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**SCOTCH CORNER RETAIL PLANNING APPLICATION CONSULTATION REQUEST  
FROM RICHMONDSHIRE DISTRICT COUNCIL**

**APPLICATION FOR FULL PLANNING PERMISSION FOR DESIGNER OUTLET  
CENTRE [CLASS A1 NON FOOD] WITH RESTAURANTS [CLASS A3] AND  
ASSOCIATED LANDSCAPING, CAR PARKING, SERVICING AND ACCESS  
ARRANGEMENTS, LAND WEST OF A6108 BARRACKS BANK SCOTCH CORNER,  
NORTH YORKSHIRE**

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**SUMMARY REPORT**

**Purpose of the Report**

1. To inform Members of the above recently submitted planning application within Richmondshire District Council's area of jurisdiction and to invite comments, which will be forwarded on to Richmondshire, to be taken into account prior to them taking on a decision on the issue
2. Members are being invited to comment on the proposal referred to above, which is located approximately 9 miles to the South West of Darlington.
3. Normally when considering planning applications there are numerous issues for Members to address such as noise, traffic or amenity. However in this instance, as a neighbouring Authority we are only considering specific issues relative to Darlington generally, which in this particular case is the likely affect if any, of the proposed shopping development on Darlington Town Centre as a shopping destination.
4. The planning application will be determined by Richmondshire District Council.
5. The Planning Act requires formal consultation before a planning application can be determined. Nearby or adjacent Local Authorities are considered to be relevant consultees so we are now being asked for our views as part of the consultation process.
6. In the context of the above a briefing document is being prepared by White Young Green [Planning Consultants] on the instruction of Darlington Borough Council, which examines the methodology used in the preparation of the planning application and arrives at some conclusions regarding the likely impact that the proposals may have as far as they relate to Darlington Town Centre.

7. At the time of writing the details of the White Young Green report is not yet known, the conclusions will be reported verbally at the Planning Committee. The main body of the report below however sets out the main elements of the planning application the subject of the consultation.

## **Recommendation**

8. It is recommended that Members note the content of this report and the verbal report at planning Committee made by officers based upon the conclusions of White Young Green, and if necessary comment on the proposals as far as they affect Darlington Town Centre. Members' views on the matter will be reported back to Richmondshire District Council.

**Ian Williams**  
**Director of Economic Growth**

## **Background Papers**

Report commissioned by Darlington Borough Council, prepared by White Young Green [Planning Consultants] relating to the potential impacts of The Scotch Corner Designer outlet on Darlington Town Centre

Dave Coates: Extension 2609

## **MAIN REPORT**

### **Information and Analysis**

9. The proposal is for the erection of a designer outlet centre on land to the west of the A6108 near Scotch Corner within Richmondshire.
10. The development would comprise 16,613 sqm of class A1 and A3 retail units at ground floor level with associated access parking service areas and landscaping. A further 6,645sqm of mezzanine floorspace is also proposed to be associated with certain A1 shopping units.
11. The applicant has stated that the application has been the subject of consultation with both Richmondshire District Council and the Highways Agency.
12. In general Designer Outlet Centres are purpose built shopping centre development where a range of retail brands operate stores that offer goods at discounted prices, which include fashion sportswear and luxury goods. The applicants have stated that it is their intention to maintain their focus upon high end designer fashion, cosmetics and home wear retailers.
13. The development comprises 84 Class A1 retail uses along with 8 associated Class A3 restaurants and café. The largest unit being 830sqm and the smallest being 35sqm.

14. It is anticipated by the applicant that there is the potential to create approximately 700 new jobs and training opportunities with the operator and future retailers.

**Recommendation**

15. To seek the views of Members on what they consider being the likely impacts of the development on Darlington Town Centre.