities' speed of handling planning applications. Agree that the scale of community engagement needs to be tailored to the scale & sensitivity of the proposal and proposed site.	Retain threshold, but add discretion for Planning Officers to indicate the scale of community engagement expected.
067	Threshold for significant 'major' development should be increased and do not understand current justification for thresholds	RPS, on behalf of BT Group Plc.	As response to PE above.	As above.
057	Unnecessary on such small schemes as 10 units/0.5Ha	Bellway Homes	As response to PE above.	As above.
047	Suggest 50 dwellings or >2Ha	England & Lyle	A range of options to revise the thresholds have been considered. As response to PE above	As above.
042	A significant planning application should not be defined by numbers as other factors such as location have greater impact on decisions	Darlington Homes	Agree that factors other than scale of development can be important.	Propose retention of thresholds but addition of Planning Officer discretion to ask for pre-application community engagement on smaller schemes in limited circumstances, and to tailor the scale of community

				engagement expected to the scale , nature and location of the proposal.
PE	A qualitative assessment could be made of the specific location e.g. within a Conservation Area.	@ Morton Park Business Centre, 15.11.2004	Agree that the sensitivity of the location is an important factor giving rise to community & stakeholder interest.	Propose addition of Planning Officer discretion to ask for pre-application community engagement on smaller schemes in limited circumstances.
PE	The nature of the development itself and potential impacts. (may be more significant than the size of proposal)	@ Morton Park Business Centre, 15.11.2004	Agree that the nature of the proposal and its potential impacts are important factors giving rise to community & stakeholder interest.	As above.
047	A screening system similar to EIA where developer & Council agree whether a scheme is significant. This would provide a more flexible approach.	England & Lyle	This suggestion would allow developers, on request, to have certainty about whether pre-application community engagement is/is not required, and would enable officers to use their discretion.	Propose addition to Chapter 3 to allow for this.
Timing of involvement				
072	Table 3 - Seek clarification for what stage Sport England will be consulted.	Sport England	Table 3 shows that Sport England, as a Government Agency, will be consulted on all the local development documents proposed.	Amend text above Table 3 to indicate that consultation is at <u>all</u> key stages.
061	The CPRE would still wish to comment on applications once submitted as issues may change between consultation and application.	CPRE	The proposed pre-application consultations would be <u>in addition</u> to the existing consultation & publicity and consultations carried out once an application is submitted.	No change.
031	Should ensure there is enough time to consider and have a say at pre-application stage.	Mr J. Pearl	A minimum 10 day period from initial notification of pre-application consultation to closing date for responses is felt to be an acceptable balance between involving people and not unduly delaying potential developments.	No change.
015	Architectural Liaison officers to be consulted at design stage to ensure proposals meet standards of s17 CSA 1998 & HRA 1998.	Durham Constabulary	Agree. Potential developers will be given contact details by Planning Officer when identifying who to consult at pre-application stage.	Change text to include reference to other interests as well as community groups at point J. page 12.
009	Should be more than 21 days. Consultation period for larger developments should be 3 months.	Mrs Whitby	This reference appears to be to the period for responses on planning applications. The 21 day period is set down by Government and applies countrywide.	No change.
052	Early involvement would allow people more time to consider and encourage residents' views.	Ms K. Cheadle	Agree. This is why pre-application community engagement is being proposed.	No change.
052	[in Take Part in Planning in Darlington] Page 4 point 1 add ...and where they can find out more <i>at conception stage</i>	Ms K. Cheadle	The items listed are only examples. The Council proposes to encourage developers to consult as early as possible, but issues of commercial confidentiality can sometimes preclude this.	No change.
044	English Nature welcome early involvement especially relating to proposals that affect nature conservation sites directly or indirectly and where protected species may be affected.	English Nature	Noted. Where relevant, potential developers will be given contact details by the Planning Officer when identifying who to consult at pre-application stage.	No change.
073	SCI should establish a standard latest date for responses following a consultation event, to provide certainty of timetabling.	Yuill Homes	Local and other interest in a proposed development varies depending on its type, scale and location. Our specification of a minimum does not preclude potential developers from setting their own maximum	No change.

			consultation period, ideally following discussions with a Planning Officer about the appropriate scale and type pre-application consultation.	
022	The need for involvement as early as possible in development process should be impressed on developers.	North East Civic Trust	Agree. That's why pre-application consultation arrangements are proposed in the SCI. Where appropriate, potential developers will be given contact details by Planning Officer when identifying who to consult at pre-application stage.	Change text to include reference to other interests as well as community groups at point J. page 12.
Resources				
023	Concerned about the cost of public events.	Blackett Hart & Pratt	The costs of public engagement are not anticipated to be more than a tiny fraction of the proposed overall development costs. Planning Officers will be able to provide advice about effective forms of community engagement.	Proposed change to add discretion for Planning Officers to indicate the scale of community engagement expected.
057	Object to these proposals as developers have incomplete information on residents and the approach has previously been discredited. Developers are not prepared or in a position to undertake exhibitions/public meetings. The Council is the best placed to do neighbour notification.	Bellway Homes Ltd	No evidence given as to who has discredited this approach. Planning Officers will be able to provide advice about effective forms of community engagement, and information on which community groups and other interests to consult, and developers can outsource this element if they do not have their own resources.	Proposed changes to introduce flexibility of consultation expectations to fit the circumstances of specific proposals.
057	This consultation is potentially a misuse of resources for dubious benefits – public interest can emerge from the smallest scheme because of an issue no one might predict. “Why fix it if it ain't broke”	Bellway Homes Ltd	The consultation is required under the Town & Country Planning (Local Development)(England) Regulations 2004. The Government and the Council are committed to improving community involvement in planning and this sets out the framework for delivering it.	No change.
040	Do not want even more time and money spent, but welcome opportunity to comment.	Appletons	Noted.	No change.
061	Support the proposals but cautious about workload this might place on voluntary organisations	CPRE	Voluntary organisations are free to decide the extent to which they take advantage of the opportunities to get involved.	No change.
Who to involve				
047	The Council should keep a register of Community Groups to be consulted.	England & Lyle	The appropriate community groups will differ depending on the location of the site and the size and nature of the proposal. Hence the need to discuss with a Planning Officer.	No change.
043	Renew Tees Valley should be included in Appendix 3	Renew Tees Valley	This organisation is included in Appendix 3, as it would appear within the consultee group 'Regional and Strategic Organisations'.	No change.
053	Ward Councillors should be informed from the beginning, before the media.	Cllr V Copeland – Houghton North Ward	Where possible, Councillors' briefing sessions are held before starting public & other consultation periods.	No change to document.
034	If they plan to build on a soccer pitch should consult the teams affected and not just the landowners.	Red Hall Partnership	Agree. Planning Officers will attempt to identify the teams using an affected site. At application stage, a site notice would be posted.	Add 'prominently displayed site notice' to publicity for pre-application consultations.
039	Developers should contact Conservation Officer and County Archaeologist.	County Archaeology Section	Agree. Where appropriate, developers will be encouraged to do so by the Planning Officer guiding them on the nature, scale and scope of pre-	Change text to include reference to stakeholders as well as community groups at point J. page 12.

			application consultations	
063	Public transport operators should be contacted.	Arriva North East	Agree. Where appropriate, developers will be encouraged to do so by the Planning Officer guiding them on the nature, scale and scope of pre-application consultations	As above.
051	Not clear if the Highways Agency is included in pre-application discussions for significant applications, and if so, how? Would reduce lengthy representations at application stage.	Highways Agency	Agree that the role of stakeholders like the Highways Agency is not currently clear. It will be for the developer to decide how to make contact.	As above.
066	Utility providers should be included in relation to the provision of services.	Northumbrian Water	Agree that the role of stakeholders like the Northumbrian Water is not currently clear.	As above.
001	Object to pre-application consultation being restricted to 'local peoples views'. It should be expanded to all relevant stakeholders.	The Woodland Trust	Agree that the involvement of potential stakeholders like the Woodland Trust at pre-application stage is not currently clear.	As above.
Publicity				
PE	All aspects of planning need adequate publicity so everyone knows what is going on.	@ Darlington Arts Centre, 28.10.2004	The SCI is for the new Local Development Framework and planning applications only, reflecting the content suggested in Government guidance. SCI Appendix 4: Existing Consultation & Publicity Practices – Publicity for Other Development covers the publicity we will undertake if an application for listed building, conservation area consent, works to a protected tree, etc. is submitted.	No change.
PE	Bolder planning notices and wider publication of proposals will increase peoples awareness	@ Darlington Arts Centre, 28.10.2004	The key to raising awareness is to advertise in publications and at places that people likely to be affected by the proposal are most likely to see. Larger site notices would be impractical.	Add 'prominently displayed' in front of 'site notice' in the guidelines for publicity of pre-application consultations.
053	Use of the internet.	Cllr V Copeland – Haughton North Ward	All the SCI consultation documents were published on the Council's website. New Government regulations require all Local Development Framework documents to be so published. Draft SCI Appendix 4 sets out the planning application records that are already available on the website.	No change.
062	The findings and outcomes of meetings / consultation should be posted on a website and available to all.	The Tees Forest	Agree. This is commitment No. 5 under the Guiding Principle 'Share Information and Provide Feedback' in the draft SCI.	No change.
048	Public events & exhibitions for significant planning applications should be widely advertised.	Ms R. Eldridge	The key is to advertise in publications and places that people affected by the proposal are likely to see. Planning Officers will advise potential developers at pre-application stage. Appendix 4 sets out what the Council will do.	Add 'prominently displayed site notice' to guidelines for publicity of pre-application consultations.
017	Developers should hold evening events (10pm) and weekend events.	Mr A. Kent	Item f. under 'What is Expected from Developers' (p12 draft SCI) alerts potential developers to this.	No change.
061	Clear mapping with indication of location – require full information describing development and impact upon environment & landscape	CPRE	Agree that a clear site location map would be useful to consultees. It is unrealistic to expect developers to have undertaken full EIA at this stage if it is not likely to be required at planning application stage.	Add in a requirement for pre-application notification to include a clear site location map (publicity criterion a in draft SCI).
046	Clear information must be insisted upon – developers are inclined to provide	J S Wheeler	The draft SCI states that pre-application publicity material 'should concentrate on conveying facts	No change.

	information only so far as it supports their case.		about the proposed scheme and avoid bias' (p11).	
007	A notice in the newspapers would suffice.	Ms C. Carter	Noted. This view needs to be balanced against others that consider the proposed more extensive arrangements insufficient.	Proposed change to allow Planning Officers discretion to seek publicity tailored to scale and sensitivity of the proposal & its location.
049	Adverts and articles in the Town Crier	P. Howarth	Advertising pre-application consultations in the Town Crier may affect the public's impression of the Council's impartiality with regard to proposed developments. There may be opportunities to report the facts, though advance deadlines can preclude this too.	No change.
009	Notices should be more prominent in Newspaper so people see them – should be in newspaper with as wide a circulation as possible.	Mrs Whitby	The Northern Echo is used as it has the largest circulation. Using the public notices section all the time means people know where to find any planning notices and announcements.	No change.
055	Chapter 3 'Publicity' Wording is misleading; LPAs are responsible for neighbour notification.	Drivers Jonas	LPA's are responsible for neighbour notification once an application is submitted. The section referred to is concerned with (additional) pre-application consultations.	No change.
073	Not necessary to issue press releases as they do not guarantee coverage. More effective to use standard advert as specified by the Council.	Yuill Homes	Agree that a press release does not guarantee publication, but it is an additional tool in raising awareness.	No change.
Range of Developments Encompassed by the Pre-Application Community Engagement Guidelines.				
009	Wind power developments.	Mrs Whitby	Wind power developments are generally regarded as 'significant', because an Environmental Assessment (EA) would be required with an planning application.	Add clarifying paragraph of the types of development caught by EA.
047	Controversial developments such as phone masts	England & Lyle	Mobile Phone Operators adhere to their own industry body Code of Conduct for pre-application consultations for mobile phone masts.	No change.
053	Telephone masts.	Cllr V Copeland	As above.	No change.
037	Out of town developments and supermarkets	E. Clark	Would generally be covered by the size thresholds set out in the draft SCI.	No change.
063	Any development which would have a significant impact upon traffic and road layouts	Arriva North East	Proposed threshold likely to catch all such schemes.	No change.
053	Roads – corridors of certainty because these affect quality of people's every day life.	Cllr V Copeland	Agree.	Proposed change to allow Planning Officer discretion to request pre-application community engagement on the basis of location (not size) of proposed development .
007	Car parking in town, there is not enough for shoppers. Out of town do cater but limited shops	Ms C. Carter	Developments on car parks in the town centre are sensitive locations and would warrant wider discussion with users and businesses in the town centre.	Proposed change to allow Planning Officers the flexibility to request developers carry out consultations on 'sensitive' sites below the thresholds.
053	All public buildings	Cllr V Copeland	All public buildings above the proposed thresholds will be 'caught' by the pre-app. community engagement procedures. Smaller buildings at	Proposed change to allow Planning Officer discretion to request pre-application community engagement

			Planning Officer's discretion.	on the basis of the type (not size) of proposed development.
015	Public conveniences are problematic.	Architectural Liaison Officer, Durham Constabulary	Noted.	See above.
052	Council developments should be included.	Ms K. Cheadle	All Council development above the proposed thresholds will be 'caught' by the pre-app. community engagement procedures – stated on P11 of draft SCI.	No change.
071	Development by the Local Authority	Ms J. Leeming	As above.	No change.
009	Developments such as High Row proposals	Mrs Whitby	Guidelines need to be sensitive to the location as well as the size of a proposal.	Proposed change to allow Planning Officer discretion to request pre-application community engagement on the basis of the location (not size) of proposed development.
022	All developments at key sites in conservation areas	North East Civic Trust	As above.	As above.
046	Development in sensitive locations	J. S Wheeler	As above.	As above.
001	Where it would affect important environmental features, e.g. ancient woodland	The Woodland Trust	The Planning Officer will identify interested parties in scoping the pre-application submission and advising potential developer of relevant consultees.	Change text to include reference to stakeholders as well as community groups at point J. page 12.
075	Chpt 3 requires clarification about pre-application consultation on category B developments. Does this mean developments are fully within schedule 1&2 of EIA regulations?	Environment Agency	Agree. Clarification required.	Add clarification via a footnote.
039	Where development may affect a Scheduled Ancient Monument or grade I/II* listed building, pre-application consultation must be undertaken.	County Archaeology Section	The Planning Officer will identify interested parties in scoping the pre-application submission and advising potential developer of relevant consultees.	Change text to include reference to stakeholders as well as community groups at point J. page 12.
009	Removal of historic buildings.	Mrs Whitby	Agree that there should be scope in the proposed arrangements for this.	Proposed change to allow Planning Officer discretion to request pre-application community engagement on the basis of type of development.
060	Local flat conversions by individual developers as attract anti-social behaviour and particular problem in Northgate area.	Northgate Partnership	Guidelines need to cover the type of development as well as the size of a proposal.	As above.
040	Anything affecting 10 or more neighbours, alters roads, polluting development, schools, industry.	Appletons	No spatial relationship. 10 neighbours may be very distant in rural areas. Other development cited likely to be caught by existing thresholds	No change.
034	Housing on sports fields.	Red Hall Partnership	Housing development of 10 or more dwellings on playing fields would be unlikely to accord with development plan policies, and so would be subject to the proposed pre-application consultation arrangements set out in the draft SCI.	No change.
052	Any proposal that would affect the whole town directly e.g. Town Centre Plans, West Park	Ms K Cheadle	Proposals of this scale would fall within category 'a' under what is regarded as a significant development in the draft SCI, triggering the pre-application consultation arrangements.	No change.
033	Anything that impacts on the community at	Durham & Darlington	The developers will require more clarity and certainty	No change.

	large.	Fire Service	than this on exactly what types of developments would be subject to these proposals. Proposed approach seeks to provide this.	
052	Industrial, Business & Factory development.	Ms K Cheadle	The majority of new industrial and factory developments would fall within category 'a' under what is regarded as a significant development in the draft SCI. Smaller business development, such as offices are generally relatively uncontroversial.	No change.
009	Open Cast Sites	Mrs Whitby	Would be caught by criteria b as a significant planning application on which pre-application community engagement should be carried out.	No change.
068	Service development in Rural Areas	Hurworth Parish Council	Under the Proposed Changes, Planning Officers would have discretion to request pre-application community engagement for 'sensitive' locations.	Proposed change to give planning Officers discretion to ask for pre-app. consultations on sensitive sites.
061	Any housing /dwelling development in the countryside.	CPRE	This would be caught by category 'c' in the SCI defining 'significant developments' if a change is made to add proposals contrary to Government Planning Policy here.	Change category 'c' in the SCI defining 'significant developments' if a change is made to add proposals contrary to Government Planning Policy here.
027	Agricultural areas for commercial purposes, diversification	Killerby Parish Meeting	This is likely to be a very localised issue. Under the Proposed Changes, the Planning Officer would have discretion to request pre-application community engagement for 'sensitive' locations.	Proposed change to give planning Officers discretion to ask for pre-app. consultations on sensitive sites.
045	Is there a distinction between Brown and Greenfield sites or regeneration priority areas?	Sanderson Weatherall, on behalf of Royal Mail	The existing development plan does not identify regeneration priority areas. Residential development on both brownfield and greenfield sites can be controversial, so no distinction is made.	No change.
Guidelines for responses				
056	There should be unlimited time at meetings to air your views.	J K Wilson	There are practical difficulties with this suggestion. Participants should be able to summarise their case and have regard for others who may also wish to be heard, but may not have unlimited time available to wait indefinitely.	No change.
048	Should provide names and addresses of relevant people to whom organisations can write in response.	National Council of Women	Agree.	Add to 'c' under Publicity, that any publicity should clearly state the name and address to whom people should write.
073	SCI should give clear guidance on what would be considered a material planning objection.	Yuill Homes	The appropriate stage for this is at the planning application stage. Neighbour notification letters already give some guidance about this.	No change.
073	It should be clear what responses would be acceptable to applicants, i.e. in writing.	Yuill Homes	An amended publicity provision b. would require developers to make clear in publicity to whom and when people can make comments.	Amend Publicity provision b. to make clear that developers should make known when and to whom written and verbal communications can be made.
General				
PE	Question the value of community involvement at such an early stage and the likelihood that objections would still arise later.	@ Morton Park Business Centre, 15.11.2004	If developers are able and willing to address concerns raised at an early stage, there is some prospect that some respondents will be satisfied with	No change.

			the final scheme and not object at submission stage.	
PE	Often the only people to become involved will be those who object to a proposal. People who are in favour or do not consider it a problem would see no reason to speak.	@ Morton Park Business Centre, 15.11.2004	The nature of the response can vary according to the community engagement techniques employed. The important issue here is that there is equality of opportunity to get involved.	No change.
PE	Some concern that the creation of different consultation procedures in different parts of the country would lead to a lack of clarity.	@ Morton Park Business Centre, 15.11.2004	The proposed consultation procedures are largely for the benefit of the local community and hence issues of variation nationally are not important.	No change.
PE	Concerned that communities are being consulted to death with every public agency running its own process – causing fatigue.	Insp. Unsworth @ Morton Park Business Centre, 15.11.2004	Agree. This concern is addressed under the 'Guiding Principles: Keep the Process Simple' part of the draft SCI. However, some consultations are unavoidable to meet regulatory requirements.	No change.
050	Agree that consultation should take place with residents/community before an application is submitted – after all it is the town community that have to live with such developments, not the developers.	Ms J. Bell	Noted.	No change.
047	There is a concern that failure to comply with guidelines will be reported to committee – applications should be considered on their merits not the process.	England & Lyle	The intention is to report failure to comply with guidelines to Committee, insofar as it alerts Members to potentially unheard views.	No change.
033	In the appendices No. 1, who are the representatives who represent the various aspects of the hierarchy – not names but the group, background of the group.	Durham & Darlington Fire Service	The diagram of the Darlington Partnership Community Involvement Structure is only intended to be indicative. The respondent will be put in touch with DP to resolve this query.	No change.
061	It would be useful to know the views of the Planning Officers before hand.	CPRE	Planning Officers often do not form a view on an application until all the responses from the public and other consultees are returned. Prior to this, any view can only be based on an assessment of the (known) details of a scheme against existing planning policies.	No change.
045	The SCI provides no process to protect developers from a protracted consultation period. Who controls the process ? What weight is to be given to feedback and how is it controlled and viewed by members ? Is there a list of relevant consultees for pre-application consultation or is it an open ended invite ? The term community could be construed differently by developers.	Sanderson Weatherall, on behalf of Royal Mail	By setting a minimum rather than maximum consultation period, the proposals provide potential developers with the flexibility to specify a maximum if they wish, following discussions with a Planning Officer about the appropriate scale and form of pre-application consultation. It is anticipated that pre-application consultations would be run by the developer, operating within the guidelines set out by the Council. The feedback is for use by the developer, who will be expected to give proper consideration to addressing the issues and concerns raised. Planning Officers will advise of the relevant consultees on a case-by-case basis. The term community includes the local community and other interests, e.g. utilities, Environment Agency.	Add to 'j' under 'What is Expected from Developers' that details of relevant consultees and community groups will be provided on a case by case basis by the Planning Officer.
039	Appendix 3 – Historic Buildings and Monuments Commission for England should be changed to English Heritage.	County Archaeology Section	Noted	No change in response to this, but propose deletion of Appendix 3, as it duplicates information already in Table 3.

022	Interaction is key; information plus the opportunity to influence	North East Civic Trust	Agree.	No change.
040	Don't make them [developers] spend money for the sake of it. If they do all these things and you say no you are quickly going to turn off all development.	Appletons	Public and other consultations costs are not anticipated to be more than a tiny fraction of the proposed overall development costs. Furthermore, Planning Officers will be able to help ensure that any money spent on pre-application consultations is effectively used.	No change.
068 & 69	Consultation on the naming of streets	Hurworth Parish Council & Low Dinsdale Parish Council	Not a planning issue.	Refer to Highways Section.
013	The responses of local residents and affected parties should be collated – these should then be reported back to the organisation the developers are responsible to e.g. Housing Corporation	Northgate Community Partnership	The draft SCI requires developers submitting a significant planning application to include a statement listing who has been contacted, a summary of the comments received/issues raised, and a clear indication as to which comments have resulted in changes to the scheme.	No change.
062	More publicity should be given to the conditions attached to any approved development, so that the public are aware of them and that developers are made to comply.	The Tees Forest	Difficult to do this in a cost effective way at present. The conditions attached to a planning approval are placed with the decision on the publicly available statutory Planning Register at the Town Hall. This will be available on our website as it is developed.	No change.
073	Seek some service standards as to what developers can expect from the Council. Of particular use would be: 1. Response times for one stop shop, pre-application design enquiries, 2. Information requests on recommended consultees, and contact details, 3. Written 'approval' of the applicants proposed consultation exercise (as well as verbal advice) before it has been carried out, 4. Identification of all suitable locations for holding consultation events.	Yuill Homes	Item 1: response times for development and design enquiries will depend on the scale/detail of the enquiry. Service standard therefore inappropriate. Items 2 and 4: it is anticipated that these would be discussed, and the relevant information provided at a pre-application meeting with the Planning Officer, or within a timetable agreed at this meeting. Item 3: the Planning Officer will provide this if requested.	No changes.
062	The proposals are desirable for large scale schemes	The Tees Forest	Noted.	No change.
042	There is a danger that potential investment within the Borough might be lost if too much time is dedicated to expensive and protracted consultations.	Darlington Homes	Other Local Planning Authorities in the region will be drawing up similar guidelines, as they are strongly encouraged to do so by recent Government policy and good practice publications. The (revised) proposals strike a balance between the Government' and the Council's desire to promote public involvement in planning and the need to not unduly delay new development.	Add to the section 'What is Expected of Developers' to include a clause that indicates that pre-application consultations should be proportionate to proposed scheme
042	If the majority of planning applications are processed without major objections why change the current process for the minority ?	Darlington Homes	The guidelines set out in the SCI have been framed to 'catch' only those applications that will generate wider interest, and will not affect the process for the majority of applications.	No change.
042	Responses to any housing proposal are	Darlington Homes	Responses to housing proposals are not always	No change.

	inevitably negative. The silent majority who will have positive or neutral views do not respond.		negative; such proposals can attract useful feedback from potential purchasers for the developer about the mix and type of units. It can depend on the consultation technique employed. Early awareness of potential objections can allow time for changes to be made to eliminate the objection at submission stage.	
PE	Questions relating to the ability to fast track proposals should there be a need to secure development quickly – assumption being that proposals are likely to greatly increase timescales.	@ Morton Park Business Centre, 15.11.2004	A well managed and planned pre-application consultation period need not extend the development programme by much more than 4-6 weeks, depending on the nature and scale of the proposal and the sensitivity of the location..	No change.
042	The concept of pre-application consultation is well intended but in practice will extend the timescales for planning applications, in conflict with government desire.	Darlington Homes	By providing a mechanism for addressing concerns before a planning application is submitted, the likelihood of the same issues being raised at submission stage is much reduced.	No change.
OTHER CONSULTATIONS				
PE	Regular discrete consultation with the community can assist in maintaining direct contact with the community.	Insp Unsworth @ Morton Park Business Centre, 15.11.2004	Agree, but care should be taken to avoid 'consultation fatigue' on matters where little interest is shown. Consultations should be when a real opportunity to influence plans is available.	No change.
PE	The Local Authorities City Network and Planning Aid can have a role in maintaining involvement.	@ Morton Park Business Centre, 15.11.2004	Agree. The role of Planning Aid is mentioned in the draft. SCI. Planning Aid North also attended a community event in Darlington during the consultation period on the draft SCI.	No change.
PE	Often responses are from ages 35-60 relatively prosperous white home owners – low response groupings need targeting e.g. Gypsies other ethnic groupings	Insp. Unsworth @ Morton Park Business Centre, 15.11.2004	Agree. This is covered in the Guiding Principles of the draft SCI; one is to 'make particular effort to involve groups that traditionally have not voiced their views on planning matters. We have done some preliminary work with young people on how to involve them.	No change.
PE	Planners should come to the community – Be Local. This would create wider involvement and engagement.	@ Darlington Arts Centre, 28.10.2004	Agree, where practicable. One of the Guiding Principles in the draft SCI includes holding public involvement events as close as possible to where the people most likely to be affected live.	No change.
PE	Close contact with youth in schools is important in generating interest and finding useful responses. Planning is for the future so need to understand what youth see as important.	@ Darlington Arts Centre, 28.10.2004	Agree. Contact has been made with the Youth Democracy Team to find out how best to engage young people.	No change.
PE	Greater contact with sports clubs and other groupings should be sorted.	@ Darlington Arts Centre, 28.10.2004	The Council will endeavour to involve sports clubs where issues affecting the facilities they use or may use in the future are likely to be affected. They would be included under 'Open Space , Sport & Recreation' interests in Table 3 of the draft SCI.	No change.
PE	Greater contact with youth and schools, the Community Voluntary Service can have a contribution to make.	@ Darlington Arts Centre, 28.10.2004	Agree. Contact has been made with the Youth Democracy Team to find out how best to engage young people. The CVS will be involved through the Darlington partnership and in direct consultations.	No change.
PE	There is a need to ensure that people in the community know what is being proposed and	@ Darlington Arts Centre, 28.10.2004	Agree. That is the purpose of the commitments outlined in the draft SCI, and the consultation on it.	No change.

	know how they can object and comment.			
PE	Feedback on decisions is important in making people feel they are being listened to.	@ Darlington Arts Centre, 28.10.2004	Agree. One of the Guiding Principles in the draft SCI is to 'Share Information and Provide Feedback'.	No change
034	Open space and leisure facilities should be kept local rather than centralised into large leisure centres only available to those with access to transport.	Red Hall Partnership	This is a specific planning issue and not related to the content of the SCI. The comment will be kept on file for reference when the Open Land Development Plan Document is prepared.	No change.
060	There should be a column in the Northern Echo where the Council reply to questions raised by the public – this should cover all areas of Council operations.	Northgate Partnership	This would be a matter for Corporate Communications and not the SCI specifically.	No change.
PE	Providing up to date information to the community is important in ensuring involvement in consultation.	@ Darlington Arts Centre, 28.10.2004	Agree. 'Sharing Information and Providing Feedback' is one of the SCI's guiding principles. The Council's website is the best place to go for up to date information.	No change.
PE	Information needs to be accessible for everyone – simple, understandable.	@ Darlington Arts Centre, 28.10.2004	Agree. One of the guiding principles in the draft SCI is 'to set out documents and reply forms as simply, clearly and concisely as possible, in a form that is easy to understand by all'.	No change.
PE	Feedback is important so people can see how their comments are being addressed – This is also important following a decision being made.	@ Darlington Arts Centre, 28.10.2004	Agree. 'Sharing Information and Providing Feedback' is one of the draft SCI's guiding principles. Government regulations require us to notify people who have submitted 'duly made' comments in respect of new local development documents of the Council's decision to adopt the document. Planning decisions are published in the Planning Register, available to view at the Town Hall, or via our website.	No change.
051	Would be helpful for a summary of all representations made were listed in the actual planning document concerned and not solely within the Statement of Community Involvement.	Highways Agency	There are practical problems with this suggestion. If comments are included in a planning document, they can then themselves become the subject of objections. The existing arrangements ensure policy is considered separately from process.	No change.
051	Clarification of how representations made will be responded to, will they all be reported to Council members and publicised along with Council's response.	Highways Agency	The draft SCI indicates that the comments of the public and other stakeholders will be reported to Councillors and made publicly available.	Add 'and the Council's response' to what will be made publicly available.
051	Council reserve right to restrict consultation when the need for speed to process a document/proposal outweighs the need to consult – Need to be assured that the Highways Agency will still be consulted on a document or proposal that could impact on trunk road network.	Highways Agency	The reference in the SCI to the possibility of restricting consultations specifically related to Supplementary Planning Documents that may need to be prepared quickly, e.g. to secure funding. Key stakeholders such as the Highway Agency would still be involved, but may need to respond more quickly than usual.	No change.
066	Table 3 – suggests utilities will on be consulted on Green Energy. Utilities also have an interest in matters such as Sustainable Urban Drainage.	Northumbrian Water Ltd	Agree.	Amend Table 3 to add Utilities to the 'Notes' column.
029	Inclusion of Church Commissioners for England in appendix 3	Smiths Gore	The Church Commissioners would fall within the existing consultee group 'Land & Property Interests'.	No changes proposed. A regularly updated list of all the consultees in

				each group will be maintained on the Council's website.
075	Environment Agency Appears to be omitted from Table 3 on pg 9	Environment Agency	Environment Agency would be included under the existing heading 'Government Agencies and Depts.' on p9.	No change.
075	State that different DPDs require different levels of input from statutory consultees	Environment Agency	Agree that the input from statutory consultees will vary according to the nature and status of the planning documents being prepared. The current lack of any reference to this matter provides the flexibility the respondent seeks.	No change.
075	Chpt 2 should be clearer and easier to understand. Needs clear reference to parallel process of SEA and SA.	Environment Agency	The consultation arrangements for the new LDF are complex and difficult to convey clearly. Changes to the text and diagrams will be made to improve this The SEA/SA references will need to be improved.	Make changes to Chapter 2 to improve its clarity. Expand the section dealing with consultations on SEA/SA.
General Comments				
PE	Extensions to conservation areas are an important issue. Existing conservation areas should be more easily identified.	@ Darlington Arts Centre, 28.10.2004	This is a specific planning issue and not primarily about public involvement in planning.	Keep comment on file for consideration in the preparation of forthcoming Local Development Documents.
022	The Local Authority should establish a Conservation Advisory Group.	North East Civic Trust	The operation of the Council's conservation service is currently outside the scope of this SCI. The establishment of a Conservation Advisory Group will be considered further by the Council as part of the Historic Environment Champion roles being established.	No change.
PE	The town centre built environment should be enhanced and protected.	@ Darlington Arts Centre, 28.10.2004	This is a specific planning issue and not primarily about public involvement in planning. The Council's Pedestrian Heart team are aware of this view.	No change.
PE	Housing affordability and the provision of a good mix of types and tenure is important.	@ Darlington Arts Centre, 28.10.2004	This is a specific planning issue and not primarily about public involvement in planning.	Keep comment on file for consideration in the preparation of forthcoming Local Development Documents.
PE	Piecemeal Developments – what is being done to stop developers who are changing the character of areas by developing one plot at a time.	@ Darlington Arts Centre, 28.10.2004	Piecemeal development is a specific planning issue and not an issue for the SCI.	Keep comment on file for consideration in the preparation of forthcoming Local Development Documents.
PE	There should be a stronger commitment in policy to the provision of Community Centres	@ Darlington Arts Centre, 28.10.2004	This is a specific planning issue, and not an issue for the SCI	Keep comment on file for consideration in the preparation of forthcoming Local Development Documents.
007	What has it cost for the SCI consultation exercise?	Ms C. Carter	Not possible to derive an exact figure – staff time, printing and distribution costs. The cost is small in relation to the potential costs to the Council of a legal challenge if the exercise was not undertaken.	No change.
056	There are many members of the public who can provide genuine expertise on matters that concern people. They can provide an outlook that would prove very useful.	J K Wilson	Agree. The public's expertise is welcome through the dialogue that the new procedures for community involvement on plan making promote.	No change
060	E32 – Buildings of Local Character and	Northgate Partnership	Comment relates to a plan policy and not the SCI .	Comment will be considered when

	Townscape Value has never been properly implemented.			the environment policies of the Local Plan are reviewed.
060	Making it easier for community to have a say is fruitless when the decision has already been agreed between the Council and Developers – Consultation is purely cosmetic	Northgate Partnership	The purpose of these proposed community engagement arrangements is to ensure that local people and others are involved earlier in the development process, when developers generally are more able and willing to make changes to plans to address local planning issues.	No changes proposed.
058	Note that publication was prior to PPS12 companion guide – may therefore require some amendments.	Government Office North East	Noted.	Changes have been made to the proposed submission document to reflect advice in the Government's PPS12 companion guide.
013	Reference to the North East Assembly should be reworded to avoid confusion.	Northgate Community Partnership	Agree there is confusion amongst many about the status this organisation, but the SCI is not the place to explain the role of other organisations.	No change.
046	Proposed system so complex it would discourage public debate and there will continue to be arguments made by Local Authority on behalf of the 'silent' majority to justify schemes.	J. S Wheeler	Agree the system is complex, but our proposals for community engagement are intended to widen the range of participants in the planning process, and views both for and against policies and proposals will inevitably be aired. The Council's elected members have the final say on new planning documents and most planning applications, but if there is an appeal or someone objects, a Government appointed Inspector can override its view.	No change.
009	If there is £6 million available for High Row – please can the money be spent on street maintenance.	Mrs Whitby	Specific comment related to Pedestrian Heart scheme - not a LDF community engagement issue.	Refer to Strategic Projects Officer.
065	All documents are supported for their comprehensive partnership approach to review of the BDLP & LDD's	North East Assembly	Noted.	No action

8 February 2005