



**DARLINGTON**

Borough Council

# Council Agenda

6.00 pm, Thursday, 14 July 2022

Central Hall, Dolphin Centre, Horsemarket, Darlington. DL1 5RP

**Members of the Public are welcome to attend this Meeting.**

1. Introductions / Attendance at Meeting.
2. Minutes - To approve the Minutes of the Meeting of this Council held on 12 May 2022 and 19 May 2022 (Annual Meeting of the Council) (Pages 5 - 10)
3. Declarations of Interest.
4. Sealing.
5. Announcements.
6. Questions - To answer questions (where appropriate notice has been given from):-
  - (a) The Public; and
  - (b) Members to Cabinet/Chairs.
7. Council Reports.
  - (a) Interim Review of Polling Districts, Polling Places and Polling Stations – Report of the Group Director of Operations (Pages 11 - 24)
8. Cabinet Reports.

- (a) Overview Report of the Leader of the Council; (Pages 25 - 28)
  - (b) Overview Report of the Local Services Portfolio; (Pages 29 - 32)
  - (c) Overview Report of the Adults Portfolio; (Pages 33 - 36)
  - (d) Overview Report of the Children and Young People Portfolio; (Pages 37 - 42)
  - (e) Overview Report of the Economy Portfolio; (Pages 43 - 46)
  - (f) Overview Report of the Health and Housing Portfolio; (Pages 47 - 50)
  - (g) Overview Report of the Resources Portfolio; and (Pages 51 - 54)
  - (h) Overview Report of the Stronger Communities Portfolio; (Pages 55 - 58)
  - (i) Supplementary Planning Guidance (SPD) Design Code - Burtree Garden Village – Report of the Chief Executive (Pages 59 - 146)
  - (j) Climate Change Progress – Report of the Chief Executive (Pages 147 - 154)
9. Scrutiny Reports - To consider Scrutiny Overview Reports:-
- (a) Adults Scrutiny Committee; (Pages 155 - 156)
  - (b) Children and Young People Scrutiny Committee; (Pages 157 - 160)
  - (c) Communities and Local Services Scrutiny Committee. (Pages 161 - 164)
  - (d) Economy and Resources Scrutiny Committee; and (Pages 165 - 168)
  - (e) Health and Housing Scrutiny Committee. (Pages 169 - 172)
10. Membership Changes - To consider any membership changes to Committees, Subsidiary Bodies and Other Bodies.



**Luke Swinhoe**  
**Assistant Director Law and Governance**

**Wednesday, 6 July 2022**

**Town Hall  
Darlington.**

**Membership**

The Mayor, Councillors Ali, Allen, Baldwin, Bartch, Bell, Boddy, Dr. Chou, Clarke, Cossins, Crudass, Crumbie, Mrs Culley, Donoghue, Dulston, Durham, Harker, Haszeldine, Heslop, Holroyd, C L B Hughes, L Hughes, Johnson, B Jones, Mrs D Jones, Keir, Laing, Layton, Lee, Lister, Lucas, Marshall, McCollom, McEwan, Mills, Newall, K Nicholson, M Nicholson, Paley, Preston, Renton, A J Scott, Mrs H Scott, Snedker, Sowerby, Tait, Tostevin, Wallis, Willis and Wright

If you need this information in a different language or format or you have any other queries on this agenda please contact Paul Dalton, Elections Officer, Operations Group, during normal office hours 8.30 a.m. to 4.45 p.m. Mondays to Thursdays and 8.30 a.m. to 4.15 p.m. Fridays  
Email: [paul.dalton@darlington.gov.uk](mailto:paul.dalton@darlington.gov.uk) or Telephone 01325 405805

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## COUNCIL

Thursday, 12 May 2022

**PRESENT** – The Mayor, Councillors Dr. Chou, Clarke, Cossins, Crudass, Mrs Culley, Curry, Donoghue, Dulston, Durham, Heslop, Holroyd, L Hughes, Johnson, B Jones, Mrs D Jones, Keir, Laing, Layton, Lee, Marshall, McCollom, Mills, K Nicholson, M Nicholson, Preston, Renton, Mrs H Scott, Snedker, Tait, Tostevin, Wallis and Willis.

**APOLOGIES** – Councillors Ali, Allen, Baldwin, Bartch, Bell, Boddy, Crumbie, Harker, Haszeldine, Lister, Lucas, McEwan, Newall, Paley, A J Scott and Wright.

**ABSENT** – Councillors Sowerby.

### 80 **MINUTES - TO APPROVE THE MINUTES OF THE MEETING OF THIS COUNCIL HELD ON 31 MARCH 2022**

**Submitted** – The Minutes (previously circulated) of the meeting of this Council held on 31 March 2022.

**RESOLVED** – That the Minutes of the meeting of this Council held on 31 March 2022, be approved as a correct record.

### 81 **DECLARATIONS OF INTEREST.**

There were no declarations of interest reported at the meeting.

### 82 **SEALING.**

**Presented** – The Register showing the documents which had been sealed since the last meeting of Council.

### 83 **ANNOUNCEMENTS.**

**Death of Former Mayor and Councillor Marian Bruce (formerly Swift)** – The Mayor reported on the death of Former Mayor and Councillor Marian BRUCE (formerly SWIFT), who had recently passed away, and in doing so referred to Former Councillor Swift's years of service.

As a mark of respect, Members stood and observed a short silence in memory of their former colleague.

### 84 **QUESTIONS - TO ANSWER QUESTIONS (WHERE APPROPRIATE NOTICE HAS BEEN GIVEN FROM):-**

#### (1) **THE PUBLIC;**

There were no questions, with notice, from Members of the Public.

#### (2) **MEMBERS TO CABINET/CHAIRS;**

There was one question from a Member, where notice had been given, for a Member of the Cabinet, and who received an answer thereon.

**(3) MEMBERS TO THE POLICE AND CRIME COMMISSIONER FOR DURHAM AND DARLINGTON.**

The Deputy Police and Crime Commissioner for Durham and Darlington attended the meeting, addressed Members and answered questions thereon.

**85 COUNCIL REPORTS.**

There were no reports to be decided by Council, which had not been considered by Cabinet.

**86 CABINET REPORTS.**

The Cabinet Members each gave a report (previously circulated) on the main areas of work undertaken under their relevant portfolio during the previous cycle of meetings. Cabinet Members answered questions on their portfolios.

**87 SCRUTINY REPORTS - TO CONSIDER SCRUTINY OVERVIEW REPORTS:-**

The Scrutiny Committee Chairs each submitted a report (previously circulated) on the main areas of work undertaken by their relevant Scrutiny Committee during the last cycle of Committee meetings, and responded to any questions thereon.

**88 MEMBERSHIP CHANGES - TO CONSIDER ANY MEMBERSHIP CHANGES TO COMMITTEES, SUBSIDIARY BODIES AND OTHER BODIES.**

There were no membership changes reported at the meeting.

**ANNUAL COUNCIL**  
Thursday, 19 May 2022

**PRESENT** – Councillors Ali, Allen, Bartch, Bell, Boddy, Dr. Chou, Clarke, Cossins, Crudass, Crumbie, Mrs Culley, Curry, Donoghue, Dulston, Durham, Harker, Haszeldine, Heslop, C L B Hughes, L Hughes, Johnson, B Jones, Mrs D Jones, Laing, Lee, Lucas, Marshall, McCollom, McEwan, Mills, M Nicholson, K Nicholson, Renton, A J Scott, Mrs H Scott, Snedker, Sowerby, Tait, Tostevin, Wallis, Willis and Wright.

**APOLOGIES** – Councillors Baldwin, Holroyd, Layton, Lister, Newall, Paley and Preston.

**ABSENT** – Councillor Keir.

**1 DECLARATIONS OF INTEREST.**

There were no declarations of interest reported at the meeting.

**2 THE MAYOR OR CHIEF EXECUTIVE TO MAKE ANY ANNOUNCEMENTS THAT MAY BE NECESSARY.**

There were no announcements reported at the meeting.

**3 TO ELECT A MAYOR FOR THE MUNICIPAL YEAR 2022/2023.**

Consideration was given to the election of a Mayor for the Municipal Year 2022/23.

**RESOLVED** – That Councillor Anne-Marie Curry be elected Mayor of the Borough of Darlington for the Municipal Year 2022/23.

Following her election, the Mayor made and subscribed the Declaration of Acceptance of Office, and:-

- (i) Was invested with the Chain of Office;
- (ii) Tendered her thanks to the Members of the Council for having elected her;
- (iii) Announced her decision to support Family Help and Darlington Association on Disability; and
- (iv) Announced that her Mayoress for the Mayoral Year would be her daughter, Miss. Charlotte Curry.

**4 RETIRING MAYOR - VOTE OF THANKS**

A vote of thanks was proposed to the Retiring Mayor and Escort.

**RESOLVED** – That the cordial thanks of the Council are due, and hereby tendered, to Councillor Cyndi Hughes and Stephen Hughes, for the exemplary manner in which they have discharged the duties of the high office of Mayor and Escort of this Borough during the past

Municipal Year.

**5 TO APPOINT A DEPUTY MAYOR FOR THE MUNICIPAL YEAR 2022/2023.**

Consideration was given to the appointment of a Deputy Mayor for the Municipal Year 2022/23.

**RESOLVED** - That Councillor Cossins be appointed Deputy Mayor of the Borough of Darlington for the Municipal Year 2022/23.

**6 LEADER OF THE COUNCIL**

– Following the resignation of Councillor Mrs. H. Scott as Leader of the Council, consideration was given to the appointment of a new Leader of the Council.

**RESOLVED** – (a) That the cordial thanks of the Council are due, and hereby tendered, to Councillor Mrs. SCOTT, for her service to the Council during her time as Leader of the Council.

(b) That Councillor Dulston be appointed Leader of the Council.

**7 APPOINTMENT TO COMMITTEES 2022/2023**

The Group Director of Operations submitted a report (previously circulated) requesting that consideration be given to the membership of the various Committees for the 2022/23 Municipal Year.

**RESOLVED** – (a) That the appointment of Members to the various Committees, as detailed in the Appendix to the submitted report, be approved.

(b) That any consequential changes be made to the Council's Constitution.

**REASON** - To comply with the nominations received.

**8 REPRESENTATION ON OTHER BODIES 2022/2023**

The Group Director of Operations submitted a report (previously circulated) requesting that consideration be given to representation on other bodies for the 2022/23 Municipal Year.

**RESOLVED** – That the nominations to the other bodies, as detailed in paragraph 6 of the submitted report, be approved.

**REASON** - To comply with the nominations received from the Political Groups.

**9 TO APPROVE A PROGRAMME OF ORDINARY MEETINGS OF THE COUNCIL FOR THE 2022/2023 MUNICIPAL YEAR.**

**Submitted** – A programme of Ordinary Meetings of the Council for the 2022/2023 Municipal Year.



**RESOLVED** – That the programme of ordinary meetings be approved.

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**COUNCIL**  
**14 JULY 2022**

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## **INTERIM REVIEW OF POLLING DISTRICTS, POLLING PLACES AND POLLING STATIONS**

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**Responsible Cabinet Member -  
Councillor Scott Durham, Resources Portfolio**

**Responsible Director -  
Elizabeth Davison, Group Director of Operations**

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### **SUMMARY REPORT**

#### **Purpose of the Report**

1. To give consideration to conducting an interim review of Polling Districts, Polling Places and Polling Stations, ahead of the Local Government (Borough Council) Elections in 2023.

#### **Summary**

2. The Representation of the People Act 1983 (RPA 1983), as amended by the Electoral Registration and Administration Act 2013, requires that local authorities conduct reviews of the Polling Districts, Polling Places and Polling Stations within their local authority area.
3. The Electoral Registration and Administration Act 2013 subsequently governs the timing of compulsory Polling District, Polling Place and Polling Station Reviews, with the next compulsory review due to commence within the sixteen-month period beginning on 1st October 2023.
4. A local authority may, however, conduct an interim review at any time, although it will still have to conduct a full review during the compulsory timeframe.
5. The last full review was held in 2018 and saw few changes to the Polling Districts and Polling Places, however during the Police and Crime Commissioner Election and the Tees Valley Combined Authority Mayoral Election in 2021, held during the Covid-19 pandemic, a number of Polling Places became unavailable, or were deemed no longer suitable. There was also, once again, a strong steer from Central Government to avoid the use of schools as Polling Places.
6. Consideration should also be given during any such review to the new provisions contained within the Elections Act 2022. This should include the size and nature of a Polling Station, the potential need for a separate area or room in Polling Stations to allow for the viewing of photographic identification in private (for those electors who cover their faces for religious or other sensitive reasons), or sufficient space to allow for the provision of privacy screens.

7. It is, therefore, considered prudent to conduct an interim review of our Polling Districts, Polling Places and Polling Stations during the Summer/Autumn of 2022, ahead of the Local Government (Borough Council) Elections in 2023, to ensure that suitable Polling Places are available, that all remain fit for purpose and can adapt to any provisions brought forward from within the Elections Act 2022.

### Recommendation

8. It is recommended that an interim review of the Polling Districts, Polling Places and Polling Stations be conducted in accordance with the review process and timescales as outlined at **Appendix 1** of this report.

### Reasons

9. The recommendation is supported in order to ensure that suitable Polling Places and Polling Stations are available, fit for purpose and are suitable for any of the provisions contained within the Elections Act 2022, ahead of the Local Government (Borough Council) Elections in May 2023.

**Elizabeth Davison**  
**Group Director of Operations**

### Background Papers

No background papers were used in the preparation of this report

Lynne Wood: Extension 5803

S17 Crime and Disorder	The report has no direct impact on crime and disorder.
Health and Wellbeing	There are no issues relating to health and wellbeing which this report needs to address.
Carbon Impact and Climate Change	There are no issues relating to carbon impact and climate change.
Diversity	All polling places will be assessed to ensure that they are accessible for voters who have a disability.
Wards Affected	The proposals affect all wards.
Groups Affected	The proposals do not affect any specific groups.
Budget and Policy Framework	The report does not change the Council's budget or Policy Framework but needs to be considered by Council.
Key Decision	The is not a key decision.
Urgent Decision	This not an executive decision.
Council Plan	There report has no links to the Council Plan.
Efficiency	There are no efficiency proposals identified as part of this review.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

## MAIN REPORT

### Information and Analysis

10. The statutory responsibility for reviewing Polling Districts, Polling Places and Polling Stations rests with each relevant local authority, for as much of any constituency situated within its area. This is outlined in the Representation of the People Act 1983 (RPA 1983), as amended by the Electoral Registration and Administration Act 2013.
11. As part of any review on the Polling Districts, Polling Places or Polling Stations, the Returning Officer must comment on both the existing Polling Stations, and any Polling Stations that would likely be used if any new proposal for Polling Places were accepted. It is also a matter for the Returning Officer to decide how many Polling Stations are required for each Polling Place, and the Returning Officer must allocate electors to the Polling Stations in such a manner as they feel most convenient.
12. Local authorities must comply with the following legislative requirements regarding the designation of polling districts and polling places:
  - (a) Each Parish in England and community in Wales is to be a separate Polling District, unless special circumstances apply;
  - (b) The Council must designate a Polling Place for each Polling District, unless the size or other circumstances of a Polling District are such that the situation of the Polling Stations does not materially affect the convenience of the electors;
  - (c) The Polling Place must be an area in the district, unless special circumstances make it desirable to designate an area wholly or partly outside the district (for example, if no accessible polling place can be identified in the district). This may be the case in rural areas where suitable premises can be few and far between; and
  - (d) The Polling Place must be small enough to indicate to electors in different parts of the district how they will be able to reach the Polling Station.
13. Local authorities must also comply with the certain access requirements, and as part of a review, they must seek to ensure that all electors in a constituency in the local authority area have such reasonable facilities for voting as are practicable in the circumstances, and ensure that so far as is reasonable and practicable every Polling Place for which it is responsible is accessible to electors who are disabled.
14. In determining that every Polling Place, and prospective Polling Place, is accessible to disabled voters, local authorities should give due consideration to the requirements of the Equalities and Human Rights Commission.

### The Review Process

15. In conducting a Polling District, Polling Place and Polling Station Review, local authorities are required to follow a specific process outlined in legislation.

- (a) The local authority must give notice that it is holding a review. The notice must be displayed at the local authority's office, and in at least one conspicuous place within the authority. The notice must also be published on the local authority's website.
- (b) The local authority should also send a copy of the notice to interested parties such as elected representatives (Councillors, MPs, etc.), Parish Councils, political parties, disability groups and other stakeholders. Additionally, the local authority could issue a Press Release and use social media to draw attention to the review and the process. It is also particularly important to consult with those with specific experience of assessing access for persons with different disabilities.
- (c) The local authority must consult the Returning Officer in any constituency which is wholly or partly in its area, and the Returning Officer must make a submission commenting on both the existing Polling Stations and the Polling Stations that would likely be used based on any proposed Polling Places. The local authority must publish the Returning Officer's comments within 30 calendar days of receipt.
- (d) Any person involved in the consultation process, will have the right to comment on the Returning Officer's recommendations, and any elector within the constituency, either partly or wholly within the local authority area, may comment on any of the recommendations. Any person or body that makes a representation should be invited to suggest alternative Polling Districts or Polling Places, together with reasoning for such a proposal, in order that it may be given appropriate consideration.

### **Assessing the Existing Arrangements and Proposals for Change**

#### **Polling Districts**

- 16. When assessing the suitability of Polling Districts, it should be considered whether the boundaries are well-defined, for example, do they follow natural boundaries within the area (a river, for instance). If not, is it clear which properties belong in a Polling District.
- 17. Consideration should be given as to whether there are suitable transport links within the Polling District, and how these link to the areas that are most highly populated. Thought should be given to potential obstacles to electors in terms of crossing the Polling District and reaching Polling Places, e.g. steep hills, major roads, railway lines, etc.

#### **Polling Places**

- 18. There are a number of factors that should be taken into consideration when reviewing existing Polling Places or assessing new Polling Places, including:
  - (a) **Location** – Is the Polling Place reasonably accessible to all within the Polling District? Does it avoid barriers to voters, and are there convenient transport links?
  - (b) **Size** – Can it accommodate more than one Polling Station if required? Is the Polling Place capable of accommodating all voters accessing and egressing the Polling Station, especially at time of high turnout. The number of electors allocated to a Polling Station should not exceed 2500. Is there additional space to accommodate the new burdens of the Elections Act 2022?

(c) **Availability** – Is the building readily available in the event on any unscheduled elections? Is there a possibility that the building may be demolished as part of a new development prior to the next review?

(d) **Accessibility** – Is the building accessible to all those entitled to attend the Polling Place?

19. Ideally there would be a choice of a range of suitable, fully accessible buildings, conveniently located for electors, however in practice the choice of Polling Places will be a balance between the quality of building available (access, facilities, etc.) and the proximity of the building to electors. When making a decision, all factors will need to be considered and the local authority will need to demonstrate their reasoning behind the decision.
20. If a Polling Place has been selected, however is not fully accessible, then reasonable adjustments must be made to ensure access to all electors.

### **Polling Stations**

21. When assessing the suitability of a room or area for use as a Polling Station, the Returning Officer should consider how the size and layout would allow for the most effective flow of electors, including at such times of high turnout. Each Polling Station should be designed to provide suitable conditions for an elector to vote in private, for polling staff to conduct elections in an efficient and effective manner and for those entitled to observe the voting process to do so without compromising the secrecy of the ballot.
22. Consideration should also be given to the new provisions contained within the Elections Act 2022, including the potential need for a separate area or room to allow for the viewing of photographic identification in private (for those electors who cover their faces for religious or other sensitive reasons), or sufficient space to allow for the provision of privacy screens.
23. **Appendix 2** outlines the Polling Stations established as at the Polling District, Polling Places and Polling Stations Review 2018.

### **Use of Schools**

24. Historically, schools and colleges have often been used as Polling Places as they tend to be central to the communities that they serve, and fulfil the accessibility criteria. Indeed, the Representation of the People Act 1983 allows the Returning Officer to use, free of charge, schools maintained or assisted by a local education authority, as well as those schools that receive grants from moneys provided by Parliament. This includes academies and free schools.
25. If a school is designated as a Polling Place, this does not necessarily mean that the school must close, and the Elections Team have worked closely with those schools and colleges used as Polling Places across the Borough in an attempt to keep as many schools fully or partially open, where suitable safeguarding arrangements can be implemented.

26. In terms of those schools who do close, guidance previously issued by the Department for Education states:

*“Schools which need to close as a result of being used as Polling Stations can move to alternative accommodation or make up the lost day by other means. The lost day could be made up at the beginning or end of a term, or a training day could be arranged on the day of the poll if the head teacher of governors so wish.”*

27. Despite the provision within legislation, and the guidance from the Department for Education, there has been a strong steer from Central Government at recent elections to avoid the use of schools.
28. The opportunity has been taken at previous reviews to reduce the number of schools used as Polling Places, and those schools currently used in Darlington are usually within Polling Districts where no suitable alternative has previously been identified, or is available. It would, however, be opportune to examine all possible options in this regard going forward to further reduce the number of schools used as Polling Places.

### **Concluding the Review**

29. After considering all the representations received, the local authority must decide on the most appropriate Polling Districts and Polling Places, which must then be approved by the Council. If the Review results in the alteration of one or more Polling Districts, the Electoral Registration Officer must make the necessary amendments to the Electoral Register.
30. Once the Council has agreed the proposals, details of the new Polling Districts and Polling Places must be published on the local authority’s website, made available at the local authority offices, and in at least one conspicuous place within the constituency. The reasons for choosing each particular Polling District and Polling Place must be provided.
31. In addition to the reasons for the final decision of the Review, the local authority must publish all correspondence received by the Returning Officer in connection with the Review, all correspondence sent to any person whom the local authority contacted because they had particular expertise in relation to access to premises or facilities for disabled people, all representations made by any person in connection with the Review, the Minutes of any meeting held by the Council to consider any revision to the designation of Polling Districts or Polling Places within its area as a result of the Review, details of the designation of Polling Districts and Polling Places within its area as a result of the Review, and details of the places where the results of the Review have been published.
32. Where a Polling Place or Polling Station does change as a result of the Review, it is important that electors are made aware of such changes. For example, the Poll Card for the next election they are entitled to vote at should indicate if their Polling Place or Polling Station has changed.



**Timetable for Interim Review of Polling Districts, Polling Places and Polling Stations**

DATES	ACTION / EVENT
<b>Thursday, 14<sup>th</sup> July 2022</b>	Report to the Ordinary Meeting of the Council requesting endorsement of the process for the Interim Review of Polling Districts, Polling Places and Polling Stations.
<b>Monday, 18<sup>th</sup> July 2022</b>	<p>Publication of Notice advising of commencement of Interim Review of Polling Districts, Polling Places and Polling Stations. The Notice will state:</p> <ul style="list-style-type: none"> <li>• That the local authority is conducting an Interim Review of Polling Districts, Polling Places and Polling Stations;</li> <li>• That the Returning Officer will make comment on existing and proposed Polling Districts and Polling Places;</li> <li>• That electors within the local authority area, or the UK Parliamentary constituencies of Darlington and Sedgefield, may make a representation;</li> <li>• That the local authority would welcome any person or body with expertise in access for persons with any type of disability to make representation or to comment on the authority's existing proposals, the Returning Officer's representation, or any other related matter;</li> <li>• That persons or bodies making representations should, if possible, suggest alternative places that may be used as Polling Places;</li> <li>• The postal address, e-mail address and website address at which documents can be inspected and representations made; and</li> <li>• An indication of the timetable of the Interim Review, and a deadline for representations.</li> </ul> <p>The Notice will be displayed at the local authority's office, in at least one conspicuous place within the authority, and placed on the Council's website.</p>
<b>Monday, 18<sup>th</sup> July 2022 to</b>	<p>Consultation period on <b>existing and pre-identified potential alternatives</b> for Polling Districts, Polling Places and Polling Stations. Consultation should include:</p> <ul style="list-style-type: none"> <li>• Returning Officer;</li> <li>• MPs;</li> <li>• All Ward Councillors;</li> </ul>

	<ul style="list-style-type: none"> <li>• Parish Councils;</li> <li>• Darlington Association on Disability;</li> <li>• GOLD;</li> <li>• BME Community Groups;</li> <li>• Presiding Officers;</li> <li>• Head Teachers and School Governors; and</li> <li>• Polling Station Inspectors.</li> </ul> <p>Consultation will invite consultees and Members of the Public to suggest alternative places that may be used as Polling Places.</p>
<b>Within 30 calendar days of the receipt (by Saturday, 13<sup>th</sup> August 2022)</b>	Publish the Returning Officer's comments on existing and pre-identified potential alternatives within 30 calendar days of receipt.
<b>5pm, Friday, 2<sup>nd</sup> September 2022</b>	Close of initial consultation period on existing and pre-identified potential alternatives for Polling Districts, Polling Places and Polling Stations.
<b>Monday, 5<sup>th</sup> September 2022 to Friday, 16<sup>th</sup> September 2022</b>	Finalised proposals drafted taking into consideration premise inspections; consideration of any suggested alternative places submitted; the comments of the Returning Officer, etc.
<b>Monday, 19<sup>th</sup> September 2022 to 5pm, Friday, 28<sup>th</sup> October 2022</b>	<p>Consultation period on <b>finalised proposals</b> for Polling Districts, Polling Places and Polling Stations. Consultation should again include:</p> <ul style="list-style-type: none"> <li>• Returning Officer;</li> <li>• MPs;</li> <li>• All Ward Councillors;</li> <li>• Parish Councils;</li> <li>• Darlington Association on Disability;</li> <li>• GOLD;</li> <li>• BME Community Groups;</li> <li>• Presiding Officers;</li> <li>• Head Teachers and School Governors; and</li> </ul>

	<ul style="list-style-type: none"><li>• Polling Station Inspectors.</li></ul>
<b>Friday, 28<sup>th</sup> October 2022</b>	Close of Final Consultation Period
<b>Monday, 31<sup>st</sup> October 2022 to Tuesday, 15<sup>th</sup> November 2022</b>	Finalise proposals for Polling Districts, Polling Places and Polling Stations for submission to the Ordinary Meeting of the Council.
<b>Thursday, 24<sup>th</sup> November 2022</b>	Submission of Final Proposals to the Ordinary Meeting of the Council.

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## APPENDIX 2

## Polling Stations established as at the Polling District, Polling Places and Polling Stations Review 2018

Polling Station Number	Polling District	Polling Place Address	Post Code
1	BFA (D) and BFA (S)	West Park Academy, Alderman Leach Drive, Darlington	DL2 2GF
2	BFB	West Park Academy, Alderman Leach Drive, Darlington	DL2 2GF
3	BFC	Darlington Railway Athletic Club (Snooker Room), Brinkburn Road, Darlington	DL3 9LF
4	BLA	King William Street Community Centre, King William Street, Darlington	DL1 4YS
5	BLB	Rydal Academy, Rydal Road, Darlington	DL1 4BH
6	BLC	Rydal Academy, Rydal Road, Darlington	DL1 4BH
7	BLD	St. John's Church of England Academy, Fenby Avenue, Darlington	DL1 4UB
8	CKA	Holy Family R. C. Primary School, Prior Street, Darlington	DL3 9EN
9	CKB	'Little Learners', Mount Pleasant Primary School, Newton Lane, Darlington	DL3 9HE
10	CKC	The Redeemed Christian Church of God, Eggleston View, Darlington	DL3 9SH
11	COA	Queen Elizabeth Sixth Form College, Vane Terrace, Darlington	DL3 7AU
12	COB, COC	Queen Elizabeth Sixth Form College, Vane Terrace, Darlington	DL3 7AU
13	EAA	Geneva Road Evangelical Baptist Church Hall, Geneva Road, Darlington	DL1 4HS
14	EAB	Firthmoor Community Centre, Burnside Road, Darlington	DL1 4SU
15	EAC	Pilmoor Green Community Centre, West Moor Road, Darlington	DL1 4LN
16	HCA	Heighington Village Hall, Heighington	DL5 6QX
17	HCB, HCE, HCF	Walworth Castle Hotel, Walworth	DL2 2LY
18	HCC, HCD	Summerhouse Village Hall, Summerhouse	DL2 3UD
19	HCG	St. Mary's Church, The Green, Piercebridge	DL2 3SH
20	HCH, HCI	High Coniscliffe Church Hall, The Green, High Coniscliffe	DL2 2LR
21	HCJ, HCK	Whessoe Village Hall, Harrowgate Village, Darlington	DL1 3AA
22	HCL	Brafferton Village Hall, Brafferton	DL1 3LB
23	HHA	Whessoe Village Hall, Harrowgate Village, Darlington	DL1 3AA

24	HHB	Harrowgate Hill Working Men's Club, Salters Lane North, Darlington	DL1 3DT
25	HHC	D.S.R.M. Social Club, Longfield Road, Darlington	DL3 0HX
26	HKA	Carmel College, The Headlands, Darlington	DL3 8RW
27	HKB	Carmel College, The Headlands, Darlington	DL3 8RW
28	HSA	Haughton Children's Centre, Salters Lane South, Darlington	DL1 2AN
29	HSB	Haughton Children's Centre, Salters Lane South, Darlington	DL1 2AN
30	HSC	St. Anne's Church Hall, Welbeck Avenue, Darlington	DL1 2DR
31	HUA	Linden Court, Linden Drive, Hurworth Place	DL2 2DL
32	HUB	Hurworth Primary School, Westfield Drive, Hurworth	DL2 2ET
33	HUC, HUD, HUE	The Reading Room, Neasham, Darlington	DL2 1PH
34	MOA	Mowden Junior School (Staff Room), Federation of Mowden Schools, Conyers Avenue, Darlington	DL3 9QG
35	MOB	Mowden Junior School (Staff Room), Federation of Mowden Schools, Conyers Avenue, Darlington	DL3 9QG
36	NGA, NGB	Corporation Road Community Primary School, Corporation Road, Darlington	DL3 6AR
37	NGC	Borough Road Nursery School, Borough Road, Darlington	DL1 1SG
38	NRA	St. Thomas Aquinas Church Hall, North Road, Darlington	DL1 2PU
39	NRB	Rise Carr College, Eldon Street, Darlington	DL3 0NS
40	NRC, NRD	Northwood Primary School, Pendleton Road South, Darlington	DL1 2HF
41	PEA	St. Augustine's Parish Centre, Larchfield Street, Darlington	DL3 7TF
42	PEB	Borough Road Nursery School, Borough Road, Darlington	DL1 1SG
43	PEC	St. Columba's Church and the Clifton Centre, Clifton Avenue, Darlington	DL1 5EE
44	PED	Skerne Park Children's Centre, The Coleridge Centre, Coleridge Gardens, Darlington	DL1 5AJ
45	PEE	Skerne Park Youth and Community Centre, Coleridge Gardens, Darlington	DL1 5AP
46	PIA	Willow Road Community Centre, Willow Road, Darlington	DL3 6PZ
47	PIB	Willow Road Community Centre, Willow Road, Darlington	DL3 6PZ
48	PIC, PID	Reid Street Primary School, Reid Street, Darlington	DL3 6EX
49	PWA, PWB	All Saint's Millennium Centre, Ravensdale Road, Darlington	DL3 8DT
50	PWC	St. Augustine's Parish Centre, Larchfield Street, Darlington	DL3 7TF
51	RLA	Red Hall Community Centre, Headingley Crescent, Darlington	DL1 2ST
52	RLB	St. Herbert's Church Hall, Yarm Road, Darlington	DL1 1BD

53	SMA, SMC	Great Stainton Church Hall, Glebe Road, Great Stainton	TS21 1NB
54	SMB	Bishopton Village Hall, Church View, Bishopton	TS21 1HB
55	SMD, SMF	Sadberge Village Hall, Sadberge	DL2 1SB
56	SME, SMG, SMH	St. Anne's Church Hall, Welbeck Avenue, Darlington	DL1 2DR
57	SMI	Middleton St. George Women's Institute Hall, Neasham Road, Middleton St. George, Darlington	DL2 1LD
58	SMJ	Middleton St. George Women's Institute Hall, Neasham Road, Middleton St. George, Darlington	DL2 1LD
59	STA	St. James the Great Church Hall, Barton Street, Darlington, (Entrance on Grey Street)	DL1 2LD
60	STB	Eastbourne Sports Complex, Bourne Avenue (off Hundens Lane), Darlington	DL1 1LJ
61	WHA	Whinfield Primary School, Augusta Close, Darlington	DL1 3HT
62	WHB	Whinfield Primary School, Augusta Close, Darlington	DL1 3HT

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**COUNCIL  
14 JULY 2022**

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**LEADER OF THE COUNCIL OVERVIEW**

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**Purpose of the Report**

1. To inform and update Members on the Leader's Portfolio since the last meeting of Council. The following are some of the areas of work under the Leader's Portfolio.

**Strategic Transport**

2. I chaired the Tees Valley Transport Committee where updates were provided on delivery of the Tees Valley Strategic Transport Plan. The funding secured for transport is significant, and in particularly sustainable transport. There will be over £60m per year invested over the next 5 years and this will enable significant improvements.
3. I look forward to a programme of briefings with TVCA on the future of transport.

**Peer Review**

4. The Council invited the Local Government Association to undertake a Peer Review. Senior Officers and Politicians from other organisations formed the independent Peer Review Team and a programme was developed to assess our Council to help us develop and learn as an organisation. I would like to formally thank the team for the time they took from their busy roles to help Darlington learn and improve as a Council.
5. During the review week they interviewed over 120 people across 38 meetings. Interviewees included staff, members and a wide range of external stakeholders, and I would like to thank all of them for their valuable contributions.
6. As part of the review we organised a tour of our Borough where the story of success is clearly evident. We have an ambitious capital programme and whilst there is lots of hard work ahead, we are determined to deliver a strong position for Darlington's future. In preparing this report I have listed a few of the success stories highlighted that demonstrate the breadth and scale of our ambition:
  - (a) Investment in the Dolphin Centre – for leisure, health and wellbeing of our residents.
  - (b) Feethams House – temporary home of the Government Economic Campus to create high quality jobs that also generate footfall for our town centre economy.
  - (c) Victoria Road Improvements – Create a good first impression of Darlington for people visiting town by train and improve the conditions to do business.
  - (d) Riverside Park – creation of a green environment for town centre residents and employees, with aspirations for more riverside walks along the Skerne to the Rail Heritage Quarter.

- (e) Hippodrome and Theatre Hullabaloo – first class facilities to drive visitors into the town and run programmes to encourage access into the world of culture.
- (f) The new Economic Campus on Brunswick Street – regenerating the area, creating high quality jobs that also generate footfall for our town centre economy.
- (g) The acquisition of Sports Direct – demolition underway to create space for residential living that will support our town centre economy.
- (h) The acquisition of the Northern Echo building to create good quality office accommodation and a hub to help people develop skills needed for the employment market.
- (i) Investment in a modern library facility at Crown Street, that will be complimentary to skills hub in the Northern Echo building.
- (j) Master planning and acquisitions to regenerate the Northgate tower area of town and the creation of a linear park offering opportunities for both commercial and residential development that link to the town centre to the Rail Heritage Quarter and maximise the Skerne.
- (k) Proposals to improve the environment in Skinnergate that will improve trading conditions and deliver an affordable housing scheme for residential living that will also support our town centre economy.
- (l) Introduction of improvements in Coniscliffe Road to support hospitality businesses and encourage the café culture.
- (m) The Yards – investment in our yards to showcase our heritage and create a pleasant trading environment that traders are embracing and taking pride in looking after.
- (n) The modernisation and investment in the Market Hall to provide an attractive environment to trade and provide new hospitality and entertainment opportunities.
- (o) The acceleration of Central Park, Ingenium Park and Faverdale to bring forward investment creating job opportunities for all.
- (p) Darlington Station – providing a new station for the town, regeneration of the surrounding area and the foundations for improved public transport systems across the Tees Valley.
- (q) Neasham Road affordable housing and joint venture schemes bringing much needed housing and delivering a very challenging site at Neasham Road.
- (r) West Park & Burtree Garden Village receiving garden village status that will provide high-quality places and the housing needed to support the economic growth of the town.

- (s) New Cattle Market – A long-held ambition to relocate the Cattle market to a more suitable location has been delivered.
  - (t) The Rail Heritage Quarter – on site now and will be a world class visitor destination to attract visitors to support our economy and be used to help regenerate the wards surrounding it by offering facilities and programmes to residents.
7. We received very positive verbal feedback and now await the Peer report. We expect to receive this early summer and this will be taken to a Cabinet meeting in the autumn. Upon receipt of the report we have agreed with the LGA to develop an action plan that will also be taken to a Cabinet meeting in the autumn.

### **Climate Change**

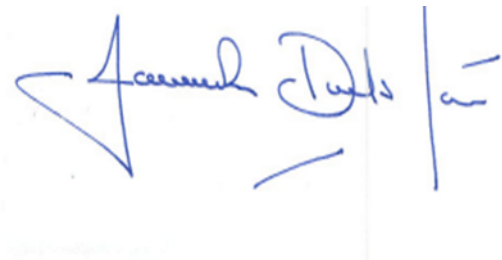
8. The Cross Party Climate Change Working Group met on 20 June when they discussed staff engagement and a new zero waste map. Members of the group were also shown some resources on what other councils are doing and will be identifying case studies to explore in greater depth.

### **Darlington Economic Campus**

9. GPA continue the fit out on the Feethams Office. Staff are now taking up occupation moving out of Bishopsgate House, and the Feethams Office is expected to be fully fitted out and staffed over the summer months.
10. The Council has had preliminary discussions with the developer of the Brunswick site and pre planning works continue.

### **Towns Fund**

11. The Towns Fund Investment Plan continues to progress with work and design ongoing in relation to Skinnergate and The Yard's. This includes improvement and enhancements to both the public realm and properties, with a recent addition being a new living green wall in Buckton's Yard.
12. Also progressing is the new TLevels facility at Darlington College, which has appointed a contractor to deliver the works and is expected to be starting in the summer holiday period at the college. Design development continues for the proposed Adult Skills facility, which is to be provided within the acquired Northern Echo building in Priestgate.
13. Progression of all nine Town Fund interventions to date, has enabled the release of significant capital and revenue funding from government. DBC is required to report on progress and performance on a bi-annual basis.
14. Darlington's participation in the Southampton University *'Feeling Towns Programme'* continues to progress well. The visiting researcher has spent several days in and around the town centre and Northgate areas engaging with groups and individuals, aimed at developing an understanding of what 'pride' means to different people (*"people's satisfaction with their town centre and engagement in local culture and community"*), linked closely with the Towns Fund and levelling up.

A handwritten signature in blue ink, appearing to read "Jonathan Dulston". The signature is written in a cursive style with a large initial 'J' and 'D'. There are some additional scribbles and lines below the main signature.

**Councillor Jonathan Dulston  
Leader of the Council Portfolio**

**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF LOCAL SERVICES PORTFOLIO**

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1. Since the last meeting of Council, the following are the main areas of work undertaken under the Local Services Portfolio.

**Climate Change**

2. To date, 9,850 trees have been planted in 2022 across the Borough as part of a collaborative effort involving DBC officers, members, local residents, volunteers and wildlife groups. A decision is awaited on a funding bid submitted to the Urban Tree Challenge Fund, which, if successful, will enable further planting to take place.

**Highway Maintenance Programme**

3. Highway Maintenance schemes ongoing:
  - (a) C40 Newbiggin Lane: Carriageway Recycling (2.250km)
4. Highway Maintenance schemes due to start:
  - (a) B6280 Coniscliffe Road: Carriageway Resurfacing (0.290km)
  - (b) C55 Newton Lane: Carriageway Resurfacing (0.410km)
  - (c) C38a Neasham Road: Carriageway Resurfacing (0.380 km)
  - (d) A68 Swan House Roundabout: Carriageway Resurfacing (0.600 km)
5. Highway Maintenance Schemes completed:
  - (a) A167 Croft Road (Tees View): Carriageway Reconstruction (0.448km)
  - (b) A68 Rotary Way: Carriageway Resurfacing (0.673km)
  - (c) Unc. Lingfield Way: Carriageway Reconstruction (0.225km)
  - (d) Unc Huntley Street: Carriageway Resurfacing (0.05km)
  - (e) Unc. Hammond Drive: Carriageway Reconstruction (0.144km)

**Highway Improvement Schemes****Woodland Road LCWIP**

6. Work on the first phase of the Woodland Road LCWIP will be completed over the summer months. We are currently designing the second phase from Hollyhurst Road to Woodland Road B6279 (Staindrop Road) roundabout.
7. We have now received the findings of the Public Inquiry that was held on 30 March to consider objections to the proposed changes to Duke Street. The Inspector's recommendation was to proceed with the changes. A report will be brought to July Cabinet in order to formally consider the objections.

## **A68 Transport Improvement**

8. Our consultation on plans for the A68 generated significant interest with 222 individuals providing responses either online or in person at our consultation events. 97 Comments were received suggesting alternatives or amendments to the scheme, and we have been assessing the viability of these suggestions. There are a number of suggestions we would like to take forward and we are currently undertaking further modelling work to assess the impact of these changes. Once this work is complete the consultation report and final scheme layout will be shared.

## **Head of Steam**

9. A new exhibition, 'Locos & Lemon Tops', opened at the museum on Saturday 25 June. The museum worked with the Move More Team to engage with residents of sheltered accommodation to include their memories of visits to the coast.

## **Rail Heritage Quarter (RHQ)**

10. Work started in May on the RHQ with the site set up and road changes prior to work starting on the new rail shed which A1 trust will occupy. Work is progressing well and programmed to be complete by spring 2023. The stage 2 application to the National Lottery Heritage Fund is being finalised prior to submission on 11 August 2022 with the outcome likely to be known in December this year.

## **Libraries**

### **Library Events**

11. Libraries hosted a number of events as part of the Queen's Platinum Jubilee celebrations in Darlington, including gifting copies of the 'Queens Handbag' to school pupils and supporting the town centre events programme. Cockerton Library held a Jubilee Reminiscence Party with live music and refreshments, which launched a new monthly group aimed at older adults to reduce feelings of loneliness and isolation and improve wellbeing.

### **Library Digital Inclusion**

12. To reduce digital exclusion in Darlington, libraries have been loaning iPads as part of the 'Let's Do Digital Scheme', a partnership with the equality and diversity team. At the end of May, 15 people had borrowed a device, many of which had been renewed totalling 31 weeks of loan periods, and three people had claimed a refurbished device to keep.

### **Library Investment**

13. The capital works on the library are progressing well. Externally work has started on the roof on a section-by-section basis with tiles being stripped, repairs carried out before the tiles are replaced, internally the replacement of the mechanical and electrical installations continues to progress. The library has been fully closed since 4 July, and will re-open on 18 July, to allow elements of the work to take place safely without public in the building.

## **Hippodrome**

14. The Rt Hon Simon Clarke MP visited Darlington Hippodrome on Thursday 19 May to mark the first full year of the theatre being open again since the pandemic and to highlight the essential role that the Cultural Recovery Fund has played in the theatre's recovery. Simon was welcomed by theatre staff, A.C.E representatives, councillors and cultural leaders, Theatre Hullabaloo and Darlington Culture Volunteers. Local and regional press and media attended, with the visit featured on ITV Tyne Tees.

## **Creative Darlington**

15. Creative Darlington supported the installation of exhibition boards in the Friends Community Hub space on Skinnergate. The boards were used to share the work of four artists during Darlington Arts Festival 2022.

## **Town Centre Partnership and Events**

16. The events programme for this summer launched with a three-day Platinum Jubilee Celebration in the town centre that was enjoyed by thousands of visitors.

The event featured a big digital screen, live bands and lots of activities for all ages and was very well received. The events programme for Summer 2022 is packed with exciting events to welcome people into the town centre; a visitor survey will be launched to gather data and information for future planning.

17. The town centre partnership team held an evening networking seminar for town centre businesses in June and following the High Streets Task Force report, expert sessions will be held to look at ideas and suggestions to help improve the High Street in Darlington.

## **Environmental Services**

18. In relation to garden waste collections, 9,137 subscriptions were received last summer. To date in 2022 this number has already been exceeded and currently stands at 9,300 subscriptions.
19. During the winter maintenance season, the network was treated 153 times with 4,832 tonnes of salt used.

**Councillor Andy Keir**  
**Local Services Portfolio**

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**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF ADULTS PORTFOLIO**

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**Purpose of the Report**

1. To inform and update Members on progress within Adult Services since the last meeting of Council. The following are some of the areas of work under the Portfolio for Adult Services.

**Operational Services**

2. Adult Social Care provides care and support to the most vulnerable adults in the community. This includes adults with learning disabilities, physical disabilities, sensory impairments, and older people with long term conditions. The majority of what we do is governed by the Care Act 2014 and associated regulations and guidance. We actively seek to promote the well-being of the people that we work with and take a personalised approach to providing support. We also work closely with the NHS and other partners.
3. As a service we take a 'Strength Based' approach to practice and assessment. This means that we support people to become more resilient in meeting their care needs by developing their networks and personal strengths. We take this approach because it is the right thing to do and it is also consistent with our duty to 'prevent, delay or reduce ' the need for formal support.
4. As we move into recovery mode following the covid pandemic we are seeing people who have increasingly complex needs, who are requiring intensive social work support and intervention. Nationally there is significant workforce capacity issues in social work, social care, and occupational therapy. However, we have an active recruitment campaign to fill our vacancies.

**Communications**

5. The May edition of One Darlington has now been fully distributed to addresses in Darlington, it is also available online and as an audio.
6. Adult Social Care features on page 15 with an Adult Social Care recruitment advert and a short introductory piece on Darlington Xtra ( the website linked to DBC which shares recruitment activity, learning and skills relating to Adult Social care).
7. Page 16 is a Meet the Team feature focussing on the Reablement Team. Page 17 is a case study from the Reablement Team. Page 37 discusses the adult social care survey which is being overseen by the Adults Overview and Scrutiny committee to seek peoples view on the impact of covid.
8. Link to [Darlington Borough Council - One Darlington](#)

9. We also launched the wellbeing packages with an article in the Northern Echo - [Darlington carers thanked for hard work with wellbeing packages | The Northern Echo.](#)
10. To date we have had over 400 queries and/or applications for the well-being packages. We plan to monitor the update and the impact of these and will produce some further articles for One Darlington and for social media by the Autumn.
11. Through social media we have shared several articles, e.g:
  - (a) Autism Awareness week 2 April – post focussing on what we’re doing to help people better understand autism and help those with autism. The post reached 9684 people.
  - (b) Wellbeing packages 26 April – we posted to announce the release of the wellbeing package initiative. This received fantastic engagement reaching 25,674 people.
  - (c) Dementia Action Week 12 May – we posted a series of upcoming events to highlight Dementia Action Week. The post reached 4,235 people.
  - (d) Dementia Action Week 16 May – another post promoting the events, reaching 4,780 people.
  - (e) Dementia Action Week 18 May – a post detailing where to go to for support and the signs to look out for. This reached 2144 people.
  - (f) Mental Health Awareness week 12 May – a post to signpost people and explaining how loneliness can trigger mental health issues - reaching 5813 people.
  - (g) Mental Health Awareness Week 13 May – a post sharing the Hippodrome being lit up to support the week – reaching 6719 people.

### **Commissioning and Contracts**

12. The Council has embarked upon a “Market Sustainability and Fair Cost of Care Exercise” as part of the Government’s adult social care reform agenda. This is a major and complex undertaking and the exercise in Darlington is being jointly led by the Council’s Finance and Commissioning and Contracts Team. In summary, the Council is required to arrive at a shared understanding with care providers of the local cost of providing care. It will do this by working with the care sector to submit a cost of care return (including staff pay, travel time, operational costs, return on capital, operational costs) for both residential and domiciliary care. The Council is also required to submit an interim Market Sustainability Plan by 14 October 2022 and a final plan by no later than February 2023.
13. The theme for this year’s Carers Week (6 to 12 June) was “Making Caring Visible, Valued and Supported.” Darlington’s Town Clock was lit up to raise the profile of Carers Week and an article also featured in the “One Darlington” magazine. Darlington’s Carers Support arranged a series of events including a Carers week awareness for staff; a “Tea and Tech” drop-in session at the King William Community Centre to support unpaid carers online devices; a “meet and greet” session with Darlington Carers Support in the Cornmill Centre and an online Young Carers awareness session arranged with Humankind Young Carers Service.

### **Climate Change**

14. We continue to promote climate change and environmental awareness with all teams. The theme for the summer is recycle, reuse, and recover e.g., garden and household waste – use for projects, compost etc...

### **Darlington Safeguarding Partnership**

15. The Statutory Safeguarding Partners have not met in this period and therefore no adult safeguarding updates to provide at this time.

**Councillor Lorraine Tostevin  
Cabinet Member with Portfolio for Adults**

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**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF CHILDREN AND YOUNG PEOPLE PORTFOLIO**

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1. Since the last meeting of Council, the following are the main areas of work undertaken under the Children and Young People Portfolio.

**Early Intervention and Front Door**

2. The Children's Initial Advice Team (CIAT) remains stable and settled and all members of the team are employed by DBC. Work has been ongoing as a new Domestic Abuse Worker will be joining the Front Door Service and will work alongside CIAT. Interviews are due to be held in June 2022 and it is hoped there will be a successful appointment to this vital role that will help in our response to children and families who experience domestic abuse. The successful candidate will assist with triage, information sharing and decision making and the successful person will also work across other children's teams and attend strategy meetings. Another post is being created to work across CIAT and Building Stronger Families, this will assist with contact enquiries where early help may benefit the family and will greatly assist with a preventative approach that is so beneficial to families. Interviews have also been held for a safeguarding health representative who will form part of the Front Door Service, it is hoped the successful candidate will join the Front Door towards the end of June/early July 2022.
3. Training in relation to the approach and work carried out at the Front Door has been arranged for Building Stronger Families staff. This training will provide Building Stronger Families staff with an overview of the model used in CIAT when gathering information, this helps ensure the right decisions are made for children and families. This training will be particularly beneficial for staff from Building Stronger Families when they are considering whether the children need to be transferred to social care and a social worker appointed.
4. A survey monkey began in April 2022 whereby all callers to the Front Door Service receive a short survey for completion. The results for April were excellent with 100% of callers feeling listened to within the call and the calls being deemed as respectful and polite. Positively a number of Social Workers were mentioned by name within the survey and this has been fed back and has increased morale and confidence.
5. In May 2022 the MAMM (Multi-agency Missing Meeting) and CEG (Child Exploitation Group) merged to become MEG (Missing and Exploited Group). This was following observations of both meetings taking place and a review of how best to respond to children who go missing and who are likely to be at a greater risk of exploitation was carried out. Also, following a learning review in relation to exploitation a twice weekly meeting known as CSCI (Community Safety Check In) is now held at the Front Door. During this meeting agencies can join remotely and 'check in' and share intelligence and information in relation to young people, risky 'places and spaces' and other matters where there are concerns around exploitation. From this 'mapping' of these children, potential

gangs and risky 'places and spaces' will assist with responding to such matter through disruption activities and education.

### **Building Stronger Families Service**

6. The service remains busy with a high number of early help assessments being completed. Staff continue to work from home as part of the agile working pilot scheme, however they are delivering direct work within the centre at McNay Street and across the town, as well as completing home visits as needed.
7. Targeted and universal groups are building back up, with the majority now operating across the town, including Inspire to support victims of domestic abuse, and parenting workshops across a range of ages. There are also groups running from Skerne Park at the Coleridge Centre for early years children with additional and sensory needs, as well as McNay Street for children with a speech and language delay noted in the 2-year, 2 months developmental check by health visitors, who refer families onto the group for extra support.
8. Building Stronger Families managers sit on the Neurodevelopmental Pathway Panel, and those children who don't meet the criteria for the pathway are signposted to other services, including having an early help assessment and support with parenting and behaviour management. Staff have completed training with Daisy Chain to ensure that they have skills relating to working with families with Neurodevelopmental difficulties, delivering different strategies and resources to parents and carers.
9. Older children and teenagers are coming into the centre to take part in Being Me and I am Me, which are programs designed to promote identity, safety, confidence, and self-esteem. The majority of children attending these groups are girls and following on from a number of referrals into the service for younger teenage boys with similar issues, a new group has been devised to support a group of boys called Being Me for Boys, and this is due to start, involving a lot of online safety as well as personal hygiene and self-esteem. This will be evaluated later in the year.

### **Young People's Engagement and Justice Service**

10. Victim Support Pathway – victim group are currently working through their Duke of Edinburgh award at a horse academy. This is working very well and the young people are learning new skills while developing in confidence and growing as a team. To date the group have learned how to rug and de-rug, tack and un-track, learnt about different brushes within a grooming kit and what each piece is used for as well as learning how to groom. They have also learnt how to lead and turn a pony without a rider and had a lesson on how to walk, turn, sit, trot and halt their ponies.
11. Since sharing our school intervention menu at Vulnerable Pupil Panel at the beginning of March we have had 7 schools approach us for input with 5 schools confirming intervention sessions over the next few months with particular focus on emotional management, exploitation and ASB.

## **Looked After and Care Leaver statistics**

12. At the end of May 2022 there were:

- (a) 291 children being supported through a child in need plan, which is a decrease from 331 at year end 2020/21.
- (b) 113 children subject to child protection plans, which is an increase from 87 at year end 2020/21.
- (c) 275 children in care, 6 of whom are unaccompanied asylum-seeking children; this is a very slight decrease from 272 at year end 2020/21.
- (d) All 157 care leavers between 16 – 25 years have access to a personal advisor for support, advice, and guidance. The Looked After Through Care Service is in touch with all care leavers

## **Looked After Resources including Fostering, Residential, Keeping Families Together and Family Group Conference**

### **Fostering and Supported Lodgings**

- 13. Work has been ongoing to prepare for the launch of a Mockingbird constellation of foster carers, which aims at developing strong support networks for a group of foster carers, which in turn helps to maintain placement stability for children and young people. We have identified a social worker to undertake the liaison worker role, and a foster carer to undertake the hub home carer role, and we will be working to identify the satellite foster carers. The Mockingbird implementation group are meeting on a regular basis to monitor progress.
- 14. We have been developing a series of self-service reports regarding the fostering recruitment process, and we are now able to “run” reports which will provide management information to support a focus on improved practice. The Fostering and Supported Lodgings team members have received some training to support with this.
- 15. To support The Fostering Networks Foster Care Fortnight (9-22 May) our marketing activity our marketing team have put together an extensive campaign, including for the first time a TV advert that will not only support Foster Care Fortnight but will keep this important message alive throughout the year.

### **Residential Services**

- 16. We received the keys for Lancaster Close, our newly built Children’s Home on 19<sup>th</sup> May and work has been ongoing to prepare for Eldon Street to relocate to Lancaster. This includes an application to Ofsted for registration, an update of procedures to reflect the new premises, preparation of the staff team and young people, and preparation and furnishing of the premises.

17. When Eldon Children's home re-locates, work will progress further to re-purpose the Eldon Street building into "Cedars" our respite and emergency care unit which will be funded for 2 years. One of the exiting residential managers has been recruited to the post of Registered Manager for Cedars, and we are in the process of recruiting a Registered Manager for Lancaster Close.
18. At the end of April, Gilling, Dunrobin and Eldon Street Children's homes all had three young people in placement, so were at capacity. This represents the highest level of occupancy for over 5 years. Harewood Hill Lodge, Short Breaks Unit provided care to 24 children in both April and May, which represents 86% capacity, leaving scope for emergency situations should a child require additional support.

### **Keeping Families Together (KFT)**

19. In April the Team made 32 visits and in May they made 13 visits. Direct work was completed with children and with their parents/carers. There are currently no families awaiting support from Keeping Families together

### **Corporate Parenting Panel**

20. The Panel met on 28<sup>th</sup> June 2022. This was a face-to-face meeting. The Panel discussed the following agenda items:
  1. Promises Tree General update
  2. Care Leavers activities since the last meeting in May – June 2022
  3. Achievements of our cared for children and young people
  4. The Care Leavers Covenant update
  5. Fostering and Supported Lodgings marketing activity to support carer recruitment 26<sup>th</sup> April – 27<sup>th</sup> June 2022
  6. Update on the Mockingbird Fostering project
  7. Unaccompanied Asylum-seeking Children (UASC)

As it was an informal meeting, the Performance for Looked After Children and Care Leavers for Quarters 3 and 4 2021-22 will be discussed at the next formal meeting

### **Education**

8. The joint Ofsted and Care Quality Commission (CQC) inspection was carried out over five days in January. It looked at how providers across Darlington – including council, NHS and schools – have implemented SEND reforms since 2014 to the present day. Inspectors spoke to children and young people with SEND as well as their parents and carers, visiting a range of settings. Inspectors have published a report on the services provided to children and young people with special educational needs and/or disabilities (SEND) in Darlington – highlighting strengths and areas for improvement.



9. Reid Street Primary school was recently inspected by Ofsted and maintained its “Good” grading. Inspectors recognised the high ambitions for all at Reid Street and that the school is a happy and safe place where pupils develop independence. Whinfield Primary school has also maintained its “Good” rating. Inspectors recognised leaders are ambitious for all pupils, that children feel valued and well cared for, parents appreciate the warm welcome you give them and pupils with SEND achieve well. Mowden Junior School has also recently maintained its “Good” rating. Inspectors recognised leaders put pupils at the heart of decision making, that Mowden Junior School is a friendly and caring school where pupils get lots of opportunities to develop as individuals and pupils with SEND make strong progress.

### **Youth Unemployment**

10. The 18-24 year old claimant count in Darlington continues to fall and in April 2022 stood at 6.0% (435 young people), this is down from a peak of 13.8% (1,005 young people) in March 2021 and the lowest it has been since mid-2016.
11. The Darlington claimant count figure is only 0.6% above the North-East average of 5.4% and just 1.4% above the Great Britain average of 4.6%. This is the closest the figures have been to the national average since comparable records began in January 2013. Darlington has the lowest youth claimant rate in the Tees Valley, where claimant counts range from 6.0% to 8.0%.
12. Young people continue to be supported through a range of local and national employability programmes, including DBC’s Youth Employment Initiative (YEI) which runs until 31 July 2023. The DBC YEI Team are the best performing in the whole of the Tees Valley YEI Partnership.
13. DWP has a dedicated Job Centre Youth Adviser who is co-located with the YEI team and is looking to co-locate another adviser shortly. The team are now based in 193 Northgate.

### **Children’s Commissioning and Contracts**

14. The new regional Framework contract for the provision of Independent Foster Agency placements went live on 1 July 2022. All 12 Councils within the North East are parties to this contract agreement. The contract remains open at all times for additional providers to join following a satisfactory suitability assessment. The placement of children within the DBC in house foster service will continue to remain the first priority option to be exhausted before considering external providers. In circumstances where it is not possible to place with internal foster carers, the regional Framework contract will be the primary route for securing externally provided foster care. Contract expenditure is only made at the point of a placement being made.

## **Climate Change**

15. We continue to promote climate change and environmental awareness with all teams. The theme for the summer is recycle, reuse, and recover e.g., garden and household wate – use for projects, compost etc.

**Councillor Jon Clarke**  
**Children and Young People Portfolio**

**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF ECONOMY PORTFOLIO**

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1. Since the last meeting of Council, the following are the main areas of work undertaken under the Economy Portfolio.

**Planning and Development Management**

2. The Planning Enforcement/Compliance Service currently has 93 planning enforcement cases under investigation and 97 cases have been satisfactorily resolved by the Monitoring and Compliance Officer since the beginning of September.
3. Since the beginning of August 2020, 1,310 applications have been received of which 51 are categorised as major. 1,001 decisions have been made in this period, including Committee Decisions, Chairs Delegated and Delegated Decisions.
4. Notices under section 215 of the Town and Country Planning Act [untidy land and buildings] have been served on a property in Skinnergate and Northgate House. Satisfactory conclusions have been arrived at, relating to both buildings which will involve significant external appearance changes to the betterment of the Town Centre.
5. Natural England (NE) together with the Department for Levelling Up, Housing and Communities (DLUCH) announced on 16 March 2022 that the entire administrative area of Darlington Borough Council is now located within the catchment area of the Teesmouth and Cleveland Coast Special Protection Area (SPA).
6. This continues to have an immediate impact on all planning applications which relate to all types of overnight accommodation, such as new dwellings, care homes, student accommodation, holiday accommodation, etc and impacts all developments for one dwelling upwards. It also affects other applications where development may impact upon water quality, including those seeking to discharge planning conditions relating to foul and surface water drainage for a range of development proposals.
7. Since the last overview report, progress has been made with colleagues across the Tees Valley to deal with this issue on a catchment area basis. Our Local MPs have also been briefed and are raising the issue at Westminster. The interim position that has been reached will allow housing development to progress where planning permission has already been granted and the only issues to be agreed relate to details and the discharge of conditions. This will mean that a limited progression of the supply of housing permissions can resume. It has also been established that commercial development not involving overnight stays can progress as normal.

## **Environmental Health**

8. Following a referral from the Food Standards Agency which indicated that small retailers had not affected a Food Product Recall properly, letters were sent to 46 businesses mainly general dealers requesting they check their stock of Kinder products and to request they remove from sale the affected products due to an outbreak of Salmonella typhimurium.
9. A leaflet from the Food Standards Agency was also enclosed to update and inform businesses of the products and dates affected by the product recall. Visits to these businesses will be carried out when in the area and as part of programmed inspection to check stock has been removed.
10. The Environment Act 2021 has extended enforcement powers so that Local Authorities from the 1 May 2022 can issue financial penalties to those emitting substantial amounts of smoke from their chimney in a smoke control area. The financial penalties range from a minimum of £175 to a maximum of £300.
11. A leaflet aimed at giving advice and information to avoid the idling of engines and improve air quality was distributed in April to approx. 150 Hackney Drivers at the same time as the meter tariff calibration took place.

## **Climate Change**

12. Our emissions report for 2021/22 shows that our emissions were 4,864 tonnes CO<sub>2</sub>, a drop from the previous year of 150 tonnes.
13. Milestones are in place for the actions in the action plan and Quarter 1 reports are being returned.
14. The feasibility study into two potential district heating network sites for Darlington has been completed. On analysis we have decided that, at this time, the risks to the Council are too great to proceed.
15. The BEIS (Department for Business, Energy & Industrial Strategy) pilot study, testing the government's proposed approach for designating heat network zones is continuing. Once complete, the government will decide how it is going to put these zones into practice.

## **Darlington Towns Fund**

16. Further assurance returns to government have been submitted in May 2022 from the Town Fund Chair and also the Council Section 151 Officer. Acceptance of these and satisfactory performance review (a return submitted in June) will ensure release of further Towns Funding in line with our agreed financial profile.
17. 2022/23 funding of the first three projects (Adult Skills; T Levels; Skinnergate and the Yards) was released to Darlington Council on the 25 April 2022 following satisfactory submission and review of previously submitted Towns Fund Governance and Performance.

18. The acquired Northern Echo building continues to progress to early stage design and commissioning of required surveys. The T Levels project at Darlington College has entered into contract for the construction, with works expected to commence in June 2022. Skinnergate and the Yards project is progressing with the highway design and the design and delivery of shopfront/property improvements within the area. Developments within the Northgate area include the progression of initial design concepts for the Garden Street and Weir Street area.

### **Business Investment**

19. Business enquiries continues to increase, as business confidence returns following the lifting of covid restrictions. The main areas of interest are industrial land availability and town centre retail/leisure space.
20. The Business Investment team continue to re-connect with a wide range of local businesses and stakeholders. The main feedback from these visits highlights current opportunities for growth, as well as business concerns around recruitment and labour supply and changing import and export regulations.
21. Plans are now underway for the Darlington Business Summit 2022, a high-profile event to be held 5 to 7 October. The Summit will take the best and popular elements of the traditional Business Week, and deliver them in a shorter timescale, and will include:
  - (a) DL Expo – a business showcase event, delivered in partnership with Darlington Business Club.
  - (b) Darlington Jobs Fair, with up to 30 employers offering job opportunities.
  - (c) Darlington Business Summit – exhibitors and workshops offering business support services

**Councillor Alan Marshall**  
**Economy Portfolio**

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**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF HEALTH AND HOUSING PORTFOLIO**

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**Purpose of the Report**

1. Since the last meeting of Council, the main areas of work under my Health and Housing Portfolio were as follows:-

**Public Health**

2. Making Every Contact Count (MECC) is training for front line staff to provide them with the right skills and confidence to be able to have bite sized discussions about key public health topics and issues with service users and customers about a range of health topics.
3. A staff training programme is being delivered to our teams across the Council. This includes training sessions being delivered directly to staff. This is being supplemented with a programme of specific 'Toolbox Talks' on specific topics such as smoking, weight and exercise with an Academy 10 online training module in development to ensure that all colleagues have a grounding in the principles of MECC.
4. Following the success of the programme last year our Public Health team are commissioning an outdoor activity programme to be delivered across multiple sites across the borough that are accessible to residents by foot, encouraging play and participation with easy access. The programme will be available for young people between 8- 12 to "play" in their local green spaces through the offer of a package of non-traditional sports and team building activities which focused on community cohesion and enjoying being active outdoors. The cost to participants will be free and will be delivered over the coming summer holidays.
5. Recently our Public Health team have worked in partnership with Environmental Health and Education to develop a resource package for Early Years settings such as nurseries and childminders that supports them in achieving a commons standard in ensuring that all children in their care have access to good nutrition. This has included the production of videos and healthy eating tips for busy parents and carers. To date three nurseries and 10 childminders have achieved the standard with more currently working towards achieving this.

**Naloxone Programme**

6. Naloxone is a drug that can reverse the effects of opioids overdoses, such as Heroin, Methadone, Morphine and Buprenorphine. Naloxone can even save someone's life if it is used quickly after they have overdosed on opioids. Medical Professionals have been using Naloxone in emergencies for many years.
7. The Public Health team are working jointly with five different community organisations to ensure that kits are made available and an increasing number of people in the community

are trained to use Naloxone for the purpose of saving lives from overdose in our communities.

8. So far twenty staff have been trained with 20 kits being issued with further training booked for staff and individuals in more community organisations to initially target those who are working with people who are access drug treatment and their families and loved ones.

### **Health and Well Being Board**

9. The Health and Wellbeing Board met on 7 July 2022. The main discussion items included an update on the Integrated Care System and the Pharmaceutical Needs Assessment.
10. Other issues considered at the meeting included the Terms of Reference for the Board.

### **Housing Services**

#### **Anti-Social Behaviour**

11. Our Housing Services team were recently awarded a possession order by Darlington County Court against a tenant living in Council accommodation in the North Road area and the tenant was subsequently evicted on 17 May as a result of their actions.
12. The tenant had subjected neighbours to various forms of anti-social behaviour, which included a firearms offence and intimidation. Tenancy Enforcement Officers worked collaboratively with the Police and residents to secure this eviction and this work reinforces the terms and conditions of our new tenancy agreement that we will not tolerate anti-social behaviour in our Council properties.

#### **DocuSign**

13. New Council tenants now have the option to sign their new tenancy agreements electronically through DocuSign. This provides a more efficient service, without the need for new tenants to visit the Town Hall and supports the Council's Customer Services and Digital Strategy. New tenancy packs have also been created to provide useful information for tenants about their new home, including a repairs handbook and advice on fire safety, water safety and support with paying their rent.

#### **Homes for Ukraine**

14. As I previously reported, the Homes for Ukraine scheme is providing accommodation in Darlington for Ukrainian nationals and their immediate family. Currently, we have 39 sponsors registered as hosts and 29 Ukrainian households who have arrived in Darlington, including 39 adults and 33 children. Our team continue to undertake property and safeguarding checks and provide support and advice to families and sponsors to ensure they settle successfully here in Darlington.



## **New Build**

15. Work on the Lancaster Close phase 2 new build site has now been completed. Despite the difficulties of delivering this project during Covid, we have delivered 56 new Council homes and apartments and they have now been allocated to local residents. This site represents a further commitment to deliver affordable homes in Darlington, with over £8.6 million invested by Housing Services.

## **Climate Change**

16. Work on the Local Authority Delivery grant phase 1b (LAD1b) has now been completed. £1.26 million of Government grants secured by our Housing Services team have funded new loft Insulation and/or windows to 709 Council homes.
17. Work has also been completed on the Local Authority Delivery grant phase 2 (LAD2). £162k of Government grants have funded upgrades, including new solar panels, loft insulation and Air Source Heat Pumps.
18. We are currently appointing contractors to work on the Social Housing Decarbonisation Fund project and it is anticipated that work will start in the next few months. The £290k Government grants will be used to fund a full package of measures to improve the energy efficiency, including external wall and cavity wall insulation, loft insulation, double glazed windows and solar panels.

## **Dolphin Centre**

19. The Dolphin Centre was exceptionally busy during the May half term holiday and the lead up to the Queen's Platinum Jubilee celebrations. Swimming, bowling and soft play welcomed many families and hospitality was particularly busy alongside the outdoor market square events programme that celebrated the Jubilee.
20. Our indoor events programme continues to grow and has facilitated a number of large-scale events, including a new MMA (Mixed Martial Arts) show which attracted 650 people that travelled from across the country. The event brought with it additional spend in town centre hotels and hospitality.
21. The wellness packages funded through the Government's Workforce Retention and Recruitment Fund have been extremely popular. Packages have been made available to adult care sector workers as a method to promote the sector for employment and retain existing staff. Uptake on the personal wellness package, which includes free membership at the Dolphin Centre and the family package which includes vouchers to use in bowling, soft play, swimming and the pantomime, have been equally popular.

## **Holiday Activity Fund**

22. Four programmes took place over the May half-term holiday week and were held at Skerne Park Community Centre, Firthmoor Community Centre, Longfield Academy and the Dolphin Centre, providing spaces for 160 children. Planning is well under way for a broad and diverse range of programmes to be available over the school summer holidays, with the aim of providing spaces for 1,300 children over the 6-week holiday period.

### **Firthmoor Community Centre Multi Use Games Application**

23. The Darlington Move More Team has submitted an £80,000 Football Foundation grant application in partnership with Firthmoor Community Centre to upgrade the ageing Multi Use Games Area on the site.
  
24. The Football Foundation has identified the Multi Use Games Area (MUGA) for potential investment to develop a plan to deliver football and other activities on site. Consultation work has taken place with the Firthmoor and Maidendale Nursery, Firthmoor Primary School, Darlington School Sports Partnership on a potential design, and if successful the new MUGA will be ready for use by the end of the year.



**Councillor Kevin Nicholson**  
**Cabinet Member for Health and Housing**

**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF RESOURCES PORTFOLIO**

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1. Since the last meeting of Council, the following are the main areas of work undertaken under the Resources Portfolio.

**Customer Services Performance 2021-22**

2. During 2021-22 our Customer Services teams continued to provide advice and assistance to residents throughout the Covid pandemic. Whilst some face to face services were restricted, telephone and e-mail services continued to operate, whilst more services were available on-line through our website, in line with our Customer Services and Digital Strategy. Performance for 2021-22 was as follows:
  - (a) 171,825 telephone calls received, at an average of 14,319 each month.
  - (b) 89.9% of all calls answered, with an average wait time of 3 minutes and 33 seconds.
  - (c) 16,131 e-mails dealt with by Customer Services.
  - (d) 4,704 customers using the scan station facilities in the Customer Services Centre.
  - (e) 764,408 visitors to the Council website, visiting the site 1.7 million times and registering 5.2 million page views during those visits.

**Revenues and Benefits Debt Recovery**

3. Our Revenues and Benefits team has achieved a number of recent successes in recovering some long-standing high debts and further demonstrates our commitment to pursue residents who deliberately avoid paying amounts owed to the Council:
  - (a) A debtor living in the Cockerton area had a number of outstanding Council Tax debts dating back to 2016. Charging orders were placed on his property as he had failed to engage with recovery officers. However, as the debt was continuing to accrue, court proceedings were commenced to force the sale of his home. As a result of this, he paid the full amount of £5,290 and has set up a direct debit to pay his ongoing charge.
  - (b) A debtor living in the Park East area had outstanding Council Tax on his property since 2019. Charging orders were placed on his property and he subsequently moved to Scotland. The property was sold and the full amount of £2,700 was recovered from the proceeds of the sale.
  - (c) A property in the Cockerton area had been empty since 2019 with Council Tax accruing since that date. After extensive investigation by recovery officers, we found

out that the debtor had moved to New Zealand and had then subsequently passed away. Contact was made with her solicitors and the full amount of £7,031 was recovered from her estate.

- (d) A debtor living in the Heighington area owed significant Council Tax arrears to the Council. The Revenues and Benefits team instigated bankruptcy action and as a result, the debtor was evicted from her home and the property was sold at auction. The full amount of £9,637 was recovered from the proceeds of the sale.
- (e) A Housing Benefit overpayment of £24,069 was created due to undeclared capital for a debtor living in the Lascelles area. Following recovery action, a payment of £16,500 was received with an arrangement in place to pay the remainder by instalments.

### **Capital Projects and Design Services Management**

- 4. The Council's capital programme has a wide range of exciting projects being developed and delivered:
  - (a) Design work is progressing on a number of schemes. The Design and Build Contractor's submission for the Darlington Station Improvement scheme has been submitted and is being reviewed. Compulsory Purchase Order proposals are still progressing, and work is still ongoing to try and acquire the remaining land interests by agreement. The Railway Heritage Quarter scheme commenced on site 3 May 2022 with some highway restrictions now in place on Bonomi Way. Site work continues on the Hybrid Innovation Centre on Central Park, Central Library, Crematorium and new Chapel development. The demolition of the ex-Sports Direct and night club building on East Street commenced on 9 May 2022.
  - (b) Business cases continue to be developed to secure additional projects from funding opportunities.
  - (c) There remains a risk of further inflation related effects on construction related costs.

### **Annual Canvass (Electoral Registration) 2022**

- 5. This year's Annual Canvass commenced on 4 July 2022 and is the third such canvass under the new reformed process. An initial data match with national and local data sets suggested that a significant number of properties had no changes in composition of the household, and as such, the residents within those properties were only required to respond to the Annual Canvass Form where there was a change within the household composition.
- 6. This allows Officers to streamline their approach and target those non-responding properties where the data match suggests that there could be a potential change to the composition of the household. Annual Canvass Reminder Forms will be issued in August and September, and further action, including personal visits, will be undertaken from August through to November, to encourage the completion of outstanding forms. The revised Register of Electors will be published on 1 December 2022.

## **Neighbourhood Planning Referendum – Middleton St. George**

7. A Neighbourhood Planning Referendum (NPR) for Middleton St. George, will be held on Thursday 11 August 2022, at which residents of the Neighbourhood Plan Development Area will vote to decide if they wish the Council to use the Neighbourhood Plan for Middleton St. George to help it decide planning applications in the neighbourhood area.
8. The preparation of the Neighbourhood Plan has been undertaken by Middleton St. George Parish Council and covers the area of Middleton St. George Parish, excluding the land at Teesside Airport. The process began in Spring 2019, when the Parish Council asked local residents and stakeholders to comment on a draft vision, objectives and policy themes for the plan. Consultation was undertaken by the Parish Council in 2020 on the draft Neighbourhood Plan with this Council undertaking further consultation on the submitted plan in the autumn of 2021, in line with regulation 16 of the Neighbourhood Planning (General) Regulations 2012. The Plan was examined by an independent examiner, who agreed that, subject to a number of minor modifications, it could go to Referendum.

## **Elections Act 2022**

9. The Elections Bill received Royal Assent On 28 April 2022 with secondary legislation expected from July 2022 for the roll out of the new voter identification (ID) system. Voter ID will go live in December 2022 and will apply to UK Parliamentary, Mayoral, Borough Council and Police and Crime Commissioner Elections and local referendums from May 2023 onwards. The Statutory Instrument for the voter ID and the other requirements of the Act that are planned to be introduced from May 2023 including the provision of support in polling stations to people with disabilities and changes to postal vote handling rules, are expected later in the year / early 2023. The remaining requirements of the Act will be introduced from May 2024 onwards.
10. It is expected that Councils will receive support from the Government's Electoral Integrity Programme to deliver the changes, and meet the associated costs, of implementing the new requirements of the Act. The Electoral Commission will communicate with voters, through various campaigns, to inform them of the new requirements and information will also be included on the Council's website, One Darlington Magazine, social media, etc., prior to the 2023 elections.

## **Interim Review of Polling Districts, Polling Places and Polling Stations**

11. The Council are required to undertake a review of Polling Districts, Polling Places and Polling Stations every five years. The next full review is not due until Autumn 2023, however, as a result of a number of polling places becoming unavailable or being deemed unsuitable, during the Police and Crime Commissioner (PCC) and Tees Valley Combined Authority Mayoral (TVCAM) Elections in 2021, which were held during the Covid-19 pandemic, it was felt appropriate to undertake an interim review prior to the 2023 Local Government (Borough and Parish Council) Elections. The interim review will also allow consideration to be given to the impact of the new provisions contained within the Elections Act 2022, to ensure that Polling Places are fit for purpose and can adapt to provisions contained within the Act. A report on the interim review can be found elsewhere on this agenda.

12. The Council are still required to undertake a review of Polling Districts, Polling Places and Polling Stations in 2023, in accordance with the compulsory timeframe, and it is anticipated that this review will commence in the Autumn of 2023.

**Councillor Scott Durham**  
**Cabinet Member with Resources Portfolio**

**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF STRONGER COMMUNITIES PORTFOLIO**

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1. Since the last meeting of Council, the following are the main areas of work undertaken under the Stronger Communities Portfolio.

**Community Safety**

**Safer Streets Programmes**

2. The Safer Streets 3 programme continues to progress. The multi-agency hub in Skinnergate has been secured and DBC Building Services have commenced works to the building.
3. A joint bid with Durham has been submitted as part of Safer Streets 4 to continue with projects already underway as part of Safer Streets 3 (Violence Against Women and Girls) with a few additions: a second bid for anti-social behaviour has been submitted with workstreams to address anti-social behaviour in Darlington. When the outcome of the bids is known, further updates will be provided with details of activity if successful.

**Town Centre Public Space Protection Order**

4. Cabinet, in their meeting on 22 June 2022, considered replacing the Town Centre Public Space Protection Order that ran out in February this year, which Members approved. The Order will be implemented from Monday 4 July 2022 and will cover:
  - (a) Persons acting in an anti-social manner who continue to drink alcohol in public places, which are not licensed premises, after they have been asked to stop.
  - (b) Persons acting in an anti-social manner who fail to surrender any alcohol in their possession in public places, which are not licensed premises, when asked to do so.
  - (c) Begging.
  - (d) Threatening behaviour.

**Civic Enforcement Service**

**Environmental Crime**

5. An operation with the Road Policing Unit to tackle rogue scrap metal carriers is in the process of being arranged. Civic Enforcement officers will focus on waste carriers licence offences and the police will be conducting checks on any vehicles stopped carrying scrap metal to ensure the vehicle is road worthy.

6. 'Walk This Way' dog fouling initiative was officially launched in partnership with the Dogs Trust in May 2022.

### **Anti-Social Behaviour (ASB)**

7. 'Operation Staysafe' took place involving partners (Young Peoples' Engagement and Justice Service, social care, schools, drug and alcohol support services) and police on 23 and 24 June, in conjunction with the year 11 school leavers. The operation's aims are to safeguard young people who may be placed at risk through alcohol consumption.

### **Trading Standards**

8. Following a request for support from Durham Constabulary, a significant quantity of suspected counterfeit goods, including over 500 wireless game controllers, were seized from a Darlington trader and signed over to Trading Standards for further investigation.
9. Two multi-national company brand protection teams provided excellent professional services and supplied witness statements confirming that the majority of the goods were indeed counterfeit. On 22 May, Trading Standards issued a Formal Caution to the trader and secured a voluntary forfeiture of all counterfeit goods, which will be disposed of in due course. A small quantity of goods not deemed counterfeit were returned to the trader.
10. On 24 May, Immigration Enforcement Officers, seized a quantity of illegal tobacco products (cigarettes and hand rolling tobacco) from a Darlington trader and signed them over to Trading Standards for further investigation. Trading Standards takes a 'stronger together' approach to delivering its service and continues to seek out new, and develop existing, partnerships with law enforcement agencies.

### **Private Sector Housing**

#### **Homes for Ukraine Scheme**

11. The Private Sector Housing Team have continued to support the Refugee Support Officers by carrying out accommodation inspections to confirm that properties are suitable for guests being welcomed into Darlington by sponsors. These initial checks have included ensuring that each property proposed is available for at least six months, is free from serious health and safety hazards and suitable for the number of people to be accommodated.

#### **Cost of Living**

12. Private Sector Housing have been working with Northern PowerGrid and the Green Doctor Team to deliver energy awareness sessions at various hubs around Darlington. In total, 32 sessions were held, advising residents in relation to how they can reduce their energy bills, make their homes warmer by being more energy efficient, maximise their income and potentially access grants and other support following the rise in energy costs on 1 April 2022. This partnership will continue throughout 2022, with further sessions currently being planned for the Autumn when further increases in energy bills are expected.



## **PREVENT**

13. DBC Prevent Champions met on Thursday 19 May. The champions scheme has been expanded to include Designated Safeguarding Leads from Darlington schools and updates are also being provided to schools via a one-page newsletter, which can be read out to other teaching staff as a 'toolbox talk' or displayed on staff notice boards.
14. The new 'one stop shop' website for counter terrorism, ProtectUK, was launched in April and has been publicised via the weekly staff briefing and DBC Prevent Champions.
15. The Community Resilience Officer is now attending the Ukrainian Refugee Operational Group to ensure any community tensions are reported and dealt with in a timely manner.
16. An 'Emergency Services Day' took place on Saturday 2nd July in the Market Place.
17. The event was attended by members of the Community Safety team and provided a good opportunity to engage with the public on a range of topics, including Prevent.

## **Licensing**

### **Taxis**

18. The automated taxi licensing system has now been tested and went live on Friday 1 July.
19. Following an interim review of the Taxi Licensing Policy, a report has been submitted for the Licensing Committee to consider public consultation on new proposals, including the removal of vehicle age restrictions (to be replaced by Euro 6 engine standards), knowledge locality test to be removed for private hire drivers and tint restrictions to be removed. These are all recommendations from Department for Transport and will help the taxi trade, who are still having difficulties following Covid restrictions.
20. The Taxis and Private Hire Vehicles (Safeguarding and Road Safety) Act 2022 brought about by Darlington's MP has now received Royal Assent. DBC Licensing already carry out much of what is in the legislation along with other North-East Licensing Authorities and now await government guidance.

### **Licensing Act**

21. Akbar Dynasty, who had its licence revoked by the Licensing Committee last year, appealed the decision to magistrates. Since the revocation, the premises has changed ownership and magistrates allowed the premises to keep the licence subject to stringent new conditions.

### **Pavement Cafes**

22. Consultation on the policy review resulted in a limited number of representations which will be incorporated into the new draft. The Business and Planning Act is likely to be made permanent in the coming months and will be taken into consideration once confirmed.

## Crime and Disorder

21.

Darlington	YTD APRIL 2021	YTD APRIL 2022	% Increase/decrease
Crime	835	915	+10%
Incidents	2570	2471	-4%
ASB	335	351	+5%

22.

DARLINGTON TOWN CENTRE	YTD APRIL 2021	YTD APRIL 2022	% Increase/decrease
Crime	81	118	+46%
Incidents	170	209	+23%
ASB	18	27	+50%

## Lead Local Flood Authority

23. The Council continues to work with the Environment Agency on developing a scheme focussing on environmental improvements in the River Skerne following receipt of an indicative allocation of £700,000.00 from the Environment Agency. The scheme will focus on the section from Russel Street up to Skerne Bridge in order to improve habitat quality. The scheme will be developed in conjunction with the EA throughout the 2022/23 financial year with a view to submitting an outline business case for the funding by the end of the financial year. It is envisaged that the improvements will be carried out from 2023/24 onwards. The works will be complete in time for the 2025 Stockton and Darlington Railway Bicentennial celebrations.

## Climate Change

24. **Green Homes Grant – Local Authority Delivery Scheme (LAD2)** – 183 Applications were received for a range of measures from all tenures including those in the Private Rented Sector. 64 Properties have been improved to date. The Scheme was extended until June 2022 and is expected to improve 94 properties in total, 57 of which are in the Private Sector.

**Councillor Mike Renton**  
**Stronger Communities Portfolio**

**COUNCIL**  
**14 JULY 2022**

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**ADOPTION OF SUPPLEMENTARY PLANNING GUIDANCE (SPD) DESIGN CODE –  
BURTREE GARDEN VILLAGE**

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**Responsible Cabinet Member – Councillor Alan Marshall, Economy Portfolio**

**Responsible Director – Ian Williams, Chief Executive**

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**SUMMARY REPORT**

**Purpose of the Report**

1. The finalised SPD Design Code Greater Faverdale (Burtree Garden Village) Design Code with a revised text after consultation is now ready to be approved and adopted by Council as Council Planning Policy after being approved by Cabinet 5 July 2022. This will form part of the Development Plan and be a material consideration in the determination of planning applications.

**Summary**

2. Cabinet approved 8 March 2022 that the Draft Greater Faverdale (Burtree Garden Village) Design Code SPD could go for wider consultation.
3. The Draft SPD Greater Faverdale (Burtree Garden Village) Design Code has been produced for the Council by DesignNE in coherence with the National Planning Policy Framework changes in July 2021 and in particular the National Model Design Code.
4. The Consultation period from 6 April 22 – 6 May 22 returned 10 separate responses to the Draft SPD Greater Faverdale (Burtree Garden Village) Design Code summarised in the table of **Appendix 1**.
5. Based on the returns and validity of the comments the Planning Policy team changed the context of the SPD in several places and asked DesignNE to prepare a final Version to be sent to Cabinet and Council for their approval and adoption **Appendix 2**.
6. The SPD Greater Faverdale (Burtree Garden Village) Design Code by DesignNE is consistent with the National Planning Policy Framework (NPPF) 2021 and the National Model Design Code produced by DLUHC July 2021.

## **Recommendations**

7. It is recommended that Council:
  - (a) Note the comments and changes of the Draft Burtree Garden Village Design Code based on the consultation period Appendix 1.
  - (b) Adopt the SPD for Burtree Garden Village Design Code at Appendix 2 as Council Planning Policy.

## **Reason**

8. The recommendations are supported as the Council has followed the National Planning Policy Framework (NPPF) and the Inspectors final report to convert the Greater Faverdale (Burtree Garden Village) Design Code into an SPD and Council Planning Policy within 6 months after adopting of the Darlington Local Plan 2016-36.

**Ian Williams**  
**Chief Executive**

## **Background Papers**

- (i) National Planning Policy Framework, 2021
- (ii) Supplementary Planning Document Guidance
- (iii) National Model Design Code 2021

Jochen Werres: Extension 6313

S17 Crime and Disorder	The Design SPD has a role in reducing crime through the promotion of good design and location of development
Health and Wellbeing	A key objective of the Design Code for Burtree GV SPD will be to improve people's health and wellbeing by protecting and improving the economic, social and environmental conditions in the Borough
Carbon Impact and Climate Change	A Sustainability Appraisal has been carried out on the strategic issues and options for this site. Achieving sustainable development will be a fundamental objective of this SPD.
Diversity	An Equalities Impact Assessment has been part of the local plan preparation process
Wards Affected	Brinkburn and Faverdale & Heighington and Coniscliffe
Groups Affected	All
Budget and Policy Framework	The SPD will be prepared using existing budgets and will ultimately form part of the Council's Planning Policy Framework
Key Decision	Yes
Urgent Decision	No
Council Plan	The SPD Design for Burtree GV SPD will represent the spatial implications and help achieve the economic growth aspirations of the Council Plan
Efficiency	The consultation stage of the SPD represents the most efficient way to include public opinion on strategic design and will have regard to the legislative and engagement requirements
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

## MAIN REPORT

### Information and Analysis

9. The site allocation Greater Faverdale (Burtree Garden Village) has been adopted by the Darlington Local Plan 2016- 2036. The inspectors report and its suggested modifications proposed that the current Greater Faverdale Design Code should be consulted upon and developed into a Supplementary Planning Document Design Code for Burtree Garden Village within 6 months after adoption of the Local Plan by Darlington Borough Council.
10. The Draft Greater Faverdale (Burtree Garden Village) Design Code prepared by DesignNE based on Local Plan policy H11 delivered a blueprint for the consultation of the SPD Design Code Burtree Garden Village. This SPD has been consulted on in the period of 7 April to 7 May 2022.
11. The consultation was carried out on the Council's specialised Planning Consultation website on the Objective software and was advertised on the council consultation website.

Individuals and organisations who commented on the Greater Faverdale Allocation in the local Plan examination were written to and encouraged to participate as were the normal statutory planning consultees and all Parish Councils.

12. The Comments on the draft SPD Design Code (Burtree Garden Village) have been summarised by the Planning Policy Team (attached in Appendix 1). The ten responses have been assessed and evaluated against the policies of the adopted Darlington Local Plan 2016-2036 and National Planning Policy Framework Changes from July 21 including the National Model Design Code published at the same time.
13. The strategic guidance on design ambitions and place making of the SPD for the Design Code for Burtree Garden Village includes:
  - (a) Character Area Coding,
  - (b) Settlement Character,
  - (c) Interfaces with blue and green Infrastructure,
  - (d) Gateway points,
  - (e) Detailed Design Quality Coding Checklist.
14. The consultees made comments on the linkage between the adopted Local Plan Policies and the ambitions and enforceability of design principles mentioned in the Draft SPD by the planning application determination process.
15. After consideration of all consultation comments the Planning Policy Team changed the text of the Greater Faverdale (Burtree Garden Village) Design Code SPD in relevant areas and present the Final Version for Council Approval (Appendix 2).

**The applied SPD conversion timetable and consultation process**

16. The key milestones in the consultation process of this PD are detailed below:

Cabinet to allow draft SPD to go through public consultation	8 Mar 2022
Draft SPD Consultation	7 April - 7 May 2022
Amend SPD based on consultation input	By 22 June 2022
Amended and consulted on SPD to come back to Cabinet and Council for approval	5 July 2022
Adoption of SPD by Council	14 July 2022

17. Cabinet approved the SPD Design Code for Burtree Garden Village on 5 July 2022 to go in front of Council for adoption.

**Next Steps**

18. Council to decide if the SPD Design Code for Burtree Garden Village can be approved and adopted as Council Planning Policy.

**Financial Implications**

19. The SPD preparation will be funded by Garden Community Funding of Homes England.

## **Legal Implications**

20. There are no direct legal implications arising from this report.

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APPENDIX 1: Greater Faverdale (Burtree Garden Village) Design Code SPD – Consultation

**Greater Faverdale/Burtree Garden Village Design Code SPD Consultation – General Responses.**

Consultee Name	Relevant Part of Design Code	Summary of Comment	Officer Response	Suggested Change
Coal Authority	All	No specific comments to make.	Noted	None
Esh	All	Esh ask that where ‘must have’ or ‘shall’ or ‘adhere to’ are used, the wording is altered ‘where possible’. In order to prevent developers from being tied to requirements that may be unrealistic/undeliverable.	Noted	None
Hellens Land/Homes England		HLL & HE recognise the benefits of a Design Code for the Garden Village and are supportive of the majority of the content and the spatial design related objectives of the SPD. However, given the increased importance of Design Codes within NPPF and the weight that is placed on their content along with the increased weight to be afforded to the Design Code as an SPD, HLL&HE are concerned regarding a number of additional requirements akin to development management policies contained in what should be an aspirational document that works within the policy parameters established by the recently adopted Darlington Borough Local Plan. Furthermore, the content of parts of the document do not accord with Planning Practice Guidance and the National Model Design Code.	Acknowledged that an SPD cannot contain policy so we need to be mindful of detail.	None
Historic England	All	No comment to make on the draft document	Noted	None
National Highways	All	Consider the large majority of the Design Code to not be of particular relevance to National Highways. The SPD does not raise any issues, subject to the assessments and mitigation being delivered as set out in the Local Plan and IDP.  National Highways welcome a number of references in the Design Code to providing facilities and initiatives to encourage sustainable travel to and from the development.	Noted	None
Natural England	All	Consider that the Burtree Design Code is unlikely to have major effects on the natural environment.  Natural England therefore has not provided specific comments, but advise the following issues are considered:  1. Green Infrastructure: a. The SPD could consider make provisions for Green Infrastructure (GI) within the development to provide multi-function benefits.  2. Biodiversity Enhancement:	Noted  Green Infrastructure Strategy will be devised at application stage.  These are probably more detailed Masterplan/Application stage considerations.	None

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		<ul style="list-style-type: none"> <li>a. Consider incorporating features which are beneficial to wildlife within the development, in line with Paragraph 118 of the NPPF.</li> <li>b. Consider providing guidance on, for example, the level of bat roosts or bird box provision, or other measures to enhance biodiversity in the urban environment. Natural England suggest the Exeter Residential Design Guide SPD as an example of good practice.</li> </ul> <p>3. Landscape Enhancement</p> <ul style="list-style-type: none"> <li>a. The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment.</li> </ul> <p>4. Further Design Considerations</p> <ul style="list-style-type: none"> <li>a. The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity.</li> </ul>		
North Yorkshire County Council	All	No comments to make on the consultation as there are no major anticipated impacts on North Yorkshire residents or services.	Noted	None
Mrs Jean Shearn	All	<p>Consider that the Burtree Design Code is well researched, detailed and relates topography, habitat, and the built environment to environmental and health concerns.</p> <p>Makes the following general comments:</p> <ul style="list-style-type: none"> <li>1) Design Code <ul style="list-style-type: none"> <li>o Praises the traffic light system stating the idea is simple, easy to comprehend, while being sufficiently vague to allow for variation.</li> </ul> </li> <li>2) The Plan <ul style="list-style-type: none"> <li>a. Believes quality housing built with sustainable materials, and using green energy, makes good sense but suggests the cost of finished products will be high. Questions what provision is being made for variable costs for houses within the project?</li> <li>b. Concerned that the overall plan does not appear to make provision for people with differing needs, such as the elderly or disabled persons. Notes that the plan does mention vulnerable accommodation to be located away from the flood plain but is</li> </ul> </li> </ul>	<p>The Design Code is intended to cover all forms of residential dwellings including those for the elderly/adaptable homes as per Policy H4.</p> <p>Electric vehicle charging in Policy IN4 and improved sustainable transport H11 need to be followed.</p>	None

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		<p>concerned vulnerable residents are to be isolated from other inhabitants rather than integrated amongst them.</p> <p>3) Travel</p> <p>a. Believes that the emphasis on travel without the car is desirable but overly optimistic. Observes that West Park was also to be a car-free settlement, but cars proliferate there. Provision ought to be made to house and park electric cars, bikes, and chairs.</p> <p>4) Building</p> <p>a. States that the standards are high, particularly in relation to environmental damage during the build. However, questions if builders will understand the value of soil, habitats, and roots. Observes that to protect the environment the project needs to be managed by knowledgeable professionals and that this oversight will be costly.</p> <p>5) Energy Provision</p> <p>a. Suggests there is an opportunity here to develop a community sourced energy supply system.</p> <p>6) Green Spaces</p> <p>a. Asks clarification regarding whether the green infrastructure around would be open to public access or be restricted to residents.</p>		
Sport England	All	<p>Sport England have reviewed the Design Code in relation to the following aspirations.</p> <ul style="list-style-type: none"> <li>• Sporting infrastructure keeps pace with housing growth.</li> <li>• Residents are encouraged to be more active be the layout and design of new development (Active Design).</li> </ul> <p>Sport England note that Darlington’s status as a Healthy New Town pilot, and Greater Faverdale’s identification as a Garden Village by DLUHC, mean that it must seek to adhere to the Building for a Healthy Life design toolkit. Sport England considers that a significant number of the toolkit’s 12 considerations are in synergy with Active Design’s 10 principles and are delighted that a traffic light system will</p>	Noted	None

APPENDIX 1: Greater Faverdale (Burtree Garden Village) Design Code SPD – Consultation

		<p>ensure that at each stage of the development will be anchored to the achievement of green lights against the toolkit’s 12 considerations.</p> <p>State that they find considerable evidence of putting health into place running as a ‘golden thread’ through the SPD and are therefore in overall support of the SPD. These include ensuring that new homes will have cycle storage and anticipating the changes needed to Burtree Lane to ensure that cycling and walking journeys are not thwarted at the development’s edge.</p> <p>However, Sport England do suggest that research shows there is a tipping point in people’s propensity to walk to destinations as opposed to using the car – and this figure is around 800m. Therefore, a mix of land uses such as homes, shops, jobs, relevant community facilities and open space should within this threshold. Ideally those land uses subject to linked trips (schools, shops, and community facilities such as GPs and libraries) should be co-located.</p>		
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**Greater Faverdale/Burtree Garden Village Design Code SPD Consultation – Specific Responses.**

Consultee Name	Relevant Part of Design Code	Summary of Comment	Officer Response	Suggested Change
Hellens Land/Homes England	Page 3, 8	<p>HLL &amp; HE state that Policy H11 does not require strict accordance with the Design Code and the reference to strategic design requirements in Policy H11, rather than additional policy requirements, also demonstrates the intended relationship between the development plan and the SPD. As such, the third paragraph on page 3 of the consultation document could also make this explicitly clear, as could the planning context on Page 8.</p> <p>On Page 3, they request the text be altered as follows:</p> <p><i>“This design code (DC) has been commissioned by Darlington Borough Council (DBC) to assist the Council in its statutory planning role to secure and maintain the highest standards of design for the proposed development of Greater Faverdale as identified in the adopted Local Plan.</i></p> <p><b><u>For the avoidance of doubt the Design Code is an aspirational document which seeks to guide the broad design strategy and will be viewed in the context of wider planning policies and material considerations”</u></b></p> <p>On Page 8, they request the text be altered as follows:</p>	<p>Acknowledged and suggested changes made.</p> <p>P.8 Leave as is as there is no need to repeat the wording already in Policy H11.</p>	<p>Pg 3: Last Para – suggested additional sentence</p> <p>‘The Design Code aims to set out the Council’s expectations in order to guide the broad design strategy and will be viewed in the context of wider planning policies and material considerations’.</p>

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		<p><i>Planning Context Following an Examination in Public during 2021 a Government Inspector found the Darlington Local Plan to be sound, saying it was justified, effective and consistent with national policy. The Local Plan was adopted by Darlington Borough Council in February 2022 and included a policy H11 below which identifies Greater Faverdale as a location to facilitate the delivery of a high-quality mixed-use community with education, employment, housing, and open space. This is intended to provide the right economic and environmental conditions to support a sustainable new community to the west of Darlington. As required in the final Inspectors report regarding Policy H11 Greater Faverdale Site Allocation this related Draft SPD Design Code is to be produced within 6 months from adoption of the Local Plan and also reflect the requirements of the NPPF 2021 and the National Model Design Code produced by DLUHC July 2021. <b><u>For clarity, Policy H11 requires forthcoming planning applications at Greater Faverdale to have regard to the strategic design requirements established in this SPD</u></b></i></p>		
Hellens Land/Homes England	Page 5	<p>It is noted that the introduction at page 5 references “Homes England working in partnership with Hellens Group and the local planning authority” whilst this is the case in practice, all parties are not aligned presently on the content of the document and its wording as such this should be referenced as a Council document.</p>	Agree with suggestion.	Remove reference to Hellens/Homes England.
Hellens Land/Homes England	Page 12	<p>Note that when clarifying the role of Design Code, Page 12 states:</p> <p><i>“The draft SPD DC will be further considered by the Council following a period of formal public consultation and related feedback. When finally <u>approved it will thereafter be used as a development management tool</u> to check that the proposals brought forward for the new garden village <u>meet the very high design quality thresholds before granting consent for the initial strategic masterplan and the subsequent detailed elements within it</u>. As the DC is intended to be used throughout the implementation period for the garden village it will be periodically reviewed and where appropriate updated.”</i></p> <p>Suggest that the underlined references above are at odds with Policy H11 which simply requires development proposals to have regard to strategic design requirements.</p> <p>Furthermore, HLL &amp; HE consider this references the approved document as a development management tool, which is noted, but when combined with some of the more</p>	Minor changes to wording to ensure consistency with Policy would be beneficial.	Change to: “are expected to meet the very high design quality thresholds before granting consent”

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		onerous, policy like, requirements, this reference further indicates that the SPD could be interpreted and used incorrectly in a similar manner to a DPD.		
Hellens Land/Homes England	Page 12	<p>Page 12 of the Design Code refers to a “traffic light system” for assessment of forthcoming planning applications. Page 16 references explicitly that “each phase of the garden village must achieve a minimum of 9 green lights (and no red lights)”.</p> <p>HLL &amp; HE do not object to the use of a “traffic light” system for considering proposals in the context of the aspirations of the SPD. However, they consider this sentence unnecessarily prescriptive, and that setting quantifiable targets, which can seemingly be assessed subjectively and without consideration for constraints for an individual application or plan viability could indirectly result in an adverse effect on delivery.</p> <p>If a future phase of development did not achieve 9 “green lights” but otherwise demonstrated having regard to the Design Code, and its objectives as required by Policy H11, it is unclear for the applicant and the decision maker, as to which target takes precedence in the context of the importance placed on the Design Code within NPPF.</p> <p>HLL and HE request that, in order to maintain the use of a traffic light system, the text on Page 16 is amended to state:  <b>“The aspiration will be for each phase of the garden village to aim to maximise the number of green lights (and avoid any red lights) where it is possible to do so”.</b></p> <p>HLL &amp; HE suggest that in the absence of a clear and agreed structure of assessment for green, amber, and red topics, this change of emphasis retains the means of seeking to enhance design as best as possible in the context of that particular phase or planning application. However, it removes the more explicit and untested policy like requirement for a specific number of “green lights” in order to be acceptable and ensures that Policy H11 remains the primary guide for decision making.</p>	This relates to the ‘Building for Healthy life rating’ only not to the “traffic light system” for assessment of .	“The expectation is that each phase of the garden village will aim to maximise the number of green lights (and also avoid any red lights) in order to achieve 9 green lights or more which is also considered the threshold for a BHL Commendation and thus eligible for separate formal accreditation.
Esh	Page 13	Request change of ‘ <i>retention of key landscape and ecological features</i> ’ alter to ‘ <i>retention of key landscape and ecological features <u>where possible</u></i> ’. State that certain veteran trees/hedgerows will have to be removed due to their condition.	Noted but not considered necessary. Will be dependent on details.	None
Hellens Land/Homes England	Page 15	Suggest that the reference to 20mph speed limits should be clarified to exclude the primary routes through the site in case 30mph is required on the bus route.	Is open to interpretation and would not necessarily restrict the spine road. Traffic Assessment will be able to consider in more details impacts on traffic flows.	Change ref to lower traffic speeds and  Change to 30 min

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		<p>Furthermore, HE &amp; HLL suggest references to a bus service every 20 minutes is at odds with agreements with Arriva for a bus service every 30 minutes. They note the service frequency has been discussed and agreed in principle with Council Officers.</p> <p>Additionally note that the requirement of all housing to be within 5 minutes' walk of a bus stop is a different means of measurement to that set out in Policy IN2 (80% of dwellings within 400m of a bus stop). Suggest that these references should be updated to reflect the Local Plan.</p>		Change to: The majority (80%) of houses to be within 400 m walking distance from a bus stop which equates ca 5min.
Esh	Page 15	Esh question whether the phrase "relatively small development" is appropriate in the context of circa 1500 proposed homes.		Pg 15: Para 4 'small' development – perhaps needs expanding to include 'in the context of the existing town' –
Esh	Page 15	Note a reference to a frequent 20 mins local bus service. Seek clarification on whether this is to be confirmed by DBC Highways.	Plan in Policy IN2 defines frequent as every 30 minutes.	Change 20 minutes to 30 minutes for consistency.
Esh	Page 15	Note an inconsistency between the requirement for a 5-minute max walking distance to bus stops in the Design Code compared to Policy IN2 (80% of dwellings within 400m of a bus stop).	The 400m walking distance from a bus stop used in this assessment is derived from the Department of Environment Circular 82/73 (DOE, 1973) which gives 400 metres as the recommended maximum walking distance along the footpath system, this represents a 5-minute walk at about 5 kph (roughly the average walking speed in the National Travel Survey). Further detail on this is available in the 'Transport Topic Paper'.	The majority (80%) of houses to be within 400 m walking distance from a bus stop which equates ca 5min.
Esh	Page 15	Esh suggest the mention of "low traffic speeds" conflicts with the current spine road which is designed to a 30mph – 40mph road, not a 20mph as referenced.	The spine road was modelled as a 30 or 40mph road.	Change to lower traffic speeds
Hellens Land/Homes England	Pages 19-20	<p>HLL &amp; HE do not object to the strategic guidance contained within these sections of the Consultation Document and share the aspirations of the document.</p> <p>However, they consider references stating that "<i>the project will have failed</i>" if it does not achieve some of the referenced goals to be unhelpful.</p> <p>To avoid such references being used in objection on subjective matters of design HLL &amp; HE request that the language is amended in a positive manner to state that "<b>proposals which meet these objectives will be considered favourably</b>" or similar.</p>	Read in context with the rest of the section there are not considered to be any issues.	Change to: failed to meet its full potential
Hellens Land/Homes England	Page 21	The Main Streets sub-section on Page 21 prescribes design requirements for the width of roads on key vehicular roads. HLL & HE do not object to this information being included	Confusing recommended road widths not what current adoption standards may be. What is being said in the code is not inconsistent with discussions that have taken place.	None.

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		<p>within a Design Code but seek adequate flexibility in these section of the text.</p> <p>As an example, HLL &amp; HE mention the reference on Page 21 to a consideration of a maximum street width of 5 metres rather than 6.7 metres. They suggest this does not take into account the conclusions of design discussions taking place between the Council’s highways officers with HLL &amp; HE’s highways consultants.</p> <p>They state that these discussions have established that the minimum width on these routes would be 5.5-6m to enable bus provision. HLL &amp; HE therefore request that a range of 5.5- 6.7m.</p>		
Esh	Page 21	<p>Note that a 20mph speed limit is mentioned again regarding main streets. Esh consider this fine for internal cell roads, but not the spine road.</p> <p>Additionally, Esh note that, if speed measures are to exceed 20mph, the roads will not be designed with physical measures to keep drivers to this limit.</p>	Noted as above.	None
Esh	Page 21, 22	<p>Esh observe that a 6.7m spine road is already agreed with DBC, and that 5m wide roads aren’t adoptable standard. Suggest this needs to be changed to 5.5m.</p>	Noted	None
Esh	Page 22	<p>Seeks a change of wording so the Design Code seek to comply with Local Transport Note 1/20 Cycle Infrastructure Guidance ‘<u>where possible</u>’.</p>	Noted	Change : will be expected to adopt the guidance in Local Transport note 1/20
Hellens Land/Homes England	Page 23	<p>Page 23, Shared Surfaces (Village Centres), states that the area of the village centres must be designed to be shared between pedestrians and cyclists and includes specific carriageway widths.</p> <p>However, HLL &amp; HE state it is important to avoid potential conflicts with the central link road and its relationship with the village centre. They observe that shared surfaces are unlikely to be appropriate or acceptable here and the Design Code should enable sufficient flexibility or explicitly state this does not apply to the link road.</p>	There is not necessarily a conflict here and it does not need to apply to main junctions if inappropriate.	should instead of must
Esh	Page 23	<p>Esh observe that the spine road runs through part of village centre, and question whether this can’t be shared with pedestrians.</p>	See above	Should instead of must
Esh	Page 23	<p>Suggest that the stated carriageway widths on Page 23, Shared surface village centre environments, are contrary to highways policy.</p>	See above	None
Esh	Page 23	<p>Esh observe that the Design Code states that pavements and cycleways will continue across side streets. Cycle ways</p>	Noted	None



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		are currently designed through designated routes, not following street infrastructure.		
Hellens Land/Homes England	Page 23	<p>Page 23, Walking, states that <i>“streets and paths must connect people to places and public transport services in the most direct way, making car-free travel more attractive, safe, and convenient.”</i></p> <p>Whilst there is no objection to this in principle, HLL&amp;HE support this principle but observe that to retain and protect natural features such as trees, root protection areas, and hedgerows that the most direct routes are not always possible or desirable and strictly requiring connections via the direct route could be counterproductive.</p> <p>HLL &amp; HE request the text is amended to state <i>“streets and paths must connect people to places and public transport services in the most direct way possible (taking into account environmental or other constraints)”</i></p>	Noted but common sense will be applied.	None
Hellens Land/Homes England	Page 24	Whilst the aspirations for public spaces are supported, it is intended to include courtyard parking and HLL & HE would be appreciated flexibility on this point.	This would not be in conflict with the possibility of courtyard parking. There is sufficient flexibility to allow this if appropriate.	None.
Esh	Page 24	Regarding existing landscape and ecological features, Esh request the use of ‘where possible’ as per their comment for Page 13.	As Above	None
Hellens Land/Homes England	Page 25	For Page 25, Landscape, Nature and Open Space, with regard to the design objective which states that <i>“new attenuation ponds and swale features designed also to include an element of permanent water for aesthetic function, and with gently shelved”</i> , HLL & HE request this should be removed or reworded mindful of potential objections associated with bird-strike that often result from permanent water and/or landscape planting associated with this kind of feature.	Noted and alternative wording suggested in line with Policy IN5	New attenuation ponds and swale features designed also to include an element of permanent water for aesthetic function, and with gently shelved margins capable of supporting marginal species to improve biodiversity mindful of designing out issues regarding possible bird strike risk in relation to the Tees Valley Airport located to the SE of Darlington.
Esh	Page 25	Esh state that ponds/swales (designed by Portland) are not designed to hold water as envisaged by the Design Code. Additionally, ponds not possible due to Tees Valley airport’s stance on bird strikes on flight paths.	As above	See above
Esh	Page 25	Esh state that the referenced <i>“overhead utility corridor”</i> will become an underground utility green corridor.	Noted	None
Hellens Land/Homes England	Page 26	Reference is made on Page 26, Homes and Buildings, to the retention of buildings. However, HLL & HE comment that, notwithstanding heritage requirements and considerations, it will be necessary to demolish most of the existing buildings on site. As such they request this reference is removed or amended to clarify this.	National policy to retain and reuse justification will needed to be provided with an applications as to why demolition is the only feasible option.	None

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Esh	Page 26	Consider reference on Page 26 of <i>‘existing buildings on site to be retained and reused as much as possible’</i> to be incorrect since only a farmhouse on Darlington Borough Council land and listed walls are to remain.	As above.	None
Hellens Land/Homes England	Page 27	HLL & HE are supportive of the design aspirations in the Design Code for employment areas. However, they observe that Page 27, Employment Areas, includes ten bullet points which state development will be “required” to achieve.  To ensure that the wording of the document reflects its role as a strategic design guide, HLL & HE would like this amended to state that <b>“designs should aim to achieve the following objectives”</b> or <b>“applications which are able to comply with a number of the following objectives would be viewed favourably”</b> . They consider this would assist in avoiding a scenario where the bullet points could be considered a fixed development management requirement.	Noted and alternative wording suggested.	Change ‘Required’ – ‘ to is expected to be considered
Esh	Page 28	Esh note that the Design Code mentions employment areas having grey water harvesting and wind turbines, which are not proposed.	Noted but could be included in the future.	None.
Hellens Land/Homes England	Page 35-41	Regarding the different identified Character Areas, Pages 35-41, HLL & HE state that whilst the broad character areas are supported, there are specific design references within the Design Code which require further consideration to avoid conflict with the emerging designs for:  1) Southern Boundary: tree alignment and landscape 2) Faverdale North Extension: Multi Modal Access into the Garden Village 3) Whessoe Grange North: Design solutions for Boulevards 4) Whessoe Grange Park: should be recognised that a District Licence is in place with Natural England regarding Great Crested Newts. 5) Burtree Dene Beck, strength of reference to allotments providing a buffer to the motorway 6) High Faverdale: Site feature Built and Natural Environment retention incl. retaining walls	Many of these are detailed design comments not for consideration at the Strategic Design Code level and will be picked up in the planning application process.	Point 4: Pg 38 Whessoe Grange Park: re Great crested newts - Natural England District Newt Licence to be added  Point 5: Pg 39 Burtree Dene Beck: Allotments – ‘could’ instead of ‘would’ ... could also be an appropriate further buffer next to the motorway
Esh	Page 34	Esh state that there are no proposals for the use of a spire/tower, which is mentioned on Page 34, Wider Settlement Character.	The principle of a ‘focal point’ to provide a sense of place is supported. Darlington is traditionally defined by spires and towers. It is not a mandatory requirement.	None.
Esh	Page 35, 48	Page 35, Northern Boundary, endeavours to keep the road and setting as is for access to a rural village. However, Esh	Not sure a roundabout solution is necessarily incompatible.	None.

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		note a new roundabout is to be constructed as instructed by DBC highways		
Esh	Page 35	Page 35, Southern Boundary, states “to provide gateway with plot frontage”. Esh comment this should be adjusted to ‘where possible’ since veteran trees block the views in certain instances.	Not every house will need to front onto the highway and this needn’t result in removal of veteran trees.	None.
Esh	Page 36	Esh believe Page 36, Section 3.4, Bullet-point 2 to be in conflict with DBC Highways Policy.	Noted	None
Esh	Page 37	Section 3.5, Landscape Character, references an “opportunity to boulevard”. Esh comment that the street scene design was pulled tighter to omit tree planted verges as DBC want to avoid maintenance issues with trees in close proximity to roads.	Noted	None
Esh	Page 38	Regarding Section 3.6, Esh note that Whessoe Grange Medieval Village remnants are beneath ground and won’t be uncovered as this area has been deliberately located into open space.	Noted	None
Esh	Page 38	Esh question Section 3.6 requirement for a deliverable link to Argos. They note Argos is enclosed in by a fence and suggest that pedestrians/cyclists travelling through a commercial area would be deemed to be unsafe.	Noted	None
Esh	Page 38	Regarding Section 3.6 newt references, Esh comment that a district level license is in place with Natural England.	Is being done.	None
Esh	Page 38	The Design Code, Page 38 mentions providing space for functions/events areas. Esh observes this is not currently allowed for.		None
Esh	Page 39	Esh observe that the allotments were previously requested to be central, but the Design Code now requests the to be near the A1. Esh seek a decision on the allotment’s location.	Detailed Design Comment for later in process.	None
Esh	Page 40	Esh state that Highways to be consulted with regarding lowered localised speed limit to Burtree Lane.	Noted	None
Esh	Page 41	The Design Code states that local topography should be adhered to, not flattened off. Esh suggest this will produce a lot of retaining walls, and comment that this wasn’t the intention at the design stage.	Detailed Design Comment for later in process.	None
Esh	Page 41	The Design Code references “pedestrian and cyclist priority”. Esh observe that the designs aren’t allowing for this currently. Furthermore, they suggest the Spine road goes against this requirement, and giving priority to pedestrians/cyclists on the Spine road will go against policy.	Is requirement of national policy.	None
Esh	Page 41	Esh observe that the Design Code seeks “parking standards to be kept to a minimum and off-street frontages”. They	Parking addressed above.	None

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		suggest this contradicts parking policy and that rear/courtyard parking isn't wanted either.		
Esh	Page 41	The Design Code states that <i>“innovation should be encouraged and some development pockets within this area will be set aside for innovative and exemplar housing”</i> . Esh comment they have ‘provided standard range with enhanced materials to meet design code only...’		None
Esh	Page 42	The Design Code referenced Passive Design. Esh comment that this is against policy, and there is no need for passive design standards to achieve sustainable, reliable and a good quality of life through design.	Work towards Passive house or whatever new standards come in.	None
Hellens Land/Homes England	Page 44	<p>Page 44, Internal Layout. Space Standards, states <i>“All dwellings in the Garden village will have and exceed a minimum space standard. As a base level these will be in line current national space standards, and should those standards change, be updated to reflect the new national requirements. Internal volume is also important as well as floor area and the floor to ceiling height are to be a minimum of 2.4m but ideally 2.5/2.6m particularly on the principal floor”</i>.</p> <p>HLL &amp; HE consider that this is drafted as a development management policy beyond the scope of an SPD and in direct conflict with the adopted development plan and Policy H4, which establishes requirements for housing type, size, and tenure.</p> <p>HLL &amp; HE comment that there is no requirement within the development plan for housing to meet national space standards, and this SPD could be deemed to require developers to go even further and exceed such standards, whereas this would not be a requirement for other allocated housing sites.</p> <p>They comment that this has not been accounted for in Local Plan viability and as such this reference should be removed and floor to ceiling heights should not be specified. Alternative HLL &amp; HE suggest they could be explicitly referenced as aspirational where it is possible and viable to achieve.</p> <p>Furthermore, they note, it is also stated in the Design Code that:</p> <p><i>“At least 90% of homes are to meet building regulation M4(2), ‘accessible and adaptable dwellings’, and at least 10% of new housing will meet building regulation M4(3), ‘wheelchair user dwellings’. As a minimum, the new Garden village is to meet this benchmark”</i>.</p>	Noted and alternative wording suggested and figures updated.	<p>Omit height specifics for ceiling heights whilst maintaining the reference –</p> <p>Space standards ‘expected’ as opposed to ‘required’.</p> <p>Correct Local Plan % reference for accessible homes M4(2) &amp; M4(3) – 45% &amp; 9% replacing 90% &amp; 10%</p>

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		<p>HLL &amp; HE suggest that as currently worded this could also be interpreted as a policy requirement whereas adopted Policy H4 of the Darlington Borough Local Plan only requires 45% of dwellings to meet M4(2) standards and 9% of dwellings to meet M4(3) standards. This would require twice as many dwellings at Burtree Garden Village to meet M(4)2 standards and a 1% increase in M4(3) category dwellings than elsewhere in the Borough without the evidence or consideration of impacts upon Local Plan viability.</p> <p>HLL &amp; HE request that these requirements should be removed to avoid conflicts with the Local Plan or simply reflect the Local Plan as follows:</p> <p><i>‘At least 45% of homes are to meet building regulation M4(2), ‘accessible and adaptable dwellings’, and at least 9% of new housing will meet building regulation M4(3), ‘wheelchair user dwellings. As a minimum, the new Garden village is to meet this benchmark’.</i></p>		
Esh	Page 44, 46	Esh note that Pages 44, 46, of the Design Code request NDSS standards, which isn’t policy.	See above	See Above
Esh	Page 44	Esh comment that floor to ceiling heights internally are to be 2.5m to 2.6m. The standard is 2.4m and to building regs. M4(2)/M4(3) or NDSS do not overrule this.	Noted	None
Esh	Page 44	Esh comment that the M4(2) & M4(3) figures in the Design Code do not align with Policy H4 of the Local Plan.	Noted and will be amended.	Correct Local Plan % reference for accessible homes M4(2) & M4(3) – 45% & 9% replacing 90% & 10%
Hellens Land/Homes England, Esh	Page 45	<p>Page 45, Materials and Detailing, discourages the use of UPVC. HLL &amp; HE comment that viability needs to be considered here as it would not be viable to include timber alternatives across the entire site. They suggest including text such as “<b>notwithstanding viability considerations</b>” to provide context here would be welcome.</p> <p>Esh also comment that timber and aluminium are unviable alternatives to UPVC.</p>	<p>UPVC not considered a sustainable material so we will not actively encourage its use.</p> <p>Viability comes into the overall development calculations.</p>	None
Hellens Land/Homes England, Esh	Page 45	<p>Page 45, Daylight and Windows, sets out specific targets for daylight within rooms. HLL &amp; HE do not expect it to be onerous to achieve these adequate levels of daylight but consider that that this prescriptive development management style requirement could result in the need for daylight and sunlight assessments at Burtree Garden Village that would not be required on the majority of sites elsewhere in Darlington.</p> <p>We observe that Darlington Local Plan Policy DC4 requires development to ensure that it provides adequate access to sunlight and daylight but does not specify percentage targets for kitchens, living rooms or the working plane. The</p>	Noted and emphasis will be reduced.	Omit percentage details and simply leave ref. to according to the BS 8206-2:2008 Lighting for Buildings – Part 2: Code of practice for daylighting

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		<p>believe the percentages listed in Design Code would not result in a higher level of design but would result in inconsistency between the development plan and the SPD and unnecessary additional requirements for planning applications.</p> <p>To resolve this, they suggest the Design Code could remove the specific targets and match the requirement of the Local Plan, potentially retaining the reference to BS: 8206-2:2008 Lighting for Buildings – Part 2: Code of Practice for daylighting as an aspirational guide which would bring the content of the SPD closer to Policy DC4.</p> <p>Esh also comment that having all properties to undergo daylighting calculations massively onerous and the requirements are way above building regs compliance.</p>		
<p>Hellens Land/Homes England, Esh</p>	<p>Page 45, 46</p>	<p>Page 45 and 46, Designing for Climate Resilience, states “<i>All dwellings should strive to be substantially better than present building regulations. To only aim for current building regulations means that the dwellings are only just legally acceptable. This is not good enough for this aspirational development</i>”.</p> <p>HLL &amp; HE recognise this aspiration but consider the viability implications of requiring higher building standards than on other development sites in Darlington are unevidenced and this reference should be removed. Esh considers that the requirement to be contrary to existing policy.</p> <p>The Design Code also states that “<i>As a minimum the development will adhere to the RIBA Climate Challenge 2030 and the local Darlington Climate Emergency targets corresponding to the years 2025 and 2030 whilst also anticipating the prospective 2025 Future Homes and Building Standard</i>”.</p> <p>HLL &amp; HE observe that the RIBA Climate Challenge 2030 includes challenging targets in relation to operational energy, embodied carbon and water use. Whilst they consider this a positive objective, there is no national or local policy basis for a minimum threshold of compliance to be imposed, and as with other requirements of the SPD consider that the implications of this have not been tested in Local Plan viability. Esh additionally consider the requirement to be far beyond policy compliance.</p> <p>HLL &amp; HE consider this should be framed as an aspiration but not a development management requirement so as to avoid conflict with Policy DC1.</p>	<p>Amended wording suggested.</p>	<p>Introducing ‘work towards meeting’ as in ‘As a minimum the development will work towards meeting the RIBA Climate Challenge 2030 and the local Darlington Climate Emergency targets corresponding to the years 2025 and 2030 whilst also anticipating the prospective 2025 Future Homes and Buildings Standard.</p>

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		<p>HE &amp; HLL, and Esh, also draw attention to the Design Code requiring an unspecified percentage of dwellings to meet “Certified Passivhaus standards”. Esh, HLL &amp; HE recognise that this is a positive objective, and that an unspecified percentage target enables some flexibility, but consider there is no policy basis for this requirement. They request this reference be removed, or as a minimum replaced with words to the effect of “<b>The use of low energy standard certifications such as Passivhaus should be considered where deliverability considerations allow</b>”.</p> <p>HE &amp; HLL also suggest, In the context of the requested changes, that the checklist of questions and requirements for the developer and decision maker on Page 46 should also be removed to avoid conflict with the development plan.</p>		
Esh	Page 45	Esh consider the embodied carbon calculation to be an onerous requirement to calculate and provide data on all materials. Not building regs related?	See above	See above.
Esh	Page 45	The Design Code states that Modern Methods of Construction are to be used. Esh requests that “where possible” is added to this statement.	Noted but not considered necessary. Is the concern for work to heritage assets which may require ‘traditional methods’?	None
Esh	Page 46	Esh suggest that the Design Code hints at cycle storage in the form of sheds on Page 45. They question if this is a requirement across all phases, not currently allowed for in designs. They also note this is something previous sites in the Borough haven’t had to provide.	Local Plan Policy IN4 encourages the provision of safe cycle storage across all developments. This does not necessarily have to be in the form of sheds.	None
Esh	Page 46	Esh comment that the Design Code requirement that visitor spaces must be provided separately is not compliant with DBC highways policy if houses meet parking spaces in curtilage.	Noted and amended wording suggested.	Remove the ‘provided separately’ from cycle parking.
Esh	Page 47,48	The Design Code states, “there will be active and passive E.V chargers”. Esh comment that subject to building regs compliance, they will meet building regs requirements.	Noted.	Reference to Policy IN4 for 100% new dwellings to have socket provision and commercial charging for 50+ vehicle parking areas or any subsequent requirement imposed nationally.
Hellens Land/Homes England	Page 47	<p>Page 47, Vehicular Parking – Standards and Design Requirements, establishes a set of parking “restrictions”, which include references to garages whereby “<i>Garages will not be relied on for everyday car parking</i>” and to Electric Vehicles whereby a mix of active and passive charging points will be included in the design.</p> <p>HLL &amp; HE comment that, with regard to the restriction on the use of garages, this approach is contrary to the Tees Valley Highway Design Guide which considers garages to</p>	Alternative wording suggested in order to avoid conflict with LP Policy INF4 and present Tees Valley Highway Design Guide (the latter however is likely to require updating/amending in response to the anticipated Manual for Streets 2022 due for publication later this year.	‘Garages will not be relied on for everyday car parking.’ amended to <b><i>‘For garages to be considered as counting towards everyday parking provision they should meet a minimum dimension of at least 6m by 3.5m which also enables sufficient space for secure bicycle storage’</i></b>

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		<p>represent usable parking spaces (and is the document which IN4 requires planning applications to consider).</p> <p>HLL &amp; HE suggest this reference should be removed for this reason and more generally, the reference to “parking restrictions” to be applied should be re-worded as parking guidelines with reference back to the Tees Valley Highway Design Guide as the primary document.</p>		
Esh, Hellens Land/Homes England	Page 48	<p>Page 48, Waste, Recycling and Utilities, requires the delivery of “<i>High speed (Ultrafast gigabyte) broadband connectivity must be a feature of the development to encourage a ‘live/work’ balance. All homes must have access</i>”.</p> <p>HLL &amp; HE consider that this goes beyond the requirements of Policy IN4 which requires delivery of a lower specification at “superfast”. Esh, HLL &amp; HE suggest they aspire to provide homes with the best broadband speeds available, but that this is dependent on the communication network providers. They request the reference be amended to align with Policy IN4.</p>	This is now national policy.	So should reference ‘gigabyte enabled’ for new residential and industrial areas, or subsequent national requirement.
Hellens Land/Homes England	Page 48	<p>HLL &amp; HE suggest that the Design Code reference to Electric Vehicle Charging points goes beyond the scope of Policy INF4 and the requirement for each property to have a 13-amp socket at a minimum.</p> <p>The Design Code currently requires: <i>Active: 20% charge point provision for residential parking bays Passive: 40% of parking bays Definition of “active” and “passive” provision of charge points: Active - A socket connected to the electrical supply system that vehicle owners can plug their vehicle into. Passive - The network of cables and power supply necessary so that at a future date a socket can be added easily</i>”.</p> <p>They suggest this should be amended to clarify the requirement of INF4 and set the 20% and 40% targets as aspirational whilst recognising policy compliance via a 13amp socket as this is the design requirement that has been considered in evidence and Local Plan viability.</p>	Amended wording required.	Reference to Policy IN4 for 100% new dwellings to have socket provision and commercial charging for 50+ vehicle parking areas or any subsequent requirement imposed nationally.
Hellens Land/Homes England	Page 48	<p>On Page 48, Hard Landscaping, one aspiration references a need to “<i>avoid over-engineered or urbanised solutions at the northern boundary; with the new entrances designed to retain rural character</i>”. HLL &amp; HE request that this is amended to include reference to the creation of a new roundabout on the northern boundary as this is a Council requirement.</p>	Highways requirements and needs will be looked at as a material consideration in the Planning Application process.	None
Esh	Page 49	<p>Esh note the provision of newt ponds is not currently proposed.</p>	As part of district newt licence will be required on the overall site.	None



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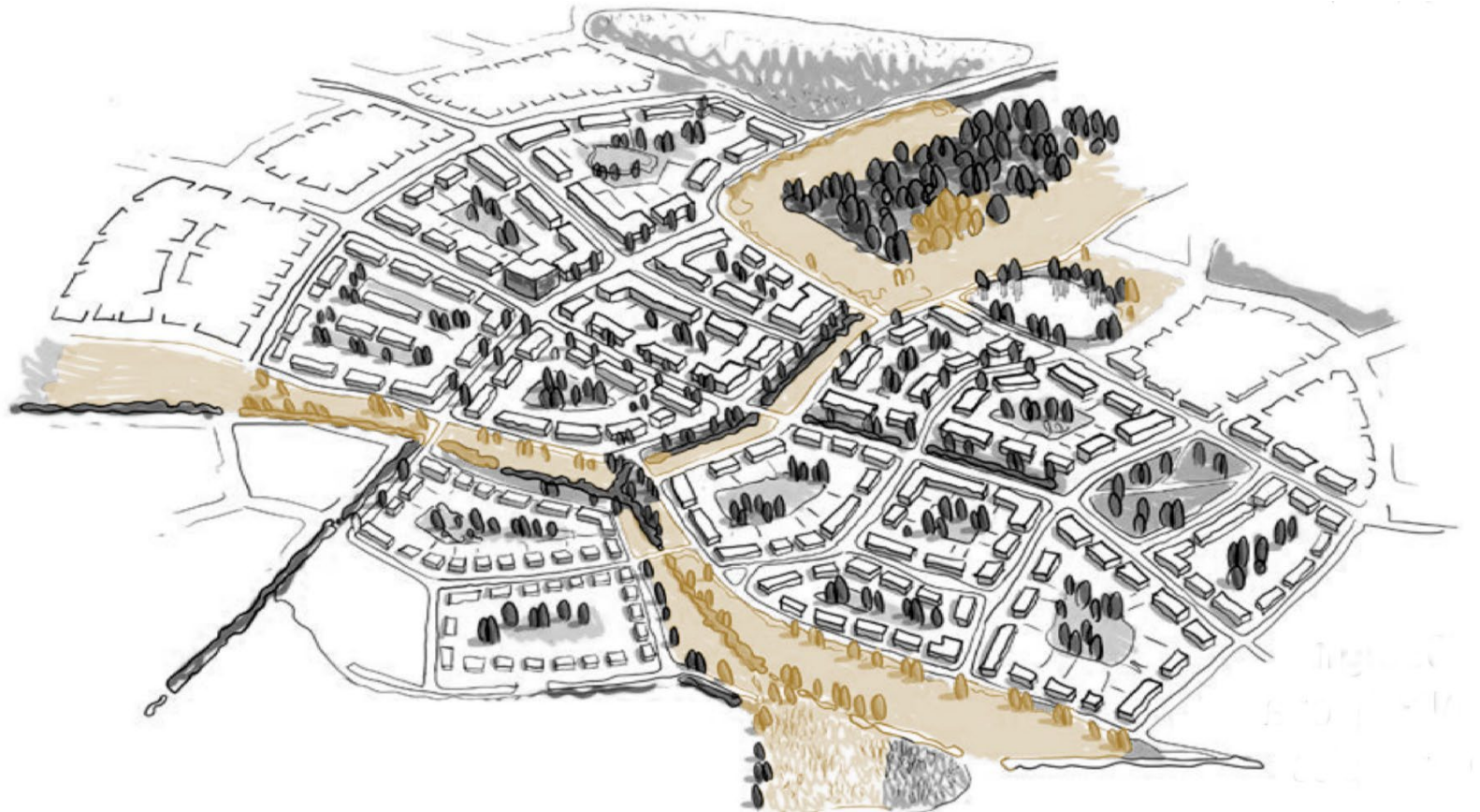
Hellens Land/Homes England	Page 50	<p>HLL &amp; HE state they have considered the need for allotment space and/or community gardens within the masterplan for the Garden Village and are supportive of this feature of the Design Code.</p> <p>Nonetheless, the SPD adds a requirement to show consideration of the Town and Country Planning Association’s Guide 10 to Edible Garden Cities and includes an extract of this which identifies a need for 50% of a Garden Village as open space, half of which is to be public.</p> <p>Whilst the Burtree Garden Village will be landscape led and provide a greater amount of green space than a standard urban extension, HLL &amp; HE believe some caution is required regarding citing percentages of land take for open space which could be interpreted as a fixed target rather than an aspiration.</p>	Noted	Omit ref. to Extract from TCPA Guide 10 Edible Garden Cities recommending ‘... at least 50% of a new Garden City’s total area will be allocated to green infrastructure (of which at least half is to be public), ...’
Esh	Page 52	Esh consider reference on Page 52 to securing capital and revenue funding through S.106 agreement for new communities to be very vague.	Lack of clarity noted and wording and link to Policy ENV5 to be made.	Change to ‘Consider funding through S106 for new communities green infrastructure provision’
Esh	Page 53	Esh consider that the wording of the section on Page 52 regarding veteran and rare tree requirements differs from that of policy.	Observation not correct.	None
Esh	Page 54	Esh comment that the SUDs Pond designs techniques requested by the Design Code go against NWL requirements. Headwalls must be concrete or brick, gabion basket headwalls would allow filtration to embankments and over spillages, plus go against The Suds Manual C753 CIRIA guidance.	Only a requirement if Suds are to be adopted.	None
Esh	Page 55	Esh comment that nothing has been allowed currently by HBE for the Design Code artwork requirement.	It is only a consideration or an encouragement.	None
Esh	Page 56	Esh suggest that the photo shown suggest SUDs to be ponds – comments mimic Page 25 comments	Not considered necessary.	None

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# Supplementary Planning Guidance (SPG) Design Code – Greater Faverdale (Burtree Garden Village).

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July 2022

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## APPENDIX 2

# 0.0 What this Draft Supplementary Planning Guidance is about

The Greater Faverdale (Burtree Garden Village) Design Code contained within this Draft Supplementary Planning Document (SPD) sets out the strategic design requirements to be provided in the future site development masterplan.

After the adoption of the Darlington Local Plan 2016 – 2036 (Darlington Local Plan) the context of the approved Local Plan asks the Council to progress with creating Supplementary Planning Policy Documents based on Design Codes for both Garden Communities - in this case at Greater Faverdale to be known as Burtree Garden Village. This is expected to be achieved according to the final Inspectors report and issues regarding to Policy H11 Greater Faverdale Site Allocation and section 6.11.7 in the adopted Local Plan within 6 months from adoption of the Local Plan. The Draft SPD Design Code for Greater Faverdale is also to reflect the requirements of the NPPF 2021, and the National Model Design Code produced by DLUHC July 2021.

The Design Code (DC) aims to set out the Council's expectations in order to guide the broad design strategy and will be viewed in the context of wider planning policies and material considerations.

### AMBITION

The ambition for the Garden Village is to create a great place for a new community to live, work and recreate, in accordance with national planning standards and best practice. These include the DLUHC (Department for Levelling Up, Housing and Communities) "National Design Guide" - featuring the 10 characteristics of a well-designed place together with meeting the 12 criteria of the recent Building for a Healthy Life (formerly known as BfL12); and also, the DLUHC new national Garden Village Principles. It also reflects the emerging Design Council: "A Public Vision for the Home of 2030" which is supported by the government.

### HEALTHY LIVING

Putting Health into Place must be the 'Golden Thread' running through the Statutory approvals process, development, delivery and subsequent occupation and use of the new Greater Faverdale Garden Village.

Darlington was successful in being selected as a Healthy New Towns (HNT) Pilot (The only one in the Northeast) and has contributed much to the innovative thinking that has informed the learning from the programme. Darlington has now adopted 6 principles that will further influence and contribute to improved health and well-being in the Borough. The proposed Garden Village presents the first large scale opportunity to embed the learning from the HNT programme, **Putting Health into Place**, with innovative solutions to and delivery of health care and a healthy built environment. **This opportunity must not be wasted.**

**Building for a Healthy Life**, the latest edition of and new name for Building for Life 12 integrates the findings of the Healthy New Towns Programme in which Darlington was a Pilot and is the key measure of design quality for this development. The 12 considerations **must** inform the design process and **each phase of the garden village must achieve a minimum of 9 green lights** (and **no red lights** - indicating aspects that need to be reconsidered).

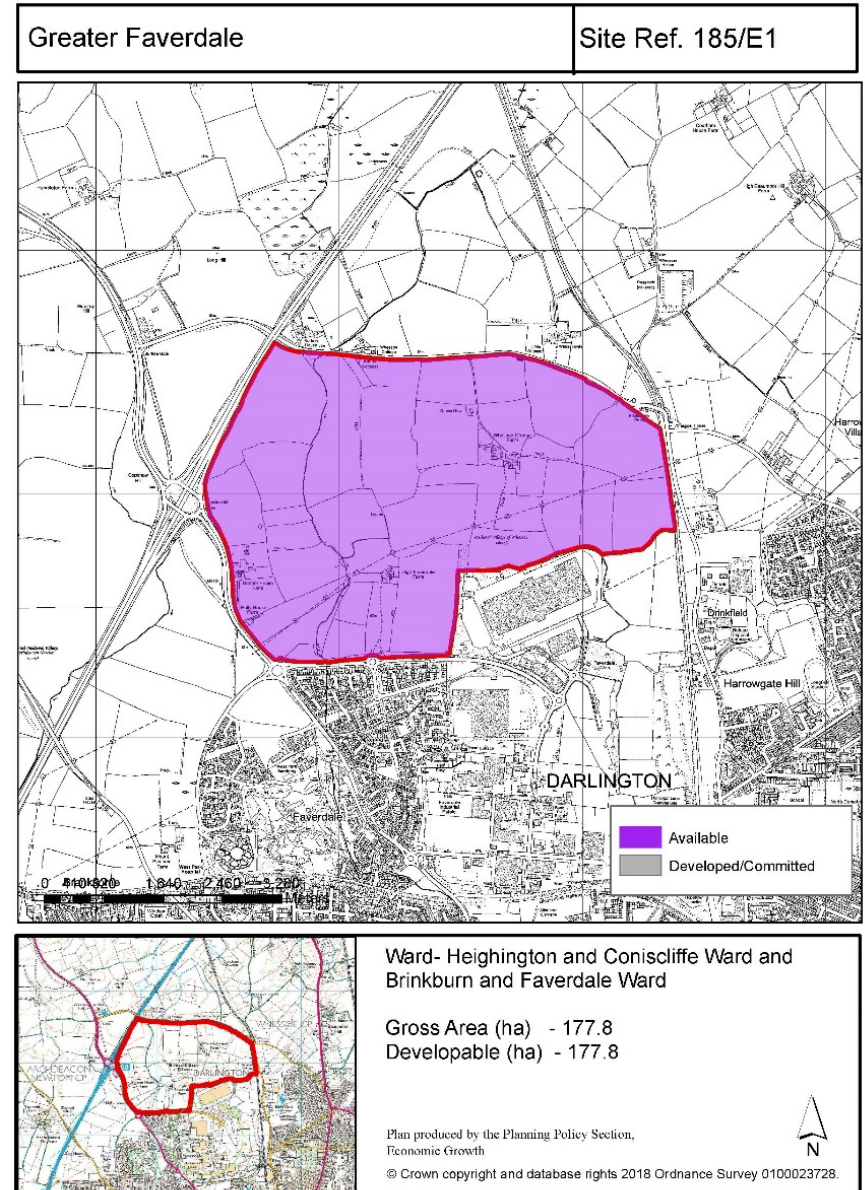
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### INNOVATION

Why repeat what has been done before? The proposed Garden Village should move the game on. We encourage innovative thinking in ALL aspects of the planning, design, delivery and future occupation and use of the Village. The opportunities for innovative thinking extend beyond not only the expectation of the incorporation of high-speed broadband across the site, but into areas as diverse as: achieving a bio-diversity net gain from the development of the site; incorporating low- and high-density self-build plots within the overall scheme to address specific urban design requirements; reflecting the learning derived from the Darlington Healthy Living pilot; etc.

**SENSE OF PLACE:** The overall development should have a unique sense-of-place, that is distinctive and, through its composition, form, materials, etc also is clearly part of Darlington and grounded in the locale.

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### 1.0 Introduction

#### Introduction and Vision for Greater Faverdale

Darlington Borough Council have identified in their adopted Local Plan the strategic opportunity for a new residential and business community at Greater Faverdale (Policy H11).

The local planning authority are proposing the development of a garden village here as promoted by the Department for Levelling Up, Housing and Communities (DLUHC)

Greater Faverdale - the proposed Burtree Garden Village, as it is also being called - will be a distinctive new community providing a minimum of 2000 new homes and approx. 200,000 m<sup>2</sup> of modern business and industrial space, together with related local facilities including a primary school all set within a landscape setting retaining and enhancing much of the existing greenspace within the 178 ha site.

The Council's vision for Greater Faverdale is to create an outstanding mixed-use development which incorporates housing and commercial office space together with B1, B2 and B8 uses in an attractive new neighbourhood which is fully integrated with its surroundings as specified in Policy H11.

#### A good masterplan MUST...

- Offer a clear, unambiguous vision for the scheme over the development phases
- Extend beyond the site to the greater area of study in order to ensure a good fit with its environs.
- Show 3-dimensional graphics of the proposals
- Rehearse clearly the design strategy for the buildings and spaces.

#### A good masterplan SHOULD...

- Be aspirational
- Offer a unique and distinctive design response to the site opportunities and constraints
- Illustrate views within the scheme from human eye height
- Be clear how the development of a sustainable community will be managed.
- Create a development that is legible and makes wayfinding easy and logical.

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This development should demonstrate the best of current design thinking and reflect the need for long-term low environmental impact and sustainability. Ultimately the success of a housing development scheme will be in its “Placemaking” ability & long-term success. Design Teams should ask themselves “Will the residents and users enjoy and care for the “place” over time and feel that they are living happy, contented, fruitful, healthy lives as a consequence of the design?”

### **Monocultures are bad:**

A large-scale single use urban area is not a good solution. Problems arise when there is no variety of uses. As do the “dead” commercial areas of towns after office hours where there is no extended evening activity to provide a sense of safety and security, never mind the cost of large expensive-to-run buildings sitting idle.

### **Multi-cultures are good:**

A mixed-use development ensures that there is more likely to be activity across the area throughout the day. The mix of live, work, recreation makes for a sustainable economy and develops the communities.

The development of the site should be holistic and integrated so that the designs of residential, commercial and support facilities all blend into a homogenous, mutually supportive whole.



Derwenthorpe Phase 1, Osbaldwick, York – award winning design solution.

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### The Site & Context

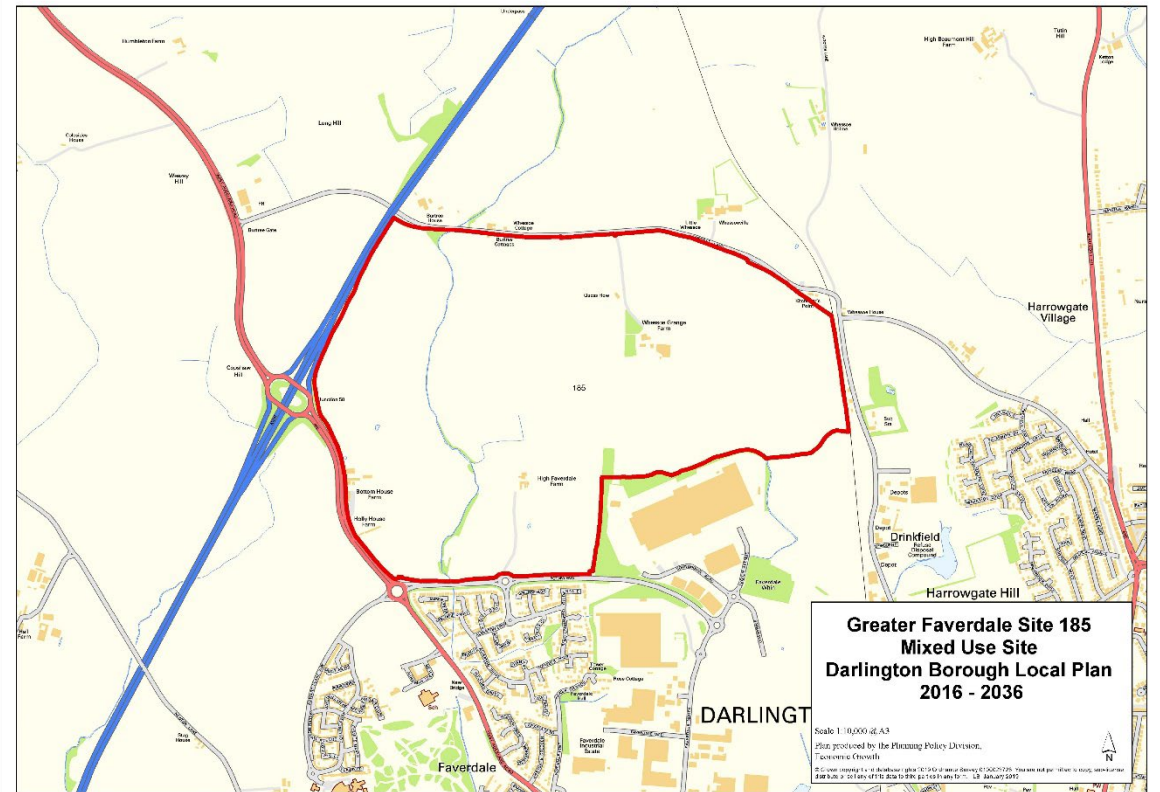
Located on the north-western edge of the existing Darlington settlement - immediately to the north of Faverdale Industrial Estate and the High Grange residential estate both providing a pre-dominantly urban edge - the site is presently in agricultural use.

It already has large distribution centres in the south east corner located off Rotary Way with some of the land set aside for further business and industrial use.

The site is bounded to the west by the West Auckland Road (A68) – with the new West Park community immediately to the southeast – and by the A1 (M) running along the north-western edge.

The northern edge is formed by Burtree Lane – a country lane presently functioning as an alternative east-west link or relief road with further rural farmland beyond.

The Bishop Line (Darlington to Bishop Auckland Community Rail line) provides a distinct eastern edge to the site.



**The Site (Outlined in red)**

### Planning Context

Following an Examination in Public during 2021 a Government Inspector found the Darlington Local Plan to be sound, saying it was justified, effective and consistent with national policy. The Local Plan was adopted by Darlington Borough Council in February 2022 and included a policy H11 below which identifies Greater Faverdale as a location to facilitate the delivery of a high-quality mixed-use community with education, employment, housing, and open space. This is intended to provide the right economic and environmental conditions to support a sustainable new community to the west of Darlington. As required in the final Inspectors report regarding Policy H11 Greater Faverdale Site Allocation this related Draft SPD Design Code is to be produced within 6 months from adoption of the Local Plan and also reflect the requirements of the NPPF 2021 and the National Model Design Code produced by DLUHC July 2021.

**See below Greater Faverdale - Site Allocation (Strategic Policy) Extract from Local Plan: Local Plan Policy H11:**

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A site allocation is identified at Greater Faverdale (Site Reference: 185) to support a development of approximately 2,000 homes and approximately 200,000 square metres of employment space on a 177.8-hectare site in North West Darlington.

Development at Greater Faverdale will be permitted in accordance with the principles set out below and other relevant policies in the Local Plan.

A comprehensive masterplan and infrastructure phasing plan that informs the mix of uses, layout, scale, design, provision of local and strategic infrastructure including social and community facilities and phasing of the proposed development, and which incorporates the key principles for the development as set out in points a-j below, shall be prepared prior to the submission of any planning application relating to this site. The masterplan shall be led by the applicant(s), informed by community consultation and should be based on a strong understanding of the characteristics of the site and its surrounds. It should also have regard to the strategic design requirements established in the Greater Faverdale Design Code.

To ensure that a cohesive development is delivered at Greater Faverdale, the Council will only approve planning applications that adhere to the comprehensive masterplan or any updated masterplan agreed with the Council and deliver the necessary local and strategic infrastructure identified in points a-j below including social and community facilities at the appropriate phase of the development identified in the infrastructure phasing plan to support the coordinated provision of infrastructure and development.

The key principles for development of the Greater Faverdale site are shown on the illustrative Masterplan Framework (Figure 6.2), including broad locations for land uses and facilities. The site will provide:

- a. A mix of housing types, tenures and sizes, including 20% affordable housing and self/custom build housing, informed by up-to-date evidence of the housing needs of the Borough and Policies H 4 and H 5, with higher densities being incorporated close to public transport routes and the neighbourhood centre;
- b. Approximately 70 hectares (gross) / 49 hectares (net) of employment land for E(g), B2 and B8 use classes;
- c. Space for a well located and connected neighbourhood centre providing community facilities, including the potential for a health hub, primary school and local retail and food and drink facilities of a scale and type proportionate to the nature and scale of the development and should be provided at appropriate phases of the development identified in the infrastructure phasing plan. Policies TC1, TC4 and TC5 will not apply to proposals in accordance with these requirements. The requirement and timetable for the provision of the primary school shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site subject to the capacity of existing local schools (see Policy IN10);
- d. An appropriate buffer zone alongside the A1(M) for noise attenuation which is to be informed by a noise assessment;
- e. Principal vehicular accesses from Rotary Way and Burtree Lane;
- f. A link road between Rotary Way and Burtree Lane the precise details of which including development access points, together with a timetable for its implementation, shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;
- g. Further enhancements to the local road network of Burtree Lane, to include the:

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- I. western connection to the A68; and
- II. improvements to Burtree Lane, including a new or improved pedestrian and cycleway over the Bishop Line to connect the site to the Harrowgate Hill area or provide a suitable alternative route.

The implementation of these enhancements to the local road network of Burtree Lane will be linked to appropriate phases of development with the exact details to be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;

- h. Other necessary infrastructure as required by the Infrastructure Delivery Plan and identified at the time of submitting a planning application;
- i. An integrated transport network focused on sustainable transport modes; including public transport, walking and cycling with strong links to established networks, adjoining communities, employment locations and Darlington town centre, which should be provided at the appropriate phases of the development identified in the infrastructure phasing plan;
- j. A network of connected and good quality green and blue infrastructure, the phasing of which is to be agreed with the Council as part of the comprehensive masterplan and infrastructure phasing plan, that:
  - I. retains and enhances the network of safe, attractive and accessible public rights of way, footpaths and cycle routes across the site;
  - II. provides a pattern of well-integrated and inter-connected green spaces (along with their long term maintenance) across the site providing for the recreation needs of the local community, including nature friendly natural spaces, in accordance with Policies ENV 4, ENV 5 and ENV9;
  - III. protects the amenity of existing residential properties (see Policy DC 3);
  - IV. retains and enhances hedgerows and trees (see Policy ENV 7);
  - V. mitigates the impact on biodiversity (see Policy ENV 7);
  - VI. incorporates sustainable drainage systems; and
  - VII. incorporates improved pedestrian access and interpretation alongside the Stockton and Darlington Railway (see Policy ENV 2).

The site design and layout will be required to conserve, and where appropriate enhance designated and non-designated heritage assets, within and in the vicinity of the site including their setting in accordance with policies ENV1 and ENV 2 and the recommendations of the Darlington Local Plan Heritage Impact Assessment (2019)

Development should be located outside of areas of flood risk, and should be planned sequentially (Policy DC2), placing the most vulnerable development in the lowest areas of flood risk, and proposals should be supported by a Flood Risk Assessment.

As the development is expected to extend beyond the plan period, in line with national policy infrastructure requirements, the infrastructure phasing plan will be kept under review. Any proposal, in advance of a plan review, which exceeds 750 dwellings or 24 hectares (net) of employment land would need to carry out a review of all associated infrastructure requirements. If significant additional infrastructure is required the council will seek to update the policy as part of a review of the plan.

### **Garden Village Ethos & Principles**

## APPENDIX 2

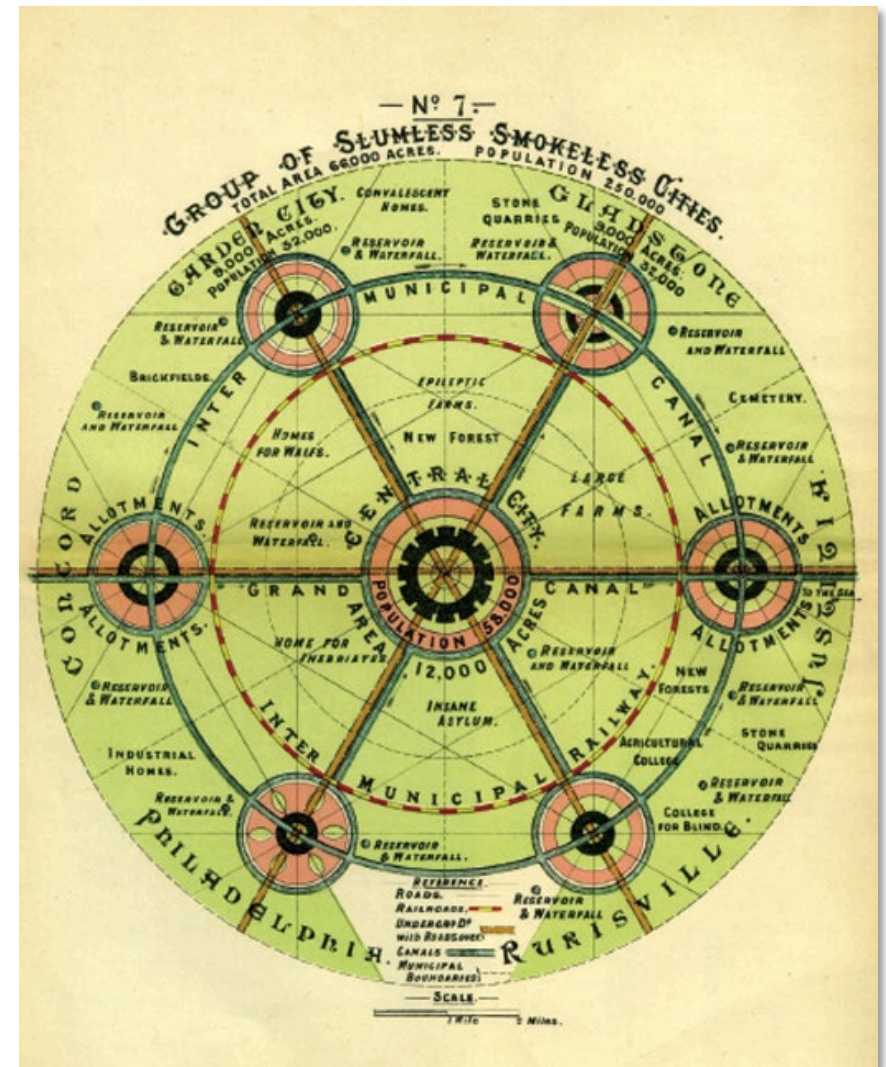
The promotion of new garden villages across England has been led by the DLUHC reflecting the desire to draw upon the successes of the original early 20th Century settlements in providing sustainable, enduring and popular places to live and work whilst enjoying a community lifestyle focussed on personal wellbeing within an attractive natural environment setting.

Much of the recent interest in this form of settlement expansion is based on the work of the Town and Country Planning Association (TCPA) now a charity and originally founded by Sir Ebenezer Howard who is considered to be the leading pioneer of the garden villages movement. He is celebrated for his influential publication "Tomorrow: A Peaceful Path to Real Reform" with its description of a utopian city in which people live harmoniously together with nature. This led to the creation of amongst others Letchworth and Welwyn Garden Cities in Hertfordshire

The TCPA has led the promotion of new garden villages believing that a new generation of 21st century garden cities could help to solve a range of problems such as the acute shortage of housing in the UK and the need to respond to climate change. This was set out in their influential 2011 publication "Re-imagining Garden Cities for the 21st Century: Benefits and Lessons in Bringing forward Comprehensively Planned New Communities".

DLUHC has developed this and have encouraged the development of new garden settlements by endorsing this status for a number of locations across England including two in Darlington – known as Burtree ( aka Greater Faverdale) and Skerningham Garden Villages respectively.

The principal features of a successful garden village as envisaged by the TCPA are to be:  
*A holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities.*



## APPENDIX 2

The related Principles for a Garden Village – based on the wider TCPA Garden City vision - are intended to be an indivisible and interlocking framework for their delivery, and include: -

- Land value capture for the benefit of the community,
- Strong vision, leadership and community engagement,
- Community ownership of land and long-term stewardship of assets,
- Mixed-tenure homes and housing types that are genuinely affordable,
- A wide range of local jobs in the Garden Village within easy commuting distance of homes,
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food,
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience,
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods,
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport,
- A critical aspect of ensuring the success of the Garden Village will be securing the legacy and long-term management of the community once it has been built.

### **Purpose and Status of this draft SPD document**

The Design Code (DC) for Greater Faverdale is intended to provide a ‘traffic light’ type checklist for assessing the proposals brought forward - following the now completed statutory local planning process – and particularly for evaluating subsequent outline and related reserved matter submissions.

A ‘traffic light’ approach to appraising the respective components of what makes a successful place is a simple way to establish what is well designed and can go ahead (green); what is not yet fully resolved and requires a pause in order to undertake further improvement (amber); and what is not working at all and requires this aspect to stop whilst there is further time for a re-think before bringing forward an alternative response (red).

The draft SPD DC will be further considered by the Council following a period of formal public consultation and related feedback. When finally approved it will thereafter be used as a development management tool to check that the proposals brought forward for the new garden village are expected to meet the very high design quality thresholds before granting consent for the initial strategic masterplan and the subsequent detailed elements within it. As the DC is intended to be used throughout the implementation period for the garden village it will be periodically reviewed and where appropriate updated.

The use of design codes is promoted within the DLUHC’s National Design Guide and the related National Model Design Code which provides best practice advice on the use and content of such design codes. As a point of principle, the Council will listen to any case put forward, on any matter dealt with by the Strategic Design Code, which after evaluation and in the opinion of the Council, either matches or betters the aspirations/targets/outputs required by the Design Code.

## APPENDIX 2

### Garden Village-wide Structure

In order to fulfil the ambitions for the new garden village a comprehensive strategic masterplan is required that responds to the wider context beyond the notional site boundary in order to embed the ensuing development into the neighbouring locale.

The strategic masterplan must therefore provide a clear landscape and urban design structure together with an integral movement framework for the proposed garden village taking full account of the national guidance and good practice.

It is important that this structure should be conceived as a ‘four-dimensional’ spatial vision fully factoring in the ‘timeline’ dimension as each component of the place is implemented rather than solely seen as a diagram.

The integration with and enhancement of the existing neighbouring infrastructure and landscape setting together with respecting the present residential and business amenities will be a key factor in ensuring the long-term sustainability of this new community.

### Landscape, Nature & Open Space

Landscape, nature and open space is a fundamental driver to the design response in order for Greater Faverdale to become a successful Garden Village.

#### **Overall requirements include:**

- A truly landscape led development, with design responses in tune with the landscape context
- Creation of well-connected and enjoyable public open spaces with appeal to all ages and abilities.
- Retention and protection of key landscape and ecological features with careful attention to levels designs to achieve this.
- Use of native species and a net gain in biodiversity.
- A truly integrated approach to the design of blue-green infrastructure with ecologists, landscape architects and SuDS engineers working together
- Design for all ages to encourage active and healthy living and play through the layout, features and landscape design
- A realistic, costed and managed approach to long term management of the blue-green infrastructure, with involvement by residents
- Identification of a mandatory landscape structure to be retained and protected
- Demonstration at each sign-off stage that key design elements especially the mandatory landscape structure are being carried through to future design teams and contractors in the detailed design and construction and management stages
- A creative approach to celebrate and capitalize on the existing landscape and ecology features

## APPENDIX 2

### **Biodiversity Net Gains:**

- The purpose of the principle of Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. The aim of Biodiversity Net Gain is to minimise losses of biodiversity and help to preserve and restore ecological networks and this is particularly relevant at Burtree Garden Village which is a greenfield site on old farmland and hence it is critical at the earliest design stage to recognise and protect the key elements of existing landscape structure.
- Biodiversity Net Gain already features in the National Planning Policy Framework (NPPF) and the Environment Bill (Nov 2021) now includes a mandatory requirement for all future schemes including the development of land to deliver at least 10 % Biodiversity Net Gain to be maintained for a period of at least 30 years.
- Developers should bring forward schemes which can be evidenced to provide an overall increase in natural habitat and ecological features and meets the targets of the adopted Local Plan as well as the requirements set out in the Environment Bill.

### **Garden Village Urban Form**

Garden Villages as a concept date back to the very end of the 19<sup>th</sup> C. and span a range of developments, from industrial model villages and co-partnership suburbs, to villages designed by the Garden City pioneers themselves. Although each is unique, there are common characteristics that made historic Garden Villages successful. Historic Garden Villages were holistically planned, i.e. through a masterplan that included jobs, community facilities and local services alongside homes, and attempted to create a balanced, socially mixed communities.

Historic Garden Villages were small in scale, usually no more than a few hundred homes. When they were built, many more people lived within a single household, so a few hundred homes accommodated more people than they would today. They were planned for healthy living with residents being provided with easy access to green space, nature, fresh air, walking and cycling, sports and outdoor leisure activities, and opportunities to grow local food.

Historic Garden Villages also provided for a vibrant social life, featured active community societies, and their stewardship organisation would organise local sports, arts and community events.

The general urban form was for a low density, low-rise village development arranged around a more urban core which usually included shops, pubs, community venues/hall, places of worship and cultural buildings such as art galleries/museum facilities. Modern Urban Villages are intended to follow this latter model with generous garden provision and be, low density, low-rise developments overall. However, for the design of the village to be grounded in the locale, this “standard” development form needs to be informed by the traditional village layouts prevalent in the local area and, for Darlington and North Yorkshire, these are particularly distinctive, and the key characteristics are rehearsed in Appendix 2. Most often the village centres are lined by terraced development - some of it physically quite substantial - with detached dwellings being the exception.



## APPENDIX 2

### Movement - Introduction

Darlington is a relatively compact town with about one fifth of journeys made by residents no further than 1 kilometre, nearly one half less than 3 kilometres and three quarters of all journeys begin and end in the town. **Darlington is a town of short journeys.**

The overarching vision is to create an integrated, forward looking, accessible movement framework (network of routes for all modes of transport) that supports the economic prosperity and well-being of the garden village community and is robust to accommodate change.

The message the garden village will demonstrate from the first to last phases is one that cycling, and walking are at the heart of this place and an instinctive choice for all ages from 8 to 80 undertaking everyday short journeys

The design of Greater Faverdale as a Garden Village will embrace `Gear Change` the Governments bold future vision for cycling and walking in England. The design of the movement networks and routes for those travelling by cycle or on foot will incorporate the five core principles and will be Coherent, Direct, Safe, Comfortable and Attractive catering for the broadest range of people. **Active Travel England** now builds on this commitment to boost cycling and walking and deliver a healthy, safe and carbon-neutral transport system. It will be a statutory consultee on major planning applications to ensure that the largest new developments such as Greater Faverdale properly cater for pedestrians and cyclists.

The movement network both within the garden village and its immediate connections will encourage **lower traffic speeds**.

In context of the existing town this is a relatively small development, there is no reason to encourage traffic movement entirely through the site and there is no reason why most of the village network development should not be designed for a maximum 20 mph speed limit. There are plenty of examples of the effective use of 20mph limits. Developers need to make a clear and robust case for speed limits beyond that.

**(Note-whilest GB speed compliance surveys show that most drivers in 20 mph areas exceed the speed limit the vast majority still travel at under 30 mph).**

The role, function, and character of Burtree Lane must be reviewed if the village is to have a connection (or connections) to the north as currently proposed. The village is essentially (in the words of the Garden Communities guidance) a transformational development of an existing settlement. The village and its connection to the north effectively means that Burtree Lane becomes part of the town network and how it functions needs to change. Pedestrian and cycle access will only be permitted to the north (i.e. onto Burtree Lane) if it is to recognised bus stops or onto part of an existing (or proposed as part of the development) Town Strategic pedestrian and cycle route.

A frequent (minimum every 30 minutes) local bus service linking the site to the town centre and other key destinations must be available as the first houses are occupied in Phase 1. The majority (80%) of houses to be within 400 m walking distance from a bus stop which equates to ca 5min.

The provision of a new Rail Station on the adjacent Bishop Line accessible to the Garden Village communities remains an ambition of the Council and its partners. The Garden Village proposals will ensure that a site and key pedestrian and cycle routes are identified and protected.

## APPENDIX 2

### Building for a Healthy Life - Overview

Building for a Healthy Life is the key measure of design quality for this development and the 12 considerations must be the basis of developing the detailed designs. Neighbourhoods including a range of homes that meet local needs will be well integrated into the site and their wider natural and built surroundings creating and connected places that are easy places to move through and around. The norm will be that short trips to key services are made on foot or bicycle within and beyond the site on the right infrastructure helping to improve health and air quality.

Places will be distinctive and memorable and based on a legible network of streets and spaces that are well enclosed by buildings and structural landscaping with front doors and main facades of buildings facing streets and public spaces.

The Tertiary streets are where there must be a balance between the need to accommodate the movement of motor vehicle alongside the need for people of all ages to move along and cross streets with ease and encourage activity, an essential part of a successful public realm.

**Streets for a Healthy Life** a companion guide to Building for a Healthy Life illustrates and explains what good residential streets look like, and how they function. This document will help to achieve the healthy streets envisaged by the BHL toolkit. A revised **Manual for Streets** is in the course of preparation (Feb 2022) and will be informed by Streets for a Healthy Life.

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The expectation is that each phase of the garden village will aim to maximise the number of green lights (and also avoid any red lights) in order to achieve 9 green lights or more which is also considered the threshold for a BHL Commendation and thus eligible for separate formal accreditation.

## APPENDIX 2

# 2.0 “Design Quality Coding” checklist

### Introduction

This following site-wide checklist applies to the strategic masterplan for the entire garden village and identifies the key ‘must have’ components required to create the special distinctiveness that will ensure that this new community becomes a great place.

The checklist is drawn from the National Design Guide and specifically the 10 characteristics of a well-designed place.

See adjacent related extract from the NDG

This draft SPD is broadly cross referenced to key sections of the NDG:  
e.g. **Context** [NDG ref C1,2] etc

### Introducing the ten characteristics

Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The ten characteristics are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

## APPENDIX 2

Similarly this draft SPD also draws upon the accompanying report to the NDG - the National Model Design Code (NMDC) guidance - which also follows the same 10 characteristics.

See adjacent related extract from the NMDC

This draft SPD is also broadly cross referenced to key sections of the NMDC:  
e.g. **Context [NMDC ref C1.]** etc

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If the design code covers...		URBAN EXTN.	INFILL SITE	SMALL SITES
<b>Context</b>				
<b>C.1.i</b>	Character Types	*	*	*
<b>C.1.ii</b>	Site Context	*	*	*
<b>C.1.iii</b>	Site Assessment	*	*	*
<b>C.2.i</b>	Historic Assessment	*	*	*
<b>C.2.ii</b>	Heritage Assets	*	*	*
<b>Movement</b>				
<b>M.1.i</b>	Street Network	*	*	*
<b>M.1.ii</b>	Public Transport	*	*	*
<b>M.1.iii</b>	Street Hierarchy	*	*	*
<b>M.2.i</b>	Walking + Cycling	*	*	*
<b>M.2.ii</b>	Junction+Crossings	*	*	*
<b>M.2.iii</b>	Inclusive Streets	*	*	*
<b>M.3.i</b>	Car Parking	*	*	*
<b>M.3.ii</b>	Cycle Parking	*	*	*
<b>M.3.iii</b>	Services + Utilities	*	*	*
<b>Nature</b>				
<b>N.1.i</b>	Network of Spaces	*	*	*
<b>N.1.ii</b>	OS Provision	*	*	*
<b>N.1.iii</b>	Design	*	*	*
<b>N.2.i</b>	Working with Water	*	*	*
<b>N.2.ii</b>	SUDS	*	*	*
<b>N.2.iii</b>	Flood Risk	*	*	*
<b>N.3.i</b>	Net Gain	*	*	*
<b>N.3.ii</b>	Biodiversity	*	*	*
<b>N.3.iii</b>	Street Trees	*	*	*

If the design code covers...		URBAN EXTN.	INFILL SITE	SMALL SITES
<b>Built Form</b>				
<b>B.1.i</b>	Density	*	*	*
<b>B.1.ii</b>	Party Wall	*	*	*
<b>B.1.iii</b>	Types and Forms	*	*	*
<b>B.2.i</b>	Blocks	*	*	*
<b>B.2.ii</b>	Building Line	*	*	*
<b>B.2.iii</b>	Height	*	*	*
<b>Identity</b>				
<b>I.1.i</b>	Local Character	*	*	*
<b>I.1.ii</b>	Legibility	*	*	*
<b>I.1.iii</b>	Masterplanning	*	*	*
<b>I.2.i</b>	Design of buildings	*	*	*
<b>Public Space</b>				
<b>P.1.i</b>	Primary	*	*	*
<b>P.1.ii</b>	Local+Secondary	*	*	*
<b>P.1.iii</b>	Tertiary	*	*	*
<b>P.2.i</b>	Meeting Places	*	*	*
<b>P.2.ii</b>	Multi-functional	*	*	*
<b>P.2.iii</b>	Home Zones	*	*	*
<b>P.3.i</b>	Secured by Design	*	*	*
<b>P.3.ii</b>	Counter Terrorism	*	*	*
<b>Uses</b>				
<b>U.1.i</b>	Efficient Land Use	+	+	+
<b>U.1.ii</b>	Mix	*	*	+
<b>U.1.iii</b>	Active Frontage	*	*	*
<b>U.2.i</b>	Housing for All	+	+	+

If the design code covers...		URBAN EXTN.	INFILL SITE	SMALL SITES
<b>U.2.ii</b>	Type	+	+	+
<b>U.3.i</b>	Schools	*	+	+
<b>U.3.ii</b>	Community Facilities	*	+	+
<b>U.3.iii</b>	Local Services	*	+	+
<b>Homes and Buildings</b>				
<b>H.1.i</b>	Space Standards	+	+	+
<b>H.1.ii</b>	Accessibility	+	+	+
<b>H.2.i</b>	Light, Aspect, Priv.	+	+	+
<b>H.2.ii</b>	Security	+	+	+
<b>H.2.iii</b>	Gardens+Balconies	+	+	+
<b>Resources</b>				
<b>R.1.i</b>	Energy Hierarchy	+	+	+
<b>R.1.ii</b>	Energy Efficiency	+	+	+
<b>R.1.iii</b>	Nhood Energy	+	+	+
<b>R.2.i</b>	Embodied Energy	+	+	+
<b>R.2.ii</b>	Construction	+	+	+
<b>R.2.iii</b>	MMC	+	+	+
<b>R.2.iv</b>	Water	+	+	+
<b>Lifespan</b>				
<b>L.1.i</b>	Management Plan	+	+	+
<b>L.1.ii</b>	Participation	+	+	+
<b>L.1.iii</b>	Community	+	+	+

- \* Issues that you would expect to be covered in a code
  - +
- Issues that may be covered elsewhere and so not included in the code

## APPENDIX 2

### Character & Urban Design: Context; Identity; Built Form; Uses

#### Context [NDG ref C1,2 : NMDC ref C1]

Firstly, any new development should respond to and relate to its surroundings. This is called “context” and historically contextual architecture evolved based upon the locally available materials, microclimate, and skillsets of the local populace. As the mass production of standardised construction materials developed, along with affordable transportation systems, these new materials infiltrated local development and “standardised” the look of the end product, and in the process diluted the unique local architectural character.

The context should drive the scale, orientation and detailing of the new developments, with the localism adding the visual “flavour” and identifiable character to the proposals.

The site is bounded on 2 sides by busy highways and on the third (northern) side by a relatively well trafficked country road and the development within parcels fronting these roads should incorporate attenuation measures to reduce the aural impact of vehicular traffic.

#### Identity [NDG I 1-3 : NMDC I 1-3]

The clear aspiration of the Council and “**designe**” is for the choice of building uses, forms and materials to help create a sense of uniqueness in the final development – indicating that it is located in Darlington and nowhere else – and stands out clearly from other developments in the north east through a unique mix of architecture, layout including public spaces and choice of materials palette.

Development on the Greater Faverdale site should reflect and celebrate local themes in terms of materials, colours, form and style, not in a pastiche manner, but in a modern interpretation of the local vernacular, making development on the site distinctive and unique. This project will have failed to reach its full potential if it does not achieve that goal.

The architectural solutions developed for this site should show strong links to the local materials and building forms. (see **Appendix 2**)

## APPENDIX 2

This DOES NOT mean slavishly copying and replicating “historic” building forms. This will inevitably look wrong and be in danger of being a grotesque pastiche of the past. Consider a design philosophy approach, such as:

- Replicating traditional forms but constructed from overtly modern materials, or
- Using traditional materials/colours but in a non-traditional building form, or
- A creative and intelligent mix of both of the above.

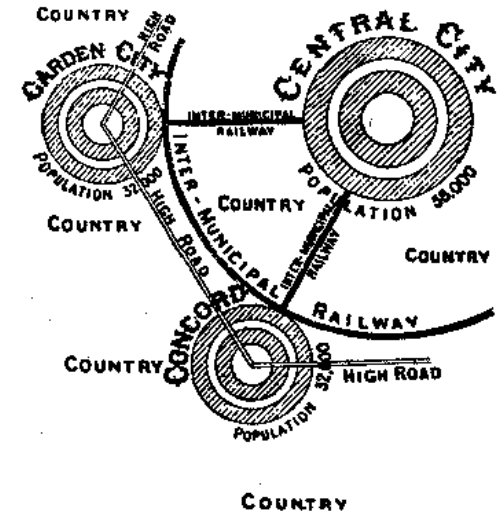
### Uses [NDG U1 : NMDC U1]

A fundamental principle of the Garden Villages is for them to be a mixed-use development – not a residential “ghetto” - but offer local employment opportunities for the residents. So, the inclusion of commercial and light industrial uses within the village is expected and development plans should indicate how the cross-benefits of these mixed uses will maximise the potential and efficiency of the development in the long-term.

### Built Form [NDG B1-3 : NMDC B1-3]

The clear aspiration of the Council and “designe” is for the choice of building uses, forms and materials to help create a sense of uniqueness in the final development – indicating that it is located in Darlington and nowhere else – and stands out clearly from other developments in the north east through a unique mix of architecture, layout including public spaces and choice of materials palette. Development on the Greater Faverdale site should reflect and celebrate local themes in terms of materials, colours, form and style, not in a pastiche manner, but in a modern interpretation of the local vernacular, making development on the site distinctive and unique. This project will have failed if it does not achieve that goal.

**Nº 5.**  
**DIAGRAM**  
—  
**ILLUSTRATING CORRECT PRINCIPLE**  
**OF A CITY'S GROWTH - OPEN COUNTRY**  
**EVER NEAR AT HAND, AND RAPID**  
**COMMUNICATION BETWEEN OFF-SHOOTS.**



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Poor



Good

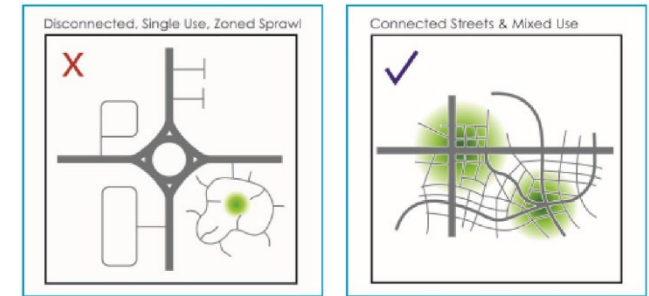
## APPENDIX 2

### Movement, Public Space & Street Typologies: Orientation/Wayfinding [NDG M1,2 : NMDC M 1,2]

The movement network will provide a comprehensive network of routes for pedestrians, cyclists, and vehicular traffic.

It will be a legible and permeable network of streets with a clear street hierarchy, including a network of tertiary streets of varying character that create walkable and cycle-able routes.

The aim will be to move from main and secondary streets to tertiary streets as quickly as possible.



### The Main Village Streets [NDG M1,2 : NMDC M 1,2]

These are the strategic vehicular routes that link the site to wider town and surrounding areas. The North South route is likely to be the only Main Village Street. The main Streets will be consistent in width but vary in character to relate to specific areas such as the Village centre. Main Streets must be designed to accommodate local buses, including bus stops.

If a 20mph speed limit is not considered appropriate on the main street(s) they can still be designed to 20mph with appropriate physical and perceptual measures to keep speeds low.

These streets will be a maximum width of 6.7 metres and consideration should be given to a maximum width of 5 metres. Manual for Streets 2 - where HGVs and buses make up only a small proportion of traffic flow 2-2.5m wide lanes would be sufficient for most vehicles and would reduce carriageway width requirements, making it much easier for pedestrians to cross.



## APPENDIX 2

### Secondary Village Streets. [NDG M1,2 : NMDC M 1,2]

Secondary Streets are mostly residential streets connecting the Main Streets. These streets have a clear distinction between vehicular, cycle and pedestrian space and vary in their typology according to their specific location, and they will be designed for and be limited to 20mph and be 5 metres width.

### Tertiary Streets are: [NDG M1,2 : NMDC M 1,2]

Lower order streets comprising Mews and Residential Streets. their final location and type - either Mews or Residential Street - will be determined through detailed design.

The use of culs-de-sac should be minimised. Where culs-de-sac are used connectivity for pedestrians and cycles must be ensured.

Filtered permeability throughout the network will design-out rat-running, create a low traffic environment around homes whilst still allowing pedestrian and cycle movement.

### Cycling: [ NDG1,2 : NMDC M2]

Cycling is seen as an essential mode of transport at all times of the day (for journeys of about 20 mins or 3 kilometres) and safe, overlooked, and lit routes must connect as directly as possible from the tertiary street network to key destinations both within and beyond ( e.g. Local shopping and services, Secondary schools, colleges, the town centre) the Greater Faverdale Masterplan boundary.

The routes will complement and, in some cases, extend Darlington's (Tees Valley) strategic cycle network and will, where appropriate in places, follow the line of village main and secondary roads.

The network and routes cycling will incorporate the five core design principles (Coherent, Direct, Safe, Comfortable, and Attractive) with inclusive design and accessibility running through all five to ensure the network caters for the broadest range of people of all ages. The design will expected to adopt the guidance in **Local transport Note 1/20 Cycle Infrastructure Guidance, DfT July 2020**

There are different purposes for cycling, Therefore the network will provide a variety of lit routes and connections.

### Strategic cycle routes. [NDG1,2 : NMDC M2]

These provide dedicated and direct links as described above

### Leisure cycle routes. [NDG1,2 : NMDC M2]

These routes run through open space and alongside the green /blue infrastructure network. They are traffic free and provide safe environments for cycling for all ages and abilities.





## APPENDIX 2

### Shared surface village centre environments. [NDG1,2 : NMDC M2]

The area of the village centres should be designed to be shared between pedestrians and cyclists.

On-Street cycle routes. The network of Tertiary Streets provides a network of additional cycle routes along the residential streets, which are also safe for use by cyclists.

However not all cyclists will use the separate routes, and some will choose to use the main and secondary road network. Advice suggests that carriageway widths should be either below 3m or over 4.5m. Carriageways widths between 3m and 4.5m encourage drivers to overtake cyclists where there is not enough room to pass safely and cyclists can be squeezed by passing traffic. Carriageway widths below 3m encourage cyclists to take up the 'primary' position in the middle of the carriageway, making it more difficult for vehicles to overtake cyclists.

### Walking [NDG1,2 : NMDC M2]

Streets and paths must connect people to places and public transport services in the most direct way, making car-free travel more attractive, safe, and convenient. As with cycling discussed above the aim is to ensure access for all and help make walking feel like an instinctive choice for everyone undertaking short journeys (such as the school run or older generations accessing local facilities and services). A reasonable walking distance is 650 metres-average (18-20 mins) via safe pedestrian routes measured by the route. **The five core principles (Coherent, Direct, Safe, Comfortable and Attractive) will inform the walking network** ensuring it is inclusive and accessible for all ages and capabilities. The routes must feel direct, logical and understandable by all road users.

- Everyone should be able to cross the road safely, directly, and without delay. Safe and convenient pedestrian and cycle crossings must be provided at regular intervals including informal and formal provision. Any signalised crossings should allow for appropriate crossing times and uncontrolled crossings main and secondary roads will be pinched to create short crossing widths.
- There will be places to sit, space to chat or play within the street.
- Pavements and cycleways will continue across side streets.
- Private drives which frustrate pedestrian and cycle movement will be discouraged.

### Public Space [NDG P 1-3 : NMDC P 1-3]

Public spaces are streets, squares, and other spaces open to all and the quality of the spaces between buildings is as important as the buildings themselves.

Greater Faverdale GV will include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion.

There will be a hierarchy of formal and informal spaces that range from large and strategic to small and local spaces, including parks, squares, greens, and pocket parks. They will feel safe, secure, and attractive for adjacent residents and users. They will have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.

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All streets and routes will pass in front of people’s homes rather than to the back of them – creating a well overlooked public realm. In areas where the design of shared space removes or reduces the distinction between the pavement and carriageway the needs of people with disabilities particularly visually impairment will be addressed.

### Orientation/Wayfinding [NDG I, B : NMDC I1]

Greater Faverdale will be designed for legibility. It will be easy to find your way around with a simple connected street pattern, with streets that are straight and as direct as possible. Designers will consider **what you will actually see** and experience walking along the streets and frame views or features on or beyond a site. Street types, buildings typologies, building to street relationships, spaces, non-residential uses, landscape, water, boundary treatments and other legible features will be used to help people create a ‘mental map’ of a place. Street and space character will be varied to help people find their way around. Those with visual, mobility or other limitations will benefit from the provision of navigable features



### Landscape Nature & Open Space [NDG N1-3 : NMDC N1-3]

#### Creating a Critical Landscape Structure

- The Environment Bill (2021) and the adopted Darlington Local Plan (2022) introduce mandatory requirements for Biodiversity Net Gain in the planning system, to ensure that new developments enhance biodiversity and create new green spaces for local communities to enjoy. Developers must therefore find new mechanisms to ensure successful completion of net gain requirements, which means placing greater priority on the landscape structure of new developments.
- It will also be important to communicate these measures to all parts of the design and delivery chain including contractors on the ground, and in particular to new residents to ensure good levels of acceptance of natural landscapes, and to increase the chances of long term sustainable improvement in biodiversity.
- The best elements of existing landscape and ecological features should be integrated into a well- designed strategic green infrastructure. It is all too common for early good intentions to become diluted over the lifetime of bringing a development to fruition, therefore It is suggested that developers treat this green framework from the outset as a critical landscape structure that will form a key parameter to development.
- Because the Greater Faverdale (Burtree Garden Village) site is old farmland, the baseline landscape and ecological context includes a range of important elements such as veteran trees, old hedges and ecological features It is essential that the best and most important of these features are identified, agreed, captured accurately in the correct locations on the masterplan with any required buffer strips, and preserved through the life of the scheme from concept design to completion on site.
- The mature landscape and ecological features retained within the critical landscape structure should be treated as an asset not a constraint, providing maturity, diversity and immediate stature and bringing highly desirable leafy character to the development.
- All developers must demonstrate how biodiversity net gain will be achieved and explain how this is to be delivered through the design of a critical landscape structure

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- **All developers must be able to evidence that the critical landscape structure has been retained in the scheme design at each gateway stage from concept to completion, both spatially and through site levels.**
- The **critical landscape structure** must be further broken down into distinct landscape and ecological typologies. There is flexibility on precisely how this is achieved, but it should be rooted in the principles in section Site-Wide Landscape Character.
  - Water management to be designed at an early stage to ensure a sustainable and successful approach to site drainage integrated into Blue Green Infrastructure.
  - New attenuation ponds and swale features designed also to include an element of permanent water for aesthetic function, and with gently shelved margins capable of supporting marginal species to improve biodiversity mindful of designing out issues regarding possible bird strike risk in relation to the Tees Valley Airport located to the SE of Darlington.
  - Overhead utility corridor can provide an opportunity for connectivity, creative design, green links and long vistas joined to other open spaces to break up linearity.
  - Design of surrounding housing to provide natural surveillance by fronting onto open spaces and service corridors where possible,

### **'Landscape-Led' Design [NDG N1-3 : NMDC N1-3]**

'Landscape-led' is a term too often used without foundation and commitment.

Landscape proposals for Greater Faverdale to become a Garden Village, in order to be accepted as genuinely 'landscape led', must be evidenced to be rooted in the landscape character and ecology of the site, informing a layout and levels strategy that slots into this old farmland landscape, preserving as many of the old field boundaries, mature trees and ecologically sensitive areas as possible by identifying and protecting a mandatory landscape structure.

- **Developers must demonstrate an understanding of the landscape character and ecology baseline, and to use surveys and professional advice from ecologists, arborists and landscape architects to inform their design proposals.**

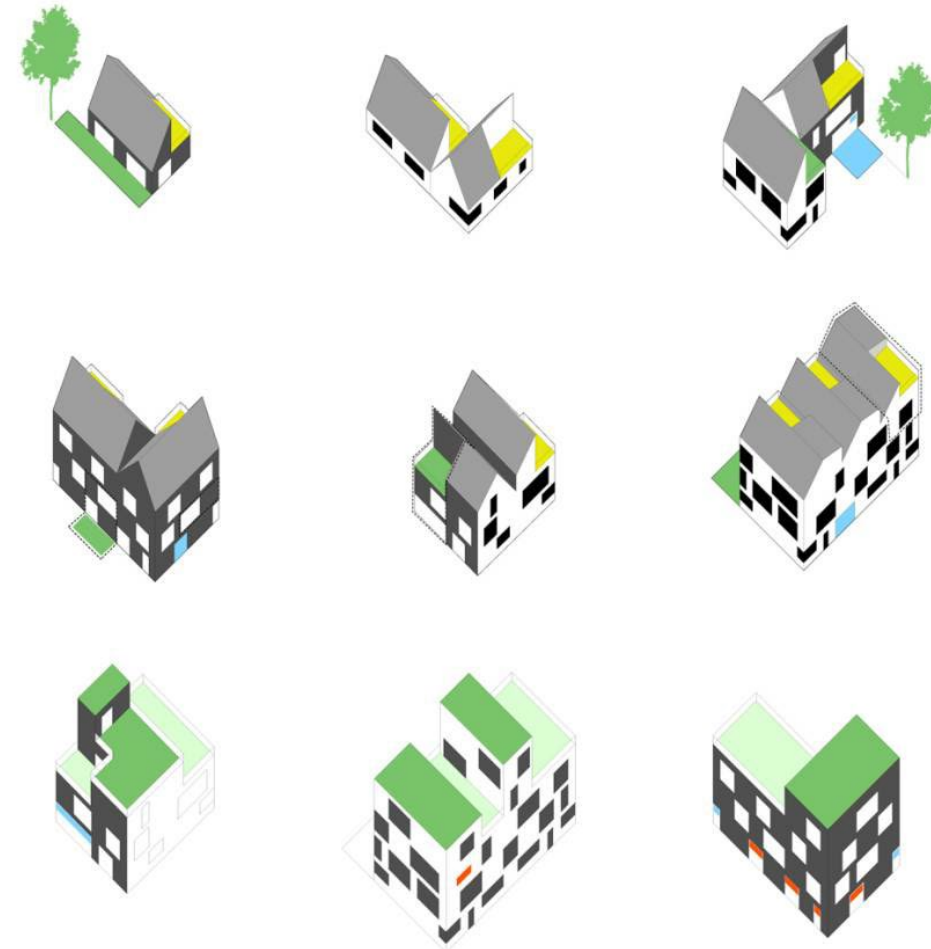


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### Homes & Buildings [NDG H1,2 : NMDC H1,2]

**Key Principle:** The design of the buildings must be contextual and take influence from the local vernacular represented in a contemporary way. Building on the past and combining this with current best practice and sustainable architecture.

- The aspiration for this scheme is to be exemplar from its inception. This is laudable and should be encouraged, however this ambition can be watered down during the design, procurement and building process and it is important the principles of the scheme as being exemplar is engrained into project and all involved have this collective buy. Objectives and quantifiable exemplar outcomes are to be identify early on and assessed throughout the process in order for the aspirations to become reality.
- Existing buildings on site are to be retained and utilised as much as possible. Even if it is more cost effective to demolish the existing buildings, they help bring heritage and context to the overall development and as such be seen as a positive constraint. The mix of commercial and housing is to be justified and should help to bring a sustainable and locally focused development. Retail, leisure and food offer are to be positioned where one would intuitively expect these to be – central to the village.
- The detailed design code should include all buildings new and old and all uses, not just residential. This will help to retain the quality of the whole garden village and help provide a holistic approach to the architecture and create a more sustainable scheme.
- The homes and buildings are to consider the existing features and topology of the site and have design solutions that work with the existing constraints and not use standard house types that require the flattening of the site.
- Scale is important to consider and should be determined by the context, spatial hierarchy and building type. Scale should be used to create attractive places using variations, landmarks, and creating a strong sense of enclosure around public spaces. The scheme will need to demonstrate that massing and scale have been carefully considered in terms of how the character areas, blocks and streets are viewed and experienced by foot.



BUILDING TYPOLOGIES

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- Buildings should be used as wayfinding, to frame views, and aid in the legibility of the development. Serial vision (the concept pioneered by Gordon Cullen, 1961) is to be used – the streetscape is to be experienced as a series of revelations, with delight and interest being stimulated by contrasts. This experience is to be designed from the perspective of the pedestrian rather than the car driver.
- Corner buildings should have elevations that face the ‘street’ on both sides. These are to be considered primary facades and active frontages are to be used. The house is to actively turn the corner with the use of entrances, windows and architectural cues to create a welcoming frontage. Contrived or pastiche architectural features are to be avoided. The corner buildings should be tailored to the context in which they sit making use of views, sightlines and how these fit in the Serial Vision.



Good



Poor



Indifferent

### Employment Areas [NDG U1 : NMDC U1]

The new employment areas within Greater Faverdale should be developed in a coordinated manner so that they are well connected, legible, provide amenity space for its workforce and visitors alike, and have a coherent character and layout in accordance with contemporary precedents. In particular the following is expected to be considered:

- The buildings are to be grouped into a defined development zone that ensures that where they front onto a street or amenity space they have an ‘enhanced frontage’ design. This would include elements of glazing, entrance features, office ‘pods’ or a change in material specification. All other elevations to have a consistent standard construction treatment.
- In addition, the employment sites will provide a focal shared space for all related units in order to create a defined amenity area for employees.
- The creation of a coordinated ‘branding style’ of units within a defined development parcel will also help create a discernible character and identity. This would focus on the material specification, colour palette and form of units.
- The employment sites will have a landscape buffer around their perimeter to provide tree planting for screening and habitat creation.

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- Safe and convenient pedestrian and cycle links are to be incorporated into employment sites through segregated routes with only minimal use of on-street cycle lanes where it is unavoidable.
- Employment sites must fully utilise sustainable design, promoting energy efficient buildings, green energy from PV's and localised wind turbines.
- In addition, these employment areas will attenuate as much surface water run off within the site through swales and balancing ponds. Such features are to be designed into the site so that they can be accessible for the amenity of employees as well as being part of the wider green infrastructure network, so they provide habitat value. Grey water harvesting and recycling is to be prioritised.
- The boundary treatment of each building are to be carefully considered to ensure that whilst meeting the necessary security and safety needs of each business this is compatible with the wider landscape and street setting of the employment area.
- Wherever possible the employment areas are to have a more open parkland character with boundary treatments avoided to the front of units together with the use of more informal measures to deter vehicular access such as knee rails; feature low walling; and tree planting. Service yards are to be secured with boundary treatment linking between and behind the main building line of the frontage units.
- There is an opportunity to bring forward a co-ordinated branding of the main employment areas within Greater Faverdale that are considered as part of a wider celebration of the rich industrial heritage of Darlington

It is acknowledged that these high-quality ambitions will evolve and change over time which will be reflected in updated detailed design quality code requirements.

### Resources & Lifespan

**Resources: [NDG R1-3 : NMDC R1,2]**

#### **Well-designed homes and buildings:**

- provide good quality internal and external environments for their users, promoting health and well-being.
- relate positively to the private, shared, and public spaces around them, contributing to social interaction and inclusion; and
- resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.
- Sources of renewable power can help us manage our future energy needs, and they can be easily availed of in many types of development. When introducing renewable energy generation into a design scheme, a number of key points need to be considered, including emissions, energy security, preservation, ecology, longevity and climate. Therefore, sustainable design requires a careful and context-appropriate choice of renewable energy systems, including wind power, biomass, solar PV or water heating, geothermal power, hydroelectric power and wave or tidal power schemes. However, a practical approach should be taken towards any renewable scheme. Choosing appropriate renewable energy sources for a scheme is key to the efficiency and viability of the system. Considerations should include economies of scale, payback time, green tariffs, lifecycle, local climate, reliability, complexity, usability, efficiency, infrastructure, location and cost.

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### Well-designed places:

- have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water;
- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste;
- use materials and adopt technologies to minimise their environmental impact.

Consider how buildings and spaces can be designed to take account of prevailing and forecast environmental conditions. temperature extremes in summer and winter, increased flood risk, and more intense weather events such as rainstorms. Aspects to be considered include:

- the layout and aspect of internal spaces;
- insulation of the external envelope and thermal mass;
- management of solar gain; and
- natural ventilation.

Following the **energy hierarchy**: the sequence should be:

- reducing the need for energy.
- ensuring energy efficiency.
- maximising the potential for energy supply from decentralised, low carbon and renewable energy sources,
- and when all else is not possible - efficiently using fossil fuels from clean technologies.

There is an opportunity here to underground the electricity transmission lines which traverse the site. Whilst the undergrounding will not necessarily eliminate or substantially reduce the width of the wayleave, the elimination of the visual intrusion would be a significant benefit to the site development and can be seen as a strategic intervention as part of the development enabling works.

### Lifespan: made to last [NDG L1-3 : NMDC L1]

Well-designed places, buildings and spaces are:

- designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;
- robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully; That means thinking about these issues as part of the design process, not as an afterthought.
- We also need to consider how major long-term maintenance tasks, such as the replacement of cladding, will be managed (or whether they can be avoided).
- adaptable to their users' changing needs and evolving technologies; and

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- well-managed and maintained by their users, owners, landlords and public agencies.
- We want places to last so we do not have to redevelop them within a short time period with all the physical, economic and social disruption that involves.
- The construction process and servicing of building is responsible for 50% of the UK total carbon emissions currently thought responsible for global warming. Energy efficiency over the entire life cycle of a building is the most important goal of sustainable architecture
- If we can plan to involve communities in the management and maintenance, there is more chance it will be successful
- There are different cycles of change – the use of a building is often the easiest thing to change. That can happen more easily and more often. A good example is the slightly larger nineteenth century houses often found just on the edge of town and city centre. [picture left not from the Guide] Probably originally built as family houses for the better off – they are capable of providing offices for professionals such as accountants and solicitors, sometimes they are converted into bed-sits or flats and can often end up becoming gentrified and returning to their original use. These buildings allow the town centre (the central business district) to expand and contract without the need for massive redevelopment.
- Utilizing a sustainable design philosophy encourages decisions at each phase of the design process that will reduce negative impacts on the environment and the health of the occupants, without compromising the bottom line. It is an integrated, holistic approach that encourages compromise and tradeoffs. Such an integrated approach positively impacts all phases of a building's lifecycle, including design, construction, operation and decommissioning.

### Implementation: Phasing; Delivery; Social Value

How will social value be secured at all stages of the project lifecycle from inception to and including subsequent occupation and management? 'Social Value' can be described as "anything we do to make a positive impact over and above the requirements of the contract", this includes the wider financial and non-financial impacts of projects including the wellbeing of individuals and communities, social capital and the environment.



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### Legacy.

Creating long-term maintenance and management arrangements is vital. The Garden Communities toolkit provides important guidance about making provision at an early stage in the planning process for ensuring that a garden community's assets are properly maintained and managed for the benefit of the community and this and any successor provision(s) and good practice must be utilised.



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### 3.0 Character Areas

#### 3.1 Introduction

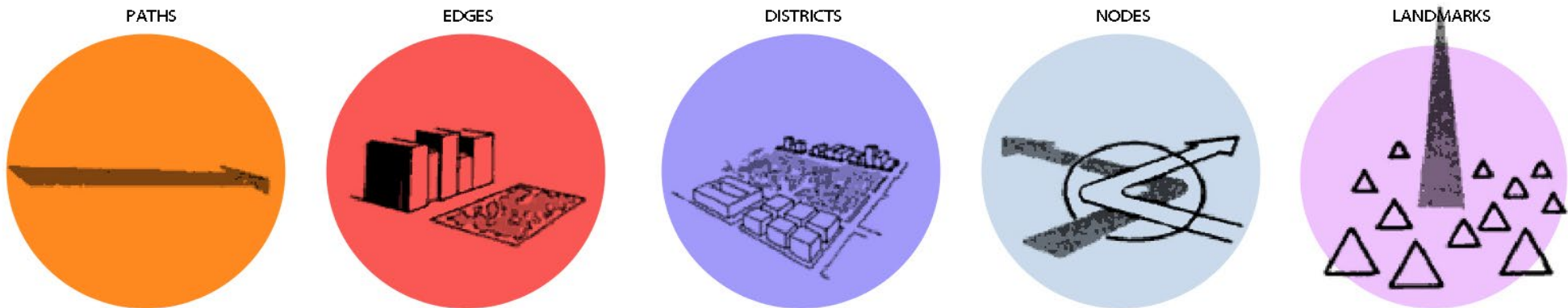
Identifying and providing distinct character areas with the new garden village is an important part of creating an easily understood place for residents and visitors alike to use.

The creation of memorable and different character areas within the site also contributes to a sense of wellbeing by reinforcing a feeling of belonging to a recognisable local place. Additionally, it provides variety in the spatial transitions between the interlinking streets and public spaces that together are the basis of how we perceive our local environments when moving through them during our daily activities.

Apply the principles of Kevin Lynch (Image of the City) to the overall development: paths, nodes, districts, edges, landmarks, plus additionally gateways. There are important urban design tools that help us create and define these special character areas. These include the recommended approaches of ‘Lynchian Analysis’ - pioneered by the influential American urban planner Kevin Lynch notably in his book ‘The Image of the City’ - with its focus on identifying paths, nodes, districts, edges, landmarks, plus additionally gateways. Also, the celebrated British urban designer Gordon Cullen whose book ‘Townscape’ highlighted the way our local environment is structured in terms of the built form and the external spaces in between.

Define a coherent design strategy for the area as a whole.

Consider all buildings as important elements and ensure that they work as a whole, in terms of alignment, massing and architectural approach.



.... plus “Gateways”.

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Character Areas  
Indicative only.



## APPENDIX 2

### Character Areas

The site is divided into character areas which will be required to show distinctiveness and functions such as amenity and recreation, in order to develop a legible and coherent overarching landscape matrix for Greater Faverdale Garden Village an easily accessible and coordinated design code will be required for the various development teams particularly on infrastructure linking and gateway elements.

Within an overarching landscape matrix for Greater Faverdale Garden Village, the landscape and open spaces and their edges will be considered within the following site areas which will be required to develop within the following character considerations:

- A. Wider Settlement Character
- B. Site boundary interfaces and Gateway points

- CA1 Faverdale North Extension
- CA2 Whessoe Grange North
- CA3 Whessoe Grange Park
- CA4 Whessoe Grange West
- CA5 Burtree Dene Beck
- CA6 Burtree Lane
- CA7 High Faverdale

### Structure & Role of this Chapter

The intention is to provide a strategic overview of the character areas that will provide the defining identity for the garden village based on evident existing features notably the local landscape; overlapping geographic areas to enable orientation; together with the existing groups of farm buildings.

Each of the 7 **identified character areas** will highlight the principal existing features that contribute to the essential structure of the respective areas that will help provide a distinct sense of place enhanced and further shaped by the new streets, development groups and public landscape spaces.

### 3.2 Wider Settlement Character [NDG C1,2 : NMDC C1,2]

Darlington as a town has a number of distinctive character traits, perhaps visually most noticeable being the large number of towers and spires in the town centre, and also its leafy character due to a mature tree canopy seen in large parts of the town particularly the older residential parts.

Greater Faverdale, while destined to have its own garden village character, should also bear some relationship to Darlington. Old English villages are often seen to have a church spire set on elevated ground or surrounded by open space, a useful device in terms of character, navigation and legibility.

- Developers should aim to achieve a leafy character and consider use of a spire/ tower

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### 3.3 Site Boundary Interfaces and Gateway Points

#### Northern Boundary

Burtree Lane along the northern site boundary has a semi-rural character, being a relatively narrow winding road without footpaths, and lined with farmland and hedgerows. This road will form the new interface between Greater Faverdale as a new garden village/ Darlington and the open countryside to the north of the site and will also provide the new main point of access to the site into the Whessoe Grange North; Burtree Dene Beck and Whessoe Grange East character areas.

- Minimise urbanisation of Burtree Lane
- Retain the country lane character as far as possible with deep planted buffers and hedgerow retention and treat the northern entry points as the arrival to a rural village

#### Southern Boundary

Rotary Way forms the current northern limit to the Faverdale area of Darlington and has a semi urban character, the road being wider and straighter with a footway on one side, substantial housing areas to the south of the road largely hidden by tree belts, and the very large Argos depot which lies along part of the eastern site boundary screened by a deep belt of maturing buffer woodland.

- Provide a distinctive southern gateway arrival with houses fronting on.

#### Western Boundary

The western site boundary is bounded by the A68 to the southwest which is dualled at this location, and further north west has a boundary with the A1 (M). There are some open views into the site from the A68, and long-distance views over the site and open countryside beyond from the A1(M) on the approach to the Darlington A68 Turning.

- Consider the journey to Darlington and range of visual experiences from the A1(M) and A68 as the driver passes the whole road segment parallel to Darlington
- Consider the site appearance from the A68 and A1(M) and loss of views
- Carefully consider the design of acoustic measures and buffer treatments from the A1(M) perspective
- The western boundary with the A1 Motorway is an opportunity for a creative design response. The motorway is largely level with the site therefore acoustic solutions are needed but these should not be constructed as engineered bunds as this would not only create a negative visual impact but would be a missed opportunity for a positive landscape feature. Any acoustic bund should be designed using organic shapes and planted to form a strong linear green edge to the development.
- Consider views from the Greater Faverdale new garden village outwards towards moving vehicles.

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### Eastern Boundary

The eastern boundary has an interface with the Bishop Line/Teess Valley Rail Line which runs parallel to Whessoe Road. There are long views over the site and the countryside beyond from both the rail line and Whessoe Road.

- The visual interface with both Whessoe Road and also vehicles travelling west towards the site from Burtree Lane should be carefully handled to minimise negative visual impacts and to give the development a village edge rather than a simplistic buffer as would be found around an industrial development.

### 3.4 (Character Area) CA 1 - 'Faverdale North Extension'

- This will be part of the first phase of development and must set the quality benchmark for the garden Village as a whole.
- The access into the Garden Village from Rotary Way and therefore the first views up the new North-South Village Street must shout out that this is somewhere different. A new place where quality is evident in buildings and landscape, where pedestrians and cyclists are seen as more important than vehicles and the health and well-being of its communities is important.
- It must embed the qualities and principles of Garden Communities and Building for a Healthy Life in a way that demonstrates a distinctive local identity, a rich mix of high-quality homes accessible, and good quality and blue and green infrastructure.
- The residential areas will be compact and permeable,
- A well- connected street and path networks will provide opportunities for these to be extended into future adjacent character areas.
- Initially this area is likely to have a greater dependence on facilities and services outwith the masterplan and it is essential that safe and direct walking and cycling links are available to encourage active travel behaviour from the outset.
- The employment zone must face inwards towards the Village and connect both visually and physically. The buildings must complement the quality of the residential development. The opportunity presented by the greenspace to the west of the employment area to have high quality commercial development in a parkland setting must be taken. Whilst vehicular access will be from Rotary Way pedestrian and cycle access routes into the village must be provided on the north and west sides.
- This area offers several key opportunities to create and strengthen Green/ blue infrastructure. In particular the Central North South Green Corridor must be established at the earliest stage in the site's development. The southern section of the existing woodland belt will be integrated with the streets and the opportunity to provide a footway/cycleway access to ( and safe crossing of ) Rotary Way at this point must be investigated. Similarly the early development of green and blue infrastructure proposals along with the North South Street (see below) will shape the garden village SuDS (Sustainable Urban Drainage Systems) strategy.
- `Play on the Way` features will be provided on pedestrian and cycle routes to the new primary school to encourage active travel.
- The proposals for the initial stages of development -relating to the North-South Village Street - must relate to the SuDS strategy for the GV as a whole. The highway drainage arrangements will be a key theme which shapes the form of the SuDS.

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### 3.5 CA 2 - 'Whessoe Grange North'

- **Functional character**
  - This is the principal entry to the site from the north and the space the highway, footpaths and related landscaping occupies should be generously proportioned.
  - The route leads to the core of the village which should be recognisably the heart of the greater development.
  
- **Development Character**
  - Keep gaps in the building line a minimum (approximately under 80% of frontage) – the aim is to create as continuous a building frontage as possible, to contrast effectively with less continuous frontages in other parts of the character area.
  - Properties in the character area should avoid turning their backs towards the primary access route.
  - Ensure the focal point space at the heart of the character area has a visually strong and robust development backdrop to signify its importance. Tree planting with the canopy beyond 2m high will allow views into this space. Low level planting which obscures the view of the site from the northern approach should be avoided. Slightly more urban feel than the rest of the development.
  - Build-up development density on units facing the main street .
  
- **Street typology**
  - Primary purpose is as a route into/out of the greater development carrying through traffic and being the main distributor route off which all access to development parcels is gained. Effectively functioning as 'Main Street'
  - Development parcels should not "back-on" to the route
  - Orientation markers on way out from core – to give confidence to the traveller
  
- **Public realm**
  - Strong public realm character & designs
  - Sets the scene for quality for the remainder of the Greater Faverdale site
  - Entry markers/signifiers should be incorporated to confirm arrival to the core of the garden village site and
  - Signifier that you have arrived at the village "centre"
  - Street furniture design choice should emphasise this is the core, though the materials and fonts being less rural in character.
  
- **Landscape character**
  - Opportunity of a high-quality tree lined linear space, potentially with the n/s footpaths setback from the carriageway by a planting margin.
  - Opportunity to boulevard – bold tree planting leading the eye to the focal point village green – drawing on other local village precedents.
  - Make it a positive space with bold, definitive, potentially formal hard & soft landscape statements.
  - Build-up of scale in spaces and buildings with housing fronting onto the space.

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### 3.6 CA 3 - ' Whessoe Grange Park'

- Landscape and Infrastructure Requirements
- Sub-divide Whessoe Grange Park located at the heart of the new garden village into sub character areas for example:
  - Park gateways and connections
  - Tranquil/ Natural/ ecology/ponds
  - Active/ managed/ semi ornamental/play/sport
  - Whessoe Wood
  - Open Green Space with Veteran Trees
  - Medieval Village
  - Blue green infrastructure in accordance with the site-wide mandatory landscape structure strategy
- Deliver legible links and connections for example to:
  - All parts of Greater Faverdale new garden village
  - The Argos site
  - The Dene Beck PROW
  - The PROW bridleway to the northeast
  - The Whessoeville PROW to the north
  - Links to the cycleway network
- Retain, protect and correctly manage the Greater Crested Newt breeding pond and its surrounding terrestrial habitat in accordance with the Natural England District Newt Licence and its ecology advice and in liaison with SuDS engineers to ensure water source/ discharge is not altered
- Provide interpretation and play opportunities for children linked to items of local interest such as the Darlington Greater Crested Newts and Whessoe Medieval Village
- Provide an events area suitable to host a variety of events including larger functions
- Provide well-placed robust and rustic street seating and picnic benches in keeping with the natural setting
- Provide a separate and signed 'dog off lead' space in a relaxed natural setting where people and ecology disturbance can be avoided

### 3.7 CA 4 - 'Burtree Dene Beck '

- This area is broadly defined by the perimeter boundaries of the West Auckland Road (A68) and the A1(M); together with the adjacent character areas of Burtree Lane; Faverdale North; High Faverdale; and Whessoe Grange North.
- The principal existing landscape feature is the treed Dene Beck watercourse running north-south through the character area with a patchwork of fields with hedged enclosures radiating out east and west from the stream.
- The Dene Beck also coincides with a public right of way (PROW) footpath running from the Burtree Lane character area to the Faverdale North character area which will provide key viewpoints looking out within the Burtree Dene Beck character area.



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- The relationship to the motorway and main trunk road on the west side provides an opportunity for a new strong landscape screening edge to the character area which can also promote a neighbouring lower density residential typology. This can also include promoting self-build plots with larger gardens which in turn will create a more varied streetscape for this part of the garden village.
- It is worth noting that at present the motorway is effectively at the same level as the site so any related effective noise mitigation strategy must include a distinctive edge treatment. Only a short stretch of the slip road to the A68 interchange is at a lower level than the site. There is also a requirement for the provision of formal community allotment space within the garden village and this could also be an appropriate further buffer next to the motorway.
- The existing Bottom House and Holly House farm group buildings provide ‘fixes’ to develop the immediate local character at the western edge and also as examples of traditional building typologies that can influence the emerging built form of this part of the new garden village.
- In relation to the neighbouring Burtree Lane character area to the north it is important that Burtree Dene Beck positively addresses this orientation facing towards the rural landscape beyond the present lane. This north west corner of the site will be the first impression when approaching from the west under the motorway and is required to provide a strong building edge to highlight the garden village’s relationship with its rural hinterland to the north.
- The new eastern edge of this character area where it meets the Whessoe Grange North character area will respond by increasing in density towards the street interface of these two areas in order to provide a clear transition.

### 3.8 CA 5 - ' Whessoe Grange East

- This area is largely defined at the existing eastern edge by the Bishop Line - Bishop Auckland/Shildon to Darlington railway - and the southern treed screen planting of the adjacent Argos Faverdale distribution centre. It abuts the northern Burtree Lane character area and to the west are the prospective Whessoe Grange North character area and Whessoe Grange Park character area respectively.
- The most notable existing landscape feature is the central mature woodland adjacent to Whessoe Grange Farm with its farmhouse and related farm building group. There is also a known heritage asset here with a remnant of the former historic manor house.
- Further south running diagonally east – west across this character area is an overhead low voltage power line which is a prominent visual feature in this immediate locality although not a positive one which needs to be re-located underground throughout the garden village .
- The field pattern is largely intact with retained hedging although at a relatively large scale so not with a discernible finer grain at present.
- This together with the proximity to the existing railway line with the potential for a future new Garden Village station means that the provision of some employment land on the eastern part of this character area will require a different sub area character compared to the western residential parcels. In any case the larger scale field boundary towards the railway line lends itself to the proposed business uses.
- The retained Whessoe Grange farmhouse and related woodland will be the focus for a distinctive destination that provides local community facilities with related footpath and cycleway links to the wider garden village and also onwards to any prospective new station via the employment area as well as to the prospective new Darlington-Stockton Heritage Railway Walk route
- Similar to Burtree Dene Beck where this character area abuts the Whessoe Grange North character area it will respond by increasing in density towards the street interface of these two areas in order to provide a clear transition.
- For the other residential development sites within the Whessoe Grange East it is required that a distinctive building typology is established to make it legible as a place in its own right – effectively a new neighbourhood .

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- The proposed location of employment land at the eastern side of the character area requires a new landscape feature to be established to act as a buffer between the new housing groups. At the points where housing and businesses are directly abutting each other a new mixed use spatial street typology needs to be established potentially drawing on similar traditional village relationships to make this a positive and distinctive feature of this part of the character area – for example by the use of alternatively procured housing like a co-operative self-build group or further self-build and or live work plots. Alternatively an additional allocation of allotments/community gardens would equally assist with the transition between residential and business activity.

### 3.9 CA 6 – ‘Burtree Lane’:

- The present Burtree Lane forming the northern edge of the proposed garden village retains much of its original character as literally a rural lane linking from east to west the Beaumont Hill Durham Road (A167) and onto the West Auckland Road (A68) providing access to the respect hamlets and farms on either side.
- As the town of Darlington expanded northwards in recent times it has increasingly been used as effectively a default vehicular by-pass but with none of the highway standards usually associated with such a function. Nevertheless, it presently has a national speed limit of 60m.p.h. whereas the A68 is restricted to 50 mph at its western junction with Burtree Lane.
- In the context of establishing the new garden village Burtree Lane will now effectively be literally the northern edge of Darlington separating this new urban place to the south - albeit conceived as a garden village - from the retained rural landscape to the north.
- In this context it is important that the Burtree Lane character area is not viewed solely as functioning as an upgraded main road highway albeit with a reduced speed limit.
- Instead it needs to perform as a visual transition from the garden village to its wider northern rural hinterland. Just as Burtree Lane as it enters Harrowgate Hill neighbourhood further to the east is restricted to 30 m.p.h. then for the entire length of the new garden village northern edge abutting the present lane this should also have a similar local maximum speed limit.
- This will ensure that much of the existing grass verge and hedged lane can be retained with a similar width carriageway as at present to maintain this pleasant rural character and provide a positive transition to the neighbouring new character areas of the garden village along the entirety of the lane.
- This requirement to maintain a positive rural character for the lane will have implications for the key north-south crossing points of the lane including the present PROW running by the Dene Beck; the existing accesses to the retained farms and related properties to the north; together with the prospective new cycle route envisaged to link northwards towards Newton Aycliffe – a potential key employment destination for some of the new residents.
- In addition, the new junctions into the garden village accessing into the adjacent Burtree Dene Beck; Whessoe Grange North; & Whessoe Grange East character areas respectively need to be conceived as genuinely public spaces for use by pedestrians, cyclists as well as local vehicular traffic.
- As Burtree Lane has no footpath on either side at present it is also a priority to establish new east - west pedestrian and cycle routes in relative proximity to the lane.

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### 3.10 CA 7 - 'High Faverdale'

- The development of this character area will be informed by the existing features of the area both, natural and manmade.
- The existing landscape and topographical features of the site are to be retained, and the built form should respect this. For example, existing site levels will be adhered to and not flattened to fit standard building types. Hedging and existing boundaries are to be intertwined into the design. Likewise, the existing buildings on the site – notably High Faverdale Farm group - will provide focal points and be integral to the masterplan celebrating the old alongside the new. It is important that one can distinguish what is old and what is new and gives an honesty to the scheme.
- This southern gateway is to provide orientation and a sense of arrival. Visual cues such as landmarks, short and long views are to be used. The creation of an entrance 'village green' space and the buildings that front this must provide the uses that allow activity to this 'centre.' Cafés, shops and other public facing buildings will enliven this area and help in the sustainability of the overall scheme. Buildings should provide enclosure around the green to enhance the place making of the space.
- Throughout this character area the pedestrian and cyclist will be given priority. Parking is to be kept to a minimum to encourage sustainable travel. Parking in residential areas will be carefully considered so cars are not dominant in the street scape.
- An experiential 'story board' through the character area is encouraged and this should be from a pedestrian or cyclist perspective. This would include the approaches to this area from the adjacent character areas of Faverdale North Extension; Whessoe Grange North; and Whessoe Grange Park. This is a key area to the overall masterplan when approached from the south and its connection with its adjacent character areas are crucial to the success of the overall scheme and future phases.
- Communities are developed over time and it is important that the character of this area is not forced, and elements are allowed to flourish over time. The 'foundations' should be set out by the detailed design code and there should be an amount of flexibility within the masterplan to futureproof the scheme and allow it to grow organically. This flexibility would however need to have set parameters agreed in the design code in order to maintain the rigour of the scheme.
- The pioneering ethos of the original Garden Villages should be continued and brought into the 21st century. It is important that this starts with the first developments to come online and that these set the benchmark. Innovation should be encouraged and some development pockets within this area will be set aside for innovative and exemplar housing that pushes the boundaries in energy efficient, low/zero carbon usage and Modern Methods of Construction.
- The gateway can effectively be considered a village centre and therefore density of the street must take its cues from this. There are also needs to be a diversity in scale and form to add character and aid with place making.



Modern Methods of Construction

## APPENDIX 2

### 4.0 Detailed Design Quality Coding Checklist

#### Sustainable Design Principles [NDG R1-3 : NMDC R1,2]

- Sustainable design can be made unnecessarily complex – a simple approach to sustainable architecture will best help take the steps needed to preserve the planet now and for the future.
- Sustainable residential design should aim to future-proof homes and protect the planet while facilitating a good quality of life.
- Safety, simplicity, reliability, affordability and running costs all need to be considered when designing high-quality residential schemes.
- The integrated sustainability measures should be intuitive, logical and easy to run to maximise efficiency and benefits. Passive design and attention to context and materials are areas where substantial gains can be made in sustainability and energy efficiency without introducing unnecessary complexity. Finding the right balance of outdoor space, private space and shared space is also vital to the success of a residential project,
- Buildings and places need to adapt to the changing needs of users over time.
- There are different cycles of change – the use of a building is often the easiest thing to change. That can happen more easily and more often. A good example is the slightly larger nineteenth century houses often found just on the edge of town and city centres. Usually originally built as family houses for the better off – they are capable of providing offices for professionals such as accountants and solicitors, sometimes they are converted into bed-sits or flats and can often end up becoming gentrified and returning to their original use. These buildings allow the village centre to expand and contract without the need for large scale redevelopment.
- The 1970s mantra of “Loose Fit – Long Life – Low Energy” still has merit as a design principle. Robust flexible building fabric and structures, which can easily be reconfigured and absorb the least possible energy in the manufacture, construction and in-use phases throughout the building’s life.

**Innovative take on the traditional terrace**



## APPENDIX 2

### Designing Good Buildings [NDG B1.2 H1,2 : NMDC B1 H1,2]

#### Design Approaches

Successful residential design can be aided by thoroughly understanding the distinctiveness of the local area. Using these studies to inform the design and can help develop high quality contemporary design grounded in the vernacular - giving both a sense of renewal and belonging.

Poorly executed pastiche version of the traditional are to be avoided as are a pick and mix of different architectural styles or periods

#### Form of buildings [NDG B1,2 : NMDC B1,2]

Well-crafted simple forms. Drawing from the vernacular of the area with contemporary interpretation. Form factor to be considered. The form, scale and layout are to contribute to the sense of place and help create a community feel. Ornamental add-ons should be avoided, and any 'addition' should be integral to the overall design, contributing to the character and distinctness of the place.



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### **Building orientation – first principles [NDG R2 : NMDC R2]**

The orientation and position of the dwelling within their site is crucial for place making but also for the first principles of sustainable design making the maximum of the South facing orientation for passive solar heating.

### **Internal layout. Space Standards [NDG H1,2 : NMDC H1,2]**

The principles of the Garden City aimed to provide spacious and well-planned houses. This must be no different in its aims. To provide comfort, enhance standard of living and wellbeing all dwellings in the Garden village will be expected to have and exceed a minimum space standard. As a base level these will be in line current national space standards, and should those standards change, be updated to reflect the new national requirements. Internal volume is also important as well as floor area and the floor to ceiling height.

At least 45% of homes are to meet building regulation M4(2), ‘accessible and adaptable dwellings’, and at least 9% of new housing will meet building regulation M4(3), ‘wheelchair user dwellings’. As a minimum, the new Garden village is to meet this benchmark.

The ability to work from home needs to be integral to the layout of all houses to enable flexibility and futureproofing for the occupants and promote a sustainable work/life balance.

### **Immediate External Space [NDG H1,2 : NMDC H1,2]**

Consideration to be made for bin stores, bike stores, renewables such as Photo Voltaics (PVs), Air-source heat pumps (ASHP).

So often forgotten or considered too late in the design process are storage, waste, servicing and utilities. These areas are to be integral into the initial design and carefully considered for functionality but also to contribute to the house design and the wider street scene and not detract from it. Clutter is to be avoided on the façade and in the immediate external area of the house. Renewables such as ASHP and PV which have a valuable contribution to the sustainability and energy efficiency of the homes are not to appear to be an add on.



MMC

## APPENDIX 2

### **Materials and detailing [NDG B1,2 : NMDC B1,2]**

Materials are to be carefully considered to work with the building form and the local area. These can be traditional or modern materials but will be a simple high-quality palette of materials that is well crafted.

Simple detailing is to be utilised with high quality materials. The embodied carbon is to be taken into consideration for material choice as well as its durability, appearance and maintenance strategy overtime. The junctions between materials are to be carefully considered and there will be a simple hierarchy. Simple forms will aid in this rather than a complex shape.

uPVC windows and doors are acknowledged to be environmentally damaging and their use discouraged. The Council does not wish to be prescriptive and would welcome a dialogue to discuss developers' proposals and justifications for materials choice. In principle, provided the proposals perform the same or better than the Council's standards then they should be acceptable. Timber cladding can be a great addition to a housing development however detailing, weathering and ventilation need to be carefully considered.

### **Daylight and windows [NDG H1 : NMDC H1,2]**

To promote good daylighting and thereby improve quality of life and reduce the need for energy to light the home the following are to be a minimum. Average daylight factors for all rooms and areas should be met according to the BS 8206-2:2008 Lighting for Buildings – Part 2: Code of practice for daylighting. The daylight factor is a comparison of the natural light levels within a room and the natural light levels in an unshaded location outside and the working plane is a nominal surface positioned 0.85m above the floor.

### **Designing for Climate Resilience**

All dwellings should strive to be substantially better than present building regulations. To only aim for current building regulations means that the dwellings are only just legally acceptable. This is not good enough for this aspirational development.

As a minimum the development will work towards meeting the RIBA Climate Challenge 2030 and the local Darlington Climate Emergency targets corresponding to the years 2025 and 2030 whilst also anticipating the prospective 2025 Future Homes and Buildings Standard.

To be truly exemplar as a Garden Village development it must strive to showcase the very best in design and also construction. Modern Methods of Construction (MMC) are to be used to aid in quality assurance and achieving consistent performance of the dwellings.

A percentage of the dwellings will additionally be showcasing Certified Passivhaus standards, the exemplar in low energy standards, with a larger percentage utilising the Low Energy PH standard which is easier to attain and a substantial step up from the present building regulations.

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### Checklist:

- Do the local character studies inform the design to create a sympathetic yet contemporary scheme?
- Is the building form and orientation driven by context both historical and environmental?
- Are Minimum Space Standards met?
- Has external spaces and storage been integrated into the design?
- Is there adequate daylight to habitable rooms?
- Is RIBA Climate Challenge 2030 & the 2025 Future Homes and Buildings Standard met?
- Have innovative construction techniques been implemented. MMC etc.?
- Have a mix of housing such as Self build, Custom Build been incorporated into the scheme?

### **Cycle Parking: Standards and Design Requirements [NDG M3 : NMDC M3]**

To deliver the vision for Burtree as a place that actively encourages cycling and walking suitable cycle parking infrastructure must be provided to allow residents to own and conveniently use cycles for everyday journeys.

Cycle parking must be designed as an essential component of the development and located in both key public spaces, outside destinations, such as schools and within private residences. ~~Visitor spaces must be provided separately.~~

At least storage for one cycle where it is as easy to access as the car.

Secure and overlooked cycle parking that is as close to (if not closer) than car parking spaces (or car drop off bays) to the entrances of schools, shops, rail station and other services and facilities.

Provide scooter and cycle parking at schools. Scooters can encourage younger children to get active on the way to school.

### **Vehicular Parking: Standards and design Requirements [NDG M3 : NMDC M3]**

Remember encouraging active travel is not about preventing people from buying/owning cars and other vehicles. It's about usage. It is about creating the conditions to encourage short journeys to be made on foot or on bike within and beyond the boundary of the garden village.

The design must therefore anticipate realistic levels of car parking demand, guarding against displaced and anti-social parking .



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Parking within the new garden village will include private dedicated parking for residential homes, public parking spaces for visitors and shared parking for residents, employees, and visitors within village centres.

Poor

Good



The following parking restrictions apply to the street hierarchy:

- Main Village Streets: There will be no allocated parking, but in key locations a few clearly demarcated visitors parking spaces may be provided, where they do not negatively impact onto traffic flows. There will be no access to private parking areas, drives or garages.
- Secondary Village Streets: Direct access to private on plot parking areas, drives and garages are to be avoided. Where access drives are unavoidable, they must serve a number of properties and must not affect the continuity of tree planting and cycle way. Apart from this restriction, there may be some visitor non-dedicated parking, as well as on-street parking for residents; and
- Tertiary streets -In the residential areas car parking will be integrated into the street environment, convenient and provide a positive environment with generous landscaping to settle frontage parking in the street (e.g. providing green relief equivalent to one parking bay every 4-5 bays). Small and overlooked lit parking courtyards are only to be permitted where properties are in a courtyard and with ground floor habitable rooms. For garages to be considered as counting towards everyday parking provision they should meet a minimum dimension of at least 6m by 3.5m which also enables sufficient space for secure bicycle storage.

There will be Electric Vehicle Charging according to Policy IN4 which requires 100% socket provision for new dwellings (see utilities)

The National Design Guide provides further helpful advice on achieving well designed streets and spaces that are not dominated by the private car and which are accessible by all.

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### Waste, Recycling & Utilities [NDG M3 : NMDC M3]

Well integrated refuse stores, recycling facilities, meter boxes, pipes, flues and vent must be considered early in the design process and integrated into the overall scheme.

High speed (gigabyte enabled) broadband connectivity must be a feature of the development to encourage a 'live/work' balance. All homes and industrial areas must have access according to subsequent national requirement standard.

Electric Vehicle Charging points according to Policy IN4 for 100% new dwellings to have socket provision and commercial charging for 50+ vehicle parking areas or any subsequent requirement imposed nationally.



Really?

### Play and Youth Facilities - 'Active Play and Sports for All Ages' [NDG N1 P1-3 : NMDC N1 P1-3]

Consider how to use the natural landscape for play opportunities such as stepping-stones through shallow water, play in woodland areas (also link to the new Primary School)

Play areas and minor play interventions including creative and natural play solutions with high play value

Include micro play items with fun/ surprise elements such as discovery trails

Active/ sports solutions demonstrating clear focus on health and active lifestyles

Provide a relaxed area suitable for informal ball sports

Path and cycle network designed to be legible, safe and enticing to encourage active uses

Activities aimed at older residents including provision of sufficient seating to encourage less confident walkers

Teen provision including group seating in appropriate locations

Provide suitable spaces for boot camps, Tai Chi etc

Consider how to ensure non-threatening spaces for less confident users (for example skate parks are popular but some people can find them intimidating)

### Hard Landscape

- Site Wide- Identify an appropriate hard landscape palette to achieve coherence and an appropriate design language for a garden village
- Consider appropriate feature materials for each character area, within an overall Greater Faverdale new garden village design matrix
- Avoid over-engineered or urbanised solutions at the northern boundary; with the new entrances designed to retain rural character
- Coordinate with arts provision to incorporate integrated and locally inspired art works
- Avoid overly engineered, urban or formal hard detailing not suitable for a Garden Village
- Provide accurate information on the following:

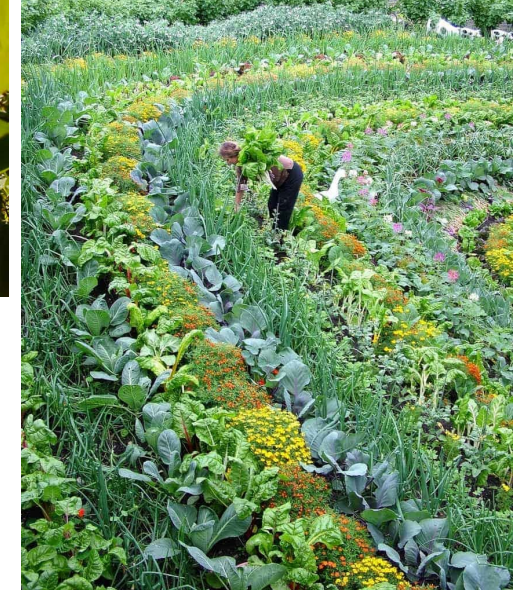
## APPENDIX 2

- Feature hard landscape areas (such as at gateways and key points)
- Signage strategy linked to active lifestyle network
- Coordinated seating and landscape furniture palette
- Lighting to be as minimal as possible and coordinated with ecology
- Creative interpretation solutions
- Coordinated and appropriate surfacing to a hierarchy of paths and recreational routes,
- Bridges, rocks to swales and SuDS ponds water features.

### **Soft Landscape & Bio-diversity Strategy [NDG N1-3 : NMDC N1-3]**

- From an early stage develop a communications strategy, in consultation with sales and marketing departments from housebuilders, for informing residents what to expect with the provision and management of new natural habitats and the protection of existing trees, hedgerows and natural habitats such as newt ponds
- Provide creative interpretation solutions to inform residents about the wildlife and ecology they are sharing the site with
- Mandatory Landscape Structure to be rooted in the ecological principles for the site and to achieve net bio-diversity gain as advised in the NDG.
- Map on masterplan important ecological links and connections for example hedgerows used by bats as navigation routes
- Demonstrate creative and attractive ways to integrate biodiversity solutions
- Evidence that the masterplan is based on accurate locations of trees, hedgerow and ecological features identified for retention (and their buffer zones)
- Proposed tree sizes and locations to be shown with forest scale species identified
- System of checking to be evidenced to demonstrate approved planting has been installed correctly and retained planting correctly protected
- Species lists, sizes and densities to be provided for all typologies
- Long term landscape management arrangements to be considered from outset and enshrined
- Provide the precise location and arrangement of all landscape typologies including:
  - Vegetated swale corridors
  - Edible landscapes
  - Native marginal and emergent plants to Ponds
  - ecological protection/ enhancement areas,
  - Trees: existing, removed and proposed
  - Woodlands old and new (including safety for public access and management considerations)
  - Planted areas
  - Grasslands including amenity/ species rich/ wildflower meadows /newt habitat/ mown grass paths

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### Private Gardens and Edible landscapes [NDG H : NMDC H]

*'81% of English adults think that it's important that their future homes have quality private or shared gardens'.*

*Design Council: A Public Vision for the Home of 2030*

Historically, garden Villages provided access to open air and the chance to grow flowers, fruit and vegetables. The 2020 COVID-19 pandemic triggered a renewed interest in gardens and growing with increased value placed on private, semi-private and public spaces.

- Demonstrate awareness of health and wellbeing and access to healthy food within the new community and make provision for designated allotments space.
- Demonstrate how edible landscapes can be successfully delivered in gardens and community spaces at Greater Faverdale Garden Village
- Refer to guidance such as TCPA Guide 10 Edible Garden Cities
- Extract from TCPA Guide 10 Edible Garden Cities:
  - *Local food systems as part of a landscape-led approach*
  - *Local food systems are to form an integral part of a landscape-led masterplan or strategic framework. They can consist of a network of multi-functional, well-managed, high-quality open spaces linked to the wider countryside.*
  - *This figure is deliberately ambitious but includes architectural green infrastructure elements such as green roofs and green walls. Where it is not possible or desirable to provide a private garden with each home, homes must have easy access to shared or community gardens.*



Allotments

## APPENDIX 2

### Allotments [NDG H : NMDC H]

- Historically allotments date back as far as Anglo-Saxon times, but the plot system we recognise today started in the C19, when rapid industrialisation and poor public health forced measures to provide land for urban dwellers to grow fresh food. In 1908 the Small Holdings and Allotments Act came into force, and many subsequent Allotments Acts over time have continued to strengthen the legislation surrounding the provision and protection and rental arrangements of allotments.
- The concept of allotments sits well with the ethos of a Garden Village, with the recognition that locally grown produce triggers a range of benefits including health, well-being, education, relaxation and community.
- While theoretically Garden Villages provide garden space per home which would allow home based vegetable growing, not all residents wish to devote their garden space to produce. Allotments also provide excellent opportunities for development of community spirit which is critical to the successful growth of a new Garden Village. Participants are able to learn skills from each other, to hold annual competitions, and also to share and distribute surplus produce.
- Darlington has a good spread of allotments throughout the borough, both council and privately managed. There is a tradition of aiming to provide around 20 allotments per 1000 population and the typical size for a full plot is 250m<sup>2</sup>, typically 25m x 10m however half plots are also popular. Non-standard arrangements can also work well where this is acceptable through local policy, for example community vegetable gardens using raised beds, placed next to community buildings or sometimes in schools.
- The location of allotments should be carefully considered to ensure good levels of natural surveillance, sunshine, water and ground conditions, and placing allotments at the heart of community activity
- Consider the appearance and design of the allotments, for example as attractive community gardens and associated orchards incorporating a central community hub space and well considered gateways and boundary treatments, also consider non- standard plot types or half plots, and whether to allow hens, bees etc through consultation with DBC and relevant stakeholders
- The developer's allotment strategy should be developed in consultation with Darlington Borough Council, to understand current demand, policy requirements and optimum models of sustainable management with an emphasis on local engagement and involvement

### Principles for success:

- Consider funding through Section 106 agreements for the new communities green infrastructure provision.
- Consider how opportunities for green infrastructure funding can be used to fund local food-growing initiatives.
- Use business development funds for food-related businesses and co-operatives.
- Consider applying natural capital accounting processes to local food systems.

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### Precedents:

- Northstowe (Cambridgeshire):  
The phase 2 development strategy for the 10,000 homes new town of Northstowe, created by Homes England, is centred around a Healthy Living and Youth & Play Strategy. A key requirement is the provision of fruit trees in private gardens and a community orchard, in a nod to the original Garden Cities. Housebuilders must also provide adequate depth and quality of soil within private garden areas to enable residents to grow fruit and vegetables. Community growing opportunities, such as fruiting espaliers on boundary walls, foraging food trails, herb walls, commercial roof terraces and communal courtyard areas, are to be included throughout. Furthermore, additional potential measures include market-stall spaces within the town centre square and retail floor space for a locally produced food outlet.

### Farmland, Hedgerows and Trees Overview

The local farmland including the site, is a mixture of arable and pastoral land. Fields are relatively small, lined with old hedgerows and hedgerow trees and irregular in shape, very typical of old English farmland. These features increase the value and sensitivity of the landscape.

There are few substantial woodlands in this landscape character area, instead shelterbelts and farm woodlands are more common with the largest being around Whessoe Grange Farm and the buffer woodland around the Argos site, as well as semi-natural riparian woodland along the Dene Beck.

### Hedgerows Requirements

Countryside hedgerows are protected by law, meaning you cannot remove them if they meet certain criteria set out in the Hedgerow Regulations 1997. Examples of the criteria are: being more than 20m long, set in land used for agriculture, at least 30 years old, and part of a field system that existed before 1845.

It is most likely that some of the hedgerows on the site will meet these criteria, therefore developers must assess the hedgerows against the criteria in the regulations using a suitably qualified professional and develop a layout and levels design that minimise impacts upon hedgerows by slotting development cell plateaux into the field pattern.

Developers must evidence their hedgerow strategy, aimed at retaining and protecting and best examples of hedgerows within the mandatory landscape structure.

### Veteran and Rare Trees Requirements

There are believed to be veteran trees on site, and also other mature trees including examples of rare species such as native black poplar.

Ancient and veteran trees can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks or other areas. They are often found outside ancient woodlands. They are irreplaceable habitats.

Decisions on any removals of veteran trees must be made in accordance with paragraph 180C of the NPPF. By law planning permission is to be refused if the development will result in the loss or deterioration of veteran trees unless there are wholly exceptional reasons or there is a suitable compensation strategy in place.

## APPENDIX 2

Developers, in addition to standard tree survey and impact assessment, must evidence how they have assessed potential veteran and rare trees using recognised assessment criteria for veteran trees by a suitably qualified and experienced arborist, and evidence how they are retaining and protecting any veteran and rare trees within the mandatory landscape structure.

This will inform the development layout, which require that the design of village greens and landscape spaces will be done in such a way as to celebrate and visually capitalise upon trees of suitable stature and good health, placing them to form vista end stops and focal points if appropriate.

### **Topography, Geology and Soils**

The topography is undulating, in a series of broadly east-west oriented shallow valleys and low rounded ridges. The underlying geology is Magnesian Limestone, but this is overlain by glacial till resulting in clay loam soils.

### **Soils Strategy Requirement**

‘Soil is a combination of minerals, organic matter, air, water and living organisms. We need it to sustain life. But our soils are degrading at an alarming rate. We have taken soil for granted and now one-third of the world’s arable soils are degraded. The situation becomes even more urgent when we consider that it can take a thousand years for just one centimetre of topsoil to form’. Soil Association 2020

There is currently a very poor culture of managing soils in the construction industry, allowing delicate topsoils to be crushed and damaged almost beyond use. Tracking by vehicles, dumping of heavy objects and working the soils while wet are all common problems resulting in very poor outcomes in planting schemes, with high quality plants unable to survive in wet compacted clays. Soils in the Whessoe and Dene Beck area are typically loamy or clayey, seasonally wet, and slightly acid but base-rich, consequently they are highly vulnerable to damage caused by poor handling and storage.

Greater Faverdale new garden village is set in an existing landscape of old farmland with intact topsoils that have developed over hundreds of years. This is a precious resource that must be carefully preserved and re-used on site.

Developers will be required to evidence their Soils Handling and Levels Strategy to inform the design of the site layout to minimise impacts upon levels, and to manage their sites through to completion to ensure that that they will strip, handle, store and spread the site-won topsoils correctly.

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### Hydrology and Blue-Green Infrastructure Requirements [NDG N1,2 : NMDC N1,2]

The main watercourse in this landscape character area is the Dene Beck, which is a key landscape character feature of the Greater Faverdale site, meandering north-south through the western part of the character area named after this feature - Burtree Dene Beck - and with a PROW footpath running alongside for much of its length.

Typically, drainage ditches within the local farmland can be found linking to the Dene Beck however some areas remain poorly drained with areas of marsh and carr remain in low-lying areas, probably due to the clayey soils. Ponds and wet areas that have established on site are a valuable element in the site ecology and must be retained and protected within the mandatory site wide landscape structure and reflected in the site-wide drainage and storage proposals.

Developers will be required to evidence a fully integrated design approach to the blue-green strategy for the site including permanent water and swales, and to capitalize in the design proposals how the Dene Beck can offer a visual and recreational resource, linked to the PROW network.

Avoid cavernous bowl-like engineered SuDS ponds with steep sides

Allow suitable planting within the SuDS ponds

Use micro pools and low-flow channels as design opportunities for example with rocks, gravels and planting

Avoid concrete 'off the peg' outfalls with steel rails. Instead provide bespoke outfalls using gabions, rocks, etc.





## APPENDIX 2

### Integrating Public Art [NDG P1-3 : NMDC P1-3]

Arguably there are 2 ways to successfully deal with public art within a development such as Greater Faverdale Garden Village:

- The stand-alone “signature” piece, and
- The integrated art option which entwines the work(s) of art into the fabric of the development.

The “signature” artwork can, in itself, define a development and/or raise its profile (e.g. The Angel of the North). Tall artworks can be a draw in their own right, and also double as orientation and wayfinding elements of urban fabric for the development. (e.g. exemplified by the works of Cesar Manrique throughout the Lanzarote highway network – most major junctions have a distinctive, tall artwork.)

The integrated artwork option allows for the art to be discovered in an incidental manner to reinforce the local character of an area, and enriches the experience of residents and visitors, as well as encouraging exploration of an area on foot.

Consider:

- What might be the most appropriate mix of art commissions to suit this long-term development.
- Consider appointing an artist or arts manager for the duration of the project, to develop an arts and artist procurement plan.
- Strategic partners are to take the lead and consider the potential of “signature” art.
- Encourage the developers of land parcels to adopt and deliver the arts strategy.
- Consider “localising” the relevance of the public art e.g. reflecting or being prompted by or responding to the railway heritage of the site.



### Lighting Strategy [NDG M1-3, P2 : NMDC M1-3, P2]

The lighting strategy supports the project aspirations for a contemporary exemplar of sustainable living, while being responsive to the surrounding environment.

All lighting must be designed to minimise energy consumption and avoid light pollution using high quality efficient lighting systems.

The design of lighting on adoptable public highway must comply with the specifications of the Council’s adoptable standards.

Lighting must avoid adverse effects on existing and future ecological habitat areas.

Pedestrian and cycle routes must be lit to enable use at all times of the day.

## APPENDIX 2

### Surface Water Drainage & SUDS [NDG N2 : NMDC N2]

Must be future proofed – designed to be resilient, allows for changing demographics, future growth, and the impacts of climate change including flood risk

The design process will research and respond to how water flows and nature moves across the site and the wider surroundings.

The design must ensure that creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature.

The surface water drainage strategy for the Site will be designed to meet the flood risk requirements of the Environment Agency and include proposals for a surface water drainage system based on the four key SuDS principles and will comply with best practice guidance as described in The SuDS Manual C753 CIRIA (Update 2015). The Sustainable drainage system (SuDS) will be designed to manage stormwater locally (as close its source as possible), to mimic natural drainage and encourage its infiltration, attenuation, and passive treatment.

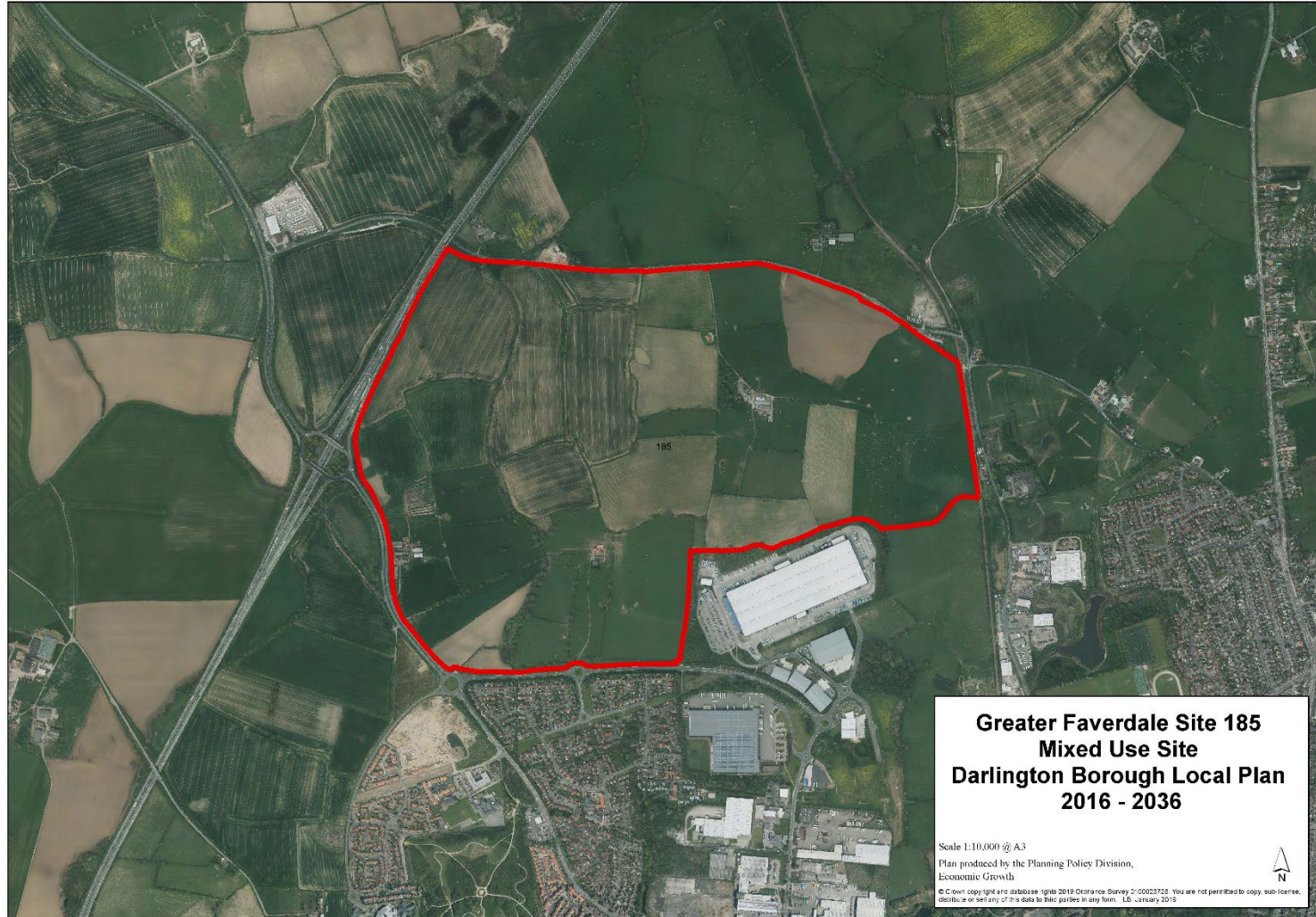
The highway drainage arrangements will be a key theme which shapes the form of the SuDS. This is because highway run-off often forms a high percentage of the total run-off from developed areas and is also the surface water element that contains the highest level of pollutants. The proposals for the initial development including the main N-S street must relate to the SuDS strategy for the site as a whole.



Sustainable Urban Drainage

## APPENDIX 2

### 5.0 Appendices



## APPENDIX 2

### 5.1 Appendix 1: Definitions & Terminology

Alphabetical list of Terminology etc.

ASHP	Air-sourced heat pump. Works like a refrigerator; efficiently transfers heat from outside to inside a building.
Biodiversity	Maximising the variety of life (plants, animals, fungi and micro-organisms) and habitats that can be found within an area.
BHL	Building for Healthy Living (formerly Building for Life 12 – BfL12)
Context	The physical surroundings, natural or man-made, within which a building or space might be created.
DBC	Darlington Borough Council
DC	Design Code – this document.
Design Code	A document that sets rules for the design of a new development, generally more detailed than other policy documents.
Design Review	A “peer review” system to maximise the design quality and sustainability of proposed schemes. Best undertaken at RIBA Stage 2.
EA	Environment Agency
GV	Garden Village
HE	Homes England
DLUHC	Department for Levelling Up, Housing and Communities (Formerly Ministry of Housing Communities and Local Government - MHCLG)
PROW	Public Right of Way
MMC	Modern Methods of Construction (low energy, sustainable, generally part factory manufactured buildings)
PV	Photo-voltaic panels - convert solar energy into electricity, which can then be stored/used on site or exported to the grid.
RAG rating	Using Red Amber Green “traffic light” system to identify compliance with assessment criteria
RIBA	The Royal Institute of British Architects
RIBA Stage 2	The 2 <sup>nd</sup> Stage - Concept Design - of the RIBA Plan of Work which separates the design & development process into 7 stages.
SPD	Supplementary Planning Document - built upon and providing more detailed advice or guidance on policies in the adopted local plan
SuDS	Sustainable Urban Drainage
TCPA	Town and Country Planning Association
Thermal mass	The measure of a building material to maintain its heat capacity. Generally, high thermal mass stabilises internal temperatures.
Urban Design	The design of the spaces and places created by groups of buildings (What the public most readily think of as “planning”)

## APPENDIX 2

### 5.2 Appendix 2: Local Contextual Character Influences

The villages of the Darlington, Stockton and the North Yorkshire area generally conform to a limited number of plan forms. These centre on a marketplace, sometimes almost circular, as if formerly a village green, or often more linear in form (e.g. Hutton Rudby), and not necessarily with parallel street sides.

Notable local exemplars include:-

Cockerton Village  
Gainford Village Green, Co Durham  
Great Ayton, North Yorkshire  
Haughton Le Skerne  
Heighington Village Green  
Hurworth  
Hutton Rudby, North Yorkshire  
Staindrop, Co Durham  
West Auckland, Co Durham

- The majority of the relevant village cores have been subsumed into expanding settlements but remain as the cores of these new settlements.
- Almost all have solid lines of terraced dwellings and other buildings throughout the length of the “green” or “marketplace”, defining the space, with detached dwellings appearing mainly at the extremities of the defined core, perhaps being the “doctors house” or similar in the past.
- Often a church is placed not centrally to the community but to one side (near the village entrance) or even behind the linear development of the village.
- They often have more than one manor house – sometimes on opposite sides of the main village green or space – or set behind the village with a landscape setting or parkland contributing to the wider setting.



Hutton Rudby

## APPENDIX 2

### 5.3 Appendix 3: References

#### List of reference documents.

- National Design Guide (2019)
- National Model Design Code 2021
- BHL
- TCPA Publications
- RIBA 2030 Challenge Target
- Northstowe Phase 2 Design Code
- The Art of Building a Home
- Upton Design Code
- DESIGN COUNCIL A Public Vision for the Home of 2030
- Garden Communities Prospectus DLVHC
- Architecture & Design Scotland, Typologies Series
- Homes England Garden Communities Toolkit (September 2019)
- 10 Characteristics of Places where People want to Live, RIBA, 2018

#### AVAILABLE VIA HYPERLINK:

- [The National Design Guide \(2019\)](#)
- [National Model Design Code - GOV.UK \(www.gov.uk\)](#)
- [Urban Design Compendium, Third Edition - HCA with studio real \(2013\)](#)
- [Safer Places: The planning system and crime prevention ODPM, \(2004\)](#)
- [The National Planning Policy Framework and relevant planning practice guidance.](#)
- [Building for Life 12: The Sign of a Good Place to Live - Design Council CABE, \(2015\)](#)
- [By Design - Urban design in the planning system: towards better practice - Commission for Architecture and the Built Environment \(CABE\), \(2000\)](#)
- [The Cool Sea \(The summary report and toolkit of the Waterfront Communities Project Interreg3b\) ISBN 0 901273 40 6 \(2007\)](#)
- [Manual for Streets - Department for Transport, and Community and Local Government, \(2007\)](#)
- [Life Between Buildings: Using Public Space – Jan Gehl \(2006\)](#)

## APPENDIX 2

### 5.4 Appendix 4: RIBA 2030 Challenge Target metrics for domestic & non-domestic buildings

#### RIBA 2030 Climate Challenge target metrics for domestic buildings

RIBA Sustainable Outcome Metrics	Current Benchmarks	2020 Targets	2025 Targets	2030 Targets	Notes
Operational Energy kWh/m <sup>2</sup> /y 	146 kWh/m <sup>2</sup> /y (Ofgem benchmark)	< 105 kWh/m <sup>2</sup> /y	< 70 kWh/m <sup>2</sup> /y	< 0 to 35 kWh/m <sup>2</sup> /y	UKGBC Net Zero Framework 1. Fabric First 2. Efficient services, and low-carbon heat 3. Maximise onsite renewables 4. Minimum offsetting using UK schemes (CCC)
Embodied Carbon kgCO <sub>2</sub> e/m <sup>2</sup> 	1000 kgCO <sub>2</sub> e/m <sup>2</sup> (M4i benchmark)	< 600 kgCO <sub>2</sub> e/m <sup>2</sup>	< 450 kgCO <sub>2</sub> e/m <sup>2</sup>	< 300 kgCO <sub>2</sub> e/m <sup>2</sup>	RICS Whole Life Carbon (A-C) 1. Whole Life Carbon Analysis 2. Using circular economy Strategies 3. Minimum offsetting using UK schemes (CCC)
Potable Water Use Litres/person/day 	125 l/p/day (Building Regulations England and Wales)	< 110 l/p/day	< 95 l/p/day	< 75 l/p/day	CIBSE Guide G

#### RIBA 2030 Climate Challenge target metrics for non-domestic buildings

RIBA Sustainable Outcome Metrics	Current Benchmarks	2020 Targets	2025 Targets	2030 Targets	Notes
Operational Energy kWh/m <sup>2</sup> /y 	225 kWh/m <sup>2</sup> /y DEC D rated (CIBSE TM46 benchmark)	< 170 kWh/m <sup>2</sup> /y DEC C rating	< 110 kWh/m <sup>2</sup> /y DEC B rating	< 0 to 55 kWh/m <sup>2</sup> /y DEC A rating	UKGBC Net Zero Framework 1. Fabric First 2. Efficient services, and low-carbon heat 3. Maximise onsite renewables 4. Minimum offsetting using UK schemes (CCC)
Embodied Carbon kgCO <sub>2</sub> e/m <sup>2</sup> 	1100 kgCO <sub>2</sub> e/m <sup>2</sup> (M4i benchmark)	< 800 kgCO <sub>2</sub> e/m <sup>2</sup>	< 650 kgCO <sub>2</sub> e/m <sup>2</sup>	< 500 kgCO <sub>2</sub> e/m <sup>2</sup>	RICS Whole Life Carbon (A-C) 1. Whole Life Carbon Analysis 2. Using circular economy Strategies 3. Minimum offsetting using UK schemes (CCC)
Potable Water Use Litres/person/day 	>16 l/p/day (CIRA W11 benchmark)	< 16 l/p/day	< 13 l/p/day	< 10 l/p/day	CIBSE Guide G

## APPENDIX 2

### 5.5 Appendix 5: Building for a Healthy Life (formerly BfL12)

The relationship between Building for a Healthy Life, the National Planning Policy Framework and the National Design Guide.

<b>Integrated Neighbourhoods</b>	<b>National Planning Policy Framework</b>	<b>National Design Guide</b>
Natural connections	91a; 102c and e; 104d; 127b; 127f	B3; M1; M2; N1; R3
Walking, cycling and public transport	20c; 91a; 91c; 127e	B1; B3; M1; R3
Facilities and services	102; 103	B1; B3; N1; P3; U1; U3
Homes for everyone	60-62	B1; B2; U2; U3
<b>Distinctive Places</b>		
Making the most of what's there	122d; 127c; 127d; 153b; 184	C1; C2; I1; B2; R3
A memorable character	122d; 127c; 127d	C2; I1; I2; I3; B3
Well defined streets and spaces	91a	B2; M2; N2; N3; P1; P2; H2; L3
Easy to find your way around	91b; 127b	I1; M1; M2; U1
<b>Streets for All</b>		
Healthy streets	91b; 102c and e; 110a-d	M1; M2; N3; P1; P2; P3; H1; H2
Cycle and car parking	101e; 127f; 105d	B2; M1; M3
Green and blue infrastructure	20d; 91b; 91c; 127f; 155; 170d; 174	C1; B3; M1; N1; N2, N3; P1; P3; H1; R3; L1
Back of pavement, front of home	127a-b; d; f	M3; H3; L3
Generally	7; 8; 124; 125; 126; 127; 130	15; 16; 17; 20-29; 31-32
Using the tool as a discussion tool	39; 40-42; 125; 128; 129	



## APPENDIX 2

### Contributors

#### designe team

Tony Wyatt	Vice-Chair & Project lead
John Devlin	Chair designe ltd
Alan Wann	Vice-Chair
Chris Gill	Vice-Chair
Ros Southern	Senior Panel Member
Dan Kerr	Senior Panel Member

#### About us:

designe is the design review and project enabling service for the north-east of England, and offers independent, impartial, objective advice to clients on issues relating to the built environment. It is a profit-for-purpose company which attempts to raise the bar on design quality and sustainability of proposed developments. In terms of sustainability we mean financial, physical, social and economic sustainability – a balanced, broad spectrum approach which acknowledges the realities of developing in the north-east of England arising from its underlying economy. designe deploys a range of tools to deliver services to clients, including Design Reviews, Project Enabling, Training, and acting as “critical friend” in supporting clients think-through and review strategic and tactical matters relating to their built environment and project viability issues. Gateway Reviews are also offered for projects, to confirm readiness to commit to the next stage of investment. We maintain a Panel of 30+ Built Environment Experts – from seasoned professionals to up-and-coming professionals at the leading edge of their disciplines - and across the spectrum of built environment professions. Our services include expertise on project & programme management, project funding and assistance in partnership negotiations. Our aim is to assist our clients successfully launch schemes and initiatives which are the best that they possibly can be and are capable of long-term sustainability. You can find out more about our services at [www.designeltd.com](http://www.designeltd.com).



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**COUNCIL**  
**14 JULY 2022**

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## **CLIMATE CHANGE PROGRESS**

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**Responsible Cabinet Member - Councillor Alan Marshall, Economy Portfolio**

**Responsible Director - Ian Williams, Chief Executive**

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### **SUMMARY REPORT**

#### **Purpose of the Report**

1. To update Council on progress towards the Council's net zero target.

#### **Summary**

2. A report on Climate Change Progress was submitted to Cabinet on 5 July 2022 and was approved.
3. Following the Council's Climate Emergency Declaration in July 2019, a Sustainability and Climate Change Lead Officer was appointed in late January 2020.
4. The Climate Change Strategy was adopted in July 2020 and, working with lead officers across the Council, an action plan was produced and adopted in October 2021.
5. Milestones have been developed and these will be used by the newly appointed (in April) Climate Change Officer to monitor progress.
6. A trajectory of 30% reduction in the Council's emission every five years was agreed at Cabinet in October 2021.
7. Council emissions for 2021/22 were 6,592 tonnes/CO<sub>2</sub>.
8. The emissions reported are made up of the energy use in council buildings; business mileage; fleet emissions, and streetlighting and signs.
9. The Council does not currently measure emissions from our supply chain or from waste. It is important to fully comprehend both of these areas, so are working towards a greater understanding.
10. The district heating network feasibility study has been completed and the report received from the consultants. It has been determined that, owing to a number of factors, the risk to the Council from taking either of the two potential options forward is too great to proceed at this time.

11. BEIS has asked the Council to take part in a heat network zoning pilot to help test the government's approach to designating heat network zones.
12. Team resources have now doubled with the new Climate Change Officer arriving in April and a work plan for the year has been produced.
13. The Sustainable Darlington webpage and Sustainability and Climate Change intranet page have been updated and will be used to share information with residents and staff. It is planned to include a youth tab on the Sustainable Darlington page, working with young people to produce content.

### **Recommendation**

14. It is recommended that Council acknowledges the report.

### **Reasons**

15. The recommendation is supported by the following reasons:-
  - (a) As a public organisation the Council has a duty to meet its obligation in reducing its carbon footprint and achieve its net zero target.
  - (b) With increasing public pressure to act on climate change, the Council is at risk of significant reputation damage if it fails to deliver on our stated commitment to dealing with the Council's contribution to climate change.

**Ian Williams**  
**Chief Executive**

### **Background Papers**

No background papers were used in the preparation of this report.

Margaret Enstone: Extension 6229

S17 Crime and Disorder	There is no expected impact on Crime and Disorder in Darlington.
Health and Wellbeing	According to the WHO, climate change is the greatest threat to global health in the 21st century. This report is a progress report of our journey to becoming a carbon neutral council.
Carbon Impact and Climate Change	The Council has recognised the need to consider the carbon impact of the decisions it makes. This report is a progress report of our journey to reducing our carbon emissions and adapting our services to the unavoidable effects of climate change.
Diversity	Climate change affects everyone, but it has a disproportionate impact on areas of deprivation. This report demonstrates how the Council are addressing its own carbon emissions and resilience, giving the Council the ability to demonstrate through good practice what other people can do themselves
Wards Affected	This report covers how the Council is addressing its own carbon emissions and resilience. It will not affect any particular ward.
Groups Affected	This report covers how the Council is addressing its own carbon emissions and resilience. It will not affect any particular group.
Budget and Policy Framework	This report does not represent a change to the budget and policy framework
Key Decision	No
Urgent Decision	No
Council Plan	This report has no particular implications for the Council Plan
Efficiency	Our approach to reducing emissions will mean that resources are used more efficiently
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

## MAIN REPORT

### Information and Analysis

16. A report of the same topic was submitted to Cabinet on 5 July 2022 and was approved.
17. Following the Council's Climate Emergency Declaration in July 2019, a Sustainability and Climate Change Lead Officer was appointed in late January 2020. The Climate Change Strategy was adopted in July 2020 and working with lead officers across the Council, an action plan was produced and adopted in October 2021. An independent benchmark review has scored us well above the national average.

18. Milestones have been developed and these will be used by the newly appointed (in April) Climate Change Officer to monitor progress. A trajectory of 30% reduction in the Council’s emission every five years was agreed at Cabinet in October 2021.

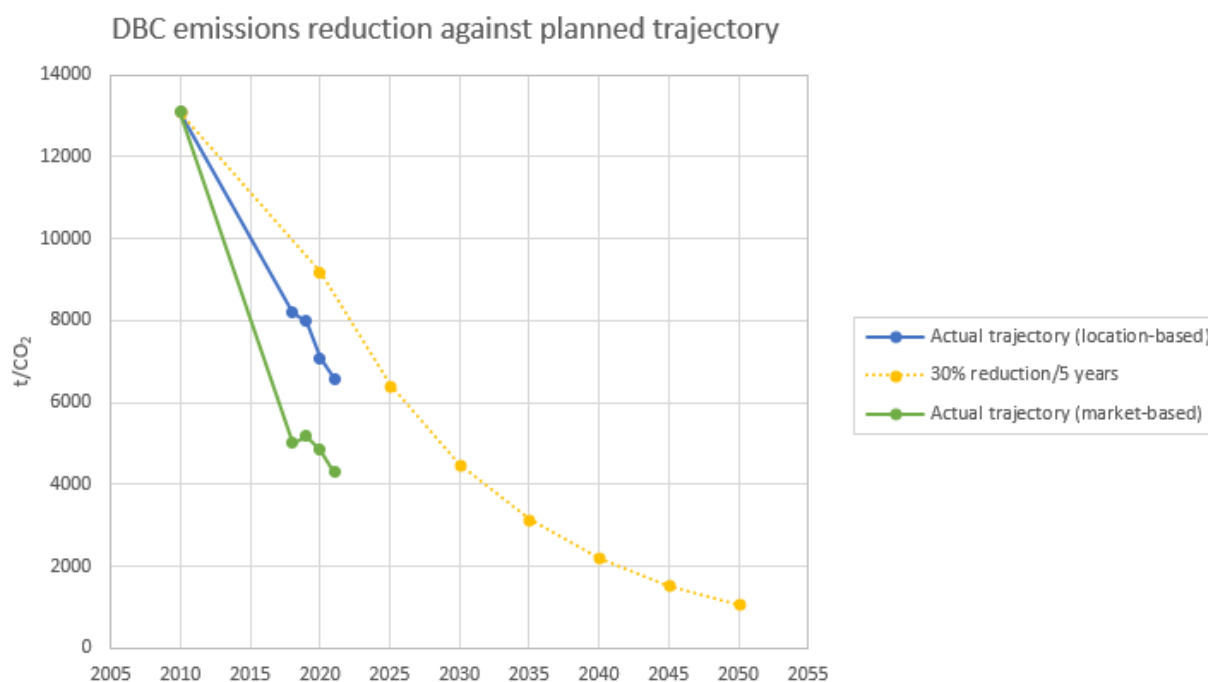
19. Emissions to date:

	2010/11	2018/19	2019/20	2020/21	2021/22
	t/CO <sub>2</sub>	t/CO <sub>2</sub>	t/CO <sub>2</sub>	t/CO <sub>2</sub>	t/CO <sub>2</sub>
Streetlighting	3,487	759	596	515	458
Corporate Estate	7564	5,928	5,907	5,014	4864
Business Travel	2,050	1,509	1,482	1,426	1270
<b>Total</b>	<b>13,101</b>	<b>8,196</b>	<b>7,985</b>	<b>6,955</b>	<b>6,592</b>
Total estimated working from home emissions/tCO <sub>2</sub> e				125	

20. Electricity generation from the solar panels on the roof of the Town Hall:

	2010/11	2018/19	2019/20	2020/21	2021/22
	Generation	Generation	Generation	Generation	Generation
	kWh	kWh*	kWh	kWh	kWh
<b>Total</b>		1,008	7,846	7,362	9,440

21. Trajectory:



22. In 2020/21 the Council was able to make an estimate of emissions from home working. During the past year, more people have returned to the office, for at least part of the week and not always consistently, which makes that calculation harder.

23. The emissions reported include the energy use in council buildings (not including council homes as the Council does not control how residents use the energy); business mileage; fleet emissions, and streetlighting and signs. Reporting emissions from the Council’s supply chain is optional under the Greenhouse Gas Protocol and officers do not currently measure these

emissions. However, it is important to understand what these emissions are, and the Council is partnering with a consultant to help identify where the supply chain emissions are coming from. Understanding this will give the Council the opportunity to both influences widely and be innovative in greenhouse gas management.

24. The emissions from waste disposal are not currently collected. Currently it is not possible to separate out the tonnage of waste from only Council buildings and disposal is dealt with in different ways. With the current collection regimes, it is almost impossible to separate Council waste from third party waste and until this is achieved, the Council cannot report these emissions in a clear and transparent way.

### **District Heat Network**

25. In 2019, the Department for Business, Energy, and Industrial Strategy (BEIS) funded an energy masterplan document for Darlington, which recommended a feasibility study be carried out for two areas: Town Centre and Central Park.
26. Funding has been received BEIS' Heat Network Development Unit, with matched funding from the TVCA to carry out this feasibility. The techno-economic results show that, for the Town Centre, a significant grant would be required over and above capital and operational expenditure to recoup a minimal Internal Rate of Return (IRR) after 40 years. Added to this, there are significant archaeology issues in the ground where most of the route of any pipework would be placed which could significantly delay any construction. In addition, the consultants who carried out this study suggest that a minimum depth of 1.5-2m would be appropriate for a water source heat pump. There is no data available for the exact location of the pump, but daily mean levels at South Park and at John St do not reach this depth.
27. The above infrastructure constraints in addition to risk of gaining a sufficient number of potential customers for a heat network, has led to the conclusion that the Town Centre option is too much of a risk for the Council now, but could be looked at again in the future.
28. The Central Park option requires less gap funding to give a positive IRR. However, given the need for sufficient customers on a currently empty site and the lack of surety of commercial investment putting the entire risk on the Council, it is not recommended that the Council should proceed with the Central Park option at this time either.
29. BEIS has also asked the Council to take part in their heat network zoning pilot project. Heat network zones were announced in the government's Energy White Paper, Heat & Buildings Strategy and Net Zero Strategy. They are areas where heat networks are the lowest cost low carbon energy source for the end user. The Council is one of 28 pilots across the country and is helping to test the government's approach.

### **Teamwork Plan**

30. Now that the team resources have doubled, the team is in a stronger position to help lead positive actions within the Council. A work plan for the year has been produced, which includes:
  - (a) A strategy review to take account of work that has developed across the Council such as the housing and climate change strategy

- (b) Determining supply chain emissions and a plan to deal with them
- (c) Understanding what our waste emissions are
- (d) Monitoring and reporting on actions in the action plan
- (e) Developing our adaptation approach
- (f) Developing our offsetting approach
- (g) Working with young people
- (h) Developing our communications internally with Members and staff and externally with residents and business

### **Climate change fund**

31. £100k was allocated in the Medium-Term Financial Plan to help fund projects that will help the Council meet its targets.
32. It has been difficult to persuade teams to apply for the funding, but support has been arranged for three projects so far:
  - (a) Additional paper recycling boxes – these boxes have been in constant use during the recent clear out, and by replacing those that had broken or gone missing, and staff have been encouraged to recycle again.
  - (b) Let's Do Digital – funding enabled the team to expand its original plans to support residents facing digital exclusion. They have also been able to provide refurbished mobile phones to care leavers.
  - (c) Benji Bin – funding was provided to enable the team to engage with schools, create adverts and a social media campaign.
33. Approximately £10,000 will be used to carry out work on understanding supply chain emissions from the fund.

### **Communications**

34. The Sustainable Darlington page on the council's website has been reviewed to bring it up to date and increase the information available.
35. A series of blogs and are inviting internal and external contributors has commenced.
36. A youth page will be added, and officers are working with the Young People's Opportunity & Involvement Worker to make sure that young people are involved in writing and developing it.



37. Access to the sustainability and climate change intranet page has now been gained to ensure information to staff is up to date.

#### **Financial Implications**

38. Chief Officers Board has recently approved the creation of a Green Initiative Reserve which will help to capture and ring-fence savings arising because of the implementation of green initiatives.

#### **Legal Implications**

39. There are no legal implications.

#### **HR Implications**

40. The report does not affect the terms and conditions of any staff or change their duties.

#### **Estates & Property Advice**

41. The report does not affect the Council's land holdings or involve a lease, or license or any transfer or purchase of land.

#### **Procurement Advice**

42. The report does not involve any purchase over £100k.

#### **Equalities Considerations**

43. Climate change affects everyone, but it has a disproportionate impact on areas of deprivation.

#### **Consultation**

44. This report is a progress report for the Council's commitment to reducing its carbon emissions and increasing its resilience to the impacts of climate change. No public consultation has been carried out.

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**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF ADULTS SCRUTINY COMMITTEE**

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1. Since the last meeting of the Council, the following are the main areas of work the Adults Scrutiny Committee has undertaken.

**Work Programme**

2. Members gave consideration to the Work Programme items scheduled to be considered by this Scrutiny Committee for the Municipal Year 2022/23 and to any additional areas that Members would like to be included.
3. Suggestions included some work on the increased cost of living, and its impact on both Adult Social Care staff and service users, an update on dementia care services, a six-month update on the relocation of the Reablement Unit, an update on the Drug and Alcohol Abuse Service, and Members expressed interest in hearing from a Nursing Care Home Manager.
4. Members also agreed to the formation of a Task and Finish Group to examine those Nursing Care Homes in Special Measures.
5. All suggestions were accepted and the Work Programme has been updated accordingly.

**Councillor Bob Donoghue**  
**Chair of Adults Scrutiny Committee**

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**COUNCIL**  
**14 July 2022**

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**OVERVIEW OF CHILDREN AND YOUNG PEOPLE SCRUTINY COMMITTEE**

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1. Since the last meeting of the Council, the following are the main areas of work the Children and Young People Scrutiny Committee has undertaken.

**Missing and Exploited Operational Change**

2. We received an update on operational changes, improvements and developments in relation to the Missing and Exploited Service since it was remodeled in March 2020 to ensure that the right service is provided swiftly to children and their families and this remodeling at the Front Door has transformed the Children's Access Point (CAP) into the Children's Initial Advice Team (CIAT) and is now at the forefront of an ever growing Children's Front Door Service.
3. One area in particular which has seen much improvement and change is children who go missing and who are at risk of exploitation and in October 2020 the multi-agency group, the Missing and Exploitation Team was formed within the Service.
4. A further review at the end of 2020 focused on the impact of operational processes and how they supported improvement of practice and we discussed how the revised processes will aim to support those children and young people at the most significant risk of harm and along with internal and external partners can bring about a positive impact on children and their families.
5. We were particularly interested to know what training was being offered to the Bus Network and how the Service intended to measure its success going forward.
6. The Assistant Chief Constable, Tonya Antonis attended the meeting to share with Members her many years' experience in safeguarding and she advised us that she was encouraged by the work of the team linking missing and exploited and the various multi-agency meetings that were taking place to address this national issue.
7. John Armitage, the Primary Schools Forum representative also attended and advised us of the various forums held within schools and confirmed that access to the Front Door was now more accessible and more schools were receiving advice. The role of the Vulnerable Pupil Panel was also acknowledged as a key tool for more specific discussions on vulnerable children who may be experiencing social, emotional and mental health difficulties within mainstream school settings.

**Performance Indicators 2020/21**

8. Children's Services Year End (April 2021 to March 2022) performance information was presented to the June meeting which highlighted the following areas of good practice:

- (a) 10.5 per cent of children referred by the end of March 2022 had been a re-referral to Children's Social Care within 12 months of a previous referral which was below the internal target of 18 per cent;
  - (b) 4.7 cent of the referrals took over 3 working days to be completed in 2021/22 which was positively just below the target of 5 per cent;
  - (c) 100 per cent of children with a Children Protection Plan (CP) and 100 per cent of Children in Care (CiC) had an allocated social worker;
  - (d) During 2021/22 no child had ceased to be subject to a CP plan who had been subject to the plan for two or more years positively below the target of 5 per cent;
  - (e) 100 per cent of CiC were allocated a qualified social worker and 98.8 per cent of reviews had been completed within required timescales;
  - (f) the number of CiC was 273 by the end of March 2022 with 100 children coming into care and 99 ceasing care during the reporting year and work continues to safety reduce the number of children coming into care;
  - (g) 90.1 per cent of statutory CiC visits had been completed within timescale in line with the target of 90 per cent;
  - (h) 10.6 per cent of CiC had had three or more placements within the previous 12 months and was in line with the internal target of 10 per cent;
  - (i) 74 per cent of CiC aged under 16 years had been in their current placement continuously for at least two years and was positively above the internal target of 68 per cent;
  - (j) 6.6 per cent of CiC had been placed 20 or more miles away from home as of March 2022 below the target of 10 per cent;
  - (k) 90.5 per cent of CiC due a review health assessment by March 2022 had one completed and 83.7 of the children due a dental check had one completed; and
  - (l) 23.1 per cent of Care Leavers were Not in Employment, Education or Training (NEET) at the end of March 2022 which was positively below the target of 30 per cent and 100 per cent were in suitable accommodation.
9. Areas highlighted for focus were in respect of:
- (a) 72.1 per cent of referrals screened and completed within one working day in 2021/22 was below the target of 90 per cent;
  - (b) Social workers completed 84.5 per cent of the C and F assessments within timescale in 2021/22 below the target of 90 per cent, similar to the same period the previous year;

- (c) 79.3 per cent of Initial Child Protection Conferences were held within 15 working days from the strategy meeting/section 47 being initiated, excluding transfer-in conferences in 2021/22;
  - (d) at the end of March 2022 the percentage of children becoming subject to a CP plan for a second or subsequent time within two years of the previous plan ending was 7.1 per cent above the target of 6 per cent, however this was a reduction from 9.4 per cent at the end of March 2021; and
  - (e) 82.9 per cent of children received a statutory CP visit within ten working days in 2021/22 and was below the target of 90 per cent.
10. We acknowledged the continued challenge in Foster Carer sufficiency and its impact on the performance data and the challenges around stability and also discussed access to mental health services and direct mental health support and how this lack of provision could be challenged.
11. We also discussed the spike in Elective Home Education (EHE) during lockdown, however those numbers had now stabilised but there was still a concern with non-attendance of those pupils on roll and it was agreed that further information and data on EHE/non-attendance be supplied to this Scrutiny Committee to enable Members to monitor the situation.

#### **Work Programme**

12. Members gave consideration to the Work Programme items scheduled to be considered by this Scrutiny Committee during 2022/23, and to any additional areas that Members would like to be included.

Members received the further information requested on the current pre-school supply and demand at ward level and also information on how planned investment in the Liquid Logic Early Years and Education System will enhance the collection of data and plan to have further discussions with the Assistant Director of Education and Inclusion on childcare sufficiency.

**Councillor Paul Crudass**  
**Chair of Children and Young People Scrutiny Committee**

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**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF COMMUNITIES AND LOCAL SERVICES SCRUTINY COMMITTEE**

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1. Since the last meeting of the Council, the following are the main areas of work the Communities and Local Services Scrutiny Committee has undertaken.

**Public Space Protection Order – Darlington Town Centre**

2. Scrutiny received a report seeking Members' views on the renewal of the Public Space Protection Order (PSPO) for the Town Centre, as part of the consultation process prior to its consideration at Cabinet.
3. Were informed that that the PSPO, which was granted for Darlington Town Centre in 2019 to assist in dealing with issues such as nuisance behaviour, begging and anti-social drinking, expired in February 2022 and that the renewal of the PSPO could assist the Council, Police and partners in dealing with some of the ongoing issues.
4. Scrutiny were informed that the responsibility for making a new PSPO rests with the Council and an eight-week consultation exercise took place from 7 March 2022 to 2 May 2022. We noted the responses received in relation to the consultation.
5. Details were provided of the draft order and the restrictions of the PSPO. Reference was also made to the police figures for the town centre, and the benefits of the town centre PSPO were highlighted.
6. Members raised concern regarding arrangements to address youth nuisance. The Community Safety Programme Manager advised us that a range of tools were in place, this included Acceptable Behaviour Agreements and that the aim of the PSPO was to prevent the escalation of antisocial behaviour before it becomes criminal.
7. We noted the work of the Begging Working Group to in relation to fixed penalty notices issued to beggars and discussed the effectiveness of fines, engagement with multi-agency partners and the trends relating to youth related anti-social behaviour.
8. We requested that Cabinet be advised that this Scrutiny Committee supports the renewal of the Public Space Protection Order (PSPO) for the Town Centre. We look forward to receiving an update at a future meeting.

**Stronger Communities Fund**

9. Scrutiny received a report updating Members on the spend and use of the Stronger Communities Fund during the 2021/2022 financial year. We noted that there had been good use of the fund, with only £2,116.50 of the £50,000 remaining unspent.

10. Members were informed that the process for administering the scheme for the 2022/23 financial year had been reviewed following feedback from Members, Officers and the Credit Union and were provided with details of the updated administration process.

### **Taxis in Darlington**

11. Scrutiny received an update from the Licensing Manager on the current position regarding taxis in Darlington.
12. We were provided with details of the number of licenced vehicles in Darlington, and that of the 232 vehicles, 11 were wheelchair accessible. We noted that the authority had seen a reduction in 109 drivers when compared to pre-covid.
13. Members were informed that the demand for drivers was highest for the night time economy and taxi marshals had been introduced to address disorder in the taxi queues, with funding in place to September.
14. We were advised that the Council's Private Hire and Hackney Carriage Licensing Policy 2021 was out for consultation and a meeting held with the Trade in April 2022 identified a number of changes to the Council's policy that would support the trade and increase recruitment of drivers, including removal of vehicle age and window tint restrictions and removal of the requirement for a knowledge locality test for private hire.
15. Scrutiny were informed that changes to requirements for the registration of taxi drivers with HMRC had resulted in the loss of five drivers in Darlington. We were also informed that the Council was awaiting public guidance on the Taxi and Private Hire Vehicles (Safeguarding and Road Safety) Act which received royal ascent in April and that the Taxi and Private Hire Vehicles (Disabled Persons) bill was out for consultation. We noted that the Council's online taxi licensing system was due to be implemented on 1 August.
16. We expressed disappointment in relation to the availability of taxis for the night time economy in Darlington and were informed by the Licensing Manager that this was a national problem and changes to the Council's policy sought to address this.
17. We look forward to receiving further updates at a future meeting of this Scrutiny Committee.

### **Work Programme 2022/23**

18. We have given consideration be given to this Scrutiny Committee's work programme for the Municipal Year 2022/23 and to consider any additional areas to be included.
19. We have requested updates in relation to Open Spaces Groups, Darlington Transport Strategy, Darlington Parking Strategy and Town Centre Parking Strategy.

20. We have also requested an update from the Stronger Communities Portfolio Holder on the Stronger Communities Board and Sub Groups at the next meeting of this Scrutiny Committee.

**Councillor Steven Tait**  
**Chair of Communities and Local Services Scrutiny Committee**

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**COUNCIL**  
**14 July 2022**

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**OVERVIEW OF ECONOMY AND RESOURCES SCRUTINY COMMITTEE**

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1. Since the last meeting of the Council, the following are the main areas of work the Economy and Resources Scrutiny Committee has undertaken.

**Performance Indicators Quarter 4 – 2021/22**

2. We received performance data against those key performance indicators which were within the remit of our Scrutiny Committee as at the 2021/22 quarter 4 position.
3. Particular indicators noted were Indicator ECI 329 Average Annual Income – Darlington Residents which is showing that the average income has risen for the fourth year in succession, and is above the North East average and closing the gap between the England average and Indicator ECI330 – Average Annual Income – Darlington employees which is showing that the average income has fallen for the second year in succession, which is in line with the North Est average but below the England average.
4. The amount of Council Tax arrears collected has exceed the target for 2021/22, with £1.55 million collected compared to £1.23 million in 2020/21. The amount of outstanding arrears has also increased during 2021/22 from £5.6 million to £6.8 million which we were advised was mainly due to restrictions imposed on recovery action due to the pandemic.
5. Eleven of the indicators which are reported are showing performance which is not as good as this time last year and we have agreed that we will do some further work into the reasons why this might be

**Project Position Statement and Capital Programme Monitoring Outturn 2021/22**

6. We received information on the delivery of the Council's Capital Programme, the financial outturn position as at 31 March 2022 and the proposed financing of the 2021/22 capital expenditure, together with an update on the current status of all construction projects which were currently being undertaken by the Council.
7. The Council currently has 48 live projects being managed with an overall projected outturn value of £188.383 million. The majority of the projects are running to time, cost and quality expectations with no foreseeable issues.
8. We did raise questions about the impact of inflation and supply chain issues on cost and project milestones and highlighted the importance of ensuring that social value was included in contract documentation and that Framework partners were continuing to provide best value.

9. In relation to those projects which had variances due to delays, we were provided with information outlining the reasons for those delays and the action being taken.

### **Revenue Outturn 2021/22**

10. We received the 2021/22 revenue outturn report, together with the Housing Revenue Account outturn, prior to consideration by Cabinet.
11. The Council's projected revenue reserves at the end of 2021/22 are £30.161 million, a £5.235 million improvement on the initial 2021-25 MTFP position. This improvement includes a brought forward amount of £2.317 million from 2020/21, £0.741 million of projected departmental underspends, the rebasing exercise of £0.993 million, a £0.722 million increase in corporate resources and net £0.462 million required from the Covid 19 reserve (a total drawn down from the reserve of £0.932 million to fund the departmental covid costs and £0.470 million to refund the shortfall in government grant for Sales, Fees and Charges in corporate resources).
12. Of the £30.161 million projected reserves, there is a risk reserve balance of £5.350 million leaving £24,811 for use in the 2022/23 – 2025-26 MTFP, an improvement of £0.216 million on the initial estimated position.
13. In relation to the carry forward request for pressures in the 2022/23 budget, we particularly highlighted the pressure of additional temporary staffing being required to undertake the implementation of the Government's Adult Social Care finance reforms, including the Fair Cost of Care work. This is a major and complex piece of work and is being jointly led by the Council's Finance and Commissioning Team. To date, £80,000 of Government funding has been received to cover some of the additional costs of this exercise.
14. We also discussed the processes surrounding budget management within the authority and we were assured that regular and robust budget monitoring does take place with budget holders and there is regular reporting through the democratic process.

### **Revenue Budget Monitoring 2022/23 – Quarter 1**

15. We received the quarter 1 revenue budget outturn report prior to its consideration by Cabinet. This is the first revenue budget management report for 2022/23.
16. The Council's projected revenue reserves at the end of 2022-23 are £24.219 million, a £0.206 million improvement on the initial 2022-26 MTFP position and includes a brought forward amount of £0.216 million from 2021-22, £0.513 million of projected departmental overspend and a £0.503 million increase in corporate resources.
17. Of the £24.219 million projected reserves, there is a commitment to use £22.490 million to support years two to four of the current MTFP, leaving a surplus of £1.729 million of unallocated reserves.
18. We heard that the 2022/23 MTFP has assumed a three per cent pay award for staff, however, any agreement which might be reached above the three per cent would place

additional pressure on the MTFP

### **Work Programme**

19. We have agreed our work programme for the Municipal Year 2022/23 and will continue to monitor and adapt this.
20. One area of work which we highlighted to undertake as a Task and Finish Review, was a joint piece of work with the Adults Scrutiny Committee to look at the financial pressures adult social care were facing.

**Councillor Heather Scott**  
**Chair Economy and Resources Scrutiny Committee**

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**COUNCIL**  
**14 JULY 2022**

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**OVERVIEW OF HEALTH AND HOUSING SCRUTINY COMMITTEE**

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1. Since the last meeting of the Council, the following are the main areas of work the Health and Housing Scrutiny Committee has undertaken.

**CAMHS Update**

2. We welcomed a presentation from the Director of Operations and Transformation (CAMHS and Learning Disability services) Durham Tees Valley, Tees, Esk and Wear Valley NHS Foundation Trust on the children and young people's services for Darlington.
3. We were provided with details of the five key areas of the programme and were informed that the Trust had moved to a nationally recommended framework, i-THRIVE, a whole system and evidenced-based approach in supporting families with their emotional wellbeing and mental health needs.
4. Members noted the key components of the framework and the work being undertaken to deliver this. We were also provided with details of the actions in response to the concerns raised by the CQC.
5. The wait times to assessment and treatment for non-neuro referrals and wait time for specialist neuro assessment were outlined and we welcomed details of the next steps for the service.
6. We did raise a number of concerns regarding the service, including staffing shortages, impact of wait times on children's education, the perceived lack of follow up and lack of support after a diagnosis and we were informed that the service was only commissioned to undertake the assessments and once a young person had a diagnosis they would not have any input from the service unless there was a co-existing mental health need.
7. We noted that staffing shortages were being addressed in the short term through the relocation of staff to support Darlington and that detailed workforce planning was being undertaken; and the roll out of mental health support teams to provide school based support, early help and prevention would create capacity in 'Getting more Help' teams to meet the needs of the more complex and risky cases. The service also worked closely with the voluntary and community sector in supporting young people.
8. We have requested further information regarding waiting list figures, national target for wait times and look forward to receiving a written response from the Director of Operations and Transformation (CAMHS and Learning Disability services) Durham Tees Valley, Tees, Esk and Wear Valley NHS Foundation Trust.

### **Health and Safety Compliance in Council Housing**

9. We also received a presentation from the Assistant Director Housing and Revenues updating Members on Health and Safety Compliance in Council Housing.
10. The presentation outlined the performance results for 2021/22 in relation to Asbestos, electrical safety, fire regulatory reform audits, gas safety and legionella.
11. Following a question regarding access to properties, we were advised of the mechanisms in place to inform tenants of upcoming checks and details were provided of the new MOT process that was in place.

### **Housing Services Anti-Social Behaviour Policy**

12. Scrutiny received a report on the draft Housing Service Anti-Social Behaviour Policy 2022-2026 prior to its consideration at Cabinet on 6 September 2022.
13. Members were advised that one of the four statutory Consumer Standards set by the Regulator of Social Housing was the Neighbourhood and Community Standard and that this standard set expectations for registered providers to publish a policy on how to work with relevant partners to prevent and tackle anti-social behaviour (ASB).
14. The draft policy sets out how the Council will deal with reports of ASB and hate crime and Members were provided with details of the areas covered within the policy. Particular reference was made to the role of the two full time tenancy enforcement officers employed by Housing Services and we noted the performance in relation to reports of ASB to Housing Services.
15. We were informed that the Tenants Panel were consulted in May 2022 and overall supported the proposed policy and noted the examples of the Panel's comments.
16. This Scrutiny Committee supports the onward submission of the draft Housing Services Anti-Social Behaviour Policy 2022-2026 to Cabinet for approval.

### **Performance Indicators – Quarter 4 2021/2022**

17. We received an update on performance against key performance indicators for 2021/22 at Quarter 4.
18. We noted that of the twelve Housing and Culture indicators reported to this Scrutiny Committee, all indicators had data available. We were advised that seven indicators were showing performance better than the same period last year, whilst five were showing performance worse than the same period last year.
19. Of the 24 Public Health indicators reported to this Scrutiny Committee, fourteen had new data available. It was reported that of the fourteen indicators, eight were showing an improved performance when compared to the same period last year, whilst five indicators were showing performance not as good as the previous year and one indicator was showing a performance the same as the previous year.

## **Work Programme**

20. We have given consideration to the Work Programme for this Committee for the Municipal Year 2022/23 and to any additional areas that Members would like to be included.
21. We have agreed that an item be included on dental services and have suggested that a joint piece of work be undertaken with Adults Scrutiny Committee to examine those Care Homes in Special Measures. The work programme will be updated accordingly.

**Councillor Ian Bell**  
**Chair of the Health and Housing Scrutiny Committee**

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