

Comment ID	Respondent	Comments	Officer Response	Action
204	Local resident	Provision of sites is a private matter and not a matter for the state. Object to the Council wasting money on cultures that do not share common beliefs and values.	The Council is required to meet all housing needs, including those of travelling groups. Both Council-owned and privately owned and run sites have been considered.	No action.
206	Heine Planning Consultancy on behalf of local resident	Congratulations on completing a complex piece of research in such a short space of time where so many others have not bothered or failed.	Comments noted and welcomed.	No action.
206	Heine Planning Consultancy on behalf of local resident	Quite a few travellers were unaware of the exercise. I only learnt from chance reading of a press release on a national website which is a little disappointing as I responded with details on behalf of families on Snipe Lane at an initial scoping stage and would liked to have been kept informed.	Comments noted. A letter was sent out on the first day of the consultation. Every effort was made to inform local Gypsies and Travellers of the consultation. Nevertheless, the methods used will be reviewed as part of an on-going commitment to improve consultation techniques.	Consideration to be given to how consultations of this type can be improved in order to reach more people.
206	Heine Planning Consultancy on behalf of local resident	Study seems comprehensive and well considered. This exercise shows how difficult it is to find suitable land. It would appear none of the sites put forward are on previously developed land, all appear to require greenfield sites and most appear to extend into areas of open countryside.	Comments noted. A range of sites were considered as part of the process undertaken, and these were a mixture of greenfield and brownfield sites.	No action.
206	Heine Planning Consultancy on behalf of local resident	Need now to consider overarching aim of NPPG and presumption in favour of sustainable sites. Sites should not be rejected because of public opposition.	Comments noted.	Take account of guidance in NPPF and Planning policy for traveller sites, both issued by Government after the consultation began.
206	Heine Planning Consultancy on behalf of local resident	Ideally you need to identify a few more small sites for small private family sites. Many families simply cannot afford to rent plots unless on benefits and few travellers are. That is why they prefer to develop their own sites to they have security of tenure.	Comments noted. Some of the sites suggested through the consultation, would be private sites, which would be developed by the individual family. As a result of the consultation, other potential small family sites have been suggested, which are being considered in the same way as the other sites already assessed.	Assess additional sites submitted. However, small sites may be too small to be identified as allocations through the Local Plan.
206	Heine Planning Consultancy on behalf of local resident	I query whether you have sufficient sites here especially if one site is to be allocated for showmen (for whom there is a very real need nationally).	Chapter 7 of the consultation document considers the need for sites in Darlington and reaches an interim figure, for which sites have been identified - the study notes that this figure may change as a result of further work with the other Tees Valley Authorities, as advised by the Tees Valley Gypsy and Traveller Accommodation Needs Assessment.	No action.
206	Heine Planning Consultancy on behalf of local resident	Only criticisms are, you are not providing sufficient choice to travellers. Three sites are extensions of existing sites and may not be available to all.	There has been no decision on the sites to be put forward as the Council's Preferred Option as yet, and so the purpose of the consultation was to consider the options and alternative for the provision of additional accommodation. One of these options was the extension of existing sites.	No action.
206	Heine Planning Consultancy on behalf of local resident	Delighted that you are in discussion with the showmen. I strongly urge you to find a suitable site for the Showmen Their needs are very difficult to meet and are not always authority specific. Their needs are complex and largely concealed. The Guild strongly advises against members occupying land without consent and few can afford to make applications on a speculative basis.	Comments noted. The consultation sought to include the needs of Travelling Showpeople and comments have been received from local Travelling Showpeople.	The needs of Travelling Showpeople will continue to be taken into account and further liaison will take place with this group.
387	Barton Wilmore (On behalf of Church Commissioners for England)	Evidence base used to inform the number of pitches is out of date having been produced in 2009.	The Council considers that the information contained in the evidence base is still relevant, when taken together with more recent work analysing the changes that have occurred since it was produced.	No action.
387	Barton Wilmore (On behalf of Church Commissioners for England)	Two scenarios have been looked at to calculate the level of need that is required within the Borough and the Council have decided to calculate the number of pitches required based on the area of the Borough as a proportion of the whole TVGTAA figure. The overall figure is reduced by 6 when permissions for pitches that have been granted since the publication of the TVGTAA are taken into account, thus leaving a balance of 29 pitches to be provided in the period up to 2021.	The two scenarios contained in tables ten and eleven, are intended to test the 'equal apportionment' figure of 35 pitches that is described in para 7.11 by looking at alternative apportionments and considering the differences in terms of numbers. These scenarios are intended to demonstrate that the equal apportionment provides a similar figure, and in one of the examples, a lower figure, than that being proposed.	No action.

245	Stockton Borough Council	Is committed to working cooperatively with the Tees Valley local authorities and, as such, does not object to the consultation document. However, this should not be taken as an endorsement of the proposed apportionment of pitches across the Tees Valley detailed in the report. Stockton Council is conducting a study into the changes in provision of accommodation and need for Gypsy and Traveller pitches within the Borough since the conclusion of the Tees Valley Gypsy and Traveller Accommodation Needs Assessment. This study will inform the Issues and Options of a Gypsy, Traveller and Travelling Showpeople DPD that is currently being prepared. The Council recommends that further joint work is undertaken to achieve an apportionment of pitches that has the agreement of the Tees Valley authorities and that also takes some account of the preferences of the Gypsy and Traveller communities, as recommended by the TVGTAA and the Gypsy and Travellers and Travelling Showpeople Sites Regional Analysis (ANEC, 2010). In addition to the above, it is requested that some clarification is given of how the final figure of 35 additional pitches over the plan period (para 7.14) was arrived at. It is not clear which of the suggest scenarios for pitch apportionment has been selected as the preferred option, <u>given the requirements of 22 or 35 pitches until 2021 and an additional 7 pitches until</u>	Comments noted and further collaborative work is welcomed.	Further liaison and co-operation with neighbouring authorities.
245	Stockton Borough Council	It is requested that some clarification is given of how the final figure of 35 additional pitches over the plan period (para 7.14) was arrived at. It is not clear which of the suggest scenarios for pitch apportionment has been selected as the preferred option, given the requirements of 22 or 35 pitches until 2021 and an additional 7 pitches until 2026.	The consultation document sets out the approach to the 35 pitches, which is an equal split across the Tees Valley study area. The other scenarios were provided to demonstrate that the figure is not unreasonable, given other considerations. This is an interim figure accepting the recommendation of the TVGTAA that further work should be undertaken amongst the authorities who commissioned the study, to agree how the needs identified can be apportioned across the study area.	Further liaison and co-operation with neighbouring authorities.
379	Middlesbrough Borough Council	Whilst the Council does not wish to comment on any specific site allocations, it does have a number of concerns with the level of provision being proposed. The number of pitches being identified for Darlington for the period up to 2012, 35, is well below that identified in the joint Tees Valley Gypsy and Travellers Accommodation Needs Assessment (2009). This study identified a requirement in Darlington for 98 pitches. Middlesbrough has accepted the findings of this study and is not proposing to currently undertake a review. How Darlington provides for its Gypsy and Traveller needs is a matter for itself, however the Council has appeared to have undertaken a unilateral review of the joint 2009 study. Darlington would appear to have accepted a need for the same overall number of pitches within the Tees Valley, 142, as set out in Tables 10 and 11 of the report, the Council proposed alternative apportionments of the pitches requirement across the Tees Valley. The reapportionment and the methodology used is not considered robust.	The pitch numbers in the document are an interim position, which allow further work with the neighbouring authorities, including Middlesbrough, under the Duty to Cooperate of the Localism Act. The TVGTAA recommends further collaborative work and that the study does not imply those needs should be met in a particular locality, but that apportionment should be agreed.	Further liaison and co-operation with neighbouring authorities.
113	North Yorkshire County Council	North Yorkshire County Council thanks for the opportunity to view and consider the document, and confirms it has no specific comment to make on the document.	Comments noted.	No action.
343	Hartlepool Borough Council	Hartlepool Borough Council wishes to raise concerns with regard to the assumption that potential sites for Gypsies, Travellers and Travelling Showpeople should be split on a proportional basis between adjoining authorities in order 'to provide equity and fairness, to create sustainable and mixed communities that meet local needs arising across the Tees Valley. National Planning Policy for Gypsy, Traveller and Travelling Showpeople sites is contained within the recently published document 'Planning Policy for Traveller sites'. This indicates that Councils must use a robust evidence base when establishing the need for traveller sites within their area, taking into consideration the views of both the settled and travelling communities. We are of the view that the TVGTAA, as indicated in the report, was based on needs where it is seen to arise methodology and was part of the evidence base for the Darlington Core Strategy. It is considered that this evidence is reliable and current and should be given due weight in determining planning policies for the local authorities in question.	The TVGTAA indicates that it does not imply that the needs indicated should necessarily be met in the locality in which that need arose, and recommends that further collaborative work is undertaken to agree how those needs can be apportioned across the study area. This was agreed by the Inspector at the Public Examination of the Darlington Core Strategy, as outlined in the report. Therefore, whilst the figure of 35 is an interim position, report goes onto indicate that further work is required, and is being undertaken with our neighbouring authorities across the Tees Valley.	Further liaison with neighbouring authorities.

386	Redcar & Cleveland Borough Council	Whilst Redcar & Cleveland Borough Council does not wish to make any comments on the potential sites identified, we have some concerns regarding the number of pitches that Darlington Borough Council are seeking to plan for over the plan period, and the methodology used to arrive at this figure. As you are aware, Tees Valley authorities jointly commissioned a detailed study into the need for additional site provision across the Tees Valley for the period up to 2021. Redcar and Cleveland Borough Council continue to stand by the findings of this detailed study at this time.	The TVGTAA indicates that it does not imply that the needs indicated, should necessarily be met in the locality in which that need arose, and recommends that further collaborative work is undertaken to agree how those needs can be apportioned across the study area. This was agreed by the inspector at the EIP of the Darlington Core Strategy, as outlined in the report. Therefore, whilst the figure of 35 is an interim position, the report goes on to indicate that further work is required, and is being undertaken with our neighbouring authorities across the Tees Valley.	Further liaison with neighbouring authorities.
234; 220; 219; 218; 290; 295; 287; 277; 019; 253; 323; 317; 075; 233; 284; 285; 299; 028; 172; 001; 165; 066; 174; 159; 359	Local residents	Darlington Council should be encouraging other Tees Valley Local Authorities to undertake their fair share of sites. Why does Darlington have to have the most? Could this be just another case of Darlington Borough Council's greed i.e. happy to take the Government grants but aren't bothered about the town's people and what they really want. The Gypsies keep coming to Darlington because they know they can. Darlington is seen as an easy target and one that always seems to say yes to Gypsies; At present Hartlepool and Redcar and Cleveland provide no pitches; All should take their fair share of pitches; Need should be shared more equally; Darlington has more than fulfilled its obligation to the travelling community; Areas including Durham and Teesside should be further encouraged to consider sites; Tees Valley authorities are not providing sites as they are more in touch with their residents;	Comments noted.	Further liaison with neighbouring authorities.
337	Durham County Council	For the avoidance of misunderstanding. Question 9 in the Environmental Constraints section for each site reads 'Is there a designated or non-designated heritage asset or Scheduled Ancient Monument within or near to the site?' With regard to the non-designated heritage assets, obviously the answer can only refer to those that are known. The very nature of archaeology means that these sites have the potential to contain archaeological features, but this has yet to be determined. Thus they will need to be assessed and evaluated in the usual fashion and in accord with the recently introduced NPPF.	Any site coming forward as a planning application would still need to satisfy the tests of Policy CS13, one of which is concerned with impact on the archeological environment.	No action.
021; 166; 0274; 091; 162	Local residents	I strongly disagree that occupants of these potential sites will not pay Council Tax and openly avoid payment. Fairness works two ways - I pay, they should pay!; Why is the Council spending money on this when Travellers do not pay Council Tax?	Whether or not Council tax is paid is not a planning issue and therefore cannot be taken into account in the consideration of sites. The Council is required to meet the housing needs of everyone, including travelling groups.	No action.
253; 322; 306; 300; 299; 0138; 352; 0189; 199; 100; 351; 0145	Local residents	Lack of knowledge among residents of the planning proposals. Many residents are unaware of the planning proposal. On an issue of this significance, the local councillor has a duty to inform the residents so that they can submit comments, and so that he can represent their views. However, the councillor has not succeeded in issuing any kind of newsletter or information to the residents. Councillor Grundy reports that there is no provision within his funding which allows for publication and distribution of a newsletter or any other form of information. This is poor democratic process; how can a councillor represent the ward's voters if nobody is aware of the proposal?; Concern regarding lack of consultation; wider advertising required - consultation has given the impression of a done-deal; Planners should go out to communities and meetings to explain; Consultation held during working hours;	Every effort has been made to engage with residents and consult those who would be directly affected by any potential site. All consultation has been undertaken in line with the Statement of Community Involvement, adopted by the Council in 2010. Nevertheless, the consultation will be reviewed as part of a commitment to improving consultation techniques.	No action.
300	Local residents	More work needed to identify exact requirements in Darlington, not the larger area of the Tees Valley, not relevant.	Work has been carried out on a sub-regional basis to better understand needs across this wider area, and to inform work on identifying requirements in each borough. This has been updated with local information on things like recent planning permissions and unauthorised encampments.	No action.

206	Heine Planning Consultancy on behalf of local resident	It is of concern that the choice of sites was reduced because land is earmarked for housing. That does not seem an appropriate reason to reject land, especially if the land is in public ownership.	The Council as landowner can choose how it manages and disposes of its land assets. A number of sites are being considered for other uses, and in some cases there are already Council resolutions in place for alternative uses. It is considered a legitimate criterion, as it affects deliverability.	No action.
274	Local resident	No site should be near private housing estates.	Each site has been considered on its merits. National guidance requires sites to be sustainable, economically, socially and environmentally. Local authorities are required to strictly limit new traveller site development in the open countryside that is away from existing settlements. This limits the areas where new sites can be situated.	No action.
218	Local resident	Darlington Council has an obligation to we, the residents of this area and not to transients that do not commit to our town. Darlington Council may do well to remember that instead of using dubious methods to pass ludicrous decisions on planning.	National policy requires local authorities to consider the needs of all, including travellers, and to facilitate the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community.	No action.
209	Local resident	This community is meant to travel - I'm unsure as to why Darlington have to provide even more sites than they already do. I'm aware of other towns that have no Traveller sites, so why do we have to propose a third or even fourth?	National policy requires local authorities to consider the needs of all, including travellers, and to facilitate the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community.	No action.
279; 319; 318; 162; 072; 023; 028; 056; 160; 052; 075	Local resident	Already sufficient in town; Why consider any more? We have two sites in the town and many travelling people are now living in bricks and mortar just like we do; misuse of public funds; creating new sites will incur costs while Darlington is cutting front line services;	National policy requires local authorities to consider the needs of all, including travellers, and to facilitate the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community.	No action.
260	Local resident	This seems an inordinate number of sites for a small Borough.	The work undertaken to underpin policy was based on the 'needs where it is seen to arise' methodology and suggested a need of 98 additional pitches in Darlington until 2021. This work has since been updated taking into account local needs, trends based data and consideration of other means of apportionment, and a lower interim figure of 35 pitches to 2026 has been reached. This is to take into account the needs of travellers and their families in the borough.	No action.
162	Local resident	I think the money spent to build the camps should be put to better use. There will only end up being more crime.	The Council is unaware of any published evidence of a link between the provision of Gypsy and Traveller sites and increased crime rates.	No action.
162; 044	Local resident	Local houses will drop in value.	The value of land or property as a result of another proposed use of land is not a planning issue and cannot be taken into account in consideration of sites.	No action.
253	Local resident	The method of requesting feedback online is not suitable. Of those people who want to use the online method, only a small percentage will have Microsoft Word and the skill to complete the form accordingly. This is likely to have restricted the number of responses	Respondents were also able to complete forms by hand, and send them in the post or hand them in at the town hall offices. Responses were not restricted to electronic formats.	No action.
253	Local resident	Concerns regarding lack of anonymity for respondents. There is no justification for publishing comments with the responders' names. In fact, stating that all comments will be published along with the person's name will have reduced the number of respondents, for several reasons. The premise is that stating somebody's surname within such a small area as Darlington is likely to make them uniquely identifiable. A person's name, in combination with a simple search on any database such as the phone book, makes them very easy to pinpoint. Based on this premise, it is likely that the Council has discouraged responses from people who are generally concerned about anonymity. Many people object to their names being used for direct marketing, etc. and not have this available will have discouraged a lot of people from responding.	Where responses have specifically requested that their names are kept anonymous, these requirements have been adhered to.	No action.

277	Local resident	Consultation was a travesty. I found team were not planning experts. Lacked knowledge. Appeared to be there to give away maps and leaflets. This was NOT a consultation.	Planning officers attended all the consultation events and were able to answer most questions, and in those cases where staff did not have an answer to a particular question, they took the details of the question and responded when they had the information. Some questions could not be answered due to the early stage in the process, with the consultation intended to be a means of finding out people's views about particular sites and locations.	No action.
207	Chief Inspector Chris Reeves, Darlington Police	I believe key principles in this process are that the existing and additional plots provide a good standard of facilities for the occupants and are well managed. To this end I suggest that the site infrastructure section of the assessment is extended to include a more detailed and qualitative evaluation of the amenities, including the provision of water, showers, cooking facilities, electricity, domestic waste disposal, drainage, sewers and the maintenance of hard stands and roadways. The above evaluation will also indicate how effectively the site is being managed and whether the facilities are fit for purpose. The assessment does not appear to take into consideration the crime and disorder profile for the area of the site. If included it would provide an additional indicator of how well existing sites are managed and assist in the evaluation of new sites. This element of the assessment could be included in the key social infrastructure section.	The Council is unaware of any published evidence of a link between the provision of Gypsy and Traveller sites and increased crime rates.	No action.
259	CPRE	We do not wish to comment on individual sites. Instead we wish to emphasise the importance of ensuring all interested parties are consulted and their views considered and a dialogue achieved to find the best solution possible in the circumstances. The objective in our minds is to have a sound, robust document which carries enough "weight" that the policies it informs can resist challenges and have "strength" and "weight". CPRE wishes to see planned development, not sporadic.	Comments noted. Consultation has been undertaken in line with the Council's adopted Statement of Community Involvement. Every effort has been made to engage with stakeholders and to involve those affected. However, note that allocations of sites will not prevent 'windfall' sites coming forward where they meet all the policy criteria of Policy CS13 and National Policy.	No action.
273	Local resident	I would suggest that when consulting the public it would be better to avoid planning terminology such as "the North West Urban Fringe" and use straightforward language namely 'fields behind Jedburgh Drive' to make it easier for residents to understand where the proposed site is.	The references to sites were accompanied by plans to show where they were located in relation to nearby streets. However, we appreciate that in some cases, a more descriptive title may have been more appropriate. This will be given further consideration for future consultations.	More consideration to be given to how sites are described in future consultations.
201	Highways Agency	The Highways Agency's prime concern is the safe and efficient operation of the Strategic Road Network (SRN). In Darlington borough this includes the A1(M), A66(M) and the A66. Support Strategic Approach: It is welcomed that as part of the Making Places and Accommodating Growth Development Plan Document a strategic approach to the traveller strategy is being adopted. General Safety Concerns: Traveller sites should be located in positions that do not adversely affect the safe and efficient operation of the Strategic Road Network (SRN). Criteria in Database and Task Allocation: In previous iterations of the document, it stated as part of the Database and Task Allocation, line 35 states that a selection of the site criteria is 'safe access that is in compliance with the local Highways Authority'. We require that this criteria encompasses the SRN and includes the Highways Agency.	Comments noted. The criteria includes consideration of the Strategic Road Network.	No action.
053	Local resident	My comments for potential sites for Gypsies, Travellers and Showpeople is for peace, respect, good hope and gratefulness for somewhere to stay, with no violence from others.	Comments noted.	No action.

176	Local resident	I don't understand how the "highest population has the highest needs" can be equated with the "overall need being apportioned across the Tees Valley in a more equitable way". This seems to be two dramatically opposed statements.	The 'needs where it is seen to arise' methodology of the Tees Valley Gypsy and Traveller Accommodation Needs Assessment suggested that the highest need was in Darlington. It also recommended that further work be undertaken between neighbouring authorities of the Tees Valley, to agree on how this need should be apportioned. This is where the suggestion that a more equitable distribution of pitches is possible.	No action.
003	Local resident	I understand the work was done in house but what did it cost as you must employ people to do it? How do we get an answer about other groups being provided for and why are gypsies a special case?	The work undertaken on the consultation on potential sites for Gypsies, Travellers and Travelling Showpeople, was undertaken in house within the existing staff resources. The Council is required to meet the accommodation needs of the travelling communities, in the same way that other needs are provided for within communities. The Council's LDF Core Strategy already sets out the number of new houses that need to be provided to meet the needs of the general population, and sets targets for affordable housing provision.	No action.
055	Local resident	I strongly object to any more Traveller sites. I have, for over 10 years, been harassed by Traveller children which can be proved by Police dept. and the ASB dept.	One specific instance cannot be taken to be indicative of the behaviour or the wider population group.	No action.
124	Homes and Communities Agency (HCA)	Our enabling role is to support our local authority partners in creating opportunity for people to live in high quality, sustainable places. We are a national agency working locally. We help provide funding to deliver affordable housing, bring land back into productive use and improve quality of life by raising standards for the physical and social environment. The HCA support the proposals being put forward but have no specific comments to make at this stage of the consultation process.	Comments noted.	No action.
389	Natural England	No specific comments to make on individual sites. We would however request full consideration of our interests in the process of selecting and assessing sites.	Biodiversity and geodiversity, landscape character are all included in criteria in the assessment and liaison will take place with Natural England in undertaking further work.	No action.
114	The Coal Authority	Having reviewed your document I can confirm that we have no specific comments to make on this document at this stage.	Comments noted.	No action.
193	County Durham and Darlington Fire and Rescue Service	From a Fire Service perspective there are no objections to any of the sites listed providing that any access issues for Fire Service Vehicles are addressed during the planning stages.	Comments noted.	No action.
155	Bank Top Community Partnership	Bank Top residents fed up with the effects of large numbers of travellers in legal and illegal sites in the area. We have problems with anti social behaviour on Yarm Road and Neasham Road. You are creating ghettos in this town. Education seems to be a priority. That's a joke because after junior school many don't go to senior school - corrupting influences of other children. Also how come they can take children out of school for maybe 3 months - to Australia - when the law requires 'ordinary' citizens to face penalties if they don't send their children to school. You, the Council, are guilty of producing a plan that non travellers reject. Residents of Bank Top are opposed to any further development of traveller sites in this area and areas in the east of the town. Also, but unrelated, if the old Eastbourne nursery site is to be developed, how is it that suggestions to put a road running behind that part of Eastbourne Road taking part of the very extensive gardens and creating an access road for residents to ease congestion on the road was refused years ago because of the fact it was a park? Please explain.	Highway and school and ASB comments are not within the scope of this consultation on potential sites.	No action.
155; 106	Bank Top Community Partnership; Local resident	Must take notice of the views expressed by residents; residents feel they are being ignored;	Comments noted. All feedback will be taken into account in the consideration of sites.	No action.

93	Michael Hargreaves Planning	Risk that the assessment of need for an additional 35 pitches is an underestimate. It assumes the continuation of earlier sub-regional work, with the other Teesside districts accommodating some of the need originating in Darlington. This requires the duty to cooperate in the Localism Act to be effective, where there are significant reasons why this may not be the case.	The Council is undertaking work alongside these neighbouring authorities to allow the need to be distributed over the study area of the TVGTAA. This is being undertaken in light of both the recommendations of the TVGTAA and the duty to cooperate.	Further liaison and co-operation with neighbouring authorities.
93	Michael Hargreaves Planning	The implied preference in the document for accommodating a very significant proportion of the assessed need by further expansion on the already large public sites at Neasham Road and Honeypot Lane is wrong: It is contrary to the frequently expressed preference of Travellers e.g. at paragraphs 5.8 & 5.9 of the consultation document for small, family owned sites under their own control. It ignores the reticence my clients have for living on larger public sites, and which was acknowledged in regard to Neasham Road and Honeypot Lane at paragraph 10 of appeal decision APP/N1350/A10/2121393. It is contrary to the principles that 15 pitches is the maximum size of site conducive to providing a comfortable environment which is easy to manage and should not be exceeded unless it is preferred by the local Traveller community, Designing Gypsy and Traveller Sites Good Practice Guide, DCLG, May 2008, paragraphs 4.7 & 4.8. It is contrary to the 5th bullet of the aims at paragraph 4 of Planning Policy for Traveller Sites, which makes clear that the priority is to promote more private site provision, while recognising there will always be those who cannot provide their own sites	This consultation has looked at a number of options and alternatives and all feedback received will be taken into account in considering which sites will comprise the Council's Preferred Options. This takes into account national and local policy.	No action.
93	Michael Hargreaves Planning	Secondly there is a risk of underestimating the need for pitches from Gypsies and Travellers currently in bricks and mortar housing, of which there are significant numbers in Darlington.	The report acknowledges that it cannot at present, provide a full account of Gypsies and Travellers living in bricks and mortar housing, due to lack of information. However, the pitch numbers proposed, are an interim apportionment of the TVGTAA which did provide an estimate of housed Gypsies and Travellers.	No action.
117	The Ramblers Association	We ask the Council to ensure that any new or enlarged sites and the traffic they generate do not decrease the passage and enjoyment of users of affected rights of way whether on foot, horse or pedal cycles.	Comments noted. This issue has been taken into account in the consideration of sites.	No action.
187	Durham Constabulary (Architectural Liaison Officer)	Acknowledging that we are trying to create a diverse society, where people from all cultures can co-exist, we should be wary of forcing the issue and developing sites where there is local opposition. Access to the sites is very important because it is in the public realm where the different factions come into contact and generally speaking it is where any conflict will take place.	All planning-related concerns from residents, will be taken into account in the consideration of sites.	No action.
394	Hurworth Parish Council	Following recent press articles Hurworth Parish Council (HPC) understands that the proposed increase in Gypsy site provision, the subject of this consultation, is to be reconsidered by Darlington Borough. We would therefore welcome direct involvement in the future consultation documents on this matter which may impact upon our Parish.	Through each consultation that takes place in the plan-making process, each Parish Council and Parish Meeting will continue to be consulted, and views sought.	No action.
356	Local resident	Why are you looking for more sites when you have already identified 35 pitches that could be available at Neasham Road and Honeypot Lane? 2) Why pick GREENFIELD sites instead of Brownfield as per your summary guide, i.e. GT041 & GT022 are greenfield, and close to existing housing developments.	The study seeks to consider all options, including extension of existing sites and creation of new sites, and some greenfield and brownfield sites.	No action.

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228; 326; 226; 225; 108; 105; 283; 251; 073; 070; 098; 079; 104; 285; 099; 312; 229; 269; 272; 342; 271; 209; 221; 328; 323; 222; 202; 123; 130; 120; 291; 314; 227; 309; 250; 348; 216; 189; 282; 340; 317; 212; 196; 295; 165; 223; 224; 189; 300; 069; 109; 110; 355; 298; 118; 286; 144; 143; 265; 089; 253; 257; 086; 111; 302; 301; 079; 287; 296; 233; 126; 063; 044	Local residents	The most effective option would be to extend the existing sites within the Darlington Borough as amenities and road structure are already in place, which would be more cost effective in these times of cutbacks; just existing sites with capacity to expand should be priority; Honeypot Lane is popular with G&T and large enough to put them together / build solid community; Extension of the existing sites would cause less opposition; Extend these sites rather than creating new ones; No residential properties close-by; I believe Travellers would be happier and so would settled communities; The Council needs to extend existing or look to other Tees Valley authorities; Existing sites not full and both can take more caravans; Survey work already been done on existing sites; All avenues to extend existing facilities should be exhausted before considering new sites to retain existing green areas for residents to enjoy.	The assessments undertaken as part of the 'Potential Sites for Gypsies, Travellers and Travelling Showpeople consultation' included consideration of some expansion of existing sites. The potential for this to accommodate some of the need identified will be investigated as part of this work and all feedback received as a result of this consultation will be taken into account in finalising the Council's preferred suite of sites. The comments will also be fed into feasibility work associated with the grant funding allocation of £1.5 million from the Homes and Communities Agency, to provide 20 pitches.	Extension of existing sites is still being considered as a key plank of overall pitch provision to meet needs. No action.
387	Barton Wilmore (On behalf of Church Commissioners for England)	Extensions of existing sites would be preferable, they would not require the delivery of as much new infrastructure to bring them forward and consequently there would be less lead in time in delivering pitches in the short term - we do not believe that the provision of additional pitches in these locations would adversely impact the delivery of wider objectives of the Council, namely the longer term housing needs of the Borough.	The assessments undertaken as part of the 'Potential Sites for Gypsies, Travellers and Travelling Showpeople consultation' included consideration of some expansion of existing sites. The potential for this to accommodate some of the need identified will be investigated as part of this work and all feedback received as a result of this consultation will be taken into account in finalising the Council's preferred suite of sites. The comments will also be fed into feasibility work associated with the grant funding allocation of £1.5 million from the Homes and Communities Agency, to provide 20 pitches.	Extension of existing sites is still being considered as a key plank of overall pitch provision to meet needs. No action.
338; 160; 346; 100; 026; 299; 140; 298; 234	Local residents	Honeypot Lane could be extended; any other site would be unsuitable; Should be in close proximity to Honeypot Lane	The assessments undertaken as part of the 'Potential Sites for Gypsies, Travellers and Travelling Showpeople consultation' included consideration of some expansion of existing sites. The potential for this to accommodate some of the need identified will be investigated as part of this work and all feedback received as a result of this consultation will be taken into account in finalising the Council's preferred suite of sites. The comments will also be fed into feasibility work associated with the grant funding allocation of £1.5 million from the Homes and Communities Agency, to provide 20 pitches.	Extension of existing sites is still being considered as a key plank of overall pitch provision to meet needs. No action.
95; 216; 350; 059; 296; 306	Local residents	The site at the back of the Football Ground should be expanded; In close vicinity to Darlington Football Club away from existing residents; Why not buy more land from the Football Club; Site of Darlington Football Club could be utilised if it becomes available.	The assessments undertaken as part of the 'Potential Sites for Gypsies, Travellers and Travelling Showpeople consultation' included consideration of some expansion of existing sites. The potential for this to accommodate some of the need identified will be investigated as part of this work and all feedback received as a result of this consultation will be taken into account in finalising the Council's preferred suite of sites. The comments will also be fed into feasibility work associated with the grant funding allocation of £1.5 million from the Homes and Communities Agency, to provide 20 pitches.	Extension of existing sites is still being considered as a key plank of overall pitch provision to meet needs. No action.
204; 283; 355; 358; 107	Local residents	No other sites known; Do not know the area well enough but there must be better sites	Comments noted.	No action.
189	Local resident	Look at sites near to Whessoe Road where I believe a site already exists.	Honeypot Lane is an existing site accessed from Whessoe Road. With the exception of the potential expansion of the Honeypot Lane site, officers were not aware of any other sites in this vicinity that are suitable, available and deliverable.	No action.
154; 357; 081; 234	Local residents	New pitches could be provided on the Woodburn Nursery site; Good piece of land with access already and not to near major routes across town. As Council already own it, etc. it is more appropriate;	The Woodburn Nursery site was considered as part of the work that was undertaken to identify sites (site number GT035). It was discounted from the study as it is not available for Gypsy and Traveller use, as a resolution has been granted by Cabinet to sell the land for market housing.	No action.
075; 403	David Stovell & Millwater, Chartered Planning Cons on behalf of local residents.	Proposed site at Heighington on A68 to West Auckland past Burtree Gate, land owned by Mr Jim Wilson and which is subject to planning application for caravans, small accommodation, etc. (Swan House Roundabout); Proposal for two private Gypsy pitches at land to the South East of Swan House Roundabout and is owned by Mr & Mrs Wilson, a well established local Gypsy family who would like to provide this site for their two sons, Robert and Nathan Wilson, and their respective families.	The response was submitted with a site plan and details of the proposal, and confirmation that it is available and deliverable. This site will be assessed using the same methodology as those previously assessed and considered alongside these other potential sites.	Site assessments to be undertaken and site to be considered alongside those already considered.

206	Heine Planning Consultancy on behalf of local resident; Michael Hargreaves Planning.	Sites on Snipe Lane should not be rejected until / unless issue with Highways Agency is overcome. Given the difficulty of finding sites this lane should not be ruled out as it may be the highway issues are capable of being resolved and provision made privately at no cost to the public purse; Snipe Lane sites should be reintroduced at subsequent stages. We propose site subject of planning application 11/00755/FUL appeal should be allocated for Gypsy and Traveller residential needs and more generally, privately owned land on the west side of the section of Snipe Lane south of its junction with the A66 should make a significant contribution to meeting the identified needs for provision for Gypsies and Travellers.	The Council accepts that the sites at Snipe Lane are available and deliverable, and that they could meet immediate needs. However, they are currently the subject of planning applications and appeals and a decision has been made not to consider these at this stage, so as not to prejudice the decision-making processes through the development management / appeal process. Should the highways issues be resolved through the development management / appeals processes, the sites will be reconsidered.	No action.
348; 330	Local residents	Nunnery Lane, West End of town close to Carmel School being extended. Cockerton shops and doctors; Nunnery Lane is an area with dead space, which is near to local amenities etc. Having acknowledged the other potential sites, we feel that this is very much a residential area with residents whom have resided here for many years.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken.	No action.
148	Local residents	More industrial type areas should be looked at - as the majority of Gypsies do not pay any tax whatsoever - why should they then benefit from amenities paid for tax payers.	The comment is a generalisation as there is no evidence that Gypsies and Travellers do not pay Council Tax. Nevertheless, this is not an issue that can be taken into account in considering whether sites are suitable in planning terms.	No action.
148	Local resident	I would suggest that the Council look at areas outside of the area such as Morton Park etc. where people who have spent all of their lives saving for a home to be proud of will not be adversely affected.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. However, the national Planning policy for traveller sites requires sites to be sustainable, economically, socially and environmentally. Should sites become available in the area specified, they would be considered on their own merits.	No action.
336	Local resident	There is plenty of land to the south of the eastern transport corridor, further east from Blackett Road, towards the A66 which would more suitable for the travellers and I am sure that they would benefit from the aesthetics of such a site rather than cramming them into a back alley.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken.	No action.
336	Local resident	The land cornering McMullen Road and Allington Way.	This site has already been considered (site GT043) however was discounted from the study as it was considered to be an important buffer between housing and industrial uses.	No action.
317	Local resident	To rear of McMullen Road on old industrial land? These pitches, after all, are surely temporary stops for members of a "Travelling" community.	A site to the east of McMullen Road has been considered (GT043) however was discounted from the study as it was considered to be an important buffer between housing and industrial areas. The Council is not aware of any other specific areas of land that are available in the area.	No action.
313	Local resident	There is an area on Burtree Lane near the railway line and hump back bridge which is currently used for housing articulated lorries/containers. This site has a security fence around it and is predominantly flat and leveled with concrete or tarmac. I am unsure who is the owner of this land. It is near to Whessoe Road and some of the existing sites and close to the required facilities.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken.	No action.
202	Local resident	How about the West end of town - there is plenty of room around broken scarl	Consideration of some sites within the western part of the borough, have been considered, as have sites to the east of the East Coast Mainline. The assessments have been undertaken in the same format for all sites considered, to ensure an open, consistent and transparent.	No action.
350; 131; 024; 059; 352;	Local resident	Sites on the outskirts of town.	As part of the work being undertaken, sites within and on the edge of the borough have been assessed. Any other sites that are suggested that are suitable, available and deliverable, can also be assessed using the same methodology.	No action.
298	Local resident	Do not know of any other such sites - but suggest that any additional provision should be in rural locations, away from existing residential housing. Furthermore, site criteria (e.g. distances from schools, shops, Dr, etc.) should be flexibly applied.	Comments noted. Some of the existing provision is situated in more rural areas, such as Brafferton and Hurworth Moor. Nevertheless, national and local policy requires us to consider sites that are within and on the edge of the borough alongside these, so that travellers can easily access local services and amenities. National guidance indicates that new traveller development in the countryside should be strictly limited, if it is away from existing settlements.	No action.
350	Local resident	Our lady councillor did say about some open land off Abbey Road which would have very good schools and close to shops, etc. for	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken.	No action.

344	Local resident	They should purchase properties or live in the countryside. Why would a Traveller wish to live in towns? Buses can be provided for children going to schools, but most do not continue/participate fully.	Comments noted. Some of the existing provision is situated in more rural areas, such as Brafferton and Hurworth Moor. Nevertheless, national and local policy requires us to consider sites that are within and on the edge of the borough alongside these, so that travellers can easily access local services and amenities. National guidance indicates that new traveller development in the countryside should be strictly limited, if it is away from existing settlements.	No action.
206	Heine Planning Consultancy on behalf of local resident;	A client has land at Walworth Road, Heighington on south side of Dene Bank. Owners are local Travellers with need for site in Darlington area. The land is available and deliverable if found suitable.	The response was submitted with a site plan and details of the proposal, and confirmation that it is available and deliverable. This site will be assessed using the same methodology as those previously assessed and considered alongside these other potential sites.	Site assessments to be undertaken and site to be considered alongside those already considered.
165	Local resident	The stats on unauthorized pitches and planning applications all show that the popular areas in Darlington for the travelling community are to the east of the borough or at the existing sites. If these are the areas they prefer to be in then greater weight should be given to any proposal to provide more pitches in the preferred areas rather than set up new camps in areas not currently used as you may find that not only would you be upsetting the local community but also the travelling community as well as neither party would want what you are providing.	Comments noted. The purpose of the consultation is to ensure that the needs are met on appropriate sites, that facilitate the traditional and nomadic life of travellers, while respecting the interests of the settled communities. To this extent, all feedback received as a result of the consultation will be taken into account in developing the Council's Preferred Options.	No action.
322	Local resident	There are plenty of places two minutes out of Darlington. You shouldn't have to ask the community to do your work.	The purpose of the consultation was to involve local residents from the settled and Gypsy and Traveller communities, to ensure that everyone has the opportunity to comment or suggest alternative sites.	No action.
326; 078	Local residents	Rise Carr Rolling Mills (off Black Path). Site has utilities in place or nearby.	Based on the information provided it is assumed that this is the former Corus site that now has planning permission for housing. Further work can be undertaken to establish if this is the site being referred to and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	No action.
027	Local resident	Why not put one between Morton Palms and Lingfield Point	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	No action.
145	Local resident	As I feel access to any site is an important consideration to the travelling community, I feel the land in the Lingfield/McMullen Road area of the town is far more appropriate to their needs.	A site to the east of McMullen Road has been considered (GT043) however was discounted from the study as it was considered to be an important buffer between housing and industrial areas. The Council is not aware of any other specific areas of land that are available, suitable and deliverable in the area.	No action.
054	Local resident	What about the large field behind Lingfield Point? It's only used for dog walking I think.	A site to the east of McMullen Road has been considered (GT043) however was discounted from the study as it was considered to be an important buffer between housing and industrial areas. The Council is not aware of any other specific areas of land that are available, suitable and deliverable in the area.	No action.
106	Local resident	Staindrop Road or past West Park there's lots of land there. Why can't the Council just let them live on land they've already purchased instead of putting objections in. At least they would keep it clean and tidy being their own property.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Site GT022 North West Urban Fringe was assessed and considered as part of this consultation. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	No action.
067	Local resident	As far away as possible from this area.	The Council is required to allocate sufficient land to meet identified needs for Gypsies, Travellers and Travelling Showpeople, in the same way as other housing needs. The Tees Valley Gypsy and Traveller Accommodation Needs Assessment was an assessment of needs across the whole Tees Valley. Some of these needs will need to be met in Darlington borough.	No action.

299; 109; 110; 286	Local residents	Areas in Stockton, Middlesbrough, Hartlepool, Redcar & Cleveland.	The Council is required to allocate sufficient land to meet identified needs for Gypsies, Travellers and Travelling Showpeople, in the same way as other housing needs. The Tees Valley Gypsy and Traveller Accommodation Needs Assessment was an assessment of needs across the whole Tees Valley. Some of these needs will need to be met in Darlington borough.	The Council is working with the other Tees Valley local authorities to try and ensure that each area meets an appropriate proportion of the overall Tees Valley needs identified
65	Agent of local resident	Proposed site adjacent to the road leading to Black Banks Kennels with access directly off the A66 bypass. The site is available now and the owner is willing to contribute to the construction works and to operate the site.	confirmation that it is available and deliverable. This site will be assessed using the same methodology as those previously assessed and considered alongside these other potential sites.	Site assessments to be undertaken and site to be considered alongside those already considered.
277	Local resident	Open land off Staindrop Road, between Parkland Drive and Baydale Beck owned by Darlington Borough Council	The site described is part of the borough's green infrastructure network and is not available for residential use.	No action.
81	Local resident	Whessoe Road. 1: Opposite Signworld - Burtree Cars. Empty Brownfield Site Eyesore. 10 units. 2: Further along Whessoe Road. Scrub land 20 units. Already has Gypsies horses and ponies on it. If not owned by the Council compulsory purchases if Government policy, grants, etc. available.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	No action.
058	Local residents	Our site is situated under the Railway Bridge on the left hand side before the Virginia Estate. It is completely private and not overlooked by any neighbours. It has good access to the A67 bypass also the A66 the Gypsies & Travellers don't have to go through the village. There are good job vacancies for casual employment, i.e. 3 pubs, 3 hotels, 1 airport, 3 shops, 1 club, 1 lorry firm, dozens of sites on the industrial site at the airport, close to schools, doctors, dentist, private nurseries, bus route passes the site and Dinsdale railway station is in the village.	The response was submitted with a site plan and details of the proposal, and confirmation that it is available and deliverable. This site will be assessed using the same methodology as those previously assessed and considered alongside these other potential sites.	Site assessments to be undertaken and site to be considered alongside those already considered.
026; 133	Local residents	West Park (Near Argos Distribution facility), the land there could be considered as more suitable; Rotary Way, The Grange, near Argos Warehouse. The land was offered to the Cattle Market but turned down.	The area referred to is part of the employment land supply and would be considered unsuitable to provide a satisfactory residential environment.	No action.
133	Local resident	Land around Patches Lane route to telecom mast, High Beaumont Hill Farm.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	No action.
233	Local resident	Perhaps further consideration for small sites should be given by the Council as the Gypsies chose that particular place in the first instance with or without planning permission.	Small sites are being considered as part of the process being undertaken.	No action.
127	Local resident	Other sites the Council should be considering - 2 plots outside every councillors house who put these proposals together.	The work has been undertaken by officers in an open, transparent and consistent way. Officers can only consider serious suggestions for specific alternative sites.	No action.
133	Local residents	Fields opposite Whessoe Cottages and surrounding area. Around Council tip depot, Whessoe Road. Hard standing area opposite Kitcheners Point adjacent to Railway Bridge, Whessoe Road Darlington.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	No action.
402	David Stovell & Millwater, Chartered Planning Cons on behalf of local residents.	Proposed extension of existing site at Little Beck, Burma Road, for an additional 2 pitches. Site is owned by Messrs G&T Smith and is available and deliverable.	The response was submitted with a site plan and details of the proposal, and confirmation that it is available and deliverable. This site will be assessed using the same methodology as those previously assessed and considered alongside these other potential sites.	Site assessments to be undertaken and site to be considered alongside those already considered.
115	Local resident	Proposed site at Durham Tees Valley Airport owned by Peel Investments Limited, part of the airport complex close to amenities at Middleton St George. The land would be adjacent to the railway station (that is not used) by the airport. The Council would provide the infrastructure for an upgraded station in negotiation with the railways who would provide a service to this upgraded station.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	No action.

138	Local resident	The old rolling mills is an empty building? What potential is there for removing this and adding to the Honeypot Lane site?	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	No action.
234	Local resident	The old Forge site at Albert Hill, which is already a brownfield site.	The Council is not aware of specific areas of land that are available, suitable and deliverable in the area specified. Further work can be undertaken to establish the site and ownership of the site described, should insufficient land be available through the assessments undertaken. Nevertheless, it is likely that sites in such areas would be unsuitable due to the high level of commercial and industrial uses in the vicinity.	
192	Ward Hadaway on behalf of local resident	Site GT017 Field at OSGR E429444 N511927 (North) Snipe Lane extension. Site was removed from the assessment, the Council's reason being due to on going dialogue with Highways agency and sites subject to development management / appeal processes. Objection to the sites removal. Our client has sought expert highways evidence to support a reapplication of the proposals and this has found that the proposals are acceptable in highway safety terms. The application has recently been submitted to the Council. The site should be reconsidered and assessed.	The Council accepts that the sites at Snipe Lane are available and deliverable, and that they could meet immediate needs. However, they are currently the subject of planning applications and appeals and a decision has been made not to consider these at this stage, so as not to prejudice the decision-making processes through the development management / appeal process. Should the highways issues be resolved through the development management / appeals processes, the sites will be reconsidered.	No action.
203	Resident of nearby North Ormesby Travelling Showpeople's site	I am a travelling showman looking for a site for myself and a group of showpeople, I have read your LDF potential sites for gypsies, travellers and travelling showpeople consultation. I was very pleased to see some positive action on this subject, especially for showpeople as we do get overlooked quite often. Showpeople have been travelling and living in and around Darlington for generations, so a small site around Darlington with its major routes to the North, South and West would be an ideal area to operate from. The type of site we need is for up to six or seven families, so not really a major development. The reason we need more sites is because of overcrowding and displacement, due to town centre and residential expansion. I myself and several of the other show people involved in this venture used to live in Darlington on showmans sites in the Risecar area.	The Council will continue to work with Travelling Showpeople to try to identify a suitable site, taking into account feedback received as a result of this consultation.	No action.
179	Local resident	Suggest that three new sites be erected with max 30 pitches then local residents would not feel uneasy that camps are being used illegally. Regarding schools and healthcare facilities, these would need to be considered after the housing situation has been established. Most of these people have transport as do other parents, travelling to the nearest schools would have to be looked at when the housing has been finalised. Extending or planning further development on all of these sites as mentioned in the report could prove costly and probably inconvenient to the needs of all people concerned. Again we need to be looking at three large sites only. Surely this could be a step forward to trying to rectify the situation for the future also.	Comments noted. Feedback to be taken into account in the consideration of sites.	No action.

Site ref	Comment ID	Respondent	Summary of Comments	Officer Response
GT022	74;081	Local residents	Can the Council guarantee that the insurance premiums for home and car insurance will not rise due to the close proximity of a Gypsy site? Rise in insurances	The impact of the use of land on the insurance premiums on another, is not a planning-related issue and cannot be taken into account in the consideration of sites.
GT022	74; 270; 129; 269; 313; 147; 296; 204; 333; 189; 216; 197	Local residents	Can the Council guarantee to me as a taxpayer, homeowner, mother, and resident of Branksome, that there will not be a rise in anti-social behaviour if a Gypsy site were permitted?; that there will not be a clash of cultures between the travelling community and the resident community of Branksome?; Impact on crime and character of the area; At the moment our store is at low risk from crime - we worry this may drastically change and security could become a problem; Gypsies don't like mixing with (what they call) country people, so this will lead to a negative social environment; What fencing or security would be in place if site was to go ahead?; the local youths will fight with the Gypsies	The Council cannot assume that anti-social behaviour will rise due to the use of land as a Gypsy / Traveller site. Crime or fear of crime is a matter for the police and cannot be taken into account in the consideration of sites.
GT022	390	Local residents	Travellers will socialise in their existing areas, including drinking establishments and this will cause drink driving, as travellers don't use taxis.	There is no evidence that travellers will socialise in existing areas, or that this would result in drink driving.
GT022	383; 381	Tillage Green Residents Association; Bellah Court Residents Association	Site is outside the current development limits	The site is outside of the existing development limits of the Borough of Darlington Local Plan, but was identified as part of a wider strategic housing location in the Core Strategy.
GT022	019	Mrs E Bainbridge, West Park Academy	I think a lot of peoples' views and voices should be heard and not ignored on these important matters	All feedback will be taken into account in the consideration of potential sites.
GT022	277; 132; 149; 197	Local residents	Impact on bridleway, used by cyclists; Use of horses on the bridleway	Comments noted. Information will be taken into account in consideration of the site.
GT022	253; 383; 380; 381; 023; 293; 231	Tillage Green Residents Association; Bussey & Armstrong Projects Limited; Bellah Court Residents Association; Local residents	Cost of preparing required infrastructure; there is currently no suitable provision for drinking water, rainwater drainage, foul water drainage, electricity, roads, etc. The Council would need to provide these facilities for a traveller site; Existing farmland, no infrastructure in place.	Any development of this nature would need to be carefully designed into a wider scheme, which would include the necessary infrastructure.
GT022	074; 0165; 091; 081; 220; 128; 309; 390; 298; 002; 175; 026	Local residents	Why only residents on one side of Jedburgh Drive sent letters informing them about the proposed Gypsy / Traveller site. Why are there no planning notices posted on the proposed site; Many residents of Branksome are still not aware of the Council's proposals; Concerns regarding openness of Council; This does not only affect one row of houses, which were the only houses officially informed, but the communities of Branksome/Newton Lane side, West Park and the whole of Cockerton; Lack of consultation generally; should have been more information on the sites; I think it seems to most people in the area that the council is trying to get this development on the West Fringe through under the radar and that the decision has already been made that the travellers will get ten pitches on the land. No real care and consideration has been given to the residents of Branksome estate and their needs.	Direct letters were sent to all residents abutting the site, and all who officers felt would be directly affected by any potential site. Officers did listen to comments from residents and revisited the consultations to ensure that all who felt they would be affected, were consulted.
GT022	83; 273; 174; 116; 252; 100; 311; 307; 338; 189; 197; 041	Local residents	Impact on character of open countryside / agricultural land; to erect high enough fencing to be effective, would degrade the rural landscape and a pleasant route into town; It would be such an unwelcome site to see a Gypsy / Traveller camp upon entering Darlington	The stage 2 assessments considered any impact on character and townscape. The site is part of the North West Urban Fringe, a strategic housing area, and any development would need to be carefully designed into a wider scheme.

GT022	207	Chief Inspector Chris Reeves, Darlington Police	The maps require more detail in order to identify their exact location.	Site GT022 is a wider site that is part of the North West Urban Fringe, a strategic housing location. The exact part of the site that may have potential for Gypsy and Traveller / Travelling Showpeople accommodation, was not identified as any such development would have to be designed into a wider scheme.
GT022	74;063; 083; 277; 081; 133; 132; 256; 129; 123; 258; 316; 315; 313; 311; 020; 296; 204; 390; 321; 333; 327; 296; 212; 148 ; 023; 209; 139; 146; 216; 197	Local residents	Concerns regarding the negative impact that a Gypsy site may have on local house prices; Many houses on Branksome are now privately owned - can the Council guarantee that house prices will not suffer due to the close proximity of a Gypsy / Traveller site?; Impact on desirability of existing and new housing in the area; many people in this area look after their houses well and maintain them to a good standard; As a result Council Tax should go down; Impact on ability to sell	Impact on value of land is not a planning-related issue and cannot be taken into account in the consideration of sites.
GT022	133	Local resident	I wish to know (if site approved for North West Urban Fringe) when will the work begin and when will the Traveller community be moving in?	This consultation has been part of an initial consultation to seek feedback on the most suitable sites for Gypsy, Traveller and Travelling Showpeople accommodation. If any site is considered suitable, it would be subject to further consultation and it is unlikely that this would take place until 2014.
GT022	74	Local resident	There are no amenities on the site.	The site is a key part of the North West Urban Fringe, which is a priority for housing. Any development of this nature would need to be carefully designed into a wider scheme which would include amenities.
GT022	383; 380; 381	Tillage Green Residents Association; Bussey & Armstrong Projects Limited; Bellah Court Residents Association	The site is not close to amenities.	The site is a key part of the North West Urban Fringe, which is a priority for housing. Any development of this nature would need to be carefully designed into a wider scheme which would include amenities.
GT022	383; 380; 381	Tillage Green Residents Association; Bussey & Armstrong Projects Limited; Bellah Court Residents Association	Without a master plan site is too remote from bus routes, causing an increase in vehicle use.	The site is a key part of the North West Urban Fringe, which is a priority for housing. Any development of this nature would need to be carefully designed into a wider scheme which would include consideration of accessibility to and from the area.
GT022	74; 317; 333; 197	Local residents	Concerns regarding the environmental impact of fly tipping and littering on the proposed Gypsy site and grass verges leading into Branksome.	The Council cannot assume that fly-tipping and littering will happen due to the use of land as a Gypsy / Traveller site. This cannot be taken into account in the consideration of sites.
GT022	74; 063; 273; 277; 219; 220; 361; 080; 100; 123; 219; 314; 215; 296; 360; 149; 232	Local residents	Concerns regarding loss of habitat for wildlife; Has the area been surveyed to ascertain whether there are vulnerable species of amphibians, butterflies, insects, plants, animals and birds on site?; Negative impact on the nature reserve; owls, badgers, foxes etc. regularly seen; Presence of newts; Canada Geese and Ducks; Brown Hare record on site;	The impact on habitats for wildlife, flora and fauna, would be taken into account in the development of any site. Some initial Phase 1 surveys were undertaken as part of the work on the Core Strategy in identifying this area as a strategic housing site.
GT022	388	Environment Agency	The site lies in flood zone 1 and therefore is at the lowest risk of fluvial or tidal flood risk.	Comments noted.

GT022	74; 073; 361; 217; 277; 091; 081; 219; 220; 076; 100; 268; 123; 165; 314; 323; 307; 338; 212; 215; 296; 128; 360; 293; 218; 216; 175; 026; 149; 041	Local residents	There is frequent flooding on Newton Lane just before Stag House; I have always known the fields to the back of Jedburgh Drive to flood in the winter; floods have been known recently; Standing water; Increase in concrete would result in further flooding;	Any proposals on this site would require a detailed Flood Risk Assessment to be undertaken, and its conclusions to be taken into account and actioned where necessary.
GT022	128	Local resident	I also know (fact) that this area is riddled with rats making it a hygiene problem too.	Comments noted.
GT022	100; 232	Local resident	Negative impact on archaeological environment; ground over 80% shallow limestone, building on it will have an environmental impact	Comments noted. Information will be taken into account in consideration of the site.
GT022	74; 273; 277; 220; 165; 219; 317; 215; 296; 324; 045; 218; 026; 175; 191; 026; 149; 232	Walworth Parish Meeting; Local residents	The area is Greenbelt land; the area has always been used for agricultural purposes;	Darlington borough contains no Greenbelt designations. The land is classed as open countryside.
GT022	74; 073; 217; 273; 083; 277; 091; 219; 220; 361; 076; 100; 268; 129; 123; 165; 0175; 323; 307; 309; 187; 341; 357; 338; 335; 212; 216; 189; 360; 324; 186; 056; 191; 045; 149; 232; 002; 041; 231	Local residents	Parts of Newton Lane leading into Branksome are very narrow and not suitable for large vehicles and caravans. There would be an increase in traffic flow along Newton Lane into Branksome; access by a quiet country lane, used by walkers and cyclists; Travellers movements to and from the proposed site are likely to be along routes that are not particularly safe for horses - applying to both everyday movements and to movements when transitioning to and from another site; costs of improvements expensive; Major traffic congestion; walkers use the land and would be prevented from doing so; Travelling Showpeople tow three trailers on some wagons, roads not suitable; Newton Lane a national speed limit road with no lighting and blind corners, could be fatal if an accident occurred with a horse;	The initial assessments of this site suggest that some highway improvements would be required, but that the indicative number of pitches are unlikely to generate sufficient trips to create a significant impact on the local highway network. Nevertheless, all feedback received on all potential sites, will be considered.
GT022	387	Barton Wilmore (On behalf of The Church Commissioners for England)	The Council acknowledge that highway improvements would be required to facilitate the development of this site and we question whether these could be delivered in order to facilitate the development of the site for traveller accommodation in the short term. If these highway works are not needed to serve the additional pitches, could an independent access be provided that would not compromise the development of the balance of the site.	The sites suggested through the consultation were to meet needs over the plan period, therefore should any of these be considered suitable, they could accommodate needs in the later years of the plan period. In terms of this site, it was suggested that a small site could be carefully designed into a larger housing development. All feedback received will be taken into account in the consideration of sites.
GT022	297	Local residents	Would these highway improvements be coming across to West Park or another direction?	This consultation sought comments regarding the suitability of the site. As it is part of an initial consultation and no decisions have been made, no work has been undertaken on the nature of any highway improvements. Access to the site would be from Newton Lane.
GT022	212	Local resident	Concern that the site might be accessed through West Park, residential roads not wide and cars parked by side of road - caravans and trailers would cause problems.	The site is not part of West Park. It is bounded by Newton Lane, Jedburgh Drive and the A1(M).
GT022	253	Local resident	The only option from the site to travel northbound is the A68. This is a national speed limit dual carriageway. While horses are obviously permitted on this road, it is not ideal to put them at risk of a high speed collision. Other sites around Darlington are suited to travel north along the A167, which is generally single carriageway (and a lower speed limit) around Darlington;	Comments noted.

GT022	253	Local resident	There is no straightforward option for travel westbound, either for nearby conurbations or further destinations. Travellers would need to go through the town in order to get to the A67, so West Park area is not ideally placed for this. The A1(M) bounds the site to the west; consideration must be given to the possibility of injury to horses and traffic should an animal break free and cross the boundary onto the A1(M).	Comments noted.
GT022	269	Local resident	Overlooked by Jedburgh Drive, you can't build a fence that high	The impact on existing housing, along with the impact of any overlooking onto new housing, would be taken into account in the consideration / detailed design of sites.
GT022	253	Local resident	To travel southbound would require the travellers to go through the town, where combining heavy traffic with horses is likely to put them in danger from any commuter traffic during peak hours. Again, other sites around the town which are situated east of south east do not have the same levels of traffic, hence would be preferable.	Comments noted.
GT022	253	Local resident	Travelling to the east of Darlington is difficult from the site, for all residents, not just travellers or horses. The options involve the A68 north to Swan House roundabout to head towards the A66 (east); again a fast dual carriageway and not suited for horses. Or more likely the A67 east towards the airport, for which the site is at the exact opposite end of town. Again, there are better suited sites around town which would not put travellers in such danger of traffic. The sites strength as a location is its proximity to high speed road links. This makes an ideal location for travel to town and cities north and south of Darlington, Newcastle, Durham, York - but is well suited for horse transit to local areas.	Comments noted.
GT022	139	Local resident	GT022 - This proposed site will interfere with a very enjoyable walk that we as residents of West Park can enjoy leading across country as far as High Coniscliffe etc.	Comments noted.
GT022	138; 232	Local residents	Access to the site would be via West Auckland Road, Cockerton, which is already a heavily congested area.	The access to the site would be likely to be from Newton Lane. Further liaison with the Highways Officer will take place in the consideration of sites.
GT022	253	Local resident	The criteria that traveller sites be within a certain distance of primary, secondary schools, and local shops, etc. not all of these conditions have been satisfied. This is based on evaluation of aerial mapping.	
GT022	74	Local resident	Some residents have already voiced concerns about speeding traffic coming into Branksome from Newton Lane - A proposed Gypsy site would only make matters worse.	The initial assessments of this site suggest that some highway improvements would be required, but that the indicative number of pitches are unlikely to generate sufficient trips to create a significant impact on the local highway network. Nevertheless, all feedback received on all potential sites, will be considered.
GT022	91; 080; 157; 298; 023; 187; 333; 296	Local residents	Too close to a built-up area; too close to existing houses; Should be located away from existing or potential properties	National and local policy encourages sites to be developed in areas that travellers can access education, health, welfare and employment infrastructure, in the same way that sites for bricks and mortar housing is planned for. In some cases, this requires sites to be close to existing houses.
GT022	74; 073; 277; 076; 253; 123; 380; 045; 149; 232	Bussey & Armstrong Projects Limited; Local residents	Electricity Pylons run across the site; High voltage overhead power line spans the site - these are quite near the ground, sufficiently close to pose a safety risk, and will therefore require the expense of being moved or buried.	Comments noted.

GT022	165	Local resident	I am disappointed at how this land has seemingly managed to go through a recent change in use without any of us knowing this was going to happen. Nobody was lettered, or can remember notices being put up; even local councillors were unaware.	No change of use has occurred. The consultation is intended to seek the views of residents, including the Gypsy and Traveller, Travelling Showpeople communities, on the most suitable potential sites. The area was identified as a strategic housing location through the Core Strategy, which went through full consultation in accordance with the Council's Statement of Community Involvement.
GT022	63	Local resident	Seasonal accommodation to show travellers would be especially unsuitable; they potentially would not have any reason to respect the local surroundings due to the temporary nature of their stay on this site.	It is incorrect to assume that accommodation that may be of a more seasonal nature, would be less respected than more permanent accommodation. However, accommodation for Travelling Showpeople is permanent in that it is allocated to a particular family, group of families/
GT022	63	Local resident	The proposed site is a large area of land and while certain numbers have been proposed for this initial phase of provisions for travellers the real fear is that this site may be added to in numbers in the future than is currently proposed, this is demonstrated by the proposed expansion of currently existing sites at Neasham Road and Honeypot Lane.	The provides some indicative pitch numbers, for which each site would be considered to have the potential for. As this area is a key part of the North West Urban Fringe, any development of this nature would need to be carefully designed into a wider scheme.
GT022	63; 270; 263; 269; 232	Local resident	The Travellers use of these facilities will also bring them into contact with in and out patients from West Park hospital. This hospital caters for psychiatric, alcoholic and drug using patients again of a very sensitive nature that may be upset by contact with Travelling groups of youths potentially on bikes who may be accessing the nature reserve, BMX track, childrens play area and local shops; inappropriate in the vicinity of a mental health hospital; patients do not need this form of disturbance	The Council cannot assume that contact with in and out-patients from the hospital and between Gypsies and Travellers, would be any different from contact with existing residents.
GT022	63; 073	Local residents	It is also probable that an essential pedestrian/bicycle route for school children to the school from the West Park area (formerly an old railway line) could get undesirable usage by the Travellers on motorbike/scramblers leading them to access the nature reserve between the two new developments of West Park and Forest Green. In particular the BMX track and various paths and routes all over the reserve may be seen as desirable to people with scrambler style motorbikes. This could lead to this already secluded but essential pathway becoming unsuitable for vulnerable children walking to school fear of such Travellers. The only other route to the school not using this pathway would involve a long detour into Cockerton adding a couple of miles to this twice a day journey; residents would feel intimidated.	Any development of this nature would need to be carefully designed into a wider scheme. The Council cannot assume that Gypsies / Travellers as residents will have undesirable consequences on the route identified.
GT022	63; 128; 123; 002	Local residents	The school it will be next to is Mount Pleasant School, this school has a specialist provision for autistic children. I believe that this provision makes the school unsuitable for a traveller camp nearby. Traffic past the school gates, the types of transportation used by travellers tends to be of a large commercial van, scrambler bikes, horses, all of these modes of transport can have a scaring and distressing effect on Autistic children.	The Council cannot assume that the provision of a site for Gypsies, Travellers or Travelling Showpeople, would have a negative impact on the educational services provided nearby.

GT022	253; 359; 231	Local residents	It is sensible that DBC obtains the highest sale value of its land for future developments - which shows no signs of abating. The council has a responsibility to all tax payers that it makes best use of its land assets at the point of sale. The land is ideal for residential development land. It is one of the few potential areas of large scale residential development around Darlington. Property developers will openly admit that proximity to a traveller site will make the land less attractive for residential development; If a developer is still willing to develop land adjacent to a traveller site, then they will be aware that the achievable property sales on that land will be greatly reduced; Less Council tax income; . If a travellers' caravan site is positioned anywhere on the current green field land it would severely reduce any capital value to a developer or future revenue to the Council. The Council has a duty of care to existing residents to make the most of it's existing assets, not to undervalue or undersell them.	Comments noted.
GT022	220; 076; 116; 138; 253; 100; 128; 129; 247; 260; 256;019; 001; 204; 023; 335; 296; 212; 194; 026; 232; 041; 231	Local residents	The two primary schools are filled to capacity so can additional young children be accommodated? Schools already over subscribed; Concerns about the impact of such a development on Branksome School	Should the site be taken further, additional liaison with the Education Department regarding infrastructure, will be undertaken.
GT022	169; 258; 256; 138; 101	Local residents	West Park is not a suitable area for Gypsy development, it is a newly developed residential area; I did not buy into this concept of understanding that a Gypsy site would be accommodated within the boundaries of West Park and the associated problems a site would bring; All residents pay a levy to establish and maintain West Park on the understanding it would be improved; Potential new sales would be affected; West Park site not suitable as too close to residential properties; It is stated in plans that there is an area of historical interest - what impact would the proposals have on this?	The potential site is not within the boundaries of West Park, but rather to the north of Jedburgh Drive, bounded by Newton Lane. The site boundary can be viewed on the site location plan on page 106 of the Potential Gypsy and Traveller and Travelling Showpeople sites consultation, under site number GT022. This is available on the website at www.darlington.gov.uk/planningpolicy .
GT022	172; 0139; 174; 247	Local residents	Whilst the number of pitches suggested (between 5 and 15) would form only a small part of the total development site are of 22ha, I am concerned about the impact of the additional school age children on the local primary and secondary schools. The impact on staff and other pupils should be carefully considered, particularly if the sites were used for travelling families, whose children would need to be integrated into the schools for short periods before leaving again, only to be replaced by the children of incoming families. This is especially the case for West Park Academy and DSMS Academy which already have to cope with fairly fluid populations of children from the military families already housed in their catchment areas.	National and local policy requires equal access to education and to enable suitable provision from which travellers can access this.
GT022	252	Local resident	A traveller site nearby may cause the levy we pay for maintenance and up keep at West Park, to increase due to more people using the area.	The levy paid for maintenance and up-keep is a financial matter and cannot be taken into account in the planning process.
GT022	073; 091; 081; 174; 162; 313; 212; 359; 232	Local residents	Please don't turn Stag House Farm into another DALE FARM; will have problems with local youths and the travelling community like Dale Farm; The site can accommodate 500 or more, use common sense, does the Council have millions of pounds to clean up a potential disaster?; Expansion difficult to resist; Everyone has seen on TV what happened in Essex; what is there to stop additional Gypsies extending into the adjacent fields	The recent well publicised case in Essex related to an unauthorised site, which did not have planning permission. The purpose of this consultation is to start to consider the most suitable locations in which to provide authorised accommodation to prevent illegal encampments / developments occurring.
GT022	253	Local resident	Stag House Farm represents a very high cost per traveller plot, compared to other sites proposed; Considering that DBC is under such financial pressure - leading to a reduction of many services recently, spending on this site seems to be the least optimum solution;	The purpose of the consultation is to consider sites that would be developed privately, alongside those that may be developed by the Council. Those developed privately would have no cost to the Council.

GT022	139	Local residents	It may lead to the school having difficult in recruiting staff who have the best abilities and commitment to teaching.	It would be incorrect to assume that the provision of education for traveller children would impact on the ability of the school to recruit.
GT022	76	Local resident	Just past the entrance to Jedburgh Drive there are two large elderly persons residences.	Each site has been considered in terms of potential impact on existing housing, and all feedback received will be taken into account in the consideration of sites.
GT022	139; 232	Local residents	Site is adjacent to an area that has both low cost rental and ex council private owned properties. The area is in need of regeneration appearing run down; Council spending a lot of money on regenerating the area, these proposals will mean that the money spent could potentially go to waste.	The area is part of a strategic housing area as identified in the Core Strategy. Any development would need to be carefully designed into a wider scheme.
GT022	274	Local residents	Our new "Bellway West Park" housing estate is already surrounded by "social housing" which has made the sale of the private houses very difficult. Some houses have been on the market for over 3yrs. We are also close to the West Park Hospital which is visited daily by various addicts.	Impact on value of land or marketability of private property is not a planning-related issue and cannot be taken into account in the consideration of sites. For clarification, the site is situated between Newton Lane, Jedburgh Drive and the A1(M), and is not within the West Park development.
GT022	132	Local resident	Disruptions in local family pub;	There is no evidence to suggest that a traveller site will result in disruptions in local public houses.
GT022	204; 270	Local resident	This would be a threat to my peaceful way of life; Additional noise and disturbance.	Impact on residential amenity is a factor that is taken into account in the consideration of any site.
GT022	387	Barton Wilmore (On behalf of The Church Commissioners for England)	There are existing dwellings to the south of the site. National policy requires that LPA's must have due regard to the protection of local amenity and local environment. The need to protect the amenity of existing residents could result in having to locate the new pitches further to the west, i.e. closer to the A1(M). In seeking to identify suitable locations for new traveller pitches the amenity of those living on the site needs to be taken into consideration as set out in national policy. If located closer to the A1(M) noise emanating from the motorway could have an adverse impact on the amenity of the residents, whilst the proximity of the site to the A1 could also have implications for air quality.	The Council's Environmental Health Officer was consulted on this site, and considered that satisfactory amenity was possible on the site for both occupiers of any development and existing residents. All sites will be considered further and any feedback received will be taken into account.
GT022	81; 175; 002	Local residents	The land should be used for a nature park and childrens play area, teenage facilities for the people of Branksome/Newton Lane side communities, as there is nothing in this area as this Green Belt was meant to be open space. Last resource for this land: Private housing (not Council housing cock ups e.g. Springfield, Richmond Close) if suitable: I know of residents who have expressed a wish for allotments on Branksome as there is no provision for this service on the estate. The field behind Jedburgh Drive would be perfect as it has been used for grazing a few sheep for 30 years or more. It could have been used for a park form Branksome's children because you the Council have removed our nearest park and the children have a long walk from the edge of Branksome estate to any play areas. Also why not build something for older children like a skate park, as a keen cyclist my travels take me all around Darlington and it seems to me that Branksome is lacking on issues like this compared to other areas of the Town. With plans to fence off Branksome School fields and Mount Pleasant fields already fenced off it seems using the fields for Branksome's residents seems a better use of the land.	Comments noted.
GT022	252; 359	Local residents	Land should be used for housing; People were not told when buying houses; Had always understood further housing was planned in this area.	Comments noted.

GT022	297	Local residents	Would all facilities be available? i.e. Safe paddocks for the horses? Trailer areas for show people? School places?	Should a site be planned for this area, the necessary facilities and amenities would be included within the development. This level of detail would be determined at planning application stage.
GT022	252	Local residents	Ruby club proposed - travellers site not appropriate here.	Comments noted.
GT022	81	Local resident	This area will become a tip and complete eyesore. It is a known fact when Gypsy Travellers move into an area. The Council cannot already keep Darlington clean and tidy as it is becoming one of the top filthy towns in the North East.	There is no evidence to suggest that the development of a Gypsy / Traveller site would result in an impact on the cleanliness of an area. This cannot be taken into account in the consideration of sites.
GT022	253	Local residents	Conflicts with various aspects of Core Strategy, CS1, CS5, CS13, CS14, CS16	The sites suggested through the consultation, based on the information available, were considered to comply with the policies of the Core Strategy. Sites will be reviewed in the light of any further information received as a result of this consultation.
GT022	174; 253	Local residents	The local community is already a well balanced mix of social groups; for a community to be successful, the mix of demographic needs to be balanced - too small a mix is unfavourable because it forms enclaves without a blend of opinions and stifles community spirit. Too great a mix is unfavourable because it causes friction between people who have different expectations from that community. The existing community at West Park a successful one. Introducing another demographic profile will stretch this mix to cover the full gamut of demographic profiles; The fact that this does not exist within another area of the town suggests that this is not naturally sustainable. Arbitrary social engineering; West Park is an area which attracts professionals and residents of a generally social interest and background which could not be any more diverse as it is to Gypsy, traveller orientation. Such proposals would have a diverse effect on the status, value and community ethos of the area; Too near to an up and coming estate; People will stop investing in the local area;	National policy requires Local Planning Authorities to identify sites to accommodate the housing needs of travellers, in the same way as any other housing need. The consultation identified a number of potential sites that would allow Gypsies / Travellers to access education, health, welfare and employment infrastructure, in the same way as settled communities. This requires consideration of sites that are well related to existing settlements. There is no evidence to suggest, or to make assumptions, that a Gypsy / Traveller site would raise specific issues due to particular demographic profiles already existing in an area.
GT022	260; 019; 341; 143	Local residents	The West Park/Faverdale/Cockerton area is already undergoing an extensive housing development which begs the question of its being an appropriate area for a Travellers' site. The site would, obviously, demand land that could be used for housing; this is an on-going development, and not appropriate to build a Gypsy site near to the area; effect on future development of the site; Land around West Park is ideal for residential development	Should this site be put forward as a Preferred Option, it would be carefully designed into a much larger housing site, and therefore providing for a number of housing needs.
GT022	297	Local residents	Would there be plans to enlarge the number of pitches in the future?	Should this site be put forward as a Preferred Option, it would be carefully designed into a much larger housing site, and therefore it would be unlikely that there would be additional land available for expansion.
GT022	297	Local residents	What is planned in conjunction with the development of this site?	The site is part of a wider area that has been identified as a strategic housing location in the Council's adopted Core Strategy.
GT022	298	Local resident	Political issues of placing housing on same site as Gypsy pitches.	The purpose of this consultation is to consider which sites suggested, or alternative sites, would be suitable in order to meet the needs of Gypsies and Travellers over the plan period, as with all other housing needs.

GT022	298	Local resident	Real risk that planning applications could escalate -due to expected spare capacity on site, and the reported lack of interest from other authorities, Darlington might well become the place to go.	The allocation of sites cannot prevent windfall sites coming forward, however where these ad-hoc sites are inappropriate, having sites allocated to meet need, ensures that increased weight is not given to lack of provision to meet needs, in making planning decisions / in planning appeal situations.
GT022	390	Local residents	Travellers will find it hard to integrate into this area, they settle in the east at the moment, are practising catholics and need to be attending Holy Family or St Teresas; Holy Family already at capacity.	The purpose of the consultation is to consider the views of Gypsies / Travellers and the settled community, and to consider the most appropriate locations for provision. The views of all will be taken into account in the consideration of sites.
GT022	323; 212	Local residents	Inadequate amenity for site occupants due to traffic noise.	The Council's Environmental Health Officer was consulted on the site as part of the Stage 1 and 2 assessments and considers that it is possible to achieve satisfactory amenity through careful design and siting.
GT022	203	Resident of nearby North Ormesby Travelling Showpeople's site	On either of the proposed sites GT041 or GT022 each family would have their own yard within the site and they would be responsible for the upkeep and maintenance of their own yard. All other maintenance to access roads, hedges and verges would be on a shared basis to keep the site in good order. There is very little movement of show equipment in the winter months, November to April, so there would be very little impact upon the local highway network during this period. During the summer months, movement on and off the site may only be once a week or once a fortnight to attend a fair, some of the families may even be off for most of the summer season. So again, this is still low usage probably a lot less than most people would expect. We do not operate any vehicles that are over length, width or height, only design and decoration set them apart from other vehicles.	Comments noted.
GT022	203	Resident of nearby North Ormesby Travelling Showpeople's site	I recently visited site GT022 and site GT041. Firstly site GT022, this could possibly make a good show peoples site, the roads leading to this site are very wide and fairly straight and unrestricted. The site has the potential for a small development if it is screened in a sympathetic manner. Electricity, water and drainage are nearby as are schools and shops, there is also ample land to set aside a childrens play area should this be required.	Comments noted.
GT022	388	Environment Agency	Our national mapping for potential surface water flooding indicates that the site may be at some risk of flooding from this source. This map is broad in scale and only identifies potential flood risks, therefore we would recommend that surface water flooding is considered firstly in terms of whether the location is appropriate, and also in terms of the site specific FRA, if any of these sites are brought forward as allocations.	Comments noted.
GT022	215	Local resident	There is an underground spring connected to ancient wells of heritage importance to all of Darlington residents.	Comments noted.
GT022	194	Local resident	Site in close proximity to a range of services which would suggest it is suitable.	Comments noted.
GT022	321	Local resident	I have run a business licensed by the Council, i.e. boarding kennels, for over 25 years. I also farm on the area of Farncombe Farm, less than a mile from the proposed site. After consulting customers from the kennels, 70-80% have already said they will go elsewhere. I fear for the security of my farm with an increase in population.	There is no evidence to suggest that the development of a Gypsy / Traveller site would result in an impact on security. Perceived impact on security is not an issue that can be taken into account in the consideration of sites.
GT022	045	Local resident	Attached Mail on Sunday article: "Now travellers are told to steer clear of Green Belt" (dated 25th March 2012)	Comments noted, however this particular article is not relevant to Darlington as there are no Greenbelt designations within the borough.

GT022	175	Local resident	I fear that objecting is in vain because through sources I have heard that it has already been decided that 10 pitches are being lined up on the site and that the first residents could be on in September.	No decision has been taken about any of the sites identified in the consultation document. The purpose of the consultation is to seek the views of residents of the borough and to take the feedback into consideration in identifying the Council's Preferred Options.
GT022	270; 189	Local residents	Proposals would detract from the design of West Park; Poor design - traveller site not in keeping with area	Any development would need to be carefully designed into a wider scheme.
GT022	387	Barton Wilmore (On behalf of The Church Commissioners for England)	The North Western Fringe to Darlington has been identified in the Core Strategy to deliver 700 dwellings in the post 2016 period of the plan. The Council's own assessment of this potential site acknowledges that the additional pitches would need to be planned as part of the comprehensive redevelopment of the whole site. In light of the previously identified need for pitches in the period up to 2012, we doubt whether this site is suitable to deliver this number of pitches in the short term.	The sites being suggested through the consultation are to meet needs over the plan period. Each site will be considered based on the site assessments already undertaken, and the feedback received from respondents.

No action.
No action.
No action.

Site ref	Comment ID	Respondent	Summary of Comments	Officer Response	Action
GT023	363, 377, 369, 370, 084, 085, 362, 364, 365, 366, 367, 368, 369, 371, 372, 373, 374, 375, 376, 378	Local residents	Petition against the potential site.	Comments noted.	No action.
GT023	363	Local resident	I am absolutely furious at this proposal having lived here for 16 years. I am looking into legal advice to stop this from going ahead.	the consultation has been carried out in full accordance with the Council's Statement of Community Involvement. Responses to the consultation will be considered alongside the Council's existing information to identify the preferred portfolio of sites for potential residential use by Gypsies, Travellers and Travelling Showpeople.	No action.
GT023	288	Local resident	Why is this site being considered when it is clearly unsuitable?	The sites considered in the consultation document passed the criteria (in line with Government guidance and policy) used to assess and identify potential suitable locations for Gypsy and Traveller provision.	No action.
GT023	028, 040,	Local residents	I am at a loss as to why there is any need to provide any more sites than we have when neighbouring counties such as Newcastle and Hartlepool do not have any provision at all. I feel we have more than enough.	National policy requires local authorities to consider the needs of all, including travellers, and to facilitate the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community. Discussion with other local authorities in the Tees Valley is on going.	No action.

GT023	320	Councillor Jan Taylor (Central Ward)	I question the suitability of this land to be developed for Gypsies and Travellers in relation to its previous use and the overlooking on three sides.	Comments noted.	No action.
GT023	040	Local resident	I am surprised to learn that of 142 required sites for the above people, that 98 of these will be required in Darlington. This seems grossly unfair and do not understand why, as the town assessed as already having the highest population of these people.	The TVGTAA indicates that it does not imply that the needs indicated, should necessarily be met in the locality in which that need arose, and recommends that further collaborative work is undertaken to agree how those needs can be apportioned across the study area. This was agreed by the inspector at the EIP of the Darlington Core Strategy, as outlined in the report. Therefore, whilst the figure of 35 is an interim position, the work goes onto indicate that further work is required, and is being undertaken with our neighbouring authorities across the Tees Valley.	Further liaison with neighbouring authorities.
GT023	140, 177, 396	Local resident	Surely the site would be much too small for the travellers?	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Traveller Showpeople communities. Pitches may vary in size and in numbers.	No action.
GT023	210	Local residents	Why should they get special provisions when there are other more deserving cases within the town.	National policy requires local authorities to consider the needs of all, including travellers, and to facilitate the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community.	No action.

GT023	028	Local resident	None of these sites should be used and no further monies should be given to providing for them when you, as a Council, have removed services from needy residents such as elderly and disable people. IT STINKS!!	See above. Some of the sites identified through the Making Places and Accommodating Growth DPD may be purchased or privately rented by Gypsies, Travellers and Travelling Showpeople in the same way as individual house buyers or rent payers. Therefore, there will be no cost to the local community. A number of funding options are also available in which local authorities can bid for in the provision of Gypsy and Traveller pitches.	No action.
GT023	54	Local resident	It appears that the East of Darlington is taking the burden of these sites. How about the west of Darlington?	Sites were originally identified in the West End. However, the sites failed to pass the assessment criteria and site requirements identified in the consultation.	No action.
GT023	031	Local resident	We are unable to attend the consultation events due to the times allocated.	The council was unable to hold consultation events outside normal working hours due to limited staff resources.	Consideration to be given to how consultations of this type can be improved.
GT023	350, 351,352,	Local resident	Residents have not been sufficiently notified or consulted.	Comments noted. A letter was sent out on the first day of the consultation. Every effort was made to inform both the settled and travelling communities. Nevertheless, the methods used will be reviewed as part of an on-going commitment to improve consultation techniques.	Consideration to be given to how consultations of this type can be improved in order to reach more people.
GT023	199	Local resident	I was never made aware of this proposed site until informed by estate agents on aborted sale.	Consultation has been carried out in full accordance with the Council's Statement of Community Involvement and in accordance with government policy and legislation.	Consideration to be given to how the consultation can be improved.

GT023	040, 051, 089,	Local resident	There is a perception that Gypsies and Travellers would prefer to stay together and join their fellow travellers on the existing sites in town in Honeypot Lane and Neasham Road.	This is an assumption and therefore cannot be taken into account when considering the site. The Council requires all housing needs to be met, including those for travelling groups. The consultation has given consideration to sites that may be Council-owned, and those that may be privately owned and run.	No action.
GT023	370, 059, 332, 334, 348,	Local residents	Generalisation that travellers could be perceived as threatening and/or intimidating and do not respect the law. There is also an perception that the provision of a Gypsy site would lead to an increase in crime and anti-social behaviour. The area would no longer feel safe.	It is unfair to assume the presence of Gypsies and Travellers will result in increased crime and anti-social behaviour. Crime or fear of crime is not a planning issue and cannot be taken into account in the consideration of sites.	No action.
GT023	336	Local resident	Since the creation of the new road, my house has been repeatedly targeted by vandalism and burglary. I do not feel that the addition of a traveller site to the area will do anything to address this, especially as it has the potential to increase the flow of pedestrian traffic past my house towards the Arnold Road tunnel.	It is unfair to assume the presence of Gypsies and Travellers will result in increased crime and anti-social behaviour. The issue is not a planning related matter and therefore cannot be taken into account in the consideration of the site.	No action.
GT023	265	Local resident	I objections is relation to safety of myself and my property. I work a permanent part time shift and arrive home between 2 and 3am every morning. At the moment although dark, I feel safe as the area around my street is so open.	Noted.	No action.
GT023	154, 210,	Local residents	We already have problems with anti-social behaviour in the Bank Top area.	This is not a planning related matter and therefore cannot be taken into account when considering the site. T	No action.

GT023	370, 125,	Local residents	Council should not spend money on these sites, instead spending it on things that would benefit the community, e.g. kids' play parks, arts centre etc.	Some of the sites identified through the Making Places and Accommodating Growth DPD may be purchased or privately rented by Gypsies, Travellers and Travelling Showpeople in the same way as individual house buyers or rent payers. Therefore, there will be no cost to the local community. A number of funding options are also available in which local authorities can bid for in the provision of Gypsy and Traveller pitches.	No action.
GT023	125	Local resident	The cost of remediation works will be extensive to create a new site whilst there are two existing sites in the town, which could easily be extended to double or triple their size without having to impact anywhere else in the town. It will cost a lot more to provide services (water, sewers, electricity) to this proposed site than it will to extend existing sites.	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Traveller Showpeople communities. Government guidance also encourages local authorities to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.	No action.
GT023	022, 054	Local residents	I'm getting my house independently valued and then if this site goes ahead, I'll get it valued for a second time and if the value has decreased I'll be seeking legal advice as to suing the council for the difference. Will the Council compensate residents for the loss of value?	The consultation identified potential sites that are worthy of further investigation for use as Gypsy and Traveller and Travelling Showpeople accommodation. No sites have yet been allocated for Gypsy accommodation at this stage of the consultation.	No action.

GT023	084, 085, 024, 027, 028, 030, 054, 059, 112, 141, 142, 164, 177, 196, 199, 210, 275, 299, 329, 331, 332, 347, 348, 350, 351, 362, 364, 365, 366, 367, 368, 369, 371, 372, 373, 374, 376, 378,	Local residents	The allocation of a gypsy site will effect property values and resident's ability to sell their properties. Properties would depreciate in value. Properties sales have already been withdrawn due to the potential sites identified in the consultation.	The value of land or property as a result of another proposed use of land is not a planning issue and cannot be taken into account in consideration of sites.	No action.
GT023	164, 211,	Local residents	The price of house and car insurance would increase.	The impact of the use of land on the insurance premiums on another, is not a planning-related issue and cannot be taken into account in the consideration of sites.	No action.
GT023	022, 059, 098, 120, 140, 164, 194, 221, 222, 223, 224, 225, 226, 227, 228, 229, 265, 272, 299, 318, 328, 355,	Local residents	Existing sites should be extended.	Comments noted.	No action.
GT023	024	Local resident	Sites on the outskirts of the town should be developed instead.	Comments noted.	No action.

GT023	024, 027, 028, 059, 082, 084, 085, 088, 089, 089, 104, 105, 120, 122, 131, 140, 161, 187, 211, 221, 222, 223, 224, 225, 226, 227, 228, 229, 250, 264, 265, 266, 272, 275, 276, 283, 295, 299, 301, 302, 303, 304, 318, 319, 331, 332, 334, 339	Local residents	It is a safe environment away from a main road. It is used for recreational activities, a children's play area and for dog walking. It should not be lost. Even it was retained, parents would not let their children out to play there.	Comments noted.	No action.
GT023	347, 348, 350, 353, 354, 357, 358, 362, 363, 364, 365, 366, 367, 368, 369, 371, 372, 373, 374, 376, 378,	Local residents	It is a safe environment away from a main road. It is used for recreational activities, a children's play area and for dog walking. It should not be lost. Even it was retained, parents would not let their children out to play there.	Comments noted.	No action.
GT023	328	Local resident	Dodsworth Street is 666m away - I would feel this is too far for children under 10 or 11 to go.	Comments noted.	No action.

GT023	125	Local resident	How much will it cost to create a buffer, hiding the site from the existing housing and what form will it take?	The cost for delivering any development of the site will be carefully considered when deciding the preferred sites.	No action.
GT023	025, 125,	Local residents	This is inappropriate development of green belt land.	Darlington borough contains no Greenbelt designations.	No action.
GT023	025, 030, 032, 112,	Local residents	Residents have not been sufficiently notified or consulted.	Comments noted. The consultation was carried out in full accordance with the Council's Statement of Community Involvement. The lessons learnt from this consultation will help to inform the preparation of future consultations.	No action.
GT023	388	Environment Agency	The site lies in flood zone 1 and therefore is at the lowest risk of fluvial or tidal flood risk. The site is over an historic landfill. It is also located on a major aquifer, a sensitive controlled waters receptor. Consideration must be given to assessing the risks to controlled waters (i.e. ground and surface waters) as a result of the landfill, and any other previously contamination uses, as part of the development of the site. The local authority should also consider whether there are any human health risks associated with the material tipped in this landfill, in relation to the potential for landfill gas.	Comments welcomed and noted.	No action.
GT023	025, 028, 077, 088, 089, 097, 104, 105, 125, 154, 223, 250, 295, 299, 318, 318, 336, 339, 353, 354, 355,	Local residents	The site gets boggy and floods during bad weather.	Comments noted.	No action.

GT023	230	Local resident	It is indicated on the Environment Agency Flood Map that this area is subject to flooding. It would be a waste of ratepayers money to develop the site and then see it abandoned because of extreme weather conditions.	The site is at low risk of flooding. See Environment Agency's response.	No action.
GT023	288	Local resident	Part of the site is in flood zone 2.	The site is at low risk of flooding. See Environment Agency's response.	
GT023	82	Local resident	I refer to the following from the DBC website relating to the nearby AMEC site. Appendix 9a:potential housing sites: summary of the Assessment Findings (ref site number 44). 1.2 ha of the site in the vicinity of the Blackett Road lies within flood zone 3. The majority of the site is within flood zone 1.	This information is irrelevant. The Blackett Road site is not located within the AMEC site.	No action.
GT023	283	Local resident	I object on the grounds of infrastructure: disruption of local roads whilst sewers and other services are laid.	Comments noted.	No action.
GT023	112	Local resident	Blackett Road is not an accurate site name.		
GT023	025, 103, 154, 161, 211, 221, 222, 224, 225, 226, 227, 228, 229, 283, 288, 295,	Local residents	Objections on the grounds of highway concerns. There is a lack of proper or safe access to the site. Where would the traffic enter and leave?	Comments noted. Access would be through Blackett Road or Alexander Street.	No action.
GT023	177	Local resident	Back Lane surface not suitable for further traffic use.		
GT023	164	Local resident	I have read your document it is very misleading as it refers to Blackett Lane being the entrance to the proposed site. In fact it is more likely to be Alexander Street, which gives me concern.	Access to the site would be through Blackett Road or Alexander Street. This is subject to further investigation.	No action.
GT023	194	Local resident	The Blackett Road site appears to lend its suitability to the travelling showpeople community especially considering the proximity to major transport links (Eastern Transport Corridor and A66). Especially considering the nature of the vehicles used for travelling shows, these are often large heavy goods vehicles with unusual projections hence this need to be considered - in order to make things easy for the proposed inhabitants and to reduce congestion.	Comments noted.	No action.

GT023	059, 077, 079, 082, 084, 085, 024, 030, 088, 089, 098, 103, 104, 105, 120, 121, 122, 125, 131, 161, 164, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 252, 255, 330, 264, 266, 275, 276, 288, 295, 299	Local residents	It is heavily congested. Congestion would be accelerated if the site was allocated.		
GT023	301, 328, 331, 332, 339, 350, 352, 354, 355, 357, 358, 362, 363, 365, 366, 367, 368, 369, 371, 372, 373, 374, 376, 378,	Local residents	It is heavily congested. Congestion would be accelerated if the site was allocated.		
GT023	030	Local resident	Most residents are not aware of the location of Blackett lane because the Road is no longer used.	Comments noted.	No action.
GT023	288	Local resident	No transport.	Comments noted.	No action.
GT023	336	Local resident	The proposed site is right next to the eastern transport corridor and so it would be dangerous for residents.	Comments noted.	

GT023	357	Local resident	I feel it is not good that these sites (GT002, GT015, GT014, GT022, GT023, GT041 and GT016) are mainly over one side of Darlington, which will cause major traffic congestion on roads which are already very busy.	Comments noted.	No action.
GT023	131, 154	Local residents	We have complained about air pollution in the past. The site is at high risk of air pollution.	Comments noted.	No action.
GT023	025, 028, 084, 085, 089, 275, 299, 336, 362, 363, 364, 365, 366, 367, 368, 369, 371, 372, 373, 374, 376, 378,	Local residents	There are problems of fly tipping and litter.	Comments noted.	No action.
GT023	025, 339	Local residents	The integration of a Gypsy site would ruin the character and natural landscape of the area.	Comments noted.	No action.
GT023	027, 028, 030, 059, 079, 088, 103, 120, 223, 250, 295, 299, 318, 319, 328, 331, 353, 355, 357	Local residents	The field has issues with excess gas levels.	Comments noted.	No action.
GT023	319, 332	Local residents	We are told there are tankers on site.	Comments noted.	No action.
GT023	040, 051, 077, 079, 088, 154, 221, 222, 223, 224, 225, 226, 228, 229, 283, 288, 299, 318, 350, 351, 352, 358	Local residents	Residents of this area have always been told that this site is contaminated and cannot be built on. Asbestos issues.	Comments noted.	No action.

GT023	22, 222, 223, 224, 225, 226, 227, 228, 229, 154	Local residents	The site contains a culverted sewer system (which made the Edgemore Road site unsuitable)	Comments noted.	No action.
GT023	255	Local resident	There sewers to the rear of Houghton Road are inadequate and have ruptured on several occasions.	Comments noted.	Noted.
GT023	225, 283	Local residents	The site is ex-landfill /vented land.	Comments noted.	No action.
GT023	225, 120, 140, 355	Local residents	The cobbled lane to the rear of Houghton Road already suffers from subsidence.	Comments noted.	No action.
GT023	027, 028, 120, 275	Local residents	The site is not suitable for Gypsy and Travellers accommodation due to the health and safety.	Comments noted.	No action.
GT023	028	Local resident	Residents suffered enough distress over recent years given the new through about/road building and consequent environment/noise pollution, opening of a garage workshop in Throstenest Avenue, a Chinese open late at night.	Comments noted.	No action.
GT023	030, 079, 088, 097, 098, 125, 140, 264, 265, 275, 295, 302, 336, 339, 353, 354, 357	Local residents	It will have an impact on biodiversity. Local wildlife is flourishing on the site including large flocks of birds, bats, Hawk Starlings and newts.	Comments noted.	No action.
GT023	221, 222, 224, 225, 226, 227, 228, 229	Local residents	DBC were directly involved in the survey funded by the Heritage Lottery Fund in mapping the Great Crested Newts and so will already be aware that this area is in a SSSI site.	The site is not designated as a SSSI.	The Council to liaise closely with the Biodiversity officer on Great Crested Newts.
GT023	196, 082, 088, 103, 104, 105, 120, 223, 255, 336, 339, 353, 354, 355, 357	Local residents	It is home to Great Crested Newts and may disturb their breeding sites.	Currently, there are no recorded Great Crested Newts on the site. However, the site is located in close proximity to two breeding populations of Great Crested Newts.	The Council to liaise closely with the Biodiversity officer on Great Crested Newts.
GT023	164	Local residents	Part of the site is said to be ancient woodland.	There are no designated ancient woodlands on the site.	No action.

GT023	025, 027, 288	Local residents	This area of land would be more suitable for allotments.	Comments noted.	No action.
GT023	22, 222, 224, 225, 226, 227	Local residents	The site would have a negative impact on the area. It is not a case of what should be developed on this site but more a case of nothing should be developed on this site.	Each site has been considered on its merits. National guidance requires sites to be sustainable, economically, socially and environmentally.	No action.
GT023	032, 033, 039, 088, 163, 164, 202, 330, 196, 221, 222, 223, 224, 225, 226, 228, 229, 243, 266, 271, 272, 295, 295, 322, 339, 357,	Local residents	It is an important green space. It should be kept as communal land / green space/ village green. Local residents want to register this land as a community green.	Comments noted.	No action.
GT023	330, 250, 255,	Local residents	There is little green space existing in the area. If the proposal goes ahead, it will lead to children playing close to the busy Haughton Road.	Comments noted.	No action.
GT023	320	Councillor Jan Taylor (Central Ward)	As a ward Councillor one priority is to maintain green space for local residents, particularly in this location where there is very little recreational land available.	Comments noted.	No action.
GT023	319	Local resident	Please look at areas that are not green sites, these are valuable and all are fast disappearing!!	Comments noted.	No action.
GT023	033, 034, 036, 037, 038, 039,	Local residents	I would like a residential meeting to discuss this site properly in which there will be Councillors and all residents concerned to attend, prior to 24th April.	The Council is taking this consultation very seriously. Every effort has been made to engage with residents and consult those who would be directly affected by any potential site. The Council is committed to reviewing its consultation techniques and will continue to do so.	No action.

GT023	120	Local resident	Can a representative of the council responsible for this decision attend any future meeting held by local people to answer any questions and explain the reasoning behind the choice of site.	The Council is taking this consultation very seriously. Every effort has been made to engage with residents and consult those who would be directly affected by any potential site. The Council is committed to reviewing its consultation techniques and will continue to do so.	No action.
GT023	079, 084, 085, 177, 396, 330, 266, 275, 363, 364, 365, 366, 367, 368, 369, 371, 372, 373, 374, 376, 378,	Local residents	Concerns of noise pollution/ noise impact.	Comments noted.	No action.
GT023	040, 370, 059, 177, 211, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 255, 266, 275, 288, 320, 328, 334,	Local residents; Councillor Jan Taylor (Central Ward)	The site is unsuitable as it is too close to residential housing / in a very built up area. It is bordered on 3 sides by residential housing.	Comments noted.	No action.
GT023	336	Local resident	The land alongside the cycle path has never been landscaped as was originally promised. It is unfair to add further detriment to the area.	Comments noted.	No action.
GT023	154	Local resident	It will have a negative impact on the existing residential amenity in the area.	Comments noted.	No action.
GT023	059	Local resident	In reference to page 78 point 9. This is a historical area. You have already used the old railway bed to create the bypass road.	Comments noted.	No action.

GT023	059	Local resident	Point 13: Yes this area has had many uses, allotments, brickworks, petrol storage, but it was never a coal yard, this was located further along Haughton Road.	Comments noted.	No action.
GT023	125	Local resident	You have used proximity to schools as being a plus point for this site, but that has no bearing on the matter as children do not necessarily attend the schools closed to their address, they are placed at schools where there is availability, which may be at the other side of town.	National and local policy requires equal access to education and to enable suitable provision from which travellers can access this.	No action.
GT023	302	Local resident	I have great concern over the local school, it is overcrowded.	Comment noted.	No action.
GT023	125	Local resident	In reference to page 79, item no. 19, there does not need to be any additional food outlets. We already have corner shops locally and an Asda Supermarket to provide all the shopping we need in this area.	The consultation makes reference to possible local food sites. This is in relation to local food initiatives/ places where you can grow local produce such as allotments.	No action.
GT023	153	Local residents	Submitted two newspaper articles with the headlines "Councils handed £6,000-a-caravan 'bribes' to provide sites for travellers" and "Second battle for Dale Farm".	Newspaper articles in relation to Dale farm are not relevant to this consultation and therefore will not be taken into account in the consideration of the site. All councils in England receive funding for every new home built or empty property brought back into use as part of the New Homes Bonus scheme. The New Homes Bonus also applies to the provision of Gypsy and Traveller pitches, which are classed as affordable homes.	No action.
GT023	288	Local resident	In reference to point 6, this site is NOT 300m of services, town and district centres. Only small shops > 300m.	Noted.	No action.
GT023	288	Local resident	Limited facilities.	Noted.	No action.
GT023	154	Local resident	It is contrary to Core Strategy Policy CS13: Accommodating Travelling Groups.	The sites will be assessed against policy CS13.	No action.
GT023	164	Local resident	I own part of the potential site.	Comments noted.	No action.
GT023	30, 330, 040, 164,	Local residents	It would be unfair to travellers themselves because privacy would be limited due to the area being a residential area and directly overlooking the site.	Comments noted.	No action.

GT023	187, 211, 322	Durham Constabulary (Architectural Liaison Officer)	The loss of this amenity to a travelling site would create too much tension within an settled community.	Comments noted. All planning-related concerns from residents, will be taken into account in the consideration of sites.	No action.
GT023	211	Local resident	The reputation that this community has acquired by themselves has not gone unnoticed particularly by recent TV shows, Dale Farm, blatantly in your face well publicised through the media. This includes disrespect for the law, others outside their community i.e. litter, noise and disruption.	This is not a planning matter and therefore cannot be taken into account when considering the site.	No action.
GT023	211	Local resident	We feel that the area if used for this purpose would expand over time, pushing out the residents.	The allocation of sites for Gypsy, Travellers and Travelling Showpeople provision will help to reduce the unauthorised encampments and unauthorised development.	No action.
GT023	211	Local resident	Another matter which has been brought to our attention is the possible fact that funding is the underlying motivation for this totally inappropriate proposal to use this site and others under "new homes bonus" in which payments are given to councils for finding sites often in face of fierce public opposition sounds familiar!	This is certainly not the case. All councils in England will receive funding for every new home built or empty property brought back into use as part of the New Homes Bonus scheme. The scheme applies to both market housing and Gypsy and Traveller accommodation.	No action.
GT023	283	Local resident	There are many instances of building without planning permits and then asking for retrospective planning permission - will this be the case here? If the land is sold and the Council do not keep control. Recent Council costs for legal action by a Council we've estimated at £4,000,000 can Darlington afford this?	One of the aims of allocating sites, is to try to reduce incidents of unauthorised encampments and developments.	No action.

Site Ref	Comment ID	Respondent	Summary of Comments	Officer Response	Action
GT041	396, 393, 395, 392, 401, 310, 237, 184, 384, 180, 181, 182, 183, 235, 236, 238, 239, 240, 185, 242	Local residents	Petition against the proposed Gypsy site.	Objection Comments noted. Responses to the consultation will be considered alongside the Council's existing information to identify the preferred portfolio of sites for potential residential use by Gypsies, Travellers and Travelling Showpeople.	No action.
GT041	68, 279, 344, 087, 281, 306, 399, 344, 346, 061, 062, 07, 345, 344, 078, 356, 294, 399, 282, 194, 357, 340, 401, 291, 305, 308, 310, 312, 326, 322, 047, 057, 286, 052, 287, 289, 042, 290, 049, 237, 184, 382, 168, 170, 246, 248, 214, 126, 213, 167, 384, 180, 181, 110, 182, 183, 090, 144, 233.	Cllrs Nick Wallis, Andy Scott and David Lyonette (Summary of responses from residents); Fabrick Housing Group, Tees Valley Housing Group, Local residents	Objections / site is not suitable for Gypsy and Travellers accommodation.	Objections noted.	No action.

GT041	234, 235, 236, 158, 160, 238, 239, 130, 240, 241, 094, 099, 102, 106, 107, 108, 109, 166, 185, 188, 190, 195, 198, 200, 205, 208, 242, 254, 257	Local residents; Councillor Marjory Knowles (Harrowgate Hill Ward),	Objections / site is not suitable for Gypsy and Travellers accommodation.		
GT041	234, 235, 236, 158, 160, 238, 239, 130, 240, 241, 094, 099, 102, 106, 107, 108, 109, 166, 185, 188, 190, 195, 198, 200, 205, 208, 242, 254, 257,	Local residents; Councillor Marjory Knowles (Harrowgate Hill Ward),	Objections / site is not suitable for Gypsy and Travellers accommodation.	Comments noted.	No action.
GT041	401	Cllrs. Nick Wallis, Andy Scott and David Lyonette (Summary of responses from residents)	Two residents in favour of potential site.	Support noted.	No action.
GT041	203	Resident of North Ormesby Travelling Showperson's site	As a Travelling Showman, this site has the potential for an excellent showpeople's site, with good screening and positioning of the development to fit in with the local landscape. The road leading to Glebe Road is fairly wide and unobstructed. Schools, some shops are nearby and a frequent bus service. Electricity and other services are at the end of Glebe Road so connection might not be a problem. Children's play area can be established if needed.	Comments noted.	No action.

GT041	213	Local residents	We find it a little strange that a number of other sites have been excluded that may appear more suitable and appropriate to the needs of the Gypsy and Traveller community, therefore we would be interested to know if political interference is a key factor in GT041 and GGT042 being shortlisted.	The sites considered in the consultation document passed the criteria (in line with Government guidance and policy) used to assess and identify potential suitable locations for Gypsy and Traveller provision.	No action.
GT041	061, 399, 052, 254	Local residents	It is a quiet and peaceful area. The area has been recently developed and improved and is close to a residential estate. It would cause even more disruption to the people who live in the immediate area.	Comments noted.	No action.
GT041	060,061, 062, 279, 345, 344, 057, 158, 094, 099	Cllrs. Nick Wallis, Andy Scott and David Lyonette (Summary of responses from residents); Local residents	Generalisation that travellers could be perceived as threatening and/or intimidating and do not respect the law. There is a perception that a Gypsy site would lead to an increased in crime and anti-social behaviour, as a result, the area would no longer be safe.	It is unacceptable to assume the presence of Gypsies and Travellers will result in increased crime and anti-social behaviour. The issue is not a planning related matter and therefore cannot be taken into account in the consideration of the site.	No action.
GT041	384	Local resident	I have been a victim on more than one occasion of the Gypsies. I have had property removed from my enclosed rear garden. I have had numerous run-ins with unlicensed and uninsured travellers who roam around the town thinking they can do as they please with no regard for anyone but themselves.	This is not a planning matter and therefore cannot be taken into account when considering the site.	No action.
GT041	70, 068, 069, 279, 278, 306, 294, 047, 049, 249, 111, 110, 102, 188, 195,	Local residents	Pleased with the investment DBC have done to Woodland View. However, the allocation of a gypsy site will effect property values and resident's ability to sell their properties. Property sales have already fallen through.	The issue of land values is not a planning matter and therefore cannot be taken into account when considering the site.	No action.
GT041	248,	Fabrick Housing Group, Tees Valley Housing Group.	We are trying to sell homes at the moment, in partnership with the Council on the adjacent site. Since the consultation has been announced, sales have slowed right down and confidence in the sale market has ebbed away. Please announce your preferred shortlist of sites as soon as possible so that uncertainty of this is resolved and this might help confidence return.	Noted and agreed.	No action.
GT041	110, 188,	Local residents	Car and house insurance will rise by 30%.	The impact of the use of land on the insurance premiums on another, is not a planning-related issue and cannot be taken into account in the consideration of sites.	No action.

GT041	071, 251, 111, 233, 158, 102, 246	Local residents	We recently brought a property on the housing estate. We were not notified about plans to build a potential Gypsy site near our homes when purchasing the house. This means we were sold a house with omitted information that could affect us and our property, which raises certain legal issues.	The consultation identified potential sites that are worthy of further investigation for use as Gypsy and Traveller and Travelling Showpeople accommodation. No sites have yet been allocated for Gypsy accommodation at this stage of the consultation.	No action.
GT041	322	Local resident	Legal advice has been sought. All the new home owners will sue the Council as when asked if anything was being built, nothing came up.	The consultation identified potential sites that are worthy of further investigation for use as Gypsy and Traveller and Travelling Showpeople accommodation. No sites have yet been allocated for Gypsy accommodation at this stage of the consultation.	No action.
GT041	289	Local resident	It was interesting to see that on page 51 of the consultation document, the majority of unauthorised sites have been located in the middle and around the South East of the town with only one site in Haughton West ever coming close to the north of the town. It is obvious to me that they have no interest in venturing up this way and they seem to want to be near where their community already exists. It would stand to reason that if you are going to establish a site you would not completely isolate them from their own community, you would use the 1.5million grant to upgrade what is already there and extend the original sites to accommodate their life. Travellers/Gypsy culture does not accommodate the 'general public' or 'outsiders' as they call us and they will openly admit to that. They have stated that if you upgrade the site that already exist and expand they would be happier. Everything is in place there is road access, space if the sites are to be redesigned and their community is there.	This is an assumption and therefore, cannot be taken into account in the consideration of the site. Furthermore, the Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Traveller Showpeople communities. Government guidance also encourages local authorities to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.	No action.
GT041	396, 395, 392, 306, 310, 237, 384, 144, 235, 238, 239, 240, 185, 242	Local residents	Contrary to Core Strategy Policy CS13: Accommodating Travelling Groups.	Comments Comments noted.	No action.

GT041	257, 391	Councillor Marjory Knowles (Harrowgate Hill Ward), Local resident	It will not reduce tensions between the settled and the traveller communities as required by the Policy for Travellers (policy B).	The Council seeks to reduce tensions between settled and traveller communities in plan making and planning decisions. This is reflected in the Government's Planning policy for travellers sites.	No action.
GT041	248, 213,	Fabrick Housing Group, Tees Valley Housing Group, Councillor Marjory Knowles (Harrowgate Hill Ward); Local residents	There is limited access to services such as access to GPs and health centres.	Comments noted.	No action.
GT041	249	Local resident	There are no primary schools or Doctor's surgery within 1000m of the site.	Comments noted.	No action.
GT041	396, 395, 346, 345, 194, 342, 401, 310, 287, 237, 168, 384, 234, 235, 236, 238, 239, 240, 108, 185, 205, 208, 242, 254, 391	Cllrs Nick Wallis, Andy Scott and David Lyonette (Summary of responses from residents), Local residents	The development of a Gypsy site will have a negative impact on schools. There is currently a shortage of school places in the area. Harrowgate and Whinfield Primary Schools and Longfield Academy are heavily over-subscribed.	It would be incorrect to assume that the provision of education for traveller children would have a negative impact on schools. National and local policy requires equal access to education and to enable suitable provision from which travellers can access this.	No action.
GT041	233	Local resident	Concerned any further increase in population will have an adverse and detrimental effect on families/children accessing local services and families e.g. doctors, schools and dentists. Availability will become more sparse and by having more people in the community, competition for those services will be increasingly difficult to access or register, in what is already a competitive market.		
GT041	391	Local resident	Without significant investment in the area the schools and doctor surgeries would not be able to cope and also the area already has a high rate of unemployment.	Comments noted.	No action.
GT041	257	Councillor Marjory Knowles (Harrowgate Hill Ward),	Yes there is a small convenience store in Mayfair road, but not exactly local to the proposal. The nearest shopping centre is 1 mile away with not great transport links.	Comments noted.	No action.
GT041	257,	Councillor Marjory Knowles (Harrowgate Hill Ward),	If we want to improve attendance at school and the education attainment of Gypsies and Travellers, then access to schools is imperative. In this area primary schools are not 'local' and there is only one school in Darlington- Modwen primary where it is proposed to increase numbers.	Comments noted.	No action.
GT041	391	Local resident	It is much publicised that Gypsy and Traveller children do not go to secondary school.	This is an assumption and therefore will not be taken into account when considering the site.	No action.

GT041	396, 395, 187, 194, 078, 392, 284, 310, 312, 287, 237, 384, 234, 235, 236, 238, 239, 240, 185, 188, 205, 208, 242, 391, 249	Local residents	The site is in a predominantly rural area. A Gypsy site will have a negative impact on the landscape of the countryside and will be visually intrusive on surrounding properties.	Comments noted.	No action.
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GT041	396, 395, 346, 345, 194, 393, 356, 087, 392, 306, 342, 399, 340, 291, 305, 308, 326, 322, 285, 397, 286, 287, 289, 237, 184, 382, 168, 246, 214, 213, 384, 180, 181, 110, 182, 183, 090, 145, 233, 234, 235, 236, 238, 239, 130, 240, 241, 108, 109, 190, 195, 198, 200	East Coast Main Lines Company Limited; Local residents	There are health and safety concerns for residents and/or Gypsies and Travellers due to the presence of electricity pylons and the proximity of the East Coast Railway Line. This will result in adverse noise impacts. Areas of fencing protecting the railway line is not secure.	Comments noted.	No action.
GT041	205, 208, 242, 254, 257, 391	Local residents; Councillor Marjory Knowles (Harrowgate Hill Ward), Helen Barker,	There are health and safety concerns for residents and/or Gypsies and Travellers due to the presence of electricity pylons and the proximity of the East Coast Railway Line. Therefore, result in adverse noise impacts. Furthermore, areas of fencing protecting the railway line is not secure.	Comments noted. Consideration will be given to siting the pitches away from the railway line in order to mitigate against the noise.	No action.

GT041 ECML	397	East Coast Main Lines Company Limited	I note this site as being immediate adjacent to the ECML. I raise concerns with this site as the average speed of trains over this section is a minimum of 90mph. While all mitigating factors are made by all parties involved, it is felt that the proximity of the proposed site and the speed of the trains could give rise to additional safety incidents that will impact on train movements on the Scotland-London route. Despite all efforts being made by the industry as a whole, instances of trespass on the railway are still an issue and can on occasion close the railway to all train movement for a number of hours depending on the circumstances involved. Other sites have been excluded for this reason, ECML questions why this is not the case with GT041, especially as sites GT041 and GT042 are split by the ECML. GT042 has been excluded on grounds of highway concerns. GT012 and GT013a have also been excluded on grounds of industrial noise and unsuitable as a residential community.	Comments noted. The Environmental Health Officer indicated that mitigation against the noise impact could be undertaken due to the large size of the potential site.	No action.
GT041	396, 395, 346, 345, 393, 281, 284, 306, 342, 399, 340, 291, 305, 308, 310, 310, 326, 285, 286, 289, 290, 237, 184, 382, 168, 246, 213, 384, 251, 183, 182, 18, 180, 090, 145, 235, 236, 238, 239, 130, 240, 241, 185, 188, 198	Local residents	The land is boggy and is at risk of flooding. A stream runs adjacent to it.	Comments noted.	No action.

GT041	205, 242, 254, 257, 391,	Councillor Marjory Knowles (Harrowgate Hill Ward), Local residents	The land is boggy and is at risk of flooding. A stream runs adjacent to it.	Comments noted.	No action.
GT014	214	Local resident	Pictures submitted illustrating flooding on the site.	Welcomed and noted.	No action.
GT014	391	Local resident	The southern and western tips of the site lies directly along a watercourse which currently comprises of wildlife.	Comments noted.	No action.
GT041	290	Local resident	If you care to survey this site more carefully you will note that a significant water course runs the full length of this site. This is not a minor watercourse as you stated, approx 35 hectares of agricultural land to the east of the A167 and approx 50 ha to the west of the A167 drain into this watercourse together with surface water from Beaumont Hill, Harlea Avenue, Harrowgate Village, The White Horse Estate, Glebe Road and all the many street in between. The site floods regularly and should debris from the Gypsy camp end up in the stream this is only going to make the matter worst. Ourselves the Parker family of Ketton being the land owners adjacent to the proposed site, have an agreement with the present tenants to enter the field on a regular basis to clean out the water course. Contractors have been employed on several occasions to carry out this cleaning. Neither Northumbrian water or DBC have ever cleaned this watercourse. If we were to stop cleaning this out regularly I can assure you that it would become a lake.	Comments noted.	No action.

GT041	388	Environment Agency	The site lies in flood zone 1 and therefore is at the lowest risk of fluvial or tidal flood risk. Our national mapping for potential surface water flooding indicates that the site may be at some risk of flooding from this source. This map is broad in scale and only identifies potential flood risks, therefore we would recommend that surface water flooding is considered firstly in terms of whether the location is appropriate, and also in terms of the site specific FRA, if any of these sites are brought forward as allocations.	Comments noted.	No action.
GT041	340, 308, 057,	Local residents	There is a stream which runs directly at the bottom of the field, which is a permanent water source. This not clean water and produces noticeable odour which would be datable. This could cause health issues. It is used as a dumping ground for bikes etc.	Comments noted.	No action.
GT041	396, 395, 282, 346, 278, 194, 393, 393, 342, 340, 310, 401, 237, 244, 249, 384, 235, 236, 238, 239, 240, 108, 109, 185, 242,	Cllrs. Nick Wallis, Andy Scott and David Lyonette, Local residents	It is a greenfield site. Focus should be placed on developing existing Brownfield sites around the town.	Comments noted. As stated in Core Strategy policy CS13, preference will be given firstly to locations within and then adjacent to existing settlements, and then to the re-use of Brownfield land in other locations.	No action.
GT041	396, 395, 068, 346, 392, 393, 306, 310, 287, 237, 168, 384, 110, 233, 234, 235, 236, 238, 239, 240, 185, 198, 205, 208, 242, 254, 391	Local residents	Existing allotments would be adversely affected. And should continue to be used for allotment use. There is a waiting list in Darlington for use of an allotment.	Comments noted.	No action.
GT041	282	Local residents	We have an allotment next to the proposed site on Glebe Road, they will be using our access road.	Comments noted.	No action.
GT041	062, 070, 069, 249, 233, 234, 205,	Local residents	The integration of a Gypsy site would ruin the character and natural landscape of the area.	Comments noted.	No action.
GT041	382, 249, 254, 391,	Local residents	The field is clearly visible from North Road the A167 and the main road in the area of the White Horse Pub. It would not give a very good impression of Darlington town.	Comments noted.	No action.
GT041	396, 393, 395, 310, 057, 067, 290, 237, 244, 384, 235, 236, 238, 239, 240, 109, 185, 242	Local residents	The site is known to be contaminated/polluted. There is no indication in the proposal about how waste sewage or domestic pollution will be dealt with.	Comments noted. Issues in relation to site maintenance will be dealt with at planning application stage.	No action

GT041	060, 061, 294, 312, 042, 208	Local residents	The site suffers from existing problems with litter and fly tipping, particularly on the land at the back and bottom of Glebe Road. There is a perception that these problems would deteriorate even further if Gypsy and Traveller pitches were located on site.	Comments noted. It would be unacceptable to suggest that the problems in relation to litter and fly tipping would deteriorate even further as a result of Gypsies and Travellers.	No action.
GT041	06, 068, 278, 087, 078, 294, 399, 357, 401, 289, 382, 168, 119, 214, 110, 158, 241, 094, 190, 195, 391	Cllrs Nick Wallis, Andy Scott and David Lyonette (Summary of responses from residents), Local residents	It is a used as a green space, a place to run, walk with children, dog walking and to enjoy the countryside.	Comments noted.	No action.
GT041	306, 289	Local residents	It is next to a proposed green corridor.	There is a proposed green corridor next to the site. Potential impacts of the development on the proposed green corridor can be mitigated through the development management process.	No action.
GT041	294, 248, 130, 208, 254, 257, 391,	Councillor Marjory Knowles (Harrowgate Hill Ward), Local residents	This is inappropriate development of green belt land.	Darlington borough contains no Greenbelt designations.	No action.
GT041	290	Local residents	The site borders Skeringham Community Woodland. It would be a disgrace if this site was granted as this beautiful educational and communal area would die through over hunting, using the wood for fuel and usual fly tipping that is all associated with these people.	This is an assumption and therefore, cannot be taken into account in the consideration of the site.	No action.

GT041	396, 395, 282, 346, 345, 087, 078, 392, 284, 306, 342, 294, 340, 305, 308, 310, 312, 322, 285, 286, 287, 289, 237, 184, 382, 119, 214, 213, 384, 251, 180, 181, 110, 182, 183, 090, 144, 233, 235, 236, 238, 239, 130, 240, 094, 109, 185, 190, 195, 198, 200, 208, 242, 254, 391, 249	Local residents	The provision of Gypsy and Traveller pitches on this site will result in adverse impacts on biodiversity. There are reports of a range of wildlife on site including deer, rabbits, ducks, geese, frogs, newts, bats, hedgehogs, heron, coots and mallards. Skerningham Community Woodland is an area abundant with wildlife habitat.	The impact on habitats for wildlife, flora and fauna, would be taken into account in the development of any site.	No action.
GT041	213	Local resident	Uncertainties around environmental risks due to the presence of water voles, possible SSSI and BAP Habitats etc.	GT041 is not a designated SSSI or BAP Habitat. Dialogue with the Biodiversity officer has taken place to discuss water voles.	No action.
GT041	326	Local resident	Consideration should be given to flora and fauna.	The impact on habitats for wildlife, flora and fauna, would be taken into account in the development of any site.	No action.

GT041	396, 395, 070, 207, 279, 346, 344, 187, 278, 194, 393, 281, 392, 284, 306, 342, 294, 399, 357, 340, 401, 291, 308, 310, 312, 322, 285, 289, 237, 244, 382, 168, 246, 248, 214, 384, 180, 111, 182, 144	Cllrs Nick Wallis, Andy Scott and David Lyonette (Summary of responses from residents), Fabrick Housing Group, Tees Valley Housing Group, Local residents	The potential site is located in a built up residential area. Access to the site is not fit for purpose. The road is too narrow and is not suitable for HGV vehicles, horses and trailers. Road works/repairs would be needed. Congestion would also be a problem. Glebe Road is already congested. Generated traffic movement from the site would cause significant disruption to Glebe Road and other roads in the area.	Comments noted. The number of pitches indicated in the consultation document are unlikely to generate sufficient trips that will have a significant impact on the local highway network.	No action.
GT041	145, 233, 234, 235, 236, 238, 239, 130, 240, 241, 094, 106, 108, 109, 185, 195, 198, 200, 205, 208, 242, 254, 257,	Councillor Marjory Knowles (Harrowgate Hill Ward); Local residents	The potential site is located in a built up residential area. Access to the site is not fit for purpose. The road is too narrow and is not suitable for HGV vehicles, horses and trailers. Road works/repairs would be needed. Congestion would also be a problem. Glebe Road is already congested. Generated traffic movement from the site would cause significant disruption to Glebe Road and other roads in the area.	Comments noted. The number of pitches indicated in the consultation document are unlikely to generate sufficient trips that will have a significant impact on the local highway network.	
GT041	385	Network Rail	In reference to the protection of the railway. It suffers from a high level of trespass and vandalism and we would not wish to see any type of development in either of these sites which would have potential to increase the problem. Given that the site is located adjacent to the ECML and trains pass the site in excess of 100mph the development would be subject to noise and vibration issues and we do consider this to be an appropriate or safe environment for this type of development.	Comments welcomed and noted.	No action.
GT041	385	Network Rail	If the LPA is minded to progress these sites for the use of sites for Gypsies, Travellers and Travelling Showpeople, measures would need to be met as part of any planning permission is granted. These are in relation to fencing; drainage; fail safe use of crane and plant' excavations/earthworks; security of mutual boundary; method statements/fail safe/possessions; two metre boundary; noise/soundproofing; trees/shrubs/landscaping; lighting and access to railway.	Comments welcomed and noted.	No action.

GT041	249	Local resident	There is no access to a transport node provided via a safe waking route.	Comments noted.	No action.
GT041	391	Local resident	Your report states that significant works would be needed. How could this be done? The road would need to be widened as it is currently a bus route and with parking on both sides of the road a large vehicle towing a caravan etc would not be able to pass a bus. Houses on both sides of the road would not make it possible for the road to be widened.	Access to the site would be from an unadopted section of Glebe Road. The work required to bring the road to an adoptable standard will be taken into account when considering the site.	No action.
GT041	203	Resident of North Ormesby Travelling Showperson's site	There is very little movement of show equipment during winter months (Nov-Apr) so there would be limited impact upon the local highway network during this period. During the summer months, movement on and off the site may only be once a week or once a fortnight to attend a fair. Some for the families may even be off for most of the summer season. We do not operate any vehicles that are over length, width or height. Only design and decoration set them apart from other vehicles.	Comments noted.	No action.
GT041	396, 395, 393, 392, 310, 213, 384, 235, 236, 240, 185, 242, 257,	Councillor Marjory Knowles (Harrowgate Hill Ward); Local resident	Limited access to public transport. Access to public transport is 1km which is outside the Council's own policy which states that the distance should be ideally 200m and a maximum of 800m.	Comments noted. This issue was highlighted in the consultation document.	No action.
GT041	249	Local resident	The possible number of pitches is shown as 5-15. Paragraph 27, page 89 states that generated traffic will cause disruption on Glebe Road and other roads in the area. At peak times, traffic congestion on such the A167 into Darlington is already horrendous e.g a 10 minute bus ride into town can take between 30-40 minutes at such times. You stated that, for this reason, the site may therefore be more suitable for the lower end of the range in terms of pitches. Is this worth the cost and disruption such a proposal would generate?	The selection of preferred sites will be informed by feedback obtained as part of the consultation.	No action.
GT041	396, 395, 393, 392, 289, 237, 384, 236, 238, 239, 240, 242,	Local residents	There are no children's play facilities in the local area.	Comments noted.	No action.
GT041	233	Local resident	Concerns as to what is available for those older children especially teenaged, provision is already adequate in the area.	Comments noted.	No action.
GT041	357	Local resident	The site is unsuitable for any construction due to the pipes below that hold methane gas. This is a potential health risk.	Comments noted.	No action.

GT041	396, 395, 393, 392, 237, 384, 235, 236, 238, 239, 240, 185, 015, 242,	Local residents	Site used as a common right of way. Beaumont School use this route to allow the children to enjoy the countryside.	Comments noted.	No action.
GT041	396, 395, 392, 393, 310, 237, 384, 234, 235, 236, 238, 239, 240, 185, 070, 069, 110, 198, 242, 248	Fabrick Housing Group, Tees Valley Housing Group; Local residents	The map is out of date/incorrect. The report states the nearest properties are Birch Road and Maple Road. This is incorrect, the nearest properties are on the new estate built on Beaumont Hill Site. 106 family homes have been built.	Agree. Mapping discrepancies and information regarding the site will be addressed at the next stage of the Making Places and Accommodating Growth DPD.	No action.
GT041	399	Local resident	There is a possibility of Northumbrian water Mans running through the site.	Comments noted.	Work will be undertaken to assess the site infrastructure.
GT041	213	Local residents	Provision of utilities to this site is likely to be considerable.	Comments noted.	No action.
GT041	207	Chief Inspector Chris Reeves, Darlington Police	The site map requires more detail in order identify their exact location.	The precise area that would be suitable for development would be determined through further work.	No action.
GT041	207	Chief Inspector Chris Reeves, Darlington Police	Suggests that the site infrastructure section of the assessment is extended to include a more detailed and qualitative evaluation of amenities including provision of water, showers, cooking facilities domestic waste disposal, drainage areas, showers and the maintenance of hard stands and roadways.	Comments noted.	No action.
GT041	233	Local resident	I question the accuracy of the statistics and therefore question the number of sites required.	The allocation of sites for Gypsy, Travellers and Travelling Showpeople is be based on a robust evidence base, Government guidance and policy and feedback obtained as part of the consultation.	No action.
GT041	249	Local resident	The site in question is both sloping and undulating. I am therefore amazed that even a smaller area within the site could be considered flat and suitable for purpose.	Comments noted. The site passed the criteria used to assess and identify potential sites suitable for Gypsy and Traveller pitches.	No action.

GT041	249	Local resident	In relation to paragraph 39, the potential for Travelling Showpeople on the site. I note that in obtaining the views of the Gypsy community themselves, they express concern with regard to short-stay pitches, in that these should be restricted in order to maintain feelings of safety and cohesion for the more permanent residents. What about the residents of Glebe Road and the surrounding area?	An extensive 6 week consultation was carried out in line with the Statement of Community Involvement. The consultation aimed to obtain feedback from both the settled and the travelling communities regarding the suitability of the potential sites for use as Gypsy and Traveller accommodation.	No action.
GT041	067, 278	Local residents	It could lead to overspill of Travellers congregating on Springwell Pastures as has happened in the past.	The allocation of sites for Gypsy, Travellers and Travelling Showpeople provision will help to reduce the unauthorised encampments and unauthorised development.	No action.
GT041	306	Local resident	It is in a minerals safeguarding area containing shallow limestone.	Development on the site would need to be consistent with the Mineral and Waste Core Strategy DPD, policy MWC4: Safeguarding of Minerals Resources from Sterilisation. It states that non-minerals development will be permitted if the need for non-minerals development can be demonstrated to outweigh the need for the mineral resource. Mineral extraction is unlikely due to the close proximity of the East Coast Main Line.	No action.
GT041	279	Local resident	It is located within an Conservation area	The site is not located within a designated conservation area.	No action.
GT041	306	Local resident	The site should be assessed for the presence of non-designated WWII pillbox	The WWII pill box is located across the railway bridge to the east.	No action.
GT041	233	Local resident	There is a Grade 2 Listed Building close by.	The Council is not aware of a Grade II Listed Building close by.	No action.

GT041	233	Local resident	Employment opportunities could be difficult i.e. quite a distance from transport links.	Comments noted.	No action.
GT041	345, 052	Local residents	There will be a significant cost to tax payers due to the need to provide basic services including school places and sports and play facilities. This is a misuse of public funds.	Some of the sites identified through the Making Places and Accommodating Growth DPD may be purchased or privately rented by Gypsies, Travellers and Travelling Showpeople in the same way as individual house buyers or rent payers. Therefore, there will be no cost to the local community. A number of funding options are also available in which local authorities can bid for in the provision of Gypsy and Traveller pitches.	No action.
GT041	289	Local resident	Financial contributions would need to be made in order to develop the site such as a water or electricity. If there was to be a provision of a play area for the Traveller children then in turn we would also like to have a play area developed for our children to play in. It would be financially more viable to extend within an established site or build on a Brownfield site that has a base on which to build, e.g. Faverdale.	See above.	No action.
GT041	249	Local resident	In reference to paragraphs 20, 26 and 35, financial implications would have to be met by those paying Council tax.	Some of the sites identified through the Making Places and Accommodating Growth DPD may be purchased or privately rented by Gypsies, Travellers and Travelling Showpeople in the same way as individual house buyers or rent payers. Therefore, there will be no cost to the local community. A number of funding options are also available in which local authorities can bid for in the provision of Gypsy and Traveller pitches.	No action.

GT041	244	Local resident	Is it true that Darlington Council will receive 1.5 million pounds for giving pitches and setting up of more sites for the Gypsies also will you get £1000 every year for every pitch that you have provided for the Gypsies true or not?	The Council submitted a bid to the Homes and Communities Agency and was successful in obtaining £1.5 million in funding for the provision of 20 additional pitches. The Council will receive funding for every new home built or empty property brought back into use as part of the New Homes Bonus scheme. The New Homes Bonus also applies to the provision of Gypsy and Traveller pitches, which are classed as affordable homes.	No action.
GT041	344	Local resident	It was promised by council officials / previous MP that there would be no further development after building works for the houses were completed. These plans would result in an agreement being breached.	The council is not aware of any agreement. The site is located within the development limits of the Borough therefore development on this site is permitted.	No action.
GT041	344	Local resident	I am disabled and have a serious illness that may be affected by the potential allocation of the site.	Any details relating to the site management would be considered at planning application stage.	No action.
GT041	194	Local resident	The site appears to be in close proximity to a range of services suggesting that it would be sustainable.	Comments noted.	No action.
GT041	049	Local residents	Although I have no issue with Travellers on the whole, the quality and upkeep of the site will not be controlled to a level that will guarantee that no visual nuisance will be caused.	Issues in relation to site maintenance will be dealt with at planning application stage.	No action.

GT041	110	Local resident	Who and how would the site be managed to ensure the people on site did not exceed the numbers and/or extend into further areas.	Issues in relation to site maintenance will be dealt with at planning application stage. The Council's Unauthorised Encampments Policy deals with the decision-making process adopted to manage unauthorised encampments in an efficient and effective way balancing the rights of both the settled and travelling community.	No action.
GT041	399, 291	Local residents	How do you propose to keep the land clean and stop the possible spread of disease from animals. How safe is it to have portable gas cylinders next to a busy railway line and under/next to electricity pylons.	Any details relating to the site management would be considered at planning application stage.	No action.
GT041	214	Local resident	I am concerned at how the Council proposed to clean and stop the possible spread of infection and diseases from the animal excrement?	Issues in relation to site maintenance will be dealt with at planning application stage.	No action.
GT041	049	Local residents	The council has already allowed the building of houses at the end of Glebe road where once a low level structure stood. The further intrusion of the planned site will yet again turn a semi rural area on the outer edge of town into urban sprawl through the back door.	Comments noted.	No action.
GT041	244	Local resident	I heard that there may be a PHASE 2 development for 95 houses in Glebe Road, is this true?	At the time of doing this consultation, the Council is not aware of any proposals for housing development at Glebe Road. We have not received any planning applications or pre-applications for housing development.	No action.
GT041	391	Local resident	The site will invite illegal camps to surrounding fields and farmland.	This is an assumption and will not be taken into account when considering the site.	No action.

GT041	249	Local resident	In reference to paragraphs 33 and 34, explanation not given as response not known.	An explanation was not given as information regarding the site's infrastructure was unknown. One of the aims of the consultation was to obtain further information regarding each of the sites.	No action.
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Site ref	Comment ID	Respondent	Summary of comments	Officer response	Action
GT002 and GT015	261	Leaseholder of Honeypot Lane Caravan site	As I run Honeypot Lane Caravan Site already and as a member of the Gypsy community I know what most of our people want and need, which is to remain within their own community, but at the same time have what others would call essential basic needs e.g. their own toilet, shower and kitchen.	Comments noted. Feasibility studies are being undertaken to establish the site's capacity for improvements and for Gypsy and Traveller provision.	No action.
GT002	261	Leaseholder of Honeypot Lane Caravan site	On the transit site the pitches are already there but the provision of amenity buildings per pitch would be a great advantage both to the Travelling Community and the Council as it would make a lot more residential plots in Darlington and also give individual their own facilities instead of sharing.	Comments noted. Feasibility studies are being undertaken to establish the site's capacity for improvements and for Gypsy and Traveller provision.	No action.
GT015	261	Leaseholder of Honeypot Lane Caravan site	There is ample room for more residential plots as there is a lot of land unused surrounding the site on which to extend.	Comments noted. Feasibility studies are being undertaken to establish the site's capacity for improvements and for Gypsy and Traveller provision.	No action.
GT002	264	Local resident	I can't understand why the Council want to spend Council Taxpayers money on developing the Haughton Road site when the Honeypot Lane site, which has all the amenities already in place, for the Travelling community and could be extended at a fraction of the cost? And as I understand it Honeypot Lane is not running at full capacity at the moment and hasn't been for some time, surely extending is the best option.	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Traveller Showpeople communities. Government guidance also encourages local authorities to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites. Feasibility studies are being undertaken to establish the site's capacity for improvements and for Gypsy and Traveller provision.	No action.
GT002 and GT015	206	Heine Planning Consultancy	I strongly advise against expanding Honeypot Lane for more plots. CLG guidance advises against sites with more than 15 plots. Honeypot Lane has 32 plus transit provision. These are already large plots. The site would benefit from being enlarged to provide larger plots for existing occupiers, more spacious family plots, improved facilities and children's play areas/amenity areas for families and older residents. Honeypot Lane is already overdeveloped and most plots are too small. It would benefit from enlargement to improve existing provision but not necessarily for more plots unless other Gypsy-Travellers in the town assure that this is required. My understanding is that many in need have no wish to stop on a such a large site. I also understand that the transit area is used on a residential basis by those with no where else to live.	Government guidance directs local authorities to relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density. Feasibility studies are being undertaken to establish the site's capacity for improvements and for Gypsy and Traveller provision.	No action.
GT002 and GT015	272	Local resident	Honeypot Lane has plenty of room for more Travellers without making new places in built up areas.	Feasibility studies are being undertaken to establish the site's capacity for improvements and for Gypsy and Traveller provision.	

GT002 and GT015	357	Local resident	I feel it is not good that these sites (GT002, GT015, GT014, GT022, GT023, GT041 and GT016) are mainly over one side of Darlington, which will cause major traffic congestion on roads which are already very busy.	Noted.	No action.
GT002	388	Environment Agency	The site lies in flood zone 1 and therefore is at the lowest risk of fluvial or tidal flood risk.	Comments noted.	No action.
GT015	388	Environment Agency	The site lies in flood zone 1 and therefore is at the lowest risk of fluvial or tidal flood risk. Our national mapping for potential surface water flooding indicates that the site may be at some risk of flooding from this source. This map is broad in scale and only identifies potential flood risks, therefore we would recommend that surface water flooding is considered firstly in terms of whether the location is appropriate, and also in terms of the site specific FRA, if any of these sites are brought forward as allocations.	Comments noted.	No action.

Site ref	Comment ID	Respondent	Summary of Comments	Officer response	Actions
GT014	262	Local resident	Site at Darlington Football Ground at the back could be increased.	Noted.	The feasibility of an extension to Neasham Road is being investigated.
GT014	008	Local resident	Why place us in different places we like to have company. Just make provision on the old site at Neasham Road	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Travelling Showpeople communities. Government guidance encourages local authorities to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.	The feasibility of an extension to Neasham Road is being investigated.
GT014	007	Local resident	Please improve Neasham Road site.	Noted.	The feasibility of an extension to Neasham Road is being investigated. Improvements to the existing site may be possible as part of this.
GT014	007	Local resident	It's nice to think somebody cares.	Noted.	No action.
GT014	006, 009, 010, 016, 018	Local residents; Leaseholder of Neasham Road Caravan Site	I think it's very good and about time.	Noted.	No action.
GT014	012, 013	Local residents	I was over the moon on hearing that DBC was spending money on the Gypsy community (traveller sites).	Noted.	No action.
GT014	015	Local resident	Very good idea they get this grant.	Noted.	No action.
GT014	018	Leaseholder of Neasham Road Caravan Site	On Neasham Road I have a waiting list with at least six people desperate to get on at any time of the year, so more pitches would benefit the community.	Noted.	The feasibility of an extension to Neasham Road is being investigated.
GT014	004, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 005	Local residents; Leaseholder of Neasham Road Caravan Site	Neasham Road Caravan Park is very well run and clean, unfortunately also too small. The site residents would benefit greatly from new buildings such as sheds, chalets or somewhere to cook and larger plots to meet the needs of the Gypsy families.	Comments noted. Feasibility studies are being undertaken to establish the site's capacity for improvements and for Gypsy and Traveller provision.	The feasibility of an extension to Neasham Road is being investigated. Improvements to the existing site may be possible as part of this.
GT014	206	Heine Planning Consultancy	Strongly advise against expanding Neasham Road for more plots. CLG guidance advises against sites with more than 15 plots. Neasham Road already has 20. These are already large plots. The site would benefit from being enlarged to provide larger plots for existing occupiers, more spacious family plots, improved facilities and children's play areas/amenity areas for families and older residents.	Government guidance directs local authorities to relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density	The feasibility of an extension to Neasham Road is being investigated. Improvements to the existing site may be possible as part of this.

GT014	004	Local resident	My children are looking for a place to settle but want to be with company so think this has just come at the right time.	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Travelling Showpeople communities. Government guidance encourages local authorities to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.	No action.
GT014	005, 006, 007, 014	Local resident	No more sites needed, more important to improve what we have got.	As above.	The feasibility of an extension to Neasham Road is being investigated. Improvements to the existing site may be possible as part of this.
GT014	013	Local resident	Other sites in Darlington would be a bad idea as too many different people could cause problems.	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Traveller Showpeople communities.	It is likely that sites other than Honeypot Lane and Neasham Road will need to be identified or come forward to meet needs.
GT014	018	Leaseholder of Neasham Road Caravan Site	It is of my opinion that putting small family plots here, there and everywhere in Darlington would be a huge mistake as most Gypsies have a lack of respect for their surroundings if they are not under constant supervision from the correct landlord as other sites have proved in the past.	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Travelling Showpeople communities. Government guidance encourages local authorities to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.	It is likely that sites other than Honeypot Lane and Neasham Road will need to be identified or come forward to meet needs.
GT014	015	Local resident	Looking at other sites for other people would be a bad idea as the wrong people could cause problems.	As above.	It is likely that sites other than Honeypot Lane and Neasham Road will need to be identified or come forward to meet needs.
GT014	012	Local resident	As a Romany Gypsy, whom has been settled for some time now, I do not think it appropriate for there to be any other sites made for other ethnic groups in Darlington at this time.	The Council seeks to identify appropriate sites for Gypsies, Travellers and Travelling Showpeople of all ethnic groups.	No action.

GT014	010	Local resident	I disagree with the idea of making any other sites for other people other than ourselves.	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Travelling Showpeople communities. In addition, the government guidance encourages local authorities to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.	No action.
GT014	009	Local resident	Don't need sites for other people only our own.	As above	No action.
GT014	264	Local resident	Same as Honeypot Lane, the Neasham Road site could be extended to accommodate the Travelling community at a fraction of the cost of developing a new site from scratch. All the Travelling community that I know and have spoke to would prefer to be there than surrounded by houses and the settled community.	The Council seeks to identify an accepted range and choice of sites required to meet the identified needs of the Gypsy, Traveller and Traveller Showpeople communities. The site to be considered alongside other sites put forward.	The feasibility of an extension to Neasham Road is being investigated.
GT014	092	Local resident	Site GT014 Neasham Road Caravan Site appears the most preferential for the following reasons: existing site and in an area preferred by Gypsy and Travellers; good accessibility through existing sites and not via built up areas; good social amenities; owned by DBC; can attract funding from HCA; limited / no impact on residential amenities or countryside and can accommodate up to 15-20 pitches.	Comments noted.	No action.
GT014	388	Environment Agency	The site lies in flood zone 1 and therefore is at the lowest risk of fluvial or tidal flood risk.	Comments noted.	No action.
GT014	357	Local resident	I feel it is not good that these sites (GT002, GT015, GT014, GT022, GT023, GT041 and GT016) are mainly over one side of Darlington, which will cause major traffic congestion on roads which are already very busy.	Comments noted.	No action.
GT014	206	Heine Planning Consultancy	Neasham Road is ideally located to also provide a small transit area for family and friends to stop on when passing through the area.	Noted. Feasibility studies are being undertaken to establish the site's capacity for improvements and for Gypsy and Traveller provision for permanent residential pitches, however these pitches usually include space for 1-2 additional caravans for touring caravans and for family and friends to visit.	No action.
GT014	004	Local resident	Don't be fooled by sad stories	Noted.	No action.
GT014	017	Local resident	It's nice to think we are finally getting something other than bad press.	Noted.	No action.

Site ref	Comment ID	Respondent	Summary of Comments
GT019	280	Local resident	Support for site GT019.

Officer Response	Actions
Noted.	No action proposed.

Site ref	Comment ID	Respondent	Summary of Comments	Officer Response	Action
GT016	262, 095	Local residents	Roundhill Road is a fast and dangerous road, with speeds over 50 mph - 70 mph. There are blind corners, bends, and people drive too fast with no consideration to access to properties or fields. The entrance to the potential site is straight out onto this fast and dangerous road. 5 units will have 5-10 more vehicles, some of which will be goods vehicles coming out a very limited exit.	The views of the Highways Officer were sought and taken into account in the stage two assessments for this site. Further liaison will take place with the Highways Officer regarding the issues raised.	Further liaison will take place with the Highways Officer regarding the issues raised.
GT016	262, 095	Local residents	There have been incidences of cars driving dangerously and then turning into the site. The cars have over taken on the bend causing near-collisions. Our children have been frightened by erratic drivers. Extra vehicle and goods will cause accidents. Accidents have already occurred on the site. This year alone, we have had 1 car accident which removed 20 off hedges and a number or near misses.	The views of the Highways Officer were sought and taken into account in the stage two assessments for this site. Further liaison will take place with the Highways Officer regarding the issues raised.	Further liaison will take place with the Highways Officer regarding the issues raised.
GT016	262, 095	Local residents	There are no footpaths or pavements.	Comments noted.	No action
GT016	357, 095	Local residents	I feel it is not good that these sites (GT002, GT015, GT014, GT022, GT023, GT041 and GT016) are mainly over one side of Darlington, which will cause major traffic congestion on roads which are already very busy. The road is used as a rat race for Middlesbrough Football Club training area. Darlington Auction-Mart use the fields opposite for sheep and cows which are put onto the field from Roundhill Road. School times are very busy and drop off and pick up times from Darlington to Hurworth.	Comments noted.	No action
GT016	262, 095	Local residents	Informed that the area was a Green Belt with no development plans.	There are no Green Belts designated in Darlington	No action proposed.
GT016	178	Local residents	Concerned with the litter problem surrounding this site and along the entrance to Roundhill Road.	Existing problems regarding litter should be reported to the Street S	No action
GT016	178	Local residents	Although we are most interested in the plans involving Roundhill Road, we are also concerned with the growing number of sites across the town. While renovations were taking place on our house, we had a number of issues with Gypsies and Travellers trying (aggressively) to gain access to our land and to park trailers and tether animals. We also had a considerable amount of lead stolen from our property and the Police became involved.	The issue in relation to crime is not a planning related matter and therefore cannot be taken into account in the consideration of the site.	No action proposed.
GT016	178	Local residents	Due to the issues raised, we believe that the site on Roundhill Road (GT016) is not suitable for extension, and that this site should be investigated to see whether it is suitable for use at all.	Comments noted.	No action

GT016	388	Environment Agency	The majority of the site lies in flood zone 1 and therefore is at the lowest risk of fluvial or tidal flood risk. The southern and western boundaries encroach slightly into flood zone 3 however providing plots are located back from this boundary they should not be at risk. It would be prudent to consider climate change, however, as with time the flood extents may increase.	Comments welcomed and noted.	No action
GT016	388	Environment Agency	Our national mapping for potential surface water flooding indicates that the site may be at some risk of flooding from this source. This map is broad in scale and only identifies potential flood risks, therefore we would recommend that surface water flooding is considered firstly in terms of whether the location is appropriate, and also in terms of the site specific FRA, if any of these sites are brought forward as allocations.	Comments welcomed and noted.	No action
GT016	206	Heine Planning Consultancy	It is my understanding that most of the site at GT016 is in FRZ3 on the EA map and access to any extension would be through land in FRZ3. This needs careful consideration.	The Environment Agency have provided information regarding the flood risk of the site - see above. .	No action
GT016	095	Local resident	Roundhill road has problems with flood surface water.	The Environment Agency have provided information regarding the flood risk of the site - see above. .	No action
GT016	095	Local resident	The site will be used for the storage of goods. If the vehicles are washed down or goods cleaned the stream may be contaminated.	Noted - this is a detailed matter that would be considered at planning application stage.	No action.
GT016	095	Local resident	If this goes ahead how will the Council monitor the stream to check if it is not becoming used for commercial use and water taken from it. Will the council allow more development of the small holdings on Roundhill Road. Has the council carried out a speed check on traffic on Roundhill Road and the use of farm vehicle.	Issues in relation to site maintenance will be dealt with as part of the development management process.	No action.
GT016	095	Local resident	How many people are there on the site now?	The existing site is currently occupied. The potential site identified in the consultation is identified as capable of accommodating between 3-5 pitches.	No action

Site ref	Comment ID	Respondent	Summary of Comments	Officer Response
GT042	213	Local residents	GT041 and GT042 are inappropriate sites for the provision of the Gypsy and Travelling Community. There is no history of unauthorised encampments in this area of Darlington and no existing permanent sites for the Gypsy and Travelling Community. Therefore a question has to be asked as to why these sites are short listed as there is no obvious and existing link for Gypsy and Travellers within this part of Darlington.	GT042 passed the criteria used to assess and identify potential suitable sites for Gypsy and Traveller provision. The assessment criteria was based on Government policy and guidance.
GT042	213	Local residents	Having read the document we are a little confused as to why GT041 and GT042 have been shortlisted as a number of the key parameters and reasons for the potential designation seem unclear.	GT042 passed the criteria used to assess and identify potential suitable sites.
GT042	213	Local residents	There should be further consideration to the sites previously identified as a number of sites that have been excluded seem to be more appropriate to Gypsy and Traveller Site provision than either of GT041 and GT042.	This consultation has been to seek feedback on the most suitable sites for Gypsy, Traveller and Travelling Showpeople accommodation. If any site is considered suitable, it would be subject to further consultation and it is unlikely that this would take place until 2014.
GT042	213	Local residents	We find it a little strange that a number of other sites have been excluded that may appear more suitable and appropriate to the needs of the Gypsy and Traveller community, therefore we would be interested to know if political interference is a key factor in GT041 and GGT042 being shortlisted.	The sites considered in the consultation document passed the criteria used to assess and identify potential suitable locations for Gypsy and Traveller provision.
GT042	213	Local residents	Appears to be issues surrounding amenity use, ease of access to key facilities such as public transport, safe access to the site, education, health provision etc.	Noted. All these issues will be taken into account when considering the site.
GT042	213	Local residents	Uncertainties around environmental risks due to the presence of water voles, possible SSSI and BAP Habitats etc.	The site is not designated as a SSSI.
GT042	213	Local residents	Provision of utilities to this site is likely to be considerable.	Comments noted.
GT042	213	Local residents	It is known that the area will suffer from flood risk.	Comments noted.
GT042	213	Local residents	It is increasingly likely that the site will suffer from noise problems due to the proximity to the main railway lines.	Comments noted.

Action
No action.
No action.
No action.
No action.
No action.
The Council to liaise closely with the Biodiversity officer on Great Crested Newts.
No action.
No action.
No action.