



DARLINGTON
Borough Council

Cabinet Agenda

5.00 pm

Tuesday, 13 December 2022

Council Chamber, Town Hall, Darlington DL1 5QT

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

1. Introductions/Attendance at Meeting.
2. Declarations of Interest.
3. To hear relevant representation (from Members and the General Public) on items on this Cabinet agenda.
4. Skerningham Garden Village Design Code – Report of the Chief Executive.
(Pages 3 - 182)
5. Medium Term Financial Plan - Investing In and Delivering Success for Darlington –
Report of the Chief Officers Executive.
(Pages 183 - 248)

Luke Swinhoe
Assistant Director Law and Governance

Monday, 5 December 2022

**Town Hall
Darlington.**

Membership

Councillors Bartch, Clarke, Dulston, Durham, Keir, K Nicholson, Renton and Tostevin

If you need this information in a different language or format or you have any other queries on this agenda please contact Lynne Wood, Elections Manager, 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 (e-mail Lynne.Wood@darlington.gov.uk or telephone 01325 405803).

**SPECIAL CABINET
13 DECEMBER 2022**

SKERNINGHAM GARDEN VILLAGE DESIGN CODE

**Responsible Cabinet Member -
Councillor Jamie Bartch, Economy Portfolio**

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

SUMMARY REPORT

Purpose of the Report

1. To update Cabinet on the progress of Skerningham Garden Village Design Code SPD.
2. To gain Cabinet approval to commence an additional round of public consultation on the Skerningham Garden Village Design Code Draft SPD.

Summary

3. A requirement of the adopted Darlington Local Plan 2016 – 2036 (Darlington Local Plan) is for the Council to progress with the creation and adoption of Supplementary Planning Policy Documents (SPD) based on a Design Code for Skerningham Garden Village.
4. After decision of Cabinet of 6 September 2022 the Skerningham Garden Village Design Code Draft SPD has been formally consulted upon between 9 September 2022 – 17 October 2022.
5. Darlington Borough Council received 87 comments from 75 contributing consultees on the Skerningham Garden Village Design Code Draft SPD. All comments received and suggested revisions are attached in **Appendix 1**.
6. The Council has welcomed the various responses to the draft SPD and given these extensive comments and observations it been requested that a refreshed document which demonstrates positively the differences that have been proposed in the Skerningham Garden Village Design Code. DesignNE have carried out this refresh of the Design Code and it is detailed in **Appendix 2**. It is proposed that a further round of consultation be carried out to ensure all stakeholders are aware of these changes and can comment on the refreshed document.

Recommendations

7. It is recommended that :-
 - (a) Members note the progress and content of the Skerningham Garden Village Design Code SPD
 - (b) Members approve the additional public consultation period on the revised Skerningham Garden Village Design Code Draft SPD from 9 December 2202 – 6 January 2023.

Reason

8. The recommendations are supported by the following reason; to ensure the various stakeholders are fully aware of the contents of the refreshed document and demonstrate that the Council has engaged positively with the residents and consultees.

Ian Williams
Chief Executive

Background Papers

- (i) Revised Skerningham Garden Village Design Code
- (ii) Darlington Local Plan 2016 – 2036

Mark Ladyman: Extension 6306

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 Skerningham 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	Harrowgate Hill; Heighington and Coniscliffe; Sadberge and Middleton St George and Whinfield.
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	This a Key Decision
Urgent Decision	This is not an urgent decision
Council Plan	The SPD Design for Skerningham 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 Skerningham Garden Village is a site allocation in the adopted Darlington Local Plan 2016- 2036. The inspectors report and its modifications detail the policy for the site in H10 and recommends that a Skerningham Design Code should be consulted upon and once agreed established as a Supplementary Planning Document Design Code for Skerningham Garden Village.
10. DesignNE have been commissioned by the Council to prepare the Skerningham Garden Village Design Code in line with policy H10 of the Local Plan with engagement of the local community.
11. The Draft SPD - Skerningham Garden Village Design Code was prepared in accordance with the NPPF July 2021 and the National Model Design Code and presented to Cabinet on 6 September 2022. In addition the document followed the remit and guidance of the 2nd Round of the Design Code Pathfinders developed by the office for Place and the Design Code Team in the Department for Levelling Up Housing and Communities.
12. The Draft SPD Skerningham Garden Village Design has been out for official consultation as an SPD from 9 September 2022 – 17 October 2022 on the Darlington Borough Council Consultation Portal <https://darlington-consult.objective.co.uk/>
13. A question-and-answer session on the Design Code led by DesignNE and the Council was arranged on 22nd September 2022 at Harrowgate Hill WMC. This session was an opportunity to illustrate how the community's workshops comments would be integrated to the Code, and to answer questions from the public on the Draft Design Code and advise how to participate in the consultation. Twenty people took the opportunity to ask questions at this session.
14. The initial consultation period closed on 17 October 2022. The Council received 87 comments from 75 consultees on the document. The range of areas covered in these comments was wide and on different levels of detail. A great deal of the comments related to the design code scoring assessment which has been modified and the access arrangements of the initial phases of development on the eastern part of the allocation where local members and the local community prefer and support the use of Bishopton Lane. Appendix 1 show the range of comments and how they have been progressed by Council Officers and show what changes to the document have been suggested.
15. In order to illustrate that comments have been taken on board by the Council DesignNE were requested to produce a refreshed document. In essence the document retains its original format, however this refreshed document includes changes following the initial consultation exercise and alterations in the documents lay out. Furthermore, the refreshed document includes amendments suggested and approved by the Councils planning policy team based on Planning Policy and the National Model Design Code 2022.
16. Given these changes, it is recommended that an additional consultation phase for the Draft SPD Skerningham Garden Village Design Code be carried out.

The suggested SPD consultation process

17. Table below:

Cabinet to allow additional draft SPD to go through public consultation	13 Dec 2022
Draft SPD Consultation	16 Dec 22 – 13 Jan 2023
Amend SPD based on consultation input	From 16 Jan 2023
Amended and consulted on SPD to come back to Cabinet for approval	7 February 2023
Adoption of SPD by Council	16 February 2023

18. Following the completion of the additional consultation period the design code together with proposed further modifications will be presented to Cabinet and if approved forwarded to full Council for adoption as a Supplementary Planning Document.

Final Considerations

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

Legal Implications

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

Consultation

21. This process will be in accordance with the National Planning Policy Framework.

This page is intentionally left blank

APPENDIX 1: Summary of Consultation Changes

Skerningham Design Code SPD Summary of Key Issues Raised in the September/October 2022 consultation			
Relevant Part of Design Code	Summary of Comment	Officer Response	Suggested Change
All	Design Code is not ambitious enough and doesn't reflect the character and heritage of Darlington.	Noted	Various amendments made throughout the document.
All	Design code should acknowledge and make reference to woodland burial sites to ensure respected and not intruded upon.	Noted, however the Council still has no definitive record of the locations of these burial sites.	Reference added to "any burial sites that may be present" in the Skerningham Wood Character Area.
All	Propose maximum speed limit of local distributor road should be 30mph	Noted	None
All	Design Code needs to make reference to the former Barmpton Quarry/Landfill and acknowledge smell/fire risk.	Noted	Reference to former Barmpton Quarry/Landfill added in to Skerningham Woods Character Area
All	Concern about potential for new football stadium to be located on Skerningham site. No reference to it in Design Code.	Any development proposal would need to be considered against the adopted Local Plan policies	No
All	Equality Impact Assessment should be carried out of Design Code SPD	As the Design Code is an SPD and does not contain policies an EQIA is not required.	No
Page 13	Unclear what percentage of homes are to be affordable	Policy H10 of the Local Plan sets out the affordable housing requirements for the site.	None
Page 21	Any reference to the Northern Relief Road should be removed to ensure consistency with Policy H10 and the Inspectors recommendations.	Noted	Remove reference to Northern Relief Road.

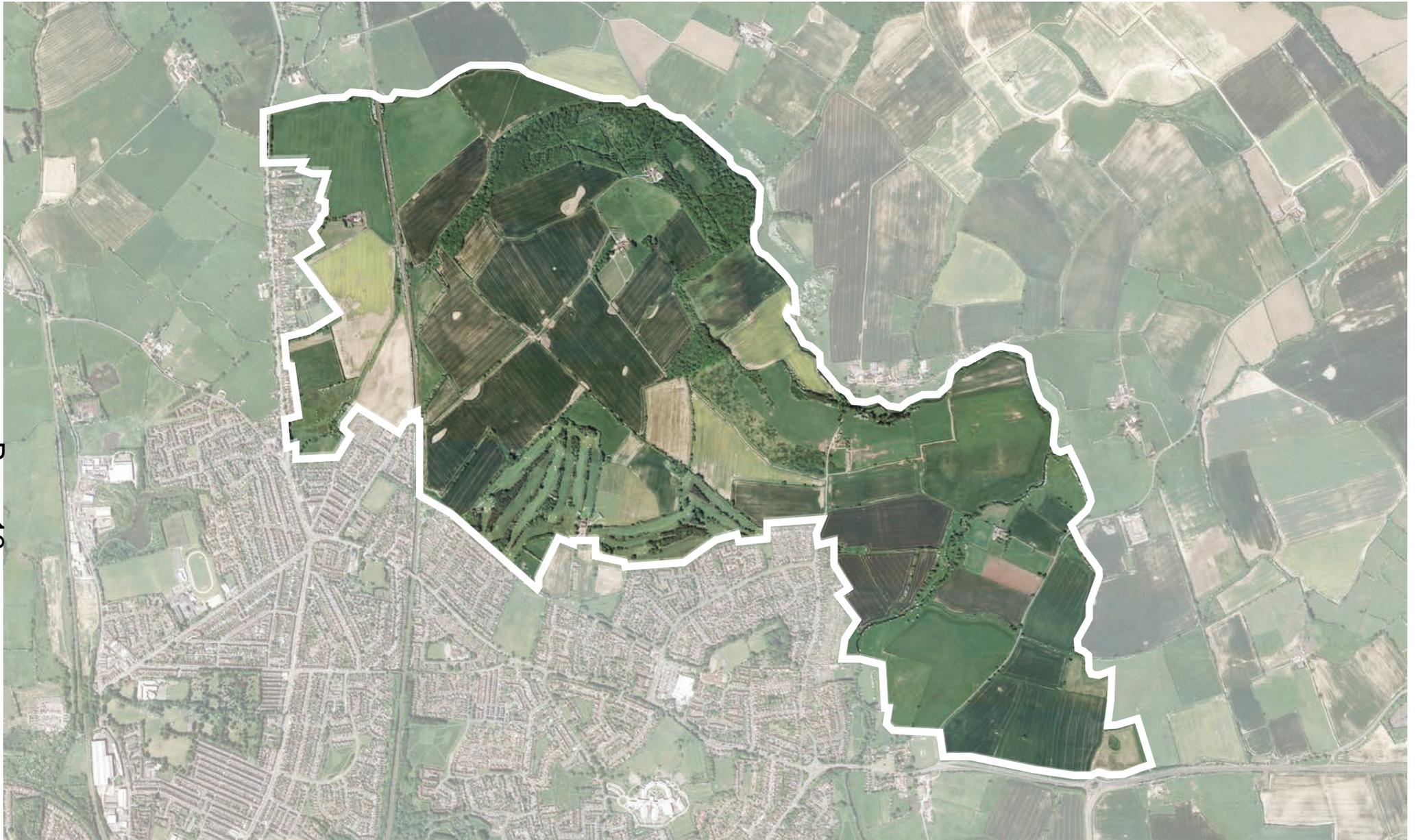
APPENDIX 1: Summary of Consultation Changes

Page 22	Figure 12 needs to show area in south eastern corner beyond River Skerne as future development phases.	Noted	Diagram amended to identify this area as future development
Page 41	Needs to also reference Bishopton Lane to be consistent with Policy H10 of Local Plan and other parts of the SPD.	Noted	Reference to Bishopton Lane added in the Distributor Road section.
Page 41	Concerns raised regarding traffic impact on existing residents on Barmpton Lane which should only be accessed by public transport, cyclists and pedestrians.	This will be addressed as part of the comprehensive masterplan and infrastructure phasing plan as set out in adopted Local Plan Policy H10.	None
Page 54	Support the reference to the local distributor road being aligned to avoid Skerningham Plantation and being visible from the River Skerne.	Noted, further clarity has been provided that the plantation should be avoided as far as possible. If there is any loss of trees a net gain should be provided on site.	Section 4.1 movement – Skerningham Local Distributor Road – bullet 2 to read “The road will be aligned to avoid existing wooded areas and being visible from the River Skerne as much as possible. Any loss of woodland will need an appropriate site mitigation which must result in net gain in community woodland on site”.
Page 66	Requirement for 20% biodiversity gain is not consistent with the adopted Local Plan policies or the Environment Act	Noted	Amended to 10% to be consistent with the emerging Environment Act requirements.
Page 67	Photo of the Ketton Packhorse Bridge is provided but is not referred to in the text as a heritage asset.	The text refers to assets within the site and the bridge is outside of the site so not necessary to refer to in this text. The bridge is still referred to in the adjoining character area section.	Remove picture of Ketton Packhorse Bridge and replace with image of heritage asset within site boundary.

APPENDIX 1: Summary of Consultation Changes

Page 84	Reference to 90% of dwellings to be M4(2) and 10% M4(3) is inconsistent with Policy H4 of the Local Plan	Noted	Amended to 45% of dwellings M4(2) and 9% of dwellings M4(3).
Page 90	Unassigned area of land between Skerningham Manor and Hutton Plantation - needs to go into an existing character area or a new one needs to be created.	Noted	Replace character area map in section 5.1 to avoid missing and overlapping areas of land.
Page 104	Further clarification required on what the opening up of the green lane will involve and use of it by horse riders should also be acknowledged.	Noted	Reference to 'opening up' amended to 'enhanced' and now referred to as a 'bridleway' rather than a 'pedestrian and cycle route'.
Page 114	Concern over high level of density for housing proposed within Barmpton Lane Character Area	Noted	Amend to state a 'suitable density'
Page 116	Bishopton Lane Character area contains references to potential employment use which is not consistent with Policy H10 of the Local Plan	Noted	Amendments made to ensure references to employment development are consistent with Policy H10
Page 122	Traffic Light Scoring System needs further clarification through provision of an additional page and further consultation required on pass/fail criteria	Noted	Now provided for consultation

This page is intentionally left blank



CONTENTS

0.0	INTRODUCTION	
	0.1 Purpose of this document	08
	0.2 Role of the Design Code	10
	0.3 Using the Design Code	11
	0.4 Garden village ethos + principles	12
1.0	INSPIRATION + VISION	
	1.1 Vision	16
	1.2 Public Engagement	19
	1.3 Thinkpiece Summaries	20
2.0	CONTEXT	
	2.1 Local Context	24
	2.2 Site Context	26
	2.3 Planning Context	28
3.0	BASELINE ANALYSIS	
	3.1 Topography	35
	3.2 Open space + green infrastructure	36
	3.3 Heritage assets	38
	3.4 Community infrastructure + schools	39
	3.5 Public transport accessibility	40
	3.6 Road/street hierarchy	41

4.0

STRATEGIC TOOLKIT

4.1 Movement	44
4.2 Nature	54
4.3 Built Form	58
4.4 Identity	66
4.5 Public Space	68
4.6 Use	71
4.7 Homes + Buildings	74
4.8 Resources + Lifespan	80

5.0

CHARACTER AREAS

5.0 Character Areas Introduction	84
5.1 Beaumont Hill	86
5.2 Skerningham Woods	86
5.3 Skerningham Lane West	87
5.4 Golfcourse (The Fairways)	87
5.5 Manor House View	88
5.6 Skerningham Lane East	88
5.7 Quarry Woods	89
5.8 Barmpton Forest	89
5.9 Barmpton Lane	90
5.10 Bishopton Lane	90

6.0

CHARACTER AREA CODES

6.1 Beaumont Hill	92
6.2 Skerningham Woods	94

6.3 Skerningham Lane West	96
6.4 Golfcourse (The Fairways)	98
6.5 Manor House View	100
6.6 Skerningham Lane East	102
6.7 Quarry Woods	104
6.8 Barmpton Forest	106
6.9 Barmpton Lane	108
6.10 Bishopton Lane	110

7.0

ASSESSMENT TOOLS

7.1 Assessment Process	114
7.2 Building for a Healthy Life	116
7.3 Design Quality Coding Checklist	118

8.0

ABOUT US

131

9.0

APPENDICES

9.1 Definitions + terminology	135
9.2 Local contextual character influences	137
9.3 Thinkpiece Summaries	139
9.4 Selected Reference material	152
9.5 RIBA 2030 Challenge Target metrics	154
9.6 Building for a healthy life planning context	157
9.7 Public engagement	159
9.8 LETI Climate Emergency Design Guide	166
9.9 Street Types	169



0.0 | INTRODUCTION

0.1 Purpose of this document

0.2 Role of the Design Code

0.3 Using the Design Code

0.4 Garden village ethos + principles

Fig. 01: View within the site: looking South from the West side of the East Coast Mainline



Document Background

The document is informed by a range of influences from local, regional and national policy. These include the statutory plans, documents, standards and strategies that form part of the adopted Darlington Local Plan, as well as non-statutory frameworks and guidance produced by the Government.

In November 2016, the Council's Cabinet agreed to engage with the Advisory Team for Large Applications (ATLAS), now part of Homes England, to investigate how this part of the Borough could contribute to meeting the Borough's housing needs in a planned, sustainable way.

Working with the Council, the site's promoters and major landowners started a master planning exercise for the site in 2017. The emerging masterplan is being prepared with a focus on the landscape and biodiversity context of the site, its

heritage assets, and its relationship with existing communities, adopting the Healthy New Town principles to its layout and design (see Policy DC 3 of the Darlington Local Plan).

The master planning process has been informed by a number of studies to identify the opportunities and constraints of the area. This includes landscape, ecology, ground conditions, historic assets, transport and accessibility, as well as establishing the infrastructure and community facilities required to support a sustainable community, integrated with the existing urban area.

A draft masterplan was also the subject of public consultation organised by the sites promoters during the Autumn of 2017. This work, along with the feedback from consultation, has in turn informed the illustrative Masterplan Framework and draft policy

requirements for the strategic allocation.

About this document

This Design Code 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 Skerningham.

The Skerningham Garden Village Design Code (this document) sets out the strategic design requirements to be provided in the future site development masterplan.

The Design Code is intended to be user-friendly for all readers and therefore easy to understand and apply. This will ensure that all elements within the scheme are designed to work in harmony towards achieving the design vision of a locally distinctive, high-quality place.

Design Code Pathfinder Programme

The Government is committed to supporting and funding local authorities to ensure the planning system delivers more beautiful and sustainable buildings and places. The Department for Levelling Up, Housing and Communities (DLUHC) has supported 39 organisations (local authorities and four neighbourhood planning groups) as pathfinders to produce exemplar design codes and design coding processes, from which others can learn best practice. This Design Code is part of that programme.

A wider support package includes thematic workshops, one to one support provided by the Office for Place, collective round-tables and the peer-to-peer networks.

All pathfinders have committed to prepare a project plan at the start of the programme, that has been shared with DLUHC.

0.1 | PURPOSE OF THIS DOCUMENT

Policy H10 of the Local Plan requires that, before the developers' masterplan is prepared, the Council prepares a Design Code (this document) for the site, in consultation with the community, within a time-scale of approximately six months of the Local Plan being adopted.

The Council will adopt the Design Code as a Supplementary Planning Document and the comprehensive masterplan and planning applications will be required to have regard to it.

The finalised comprehensive masterplan including infrastructure phasing plan is to be prepared by the applicant(s) in consultation with the community and is to be agreed with the Council in advance of any planning application being submitted

for the Skerningham allocation site, either as a whole or in part.

An infrastructure phasing plan is required to set out in further detail the appropriate phases of the development that the infrastructure requirements as set out in parts a-i of policy H10 of the Darlington Local Plan will be provided. This includes community and social facilities including neighbourhood centre, health hub, schools and other community facilities; green infrastructure and transport network including sustainable transport.

The Design Code will be considered by the Council and when approved it will thereafter be used to check that the proposals brought forward for the new garden village meet the very high design quality thresholds

before granting consent for the initial strategic masterplan and the subsequent detailed elements within it. As the Design Code 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 Department for Levelling Up, Housing and Communities (DLUHC) National Design Guide and further government guidance will be brought forward providing best practice advice on the use and content of such Design Codes.

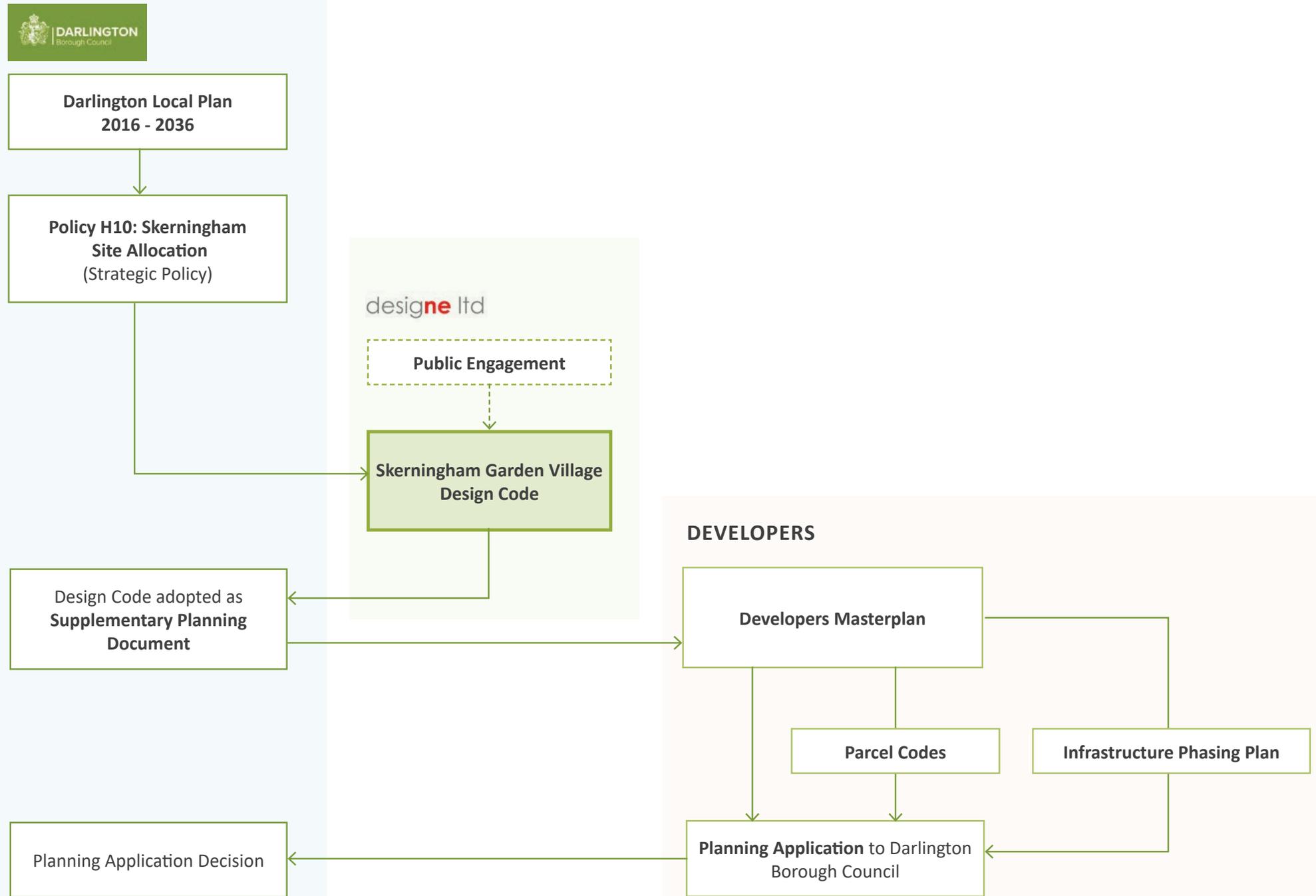
Parcel Codes

Once individual, discrete development parcels have been defined, a strategic Parcel Code

for a block of development can be produced by the Developer drawing upon the Design Coding for the overall scheme but highlighting specific building/public realm characteristics. The opportunity here is for the overall development to have a cohesive character but for a distinct identity of the individual hamlets to be defined and designed.

This will further avoid the overall scheme becoming a monoculture in terms of architectural style or planting character.

On sites of the scale of Skerningham the term "parcel code" would refer to a sub-set of a Character Area and relate to a hamlet-sized development parcel.



0.2 | ROLE OF THE DESIGN CODE



Fig. 03: View within the site towards an existing cluster of buildings near Beaumont Hill

This Design Code must be used as overarching guidance for any future planning applications which come forward for the site.

The intention is to ensure that design quality is maintained throughout the entire development and that the vision for Skerningham is delivered.

01. TO GUIDE FUTURE DEVELOPMENT

This design code establishes a clear set of rules and standards that will guide development in the future while offering the opportunity for creativity and flexibility for designers and developers.

02. TO ENSURE HIGH QUALITY DESIGN

The Design Code will guide the character of development and ensure high-quality proposals that meet the vision and aspirations of the local community.

03. TO ENSURE SITE SPECIFIC DESIGN

The Design Code will guide development by using a range of mandatory and advisory coding elements across the site in its entirety as well as within a defined set of character areas.

The structure of this document follows the National Model Design Code guidance modelled on the ten characteristics of well designed places set out in the National Design Guide. Under each section heading, the body text is broken down into shorter paragraphs with subheadings to allow easy navigation.

Mandatory coding elements are highlighted in green which set out clear design principles to be considered during the design process. The assessment tools set out under section 7.0 provide a simple method of testing whether a proposed design meets the intended targets set out in the Design Code.

Section titles in accordance with the National Model Design Code guidance.

4.7 | HOMES + BUILDINGS

Building Design Ethos

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 will help create a distinctive development.

Many schemes have the ambition of being exemplar from the outside 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.

The built form is 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.

Housing Quality

Successful residential design can be aided by thoroughly understanding the distinctiveness of the local area. Some of the key considerations are highlighted within the Darlington Local Plan and section 2.0 Baseline Analysis. Using these studies to inform the design will help to develop high quality, contemporary design grounded in the vernacular giving both a sense of renewal and belonging.

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

Form of Buildings

Compact 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.



Fig. 03: Housing quality: simple forms with traditional materials to reflect local vernacular with contemporary detailing and consideration of sustainability.

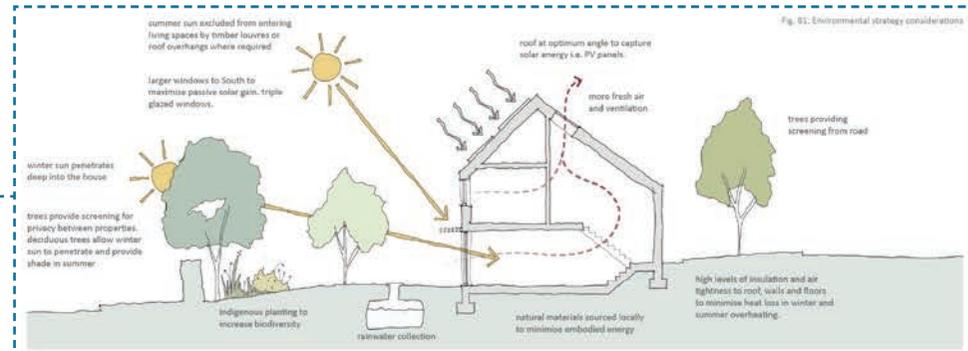


Fig. 01: Environmental strategy considerations

Building orientation – first principles

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 whilst also considering overheating.

Internal layout: Space Standards.

The principles of the Garden Village aimed to provide spacious and well-planned houses. This should be no different in its aims. To provide comfort, enhance standard of

living and well-being all dwellings in the Garden village should have a minimum space standard.

Guiding Design Principles:

As a base level these should be in line with the National Minimum Space Standards by the RIBA (Royal Institute of British Architects) Internal volume is also important as well as floor area and the floor to ceiling height should be a minimum of 2.5/2.6m on the principal floor.

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 – bin store, bike store, renewables such as PVs, ASHP

So often forgotten or considered too late in the design process are storage, waste, servicing and utilities.

Guiding Design Principles:

These areas are to be integral to 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 should not appear to be an add on.

Skerningham Garden Village Design Code

Page numbers as referenced in contents page.

Precedent images and/ or annotated diagrams are provided to illustrate principles within the code. They are not intended to inform or infer architectural style.

Mandatory coding principles for designers are highlighted in green within each section.

Fig. 04: Visual guide to using the document

0.4 | GARDEN VILLAGE ETHOS + PRINCIPLES

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 well-being** within an **attractive natural environment setting**.

The Town and Country Planning Association (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”.

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.

The related Principles for a Garden Village are highlighted in the following page. These are intended to provide a framework for implementation and delivery.



Garden Communities ●

Fig. 05: Garden Communities Programme as of October 2020

Fig. 05: Planning Application Visual for
Oxfordshire Garden Village by Grosvenor



Clear Identity

A distinctive local identity, including an attractive and functioning centre and public realm at its heart.

Sustainable scale

Built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth.

Well-designed places

With vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.

Strong local vision

Designed with the engagement of the existing local community, and future residents and businesses, including consideration of the existing natural and historic environment of the local area.

Transport

Integrated, forward looking and accessible transport options. This must include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.

Great homes

A wide range of high quality, distinctive homes, including affordable housing and a mix of tenures for all stages of life.

Healthy places

Designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and well-being priorities and strategies.

Green space

Generous, accessible, and good quality green and blue infrastructure that promotes health, well-being, activity, and quality of life, and considers opportunities to deliver environmental benefits such as biodiversity net gain, carbon sequestration, and enhancements to natural capital.

Legacy and Stewardship

Must be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.

Future proofed

Designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change, with durable landscape and building design planned for generations to come.



1.0 | VISION

1.1 Vision

1.2 Public Engagement

1.3 Thinkpieces

1.1 | VISION

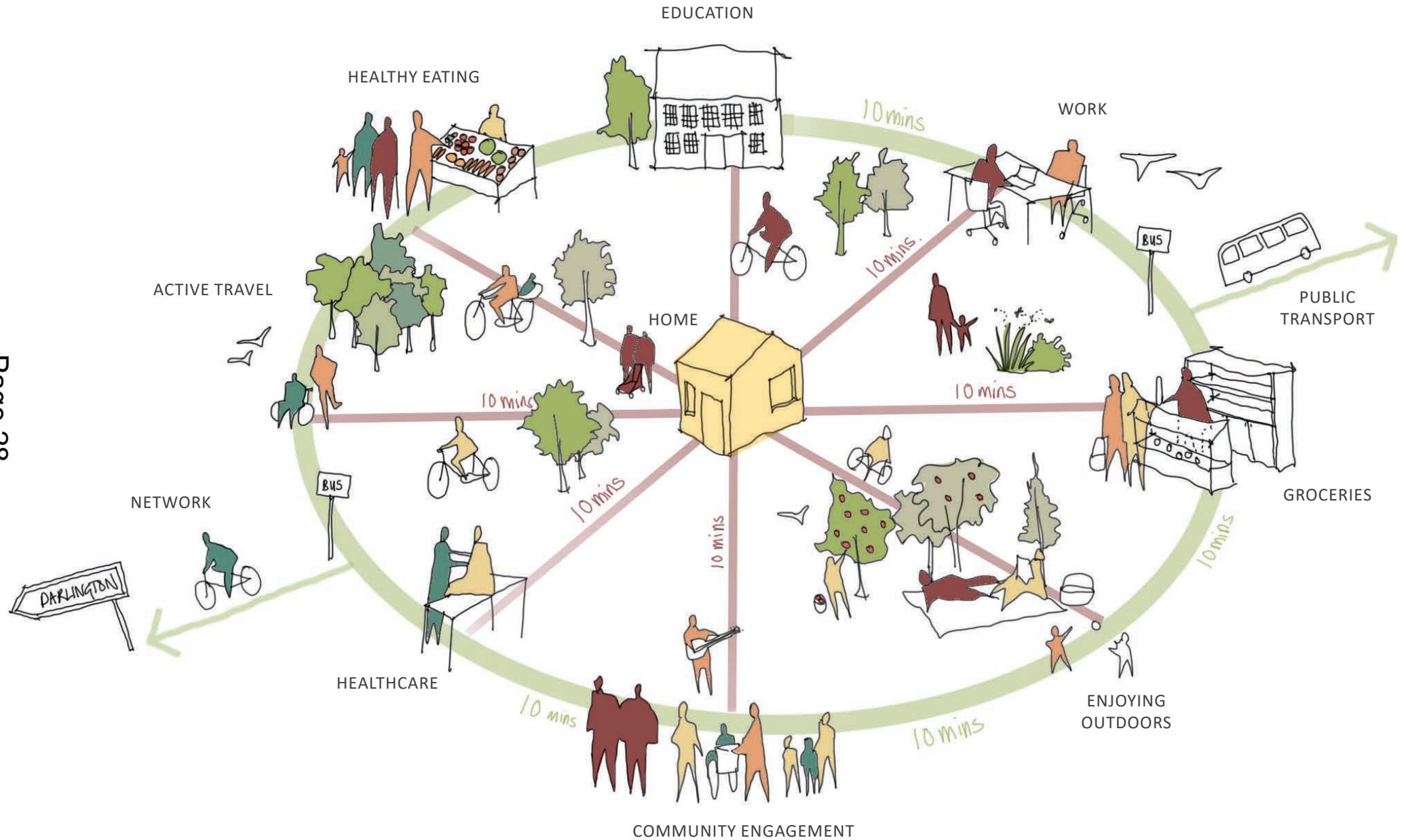


Fig. 6: Vision diagram: 20min walkable neighbourhood

Vision Statement

The Vision for Skerningham Garden Village is

Page 29

to create a highly liveable and sustainable community that prioritises the people that live there; their health and well-being and overall quality of life.

There are 3 key threads that encompass the objectives behind achieving this vision: Healthy Living, Innovation and Sense of Place. These have been informed by extensive and valuable public engagement, rigorous consideration of the relevance to Skerningham of key policy themes and current best practice as outlined in the Thinkpiece summaries in Appendix 9.3.

01. HEALTHY LIVING

The Skerningham Garden Village will have a strong health and well-being focus, secured by nature led design, and a compact 20 minute (10 mins there and 10 mins back) walkable neighbourhood design philosophy in order to encourage walking and cycling for all local trips by all ages.

The Skerningham Garden Village will embed the 10 principles outlined in 'Putting Health into Place' (PHiP) collated from the Healthy New Towns Pilot across the UK.

02. INNOVATION

There will be a vibrant mix of energy efficient, climate-change ready housing types and styles in streets that put people and place first thereby creating highly liveable and sustainable communities. All new homes will be gas free, powered by low carbon energy and incorporate innovative technology to manage energy demand.

High-speed broadband is expected to be incorporated across the site. The Garden Village will also aim to achieve a bio-diversity net gain from the development of the site.

03. SENSE OF PLACE

The Garden Village will have a strong sense of place and local focus building on the priority that local people place on the benefits of local nature and wildlife to health and wellbeing.

New primary and secondary schools, together with other essential community facilities will, along with all homes, enjoy close access to the benefits of existing or meaningful proposed green and blue infrastructure.

Historic routes will be retained and improved to provide green corridors linking the existing and future communities to the high quality open spaces, as well as to the proposed Skerne Valley Country Park in the northern part of the site.



Fig.7: Vision sketch illustrating key objectives.

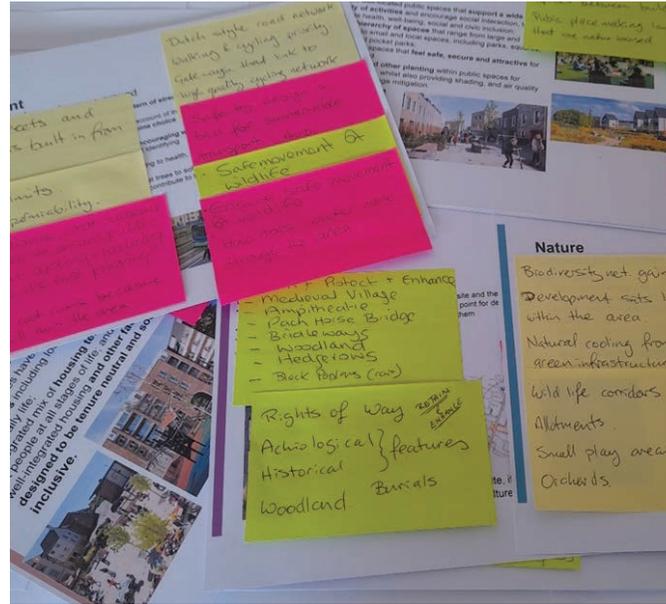


Fig. 8: (left) Image from public engagement
Fig. 9: (right) Outcome snapshot from public engagement

Page 31 Community Engagement Summary of Process and Outcomes

This Design Code has been shaped by the effective engagement of both the residents of Darlington as a whole and specifically the local communities adjacent to the proposed Garden Village.

One Darlington the Borough Councils' magazine that is delivered to all residents, included feature articles about the proposed Garden Village. It explained how people could get involved with developing a design code. A designated page on the Darlington website provided regular updates and useful learning material.

In addition a programme of local face to face workshops were held to involve the local community in the development of the Design Code . The following proposed outcomes for the Public Engagement were shared and agreed at the outset;
+ An exemplary Design Code for Skerningham.

- + Good Quality Engagement so that people feel involved and informed.
- + Tangible 'Stuff' in the code that people would recognise as theirs.

The initial workshops were designed to build capacity in the local community to engage with the

process of developing a design code. This started with raising awareness of the ten characteristics of well-designed places, their relevance to Skerningham, and how local preferences would be considered for inclusion in the design code.

The aim has been to encourage a positive discussion about the potential to influence the quality and successful creation of Skerningham Garden Village, illustrate relationships between the public engagement and the development of the code and show how participants will recognise their input. These initial workshops indicated in particular the local

importance of **access to nature** in the adjacent countryside, **good, connected footpath and cycle networks, minimal impact on existing communities** and a **good mix of housing designed for climate change**.

Further workshops have then distilled the many comments and suggestions to enable a further refinement of local preferences and greater clarity of the things that the design code will need to take into account.

Refer to Appendix 9.6 for detailed summary of community engagement process and outcomes.

1.3 | THINKPIECES

Page 32

Thinkpiece Introduction

designe have commissioned a series of “Thinkpieces” from its Panel of Built Environment Experts. The purpose of Thinkpieces is to take a relevant key subject, examine it in detail, and establish what is the most current and up-to-date thinking on that subject irrespective of geographic location. Also, what is the direction of travel for those subjects and what national milestones or rules are being prepared for implementation?

Some of the issues raised in this section of the Design Code are challenging, but necessarily so. The world is changing – mankind is slowly realising the imperative to change too – what seems almost far-fetched is rapidly becoming reality and we will need to

make difficult decisions and be much more creative, particularly in our responses to climate change effects and liveability.

It is important to understand that the issues rehearsed in these Thinkpieces are relevant across the country and are not just specific to the Skerningham site. Not every part of a Thinkpiece is relevant to a specific development site. But each Thinkpiece has an influence on other areas of the Design Code.

These Thinkpieces inform the Strategic Toolkit in Section 4.0.

Thinkpiece summaries are attached in Appendix 9.3.

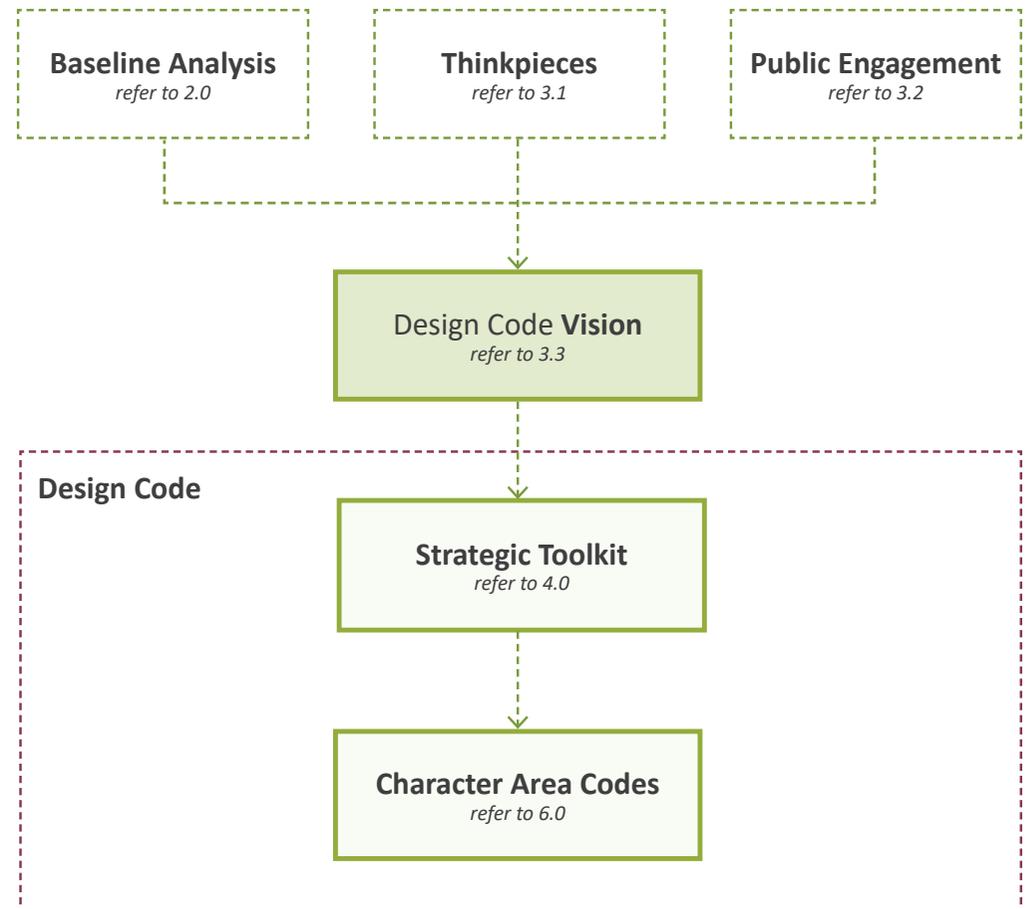


Fig. 10: Design Code Process and Output

HEALTHY LIVING

INNOVATION

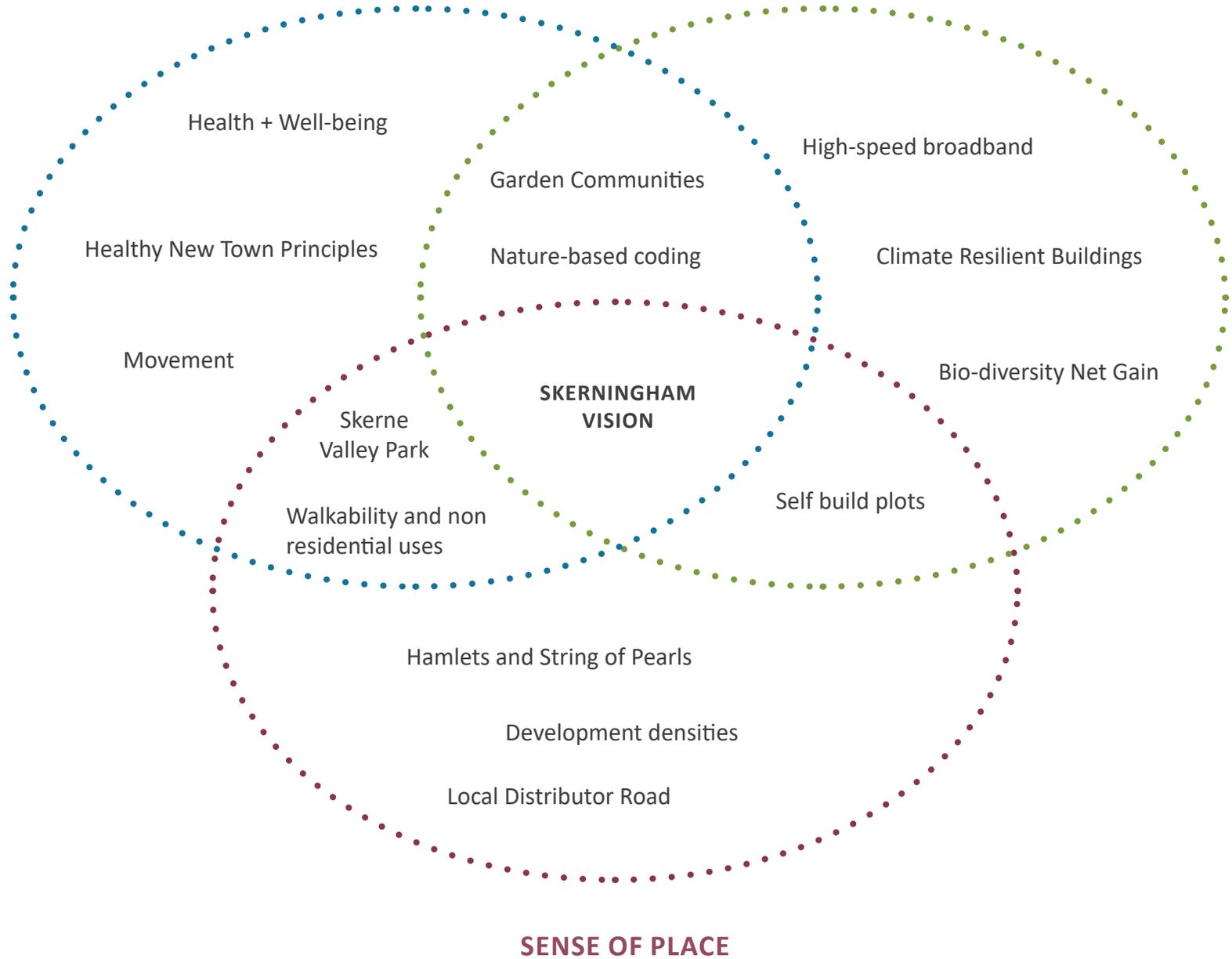


Fig. 11: Thinkpiece topics in relation to Vision as defined in section 1.1.



2.0 | CONTEXT

2.1 Local Context

2.2 Site Context

2.3 Planning Context

2.1 | LOCAL CONTEXT

Darlington

As described in Darlington Borough Council Local Plan 2016-2036 *'The Borough is regarded as the 'gateway' to the Tees Valley and the wider North East region.*

Darlington is a historic market town, surrounded by open countryside with many attractive rural villages.

Page 36
An abundance of street trees and open space within the urban area contribute to the town's distinctiveness and biodiversity, particularly the green corridors along the River Skerne, Cocker Beck and Baydale Beck. An attractive, biodiverse and often wooded landscape has evolved along the River Tees corridor, complemented by more recent community woodland planting, especially at the urban fringe.'

Darlington Council Plan 2020 – 2023

The Vision - Darlington is a place where people want to live and businesses want to locate, where the economy continues to grow, where people are happy and proud of the

borough and where everyone has the opportunity to maximise their potential.

Deliver Success For Darlington

The council will create the conditions and opportunities for growth, but it is the private sector from which much of the investment required to deliver growth will come. Our key partner in growing the economy is the Tees Valley Combined Authority, from which much of the funding required to deliver growth will come and be invested in Darlington and the Tees Valley. A thriving Tees Valley economy is important for Darlington's success and so we will continue to work with and support our neighbouring Tees Valley councils.

The borough's biggest asset is its residents, they make the place what it is and the Council hope everyone will get behind our plans to make it an even better place. We should all be proud and emphasise the positive benefits of living and working in a great borough.

Growing Darlington's economy by delivering:

- More sustainable, well paid jobs
- More businesses
- More homes

Supporting economic growth by keeping the borough:

- Clean
- Sustainable
- Safe
- Well-planned
- Healthy
- On the move

Whilst:

- Valuing our heritage and culture

Supporting the most vulnerable in the borough by:

- Providing care and support when needed.
- Working with people to build their strengths to maximise their potential.
- Working with partners.

Maximise the potential of our young people by:

- Working with partners to maximise educational achievement.
- Working to remove barriers to young people reaching their potential.
- Working at a Tees Valley Level to match jobs with skills and training.

Working with communities to maximise their potential by:

- Maximising the benefits of a growing economy for all communities.
- Targeting services where they are most needed.
- Working with partners and communities.



Fig. 12: Darlington Town Centre

2.2 | SITE CONTEXT



Fig. 13: View within site towards the River Skerne from the Northern edge of Skunny Woods

Skerningham Site

The Skerningham area to the North East of Darlington, was identified as having potential for housing development as part of the Darlington Borough Council Local Plan Issues and Scoping consultation held in August 2016.

The site area extends to approximately 487 hectares and is largely comprised of agricultural fields. It also includes Darlington

Golf Club; Skerningham Community Woods; the East Coast Mainline to the west; and the River Skerne which lies towards the northern boundary. There are several farmsteads and existing residential properties within the site at Low Beaumont Hill, Skerningham Manor, Low Skerningham, Elm Tree House, Elly Hill House and Burdon Gardens.

Refer to 2.0 Baseline Analysis for further information on existing site.



2.3 | PLANNING CONTEXT

National Planning Policy Framework (NPPF 2021)

The National Planning Policy Framework (NPPF) sets out the Government’s economic, environmental and social planning policies for England. The policies set out in this framework apply to the preparation of local and neighbourhood plans and to decisions on planning applications.

Paragraph 10 of the NPPF states: *“at the heart of the Framework is a **presumption in favour of sustainable development.**”*

In terms of housing growth, the NPPF states that: *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed,*

that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay” (paragraph 60).

When planning for larger scale development, the NPPF states that Local Planning Authorities must, among other things - *“consider the opportunities presented by existing or planned investment in infrastructure, the area’s economic potential and the scope for net environmental gains;...[and]...set clear expectations for the quality of places to be created and how this can be maintained (such as by following Garden City principles), and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups*

in the community ” (paragraph 73).

The NPPF is clear, at paragraph 8, that the planning system should support: *“strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”*

In Chapter 12, the NPPF places an emphasis on achieving well-designed places which can be aided by early engagement with local communities and other stakeholders. The NPPF states that: *“Early discussion between applicants,*

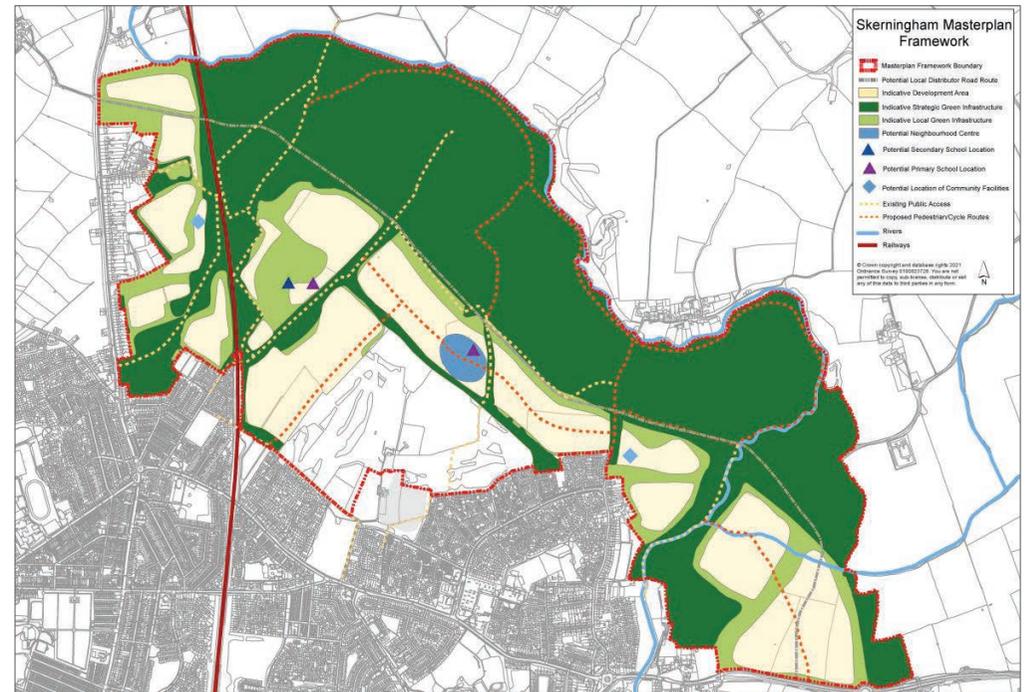
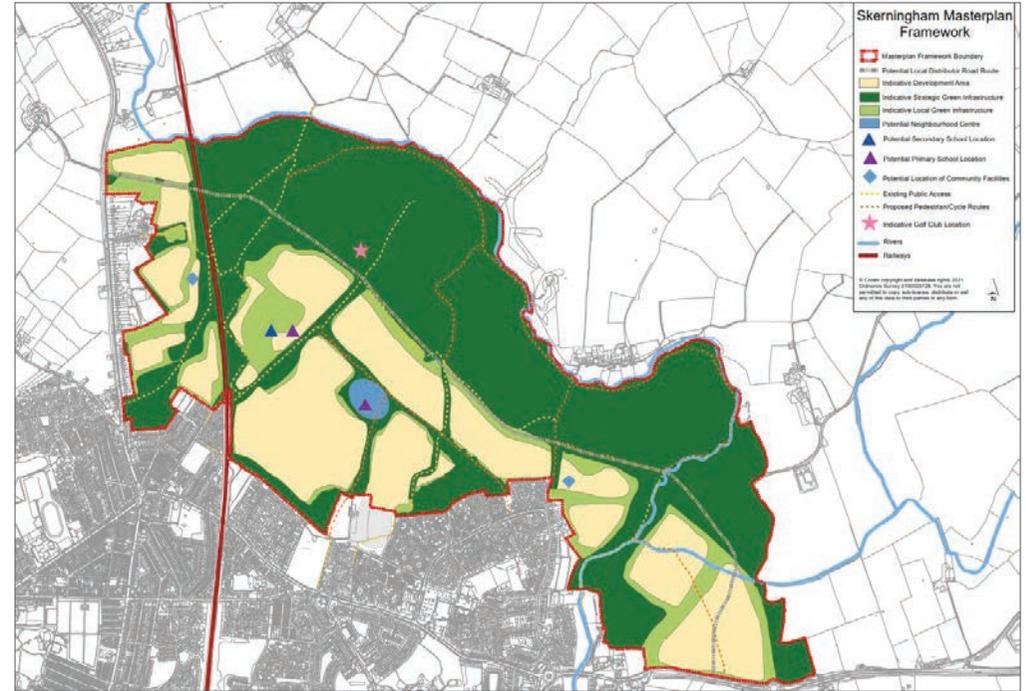
the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.” (Paragraph 132).

Darlington Local Plan 2016 - 2036

The Darlington Local Plan is now adopted (February 2022) . The Local Plan identifies Skerningham 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 north east of Darlington.

Fig. 15: (top right) Skerningham Masterplan Framework from Darlington Borough Council Local Plan 2016 -2036

Fig. 16: (bottom right) Skerningham Masterplan Framework (with golf course in situ) from Darlington Borough Council Local Plan 2016 -2036



The preferred approach for the development of the Skerningham site, set out in the Local Plan, is for the golf club to be relocated (see Fig. 15). This issue might require further discussion.

However, should it be demonstrated that this is not possible, the Local Plan suggests an alternative masterplan framework which illustrates how the key principles for the development of the Skerningham site (see Fig. 16).

The following diagrams illustrate a summary of the proposed development parameters and deliverables in accordance with the Skerningham Masterplan Framework. Refer to the Local Plan for further and more detailed information.

Policy H10: Skerningham Site Allocation

Policy H10 of the Darlington Local Plan allocates Skerningham as a strategic site for the delivery of 4,500 dwellings with an expectation that 1,650 dwellings will come forward in the plan period.

Page 41

The site is also identified to deliver new schools; community and health facilities and commercial / employment. Policy H10 outlines a number of principles that are established which any development at Skerningham will be required to accord with.

The key parameters cover phasing, local facilities provision, highways, housing, and green and blue infrastructure.

Fig. 17: proposed highways in accordance with DBC Local Plan

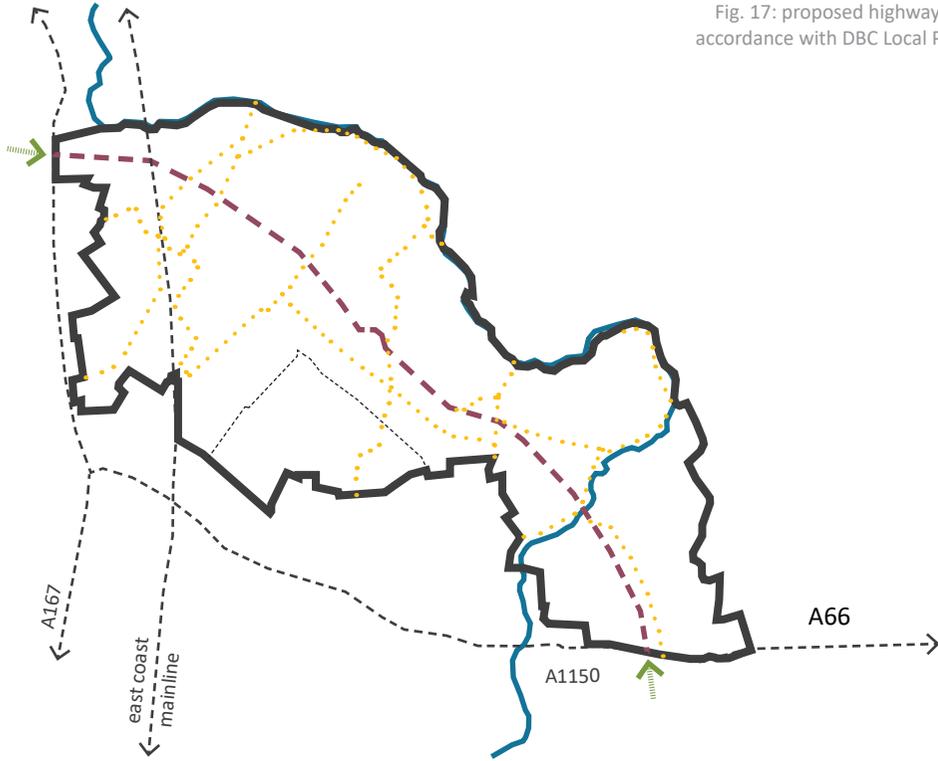
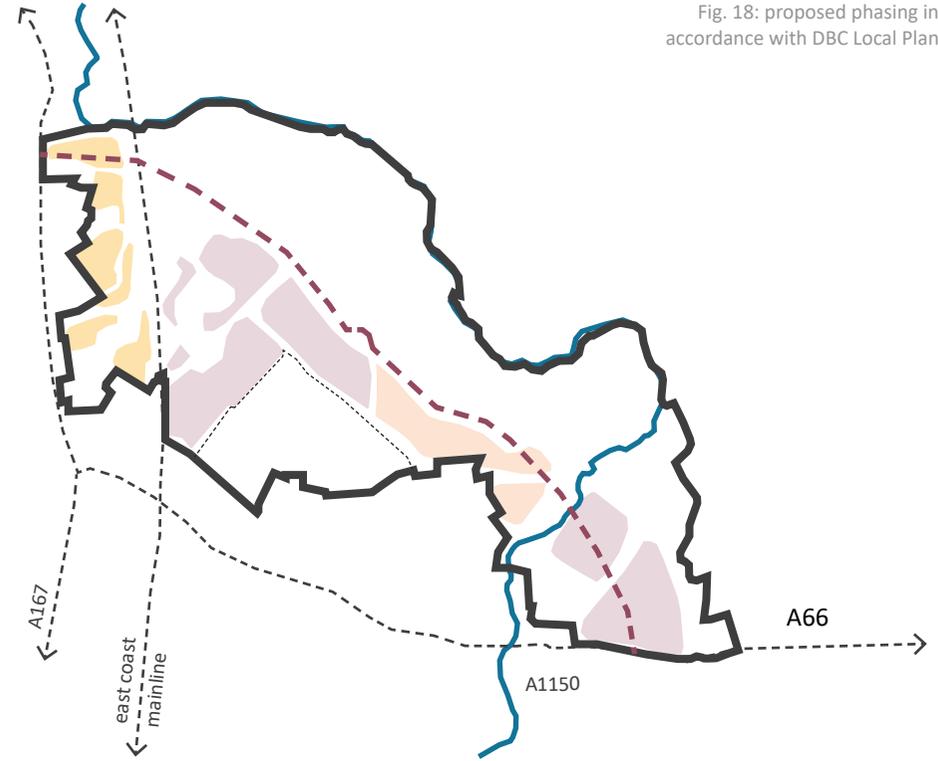


Fig. 18: proposed phasing in accordance with DBC Local Plan



Highways

The Local Plan proposes a new distributor road between the A167 and A1150 with new vehicular access points from existing roads. Policy H10 requires an integrated transport network focused on sustainable transport modes, including public transport, walking and cycling with strong links to adjoining communities, employment locations and Darlington town centre. Refer to Policy H10 for key phasing requirements that coordinate with the initial phases of development.

-  Principal vehicular access points
-  Proposed Local Distributor Road
-  Existing and proposed public access routes

Initial Phasing

Policy H10 of the Darlington Local Plan allocates Skerningham as a strategic site for the delivery of 4,500 dwellings to include a mix of housing types, tenures and sizes including self-build/ custom build housing and minimum of 20% affordable housing to be delivered. Approximately 1,650 homes are to be delivered during the plan period [note: this is not capped]. Policy H10 identifies the locations within the site for the initial phases of the development, as follows:

-  600 dwellings
-  1,050 dwellings
-  future development

Fig. 19: proposed local facilities in accordance with DBC Local Plan

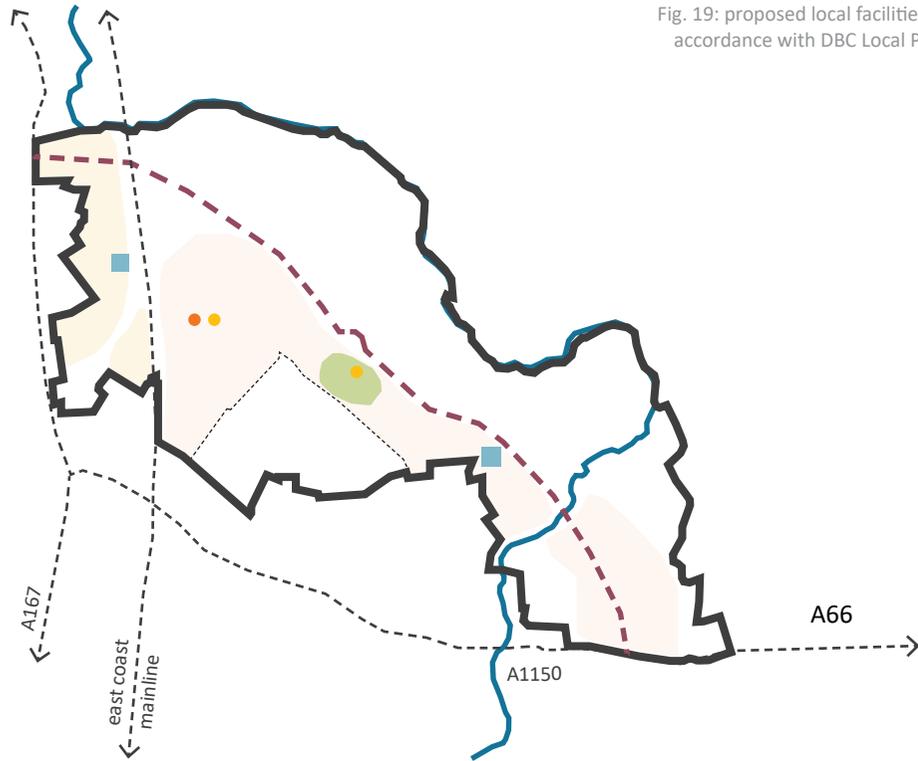
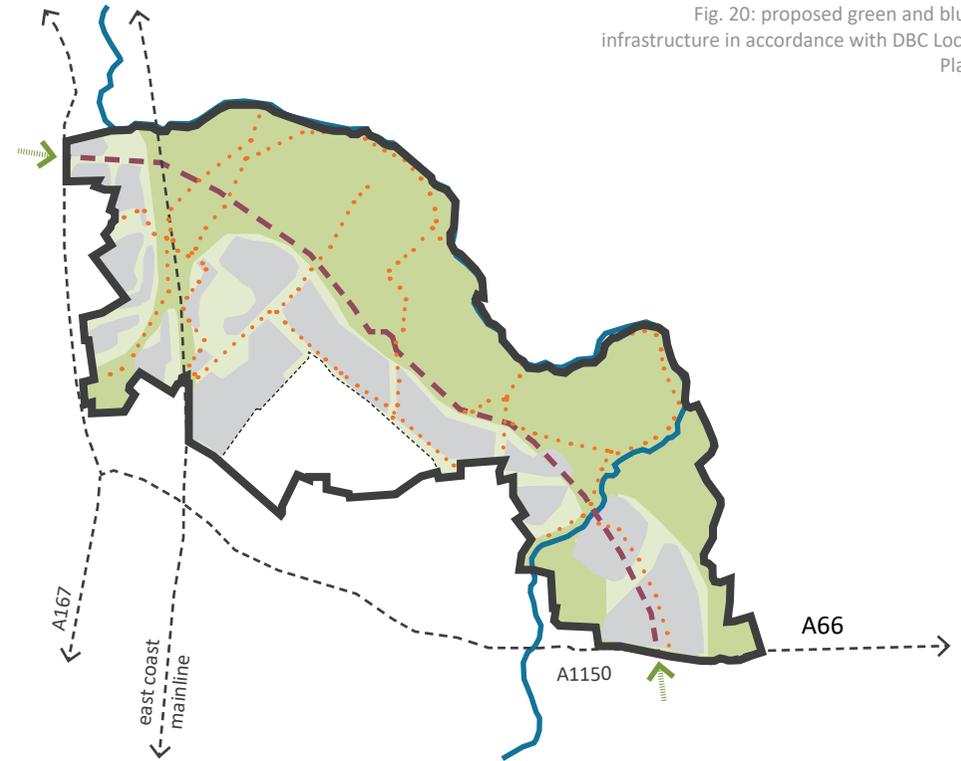


Fig. 20: proposed green and blue infrastructure in accordance with DBC Local Plan



Local Facilities

Policy H10 requires a centrally located and well-connected neighbourhood centre which is to include a health hub, other community facilities for education, employment, retail, and food and drink. Community facilities must be closely related to public transport links, walking and cycling facilities, and respond to the scale and nature of the surrounding development.

- Potential neighbourhood centre
- Primary school
- Secondary school
- Potential location of community facilities

Green and Blue Infrastructure

The Local Plan states that “around 45% of the site area is expected to be retained and enhanced as accessible green infrastructure, managed agricultural land and/or the relocated golf club, as part of a wide green corridor on the south side of the River Skerne”. This would increase to around 55% of the site should the golf club remain in situ.

- Safe, attractive and accessible network of public foot and cycle paths
- Well integrated and inter-connected green spaces to provide space for the local community, wildlife, sports and recreation, and allotments.
- Indicative development area.



3.0 | BASELINE ANALYSIS

3.1 Topography

3.2 Open space + green infrastructure

3.3 Heritage assets

3.4 Community infrastructure + schools

3.5 Public transport accessibility

3.6 Road/street hierarchy

3.0 | BASELINE ANALYSIS

Introduction

The purpose of this section is to establish and describe “what the site currently is”, highlighting any relevant topographical, natural or man-made characteristics that can be considered as **relevant factors** in any development of the site, and from these to identify **predominant factors** which are most likely to influence the form and location and detail of any proposed development on the site.



Fig. 21: Skerningham Woods

Fig. 22: Gently sloping fields within the existing site



The varied existing topography of the overall allocated site for the Skerningham Garden Village will be a key influence on the respective character areas reflecting their related landscape context.

Defined by a ridge, the shallow Skerne river valley is a distinct

feature along the northeast boundary. Broadly the site landform falls in this direction with an overall range of some 28m difference in ground levels with notable high points located at Low Beaumont Hill; Skerningham Manor; Hutton Plantation; the restored Barmpton Quarry site; and Elly Hill.

Much of the garden village area is characterised by gentle slopes with the steeper slopes located around Barmpton and Skerningham – the eastern most area near Bishopton Lane is generally flatter with occasional undulations.

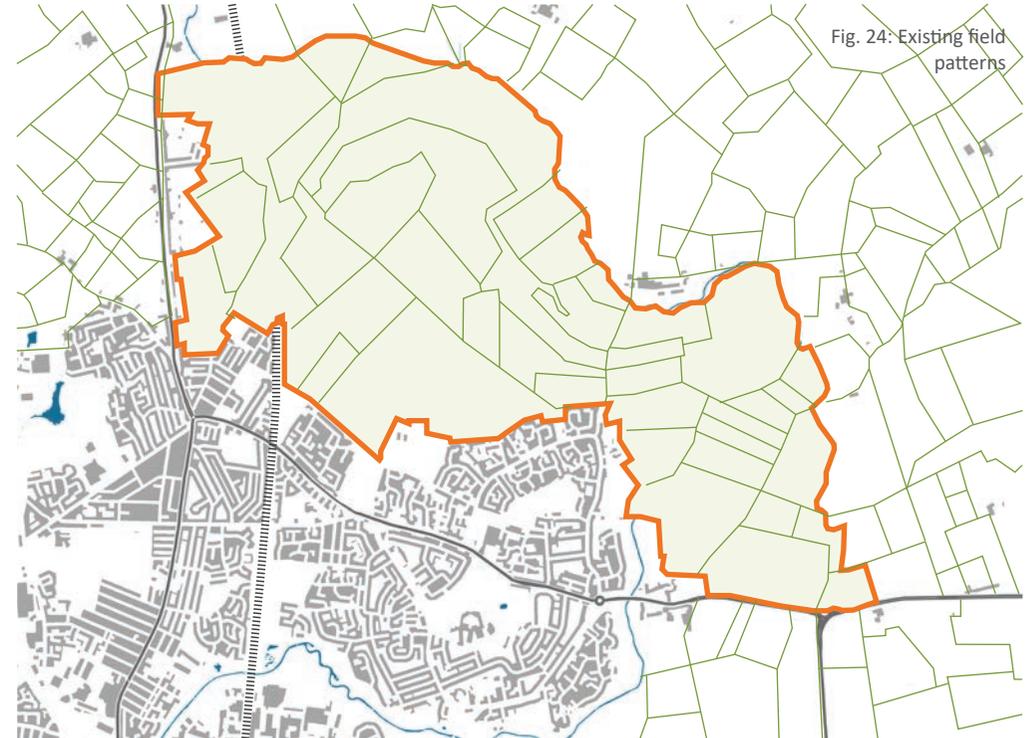
3.2 | OPEN SPACE AND GREEN INFRASTRUCTURE



Existing Open Green Space and Notable Features

The present site in its undeveloped state is almost entirely 'green' comprising mostly agricultural land. Notable features include Darlington Golf Course, Skerningham Countryside Park (known locally as Skerningham Plantation or Skunny woods), Elly Hill Wood, Hutton Plantation, several farmsteads and residential properties dispersed within the site, the River Skerne and the heavily used network of Public Rights of Way footpaths and bridleways.

- green space
- woodland areas
- east coast mainline
- Skerningham site boundary



Field Patterns and Existing Biodiversity

Other than Skerningham Countryside Park, much of the tree cover is restricted to field boundaries, identified above, and hedgerows with only occasional trees located within fields. In more recent times much of the land was in use for arable farming with many historic field boundaries removed to create larger fields reflecting modern farming methods. The dominant tree species is Ash with occurrences of Oak, Sycamore and Beech.

- field boundary
- east coast mainline
- Skerningham site boundary



Fig. 25: Dense mature woodland along edges of agricultural fields



Fig. 26: Edge of the woodland



Fig. 27: View towards allotments to South of Beaumont Hill



Fig. 28: View of existing path within site lined with hedgerows

3.3 | HERITAGE ASSETS

Heritage assets

The known assets of the Skerningham garden village site area consists of below and above ground heritage initially identified by desk-based assessments including the Local Plan Heritage Impact Assessment, which will be confirmed by follow on site investigation as recommended.

Below Ground Heritage

The below ground heritage identified in the local Historic Environment Record (HER) includes pre-historic crop marks although as yet no known recorded assets from the Roman period. From the medieval period there are some early documentary references to a 7th Century settlement at Skerningham and also of a possible Deserted Medieval Village located near to Skerningham Manor. In addition the present Darlington Golf Course appears to follow the relics of earlier field system boundaries with some surviving areas of ridge and furrow.

There are also recorded areas of previous quarrying near Barmpton and within the Skerningham Plantation.

Above Ground Heritage

Other notable assets include the golf course founded in 1908 and originally designed by Dr Alister MacKenzie, a renowned golf course architect who went on to design three of the top 10 presently ranked best golf courses in the world at Augusta National and Cypress Point respectively in the USA and Royal Melbourne in Australia.

In addition, there is a surviving WW2 concrete pillbox located close to the East Coast Mainline railway – next to Salters Lane - presumably constructed as part of the strategic defence network for Britain against the threat of invasion in 1940.

There are also two Grade II listed buildings within the site – Skerningham Manor and Low Skerningham – located to the northern part of the overall site. Both are presently set within the wider current arable landscape with related woodland setting which will need to be appropriately respected in the prospective garden village masterplan.

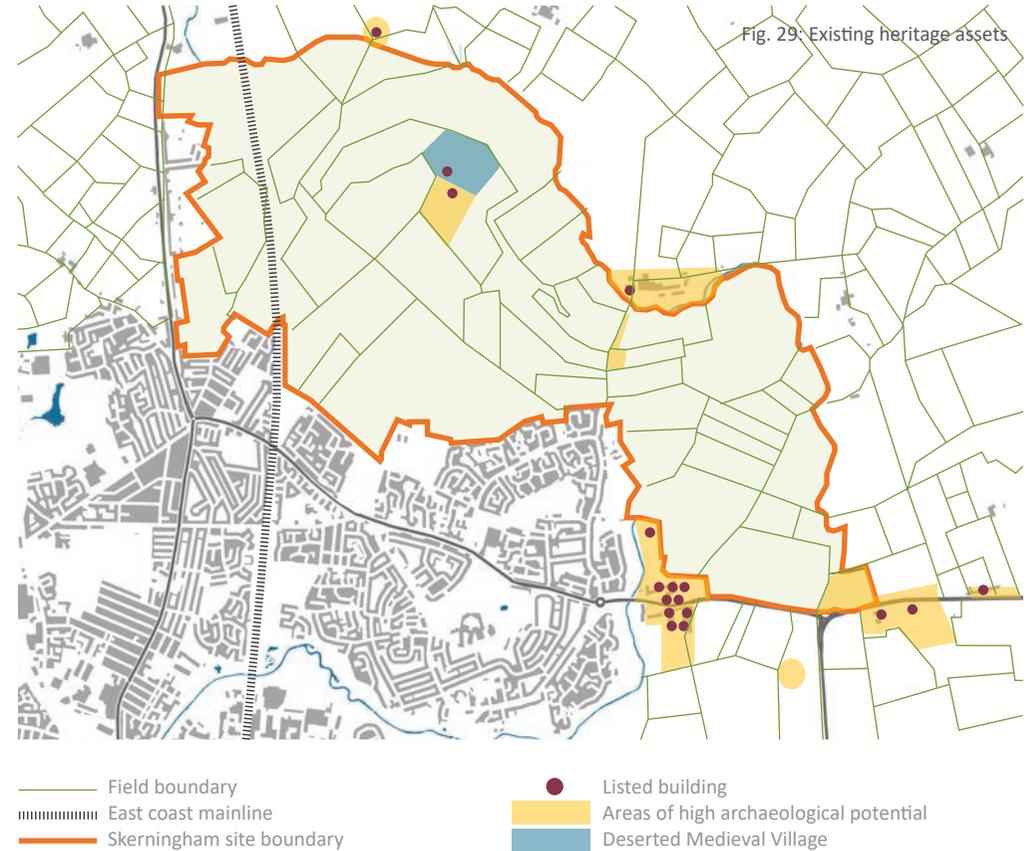


Fig. 31: WW2 pillbox

3.4 | COMMUNITY INFRASTRUCTURE + SCHOOLS

Fig. 32: Existing community infrastructure

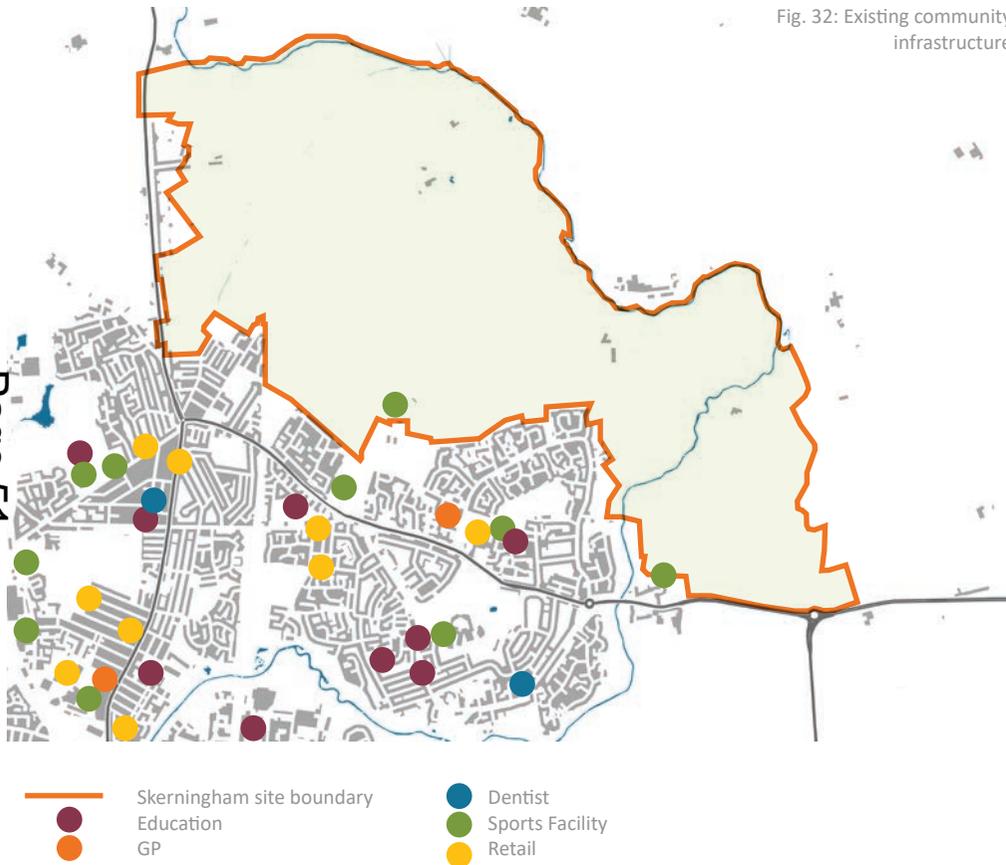
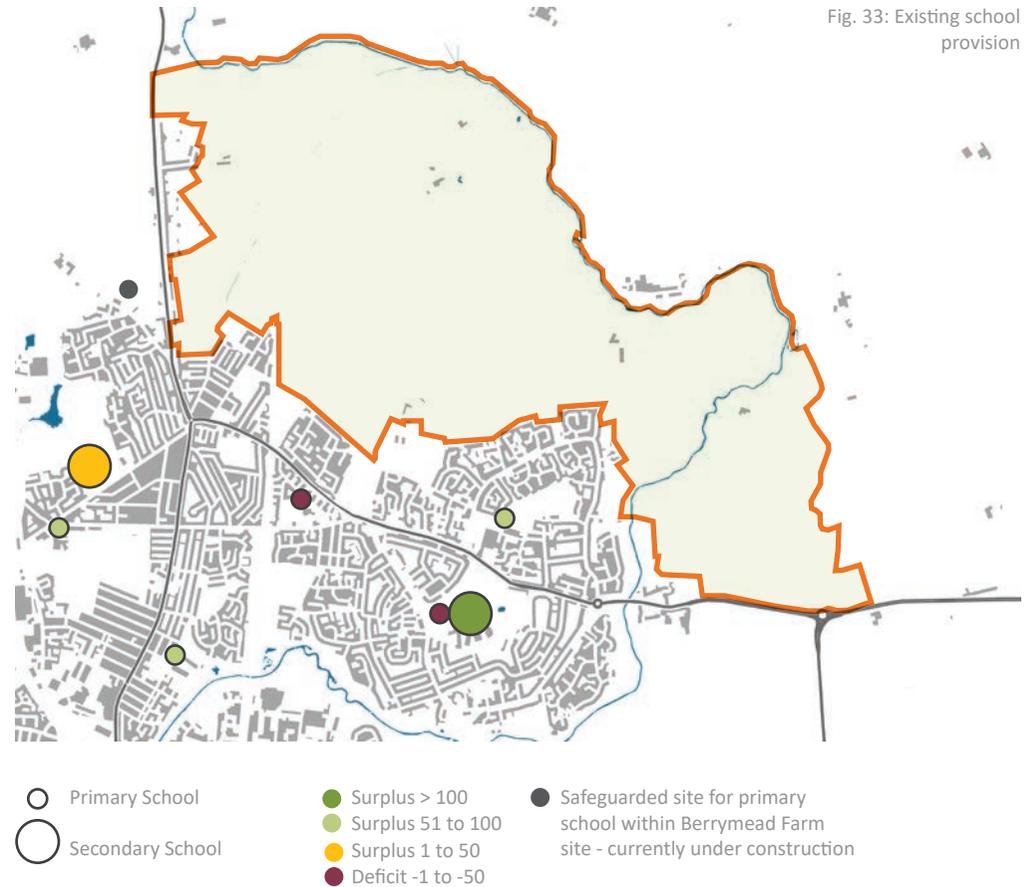


Fig. 33: Existing school provision



Existing Community Infrastructure

There is a range of existing community and social infrastructure within 3 miles of the Skerningham site. Existing facilities are predominantly located to the south and south west in the main urban area of Darlington.

Existing School Provision

There are currently 6 primary schools within 2 miles of the Skerningham site. There are currently 2 secondary schools within 3 miles of the site.

3.5 | PUBLIC TRANSPORT ACCESSIBILITY

Public Transport

Buses: The present public transport provision has buses serving Harrowgate Hill/Beaumont Hill running along the A167 Great North Road and also through Whinfield along the A1150 Whinfield Road together with additional local services running through Whinbush Way/Barmpton Lane as well as separately looping around Glebe Rd/Mayfair Rd. Great Burdon also has bus services running to Darlington town centre and Middlesbrough. The existing bus services allows convenient access to other regional and national destinations.

Train: The east coast mainline runs along the west of the site connecting neighbouring Darlington to other major cities, North and South.

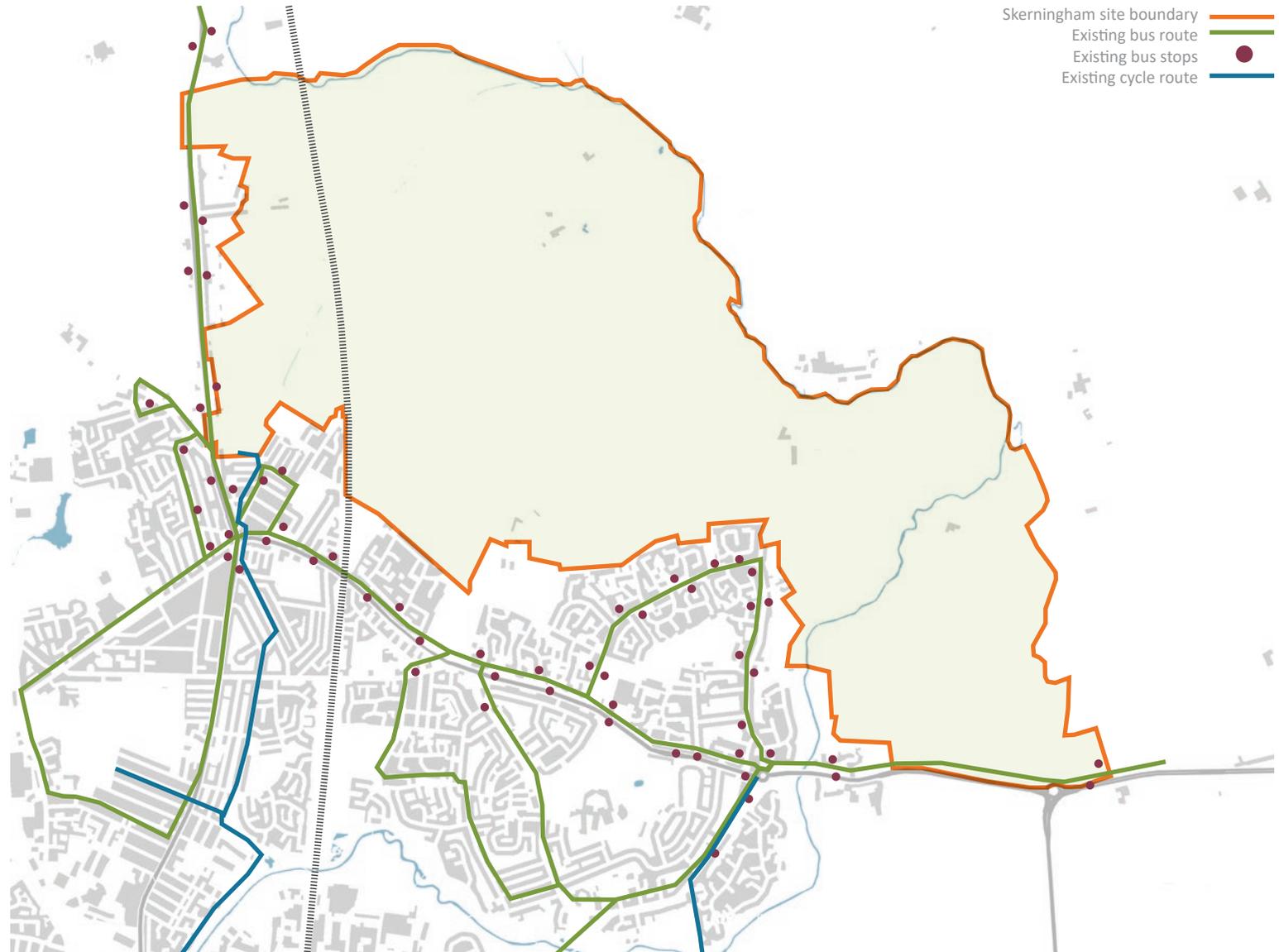
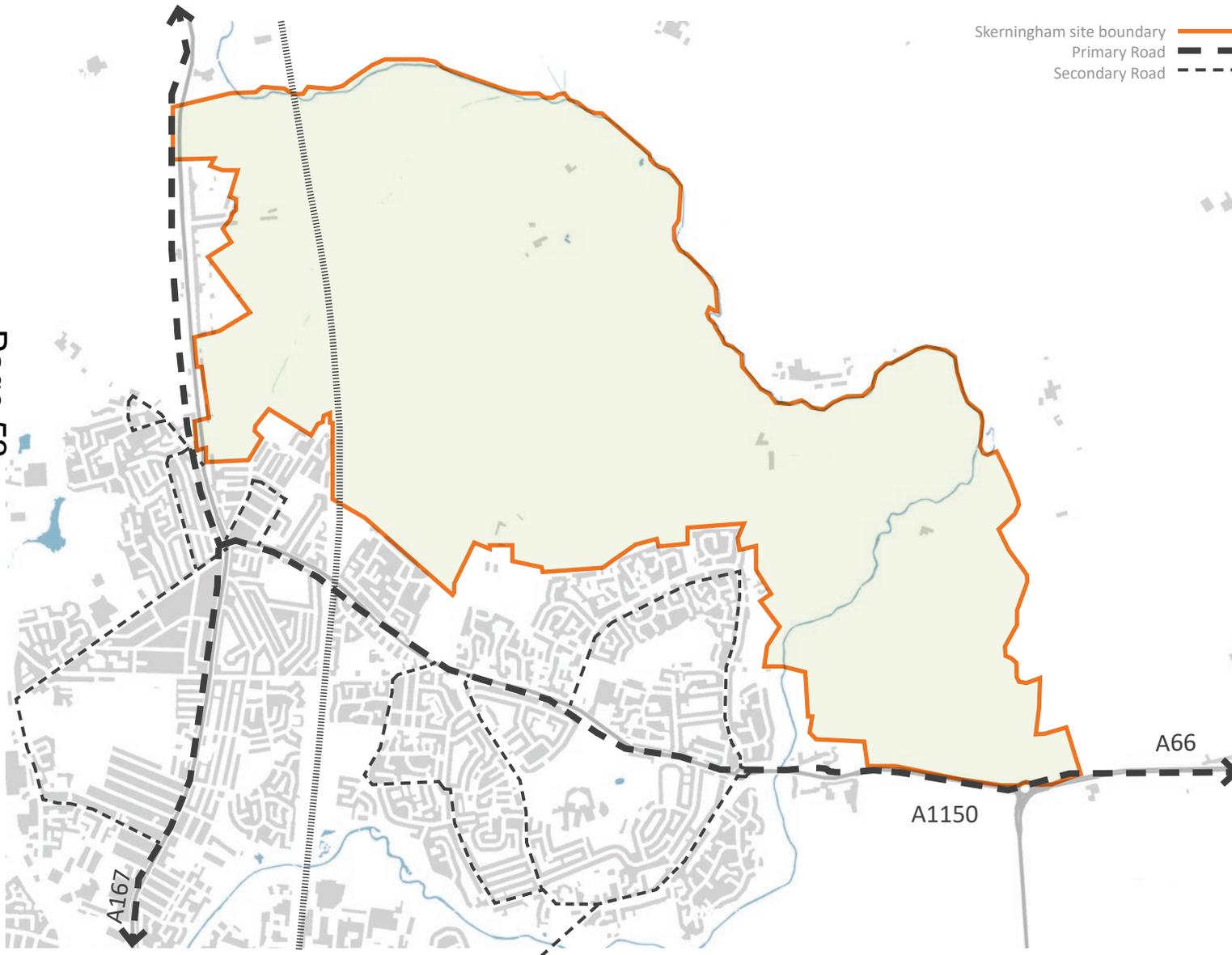


Fig. 34: Existing public transport in and around the immediate context

3.6 | ROAD + STREET HIERARCHY



Skerningham site boundary ———
Primary Road - - - -
Secondary Road - - - -

The overall garden village site context is a logical and sustainable extension to Darlington and is accessible to the existing highway network benefiting from being within close proximity to the A1(M) on the western side and to the A66 on the eastern edge.

The existing southern highway network is however already at close to capacity which requires the focus of the street hierarchy to alleviate that without creating problems elsewhere.

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

Fig. 35: Existing key roads + streets



4.0 | STRATEGIC TOOLKIT

4.1 Movement

4.2 Nature

4.3 Built Form

4.4 Identity

4.5 Public Space

4.6 Use

4.7 Homes + Buildings

4.8 Resources + Lifespan

4.1 | MOVEMENT

The Network

The movement network will provide a comprehensive network of routes for pedestrians, cyclists, and vehicular traffic to enable people to get from where they live to where they want to get to in the safest, most direct, and healthiest way.

Page 56

Guiding Design Principles:

- To prioritise the movement and safety of pedestrians and cyclists of all ages and abilities through to provision of **Coherent, Direct, Safe, Comfortable and Attractive routes**.
- Residential development and essential community services and schools will be located to ensure that the **20 minute walkable** (10 minutes there and 10 minutes back) neighbourhood is achieved.
- It will be a **legible and permeable network of streets**

with a clear street hierarchy, including a network of local and tertiary streets of varying character. The aim will be to move from main and secondary streets to local and tertiary streets as quickly as possible.

- Ensure **pedestrian and cycle connectivity** is made to connect the site with the surrounding area to both enable local communities to also access services within Skerningham and residents of Skerningham to access those beyond the site including the Skerne Valley Park.
- All homes and services will be within a **5 minute walk from a bus stop** with frequent service.
- Provide **appropriate level of vehicular and cycle parking** but ensuring it does not dominate the built environment, public realm, or open spaces.

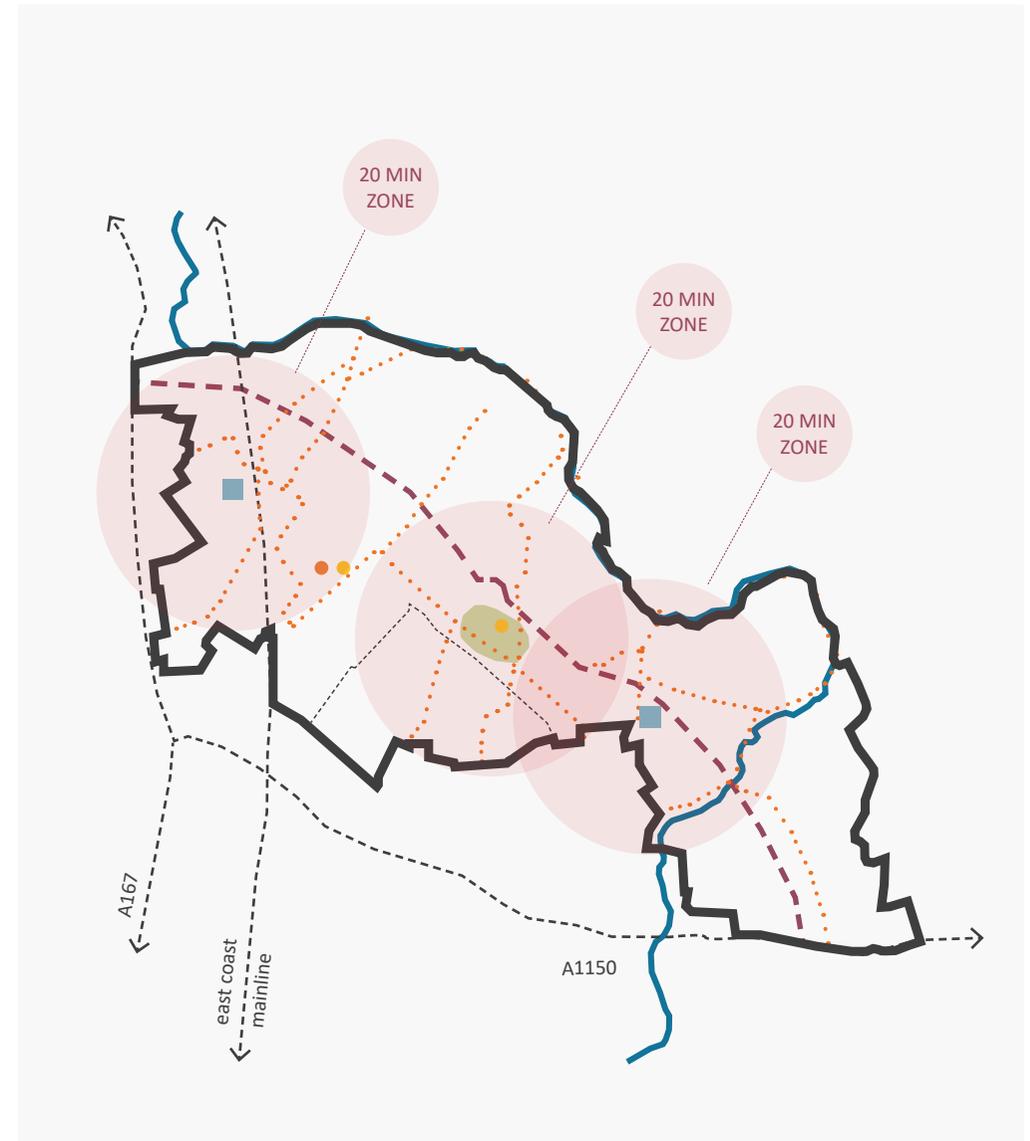


Fig. 36: Indicative 20 min walkable zones based on Skerningham Masterplan Framework

- Potential neighbourhood centre
- Primary school
- Secondary school
- Potential location of community facilities
- ⋯ Safe, attractive and accessible network of public foot and cycle paths
- - - Proposed Local Distributor Road to avoid the Skerne River Valley



Fig. 37: Designing for a sense of place



Fig. 38: Low speed road with hedgerow and tree lined edge.
Image: Whiting Landscape, Lutterworth, Leicestershire.

Skerningham Local Distributor Road

The Darlington Local Plan Policy H10 states that a local distributor road between the A167 and A1150 will provide vehicular access to the development. The local Plan sets out the phasing requirements for the distributor road and **also states that the precise details of the road and development access points shall be agreed with the Council as part of the masterplan, infrastructure phasing plan and future planning applications for the site.**

Guiding Design Principles:

- It will be designed for **low traffic speeds** with speed limit of no more than 40mph. It will look like a road that is part of a garden village and not a high-speed bypass and must emphasise a sense of place.
- The road will be aligned to avoid existing wooded areas and being visible from the River Skerne as much as possible. Any loss of woodland will need an appropriate on-site mitigation which must result in net gain in community woodland on site.
- **Additional planting** will both enhance the road corridor and provide screening of sensitive locations as appropriate.
- Properties will face the road accessed from service roads with trees.
- **Sections of footway /cycleway** may run alongside the road in certain places, but they will be well separated by distance and landscaping.
- A number of **compact roundabout junctions** on the Local Distributor Road will give access to the development sites and local street network.
- To maintain the sense of green connectivity there will need to be **careful consideration of the locations and design at the meeting of footpath and or cycle network crossings** of the Local Distributor Road. This aspect is covered the sections below and in each of the relevant Character Area sections.

Street Hierarchy

Skerningham will have a connected network and hierarchy of routes for all modes of transport. The function of each street will depend on location with the development and the areas through which they connect. This will then influence the movement /place role and design criteria.

A replacement for Manual for Streets is currently being developed and when published later in 2022 will establish new design guidelines for all streets. Until then the following guidelines will be followed. (See also 7.3 Design Quality Coding Checklist).

There are three main street types in the movement hierarchy.

01. Main Village Streets

These are the strategic vehicular routes that link the site to wider town and surrounding areas. The Main Streets will have frontage development and vary in character to relate to specific areas such as the Village centre.

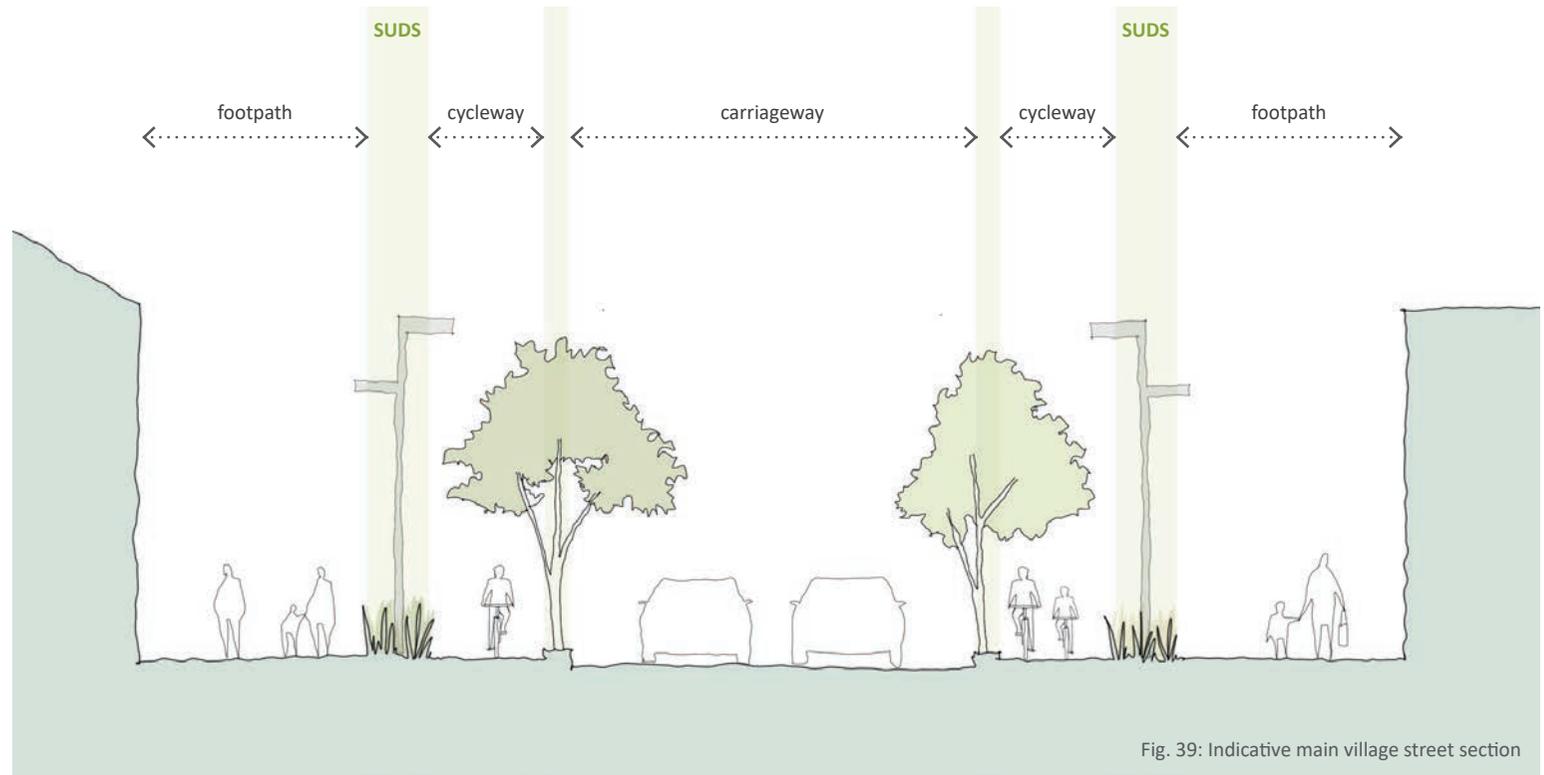


Fig. 39: Indicative main village street section

Guiding Design Principles:

- The main village streets will be short to encourage low speeds or broken up with changes in priority/width as part of a permeable network.
- They must create a positive pedestrian/cycle environment
- Street trees and SuDS will be included.
- There will be street lighting.
- Defined parking bays will be included.
- These routes will be a maximum width of 6.3 metres where they are bus and key servicing routes, and consideration must be given to a maximum width generally of 5.5 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.
- Junctions will have tight radii corners.

02. Secondary Village Streets

Secondary Streets are mostly residential streets connecting the Main Streets.

Guiding Design Principles:

- Clear distinction between vehicular, cycle and pedestrian space and variation in typology according to their specific location .
- Street trees that give the sense of an avenue and SUDs will be included.
- Speed limited to 20mph.
- 5m wide with trees that give the sense of an avenue in a verge strip or carriage way which will enable provision for parking bays.
- Tight junction radii and footpath treatment across junction bell mouths to confirm pedestrian priority.

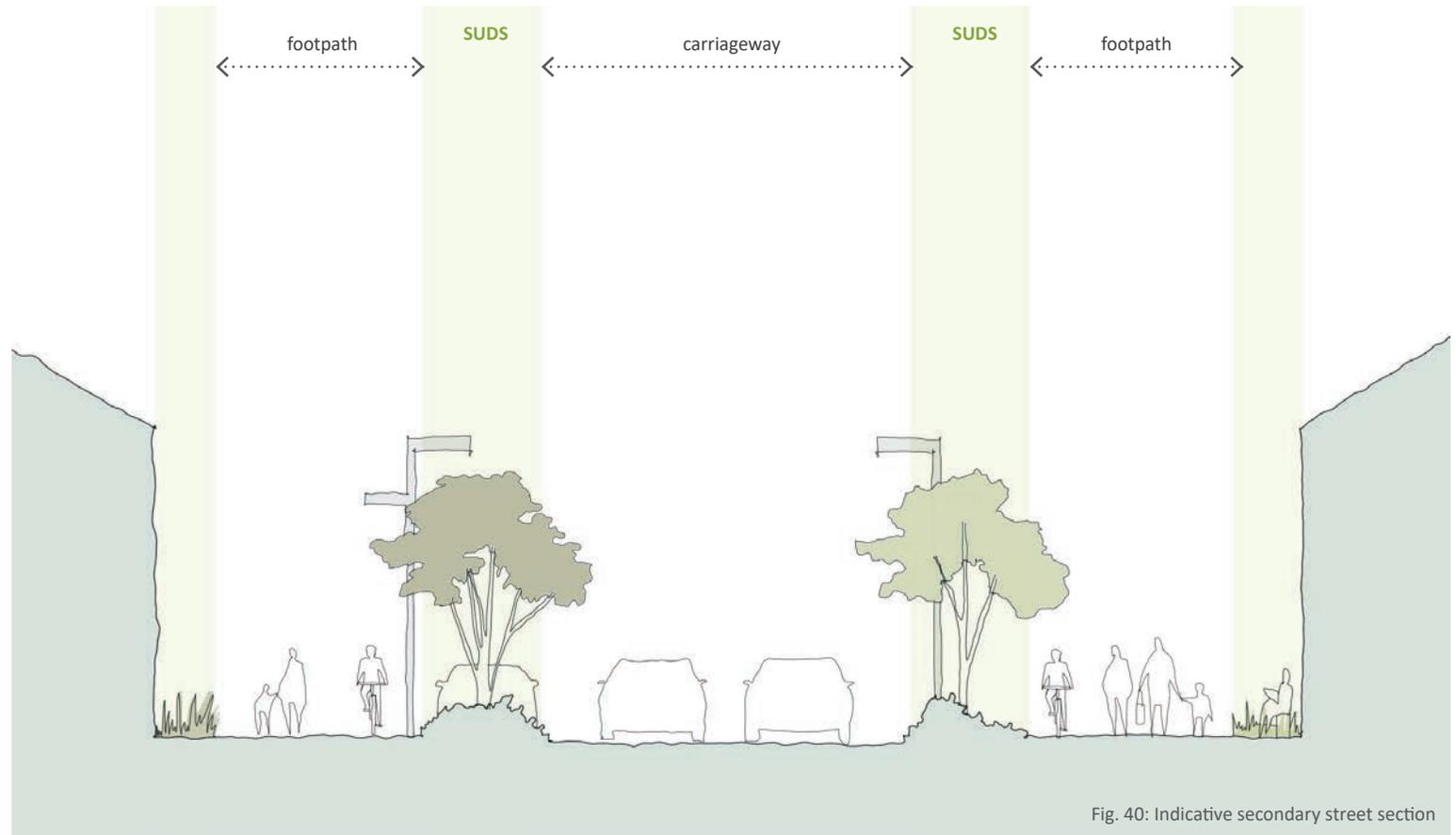


Fig. 40: Indicative secondary street section

03. Local and Tertiary Streets

These are residential streets with managed traffic flows to prioritise active travel that provide access to homes and support active travel, social interaction and health and well being.

Lower order streets for access to small groups of clusters of homes and servicing. They can be mews courts, lanes alleyways and their final location and type will be determined through detailed design.

Guiding Design Principles:

- The use of cul-de-sacs are to be avoided or minimised. Where cul-de-sacs 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.
- Street trees must be incorporated, ideally in soft landscape into both typologies so as to create a strong green ambience.

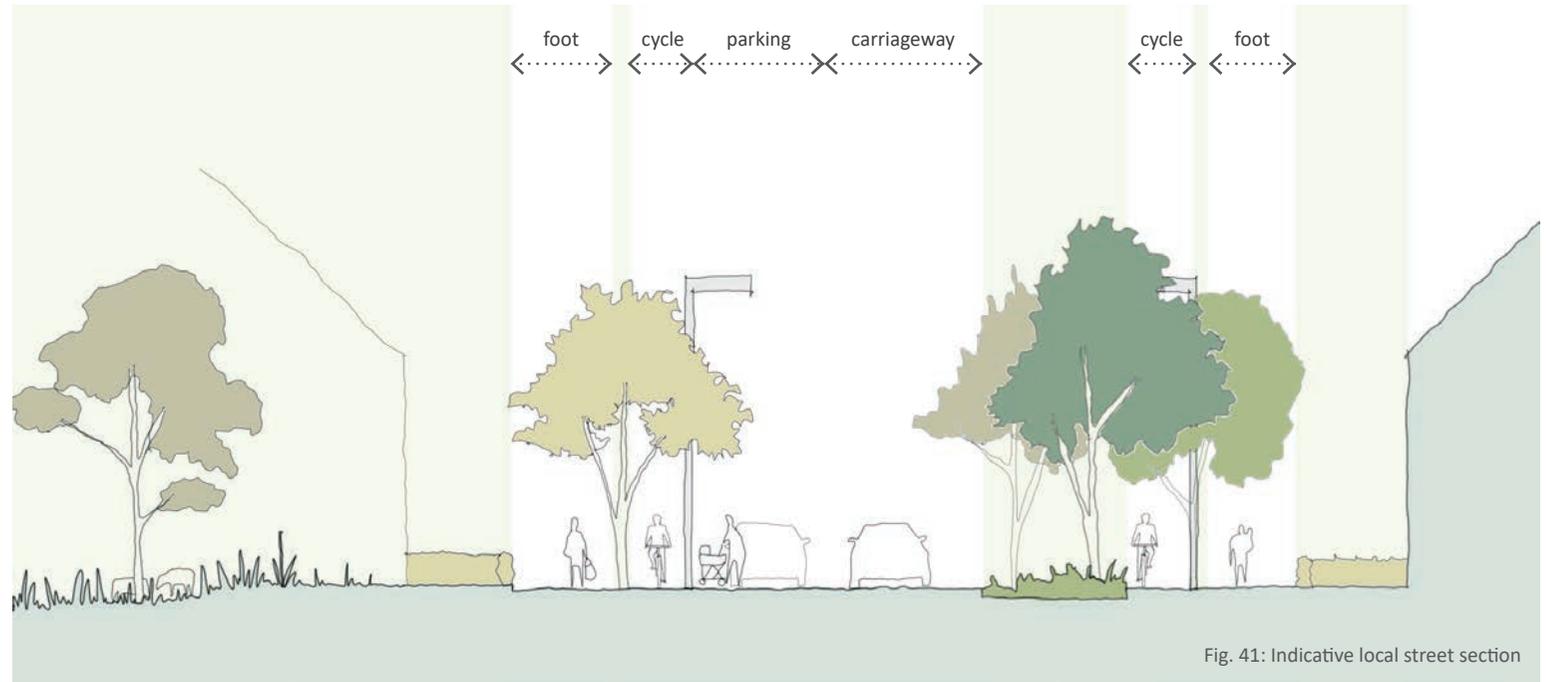


Fig. 41: Indicative local street section



Fig. 42: Indicative village fringe section

Public Transport

Whilst the vision for Skerningham is that of a compact 20 minute neighbourhood with a range of services that meet most needs, access to public transport will be key to providing choice for everyday journeys beyond the immediate neighbourhood to Darlington Town centre, employment centres and schools.

Residents of Skerningham will have good public transport accessibility when homes have a public transport stop within walking distance.

A small proportion of the proposed Skerningham development can be located within walking distance of existing bus routes and stops. This may require improving the permeability of existing pedestrian routes and / or providing new routes.

However in the main to achieve good transport accessibility (all houses within 5 minutes walking distance of a bus stop) the development will require that parts of the proposed street network (main Streets) can accommodate bus services.

Guiding Design Principles:

- In order to ensure adequate potential public transport penetration, all households should be within 5 minutes walking distance of a bus stop. Some or all of the Main street network must be designed to accommodate local buses, including bus stops.
- Bus shelters must incorporate green or brown roofs.
- Covered cycle and scooter storage must incorporate green or brown roofs.

Inclusive Streets

Our streets must be for everyone - providing safe and attractive places to travel, rest, play and spend time.

The pedestrian and cycle routes, the layout of public space, parks and green space need to work for all of us. They must be safe, direct, convenient, and accessible for people of all abilities whatever our age, ability, gender, race, or income.



Fig. 43: Active travel
Image: Living Streets

Measures to include:

- Streets must include infrastructure with secondary uses for play and exercise.
- Tactile paving at junctions and crossing points.
- Street furniture/ trees located so as not to impede movement.
- Footpaths/ dropped kerbs ensure ease of movement for wheelchair users or buggies.
- Adequate widths of shared footpath cycle lanes.
- Features to aid legibility, wayfinding, and ease of movement.



Fig. 44: Active travel

Active Travel

Active travel refers to non-motorised and sustainable forms of transport, primarily walking and cycling, and horse-riding in this location.

Streets and paths within Skerningham must connect people to places and public transport services in the most direct way, making car-free travel more attractive, safe, and convenient.

The aim is to make walking and cycling feel like an instinctive choice for undertaking short journeys for everyone, of all ages and capabilities.

The active travel network must be informed by 5 core principles (Coherent, Direct, Safe, Comfortable and Attractive).

Existing public paths will be protected and enhanced as appropriate and celebrated as significant historical routes e.g. Salters lane. These aspects are discussed in more detail within the Character Areas.

The routes must feel direct, logical, and understandable by all road users.

Guiding Design Principles:

- Everyone must 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 must 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 or there will be tight radii at junctions to ensure the pedestrian desire line is maintained.
- Private drives which frustrate pedestrian and cycle movement will be discouraged.
- Pedestrian and cycle routes must be safe, overlooked, and appropriately lit.
- Cycle routes must connect as directly as possible from the tertiary street network to key destinations both within and beyond the Skerningham Garden Village boundary (e.g. local shopping and services, secondary schools, colleges, the town centre) .
- Cycle routes will complement and, in some cases, extend Darlington's (Tees Valley) strategic cycle network.
- Cycle routes will follow the line of village main and secondary roads where appropriate. In situations where cyclists are sharing the carriageway speed differences will be reduced.
- The design of the Cycle network will adopt the guidance in Local transport Note 1/20 Cycle Infrastructure Guidance,

DfT July 2020. The network will follow the guidance on Cycling Level of Service (CLOS) and Junction Assessment Tools (JAT) with a mesh density of 250m max and a deviation factor of 1.2.

- Leisure cycle routes will 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.
- As pedestrian and cycle routes move from the residential areas into the open spaces up to and beyond the Local Distributor Road they will take on a more rural appearance; material such as crushed limestone will replace tarmac and there will be no streetlighting.
- The area of the village centres must be designed to be shared between pedestrians and cyclists.



Fig. 45: Shared surfaces for pedestrians and cyclists in the village centre

Junctions and Crossings

Where the pedestrian and cycle network meets the Local Distributor Road the crossings will require careful and sensitive design depending on location.

In some cases the cycle or footpath route will have changed in character as it leaves the residential area and heads towards the open space up to and beyond the Local Distributor Road.

Vehicular Parking: Standards and Design Requirements

Encouraging active travel is not about preventing people from buying/owning cars and other vehicles. It's about usage and 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.

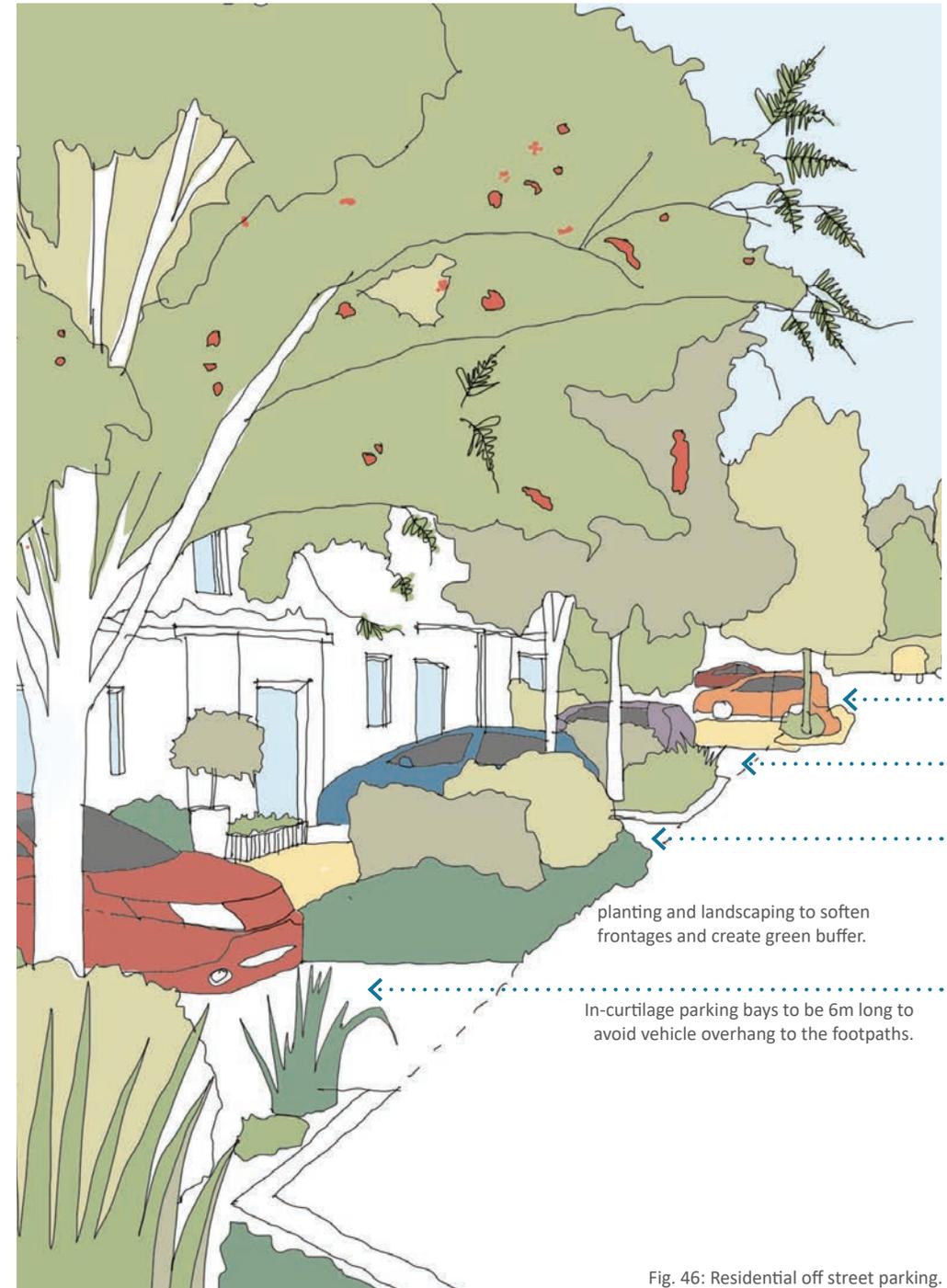
Parking within the new garden village

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

The Darlington Local Plan states: *Local parking standards for new development and changes of use will be set out in the Tees Valley Highway Design Guide (due to be updated 2021/2022), in the meantime nationally defined parking standards will be applied in the Borough.*

Guiding Design Principles:

- Tees Valley Standards Normal requirements for a dwelling are 2 spaces per household. This includes visitor and residents parking. In a conventional development this provision is expected to consist of a garage and driveway (the driveway must be at least 6m in length from the back of footpath).
- Communal visitor parking 0.5 per dwelling.



planting and landscaping to soften frontages and create green buffer.

In-curtilage parking bays to be 6m long to avoid vehicle overhang to the footpaths.

Fig. 46: Residential off street parking.



Fig. 47: Shared bike storage and recycling



Fig. 48: Well integrated refuse stores must be considered early to avoid this

Cycle Parking: Standards and Design Requirements

To deliver the vision for Skerningham, as a place that encourages active travel, suitable cycle parking infrastructure must be provided to allow residents to own and conveniently use cycles for everyday journeys.

Page 69

Guiding Design Principles:

- 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 cycle 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.

Waste, Recycling & Utilities

Services and utilities must be considered at the outset of any future design proposals of Skerningham to ensure quality of space.

Guiding Design Principles:

- 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 (Ultrafast gigabyte) broadband must be a feature of the development and available to all homes in order to encourage a high quality life/work balance.

- Electric Vehicle Charging points. The Local Plan (Policy IN4) already sets the requirement for every new dwelling to provide electric vehicle charging capability. In addition the policy ensures provision will be made in communal parking areas and new public facilities over 50 spaces. Further provision would be encouraged across the development where suitable.

4.2 | NATURE



Fig. 49: Existing Site

Nature must be retained, enhanced and integrated throughout the landscape, architecture and infrastructure of the Garden Village for the benefit of existing, new residents and visitors so as to maintain a green local identity and help address global environmental issues. Solutions are likely to be interrelated and interdisciplinary so as to create a true holistic solution.

More Nature

Outcome = ensure a Biodiversity Gain of 10% for every planning application so as to be an exemplar development with more nature than prior to development and above 2022 national planning requirements.

Guiding Design Principles:

- Identify existing ecological resources and create buffer zones around these for assisted natural regeneration as advised by a qualified ecologist
- Avoid 'greenwash' but incorporate meaningful innovative nature-supporting infrastructure as appropriate such as green roofs,

architectural bird colonies, insect hotels, or reinforced grass vehicle surfaces throughout.

- Create as many ecological niches as possible in line with local Biodiversity Action Plan ambitions.
- Planting to be predominantly native and locally sourced wherever possible.



Fig. 50: Lesser redpoll
Image: Skerningham Ecology Report

Better Connected Nature
Outcome = the basis of the masterplan is a network of green infrastructure formed of a mosaic of interconnected habitats that strengthens the existing ecological resource.

Page 67

Guiding Design Principles:

○ Wildlife corridors must interconnect existing ecological resources such as woodlands, watercourses, hedgerows, fence lines and wet areas so as to create a green network

○ There will be two or more primary 'ecological superhighways' that connect the existing urban centre with open countryside.

○ These will be identified and designed by professional ecologists iteratively with the master-planner and landscape architect;

○ Connecting corridors will be carefully designed to work with the topography, landscape character views and crossing of the Local Distributor Road.

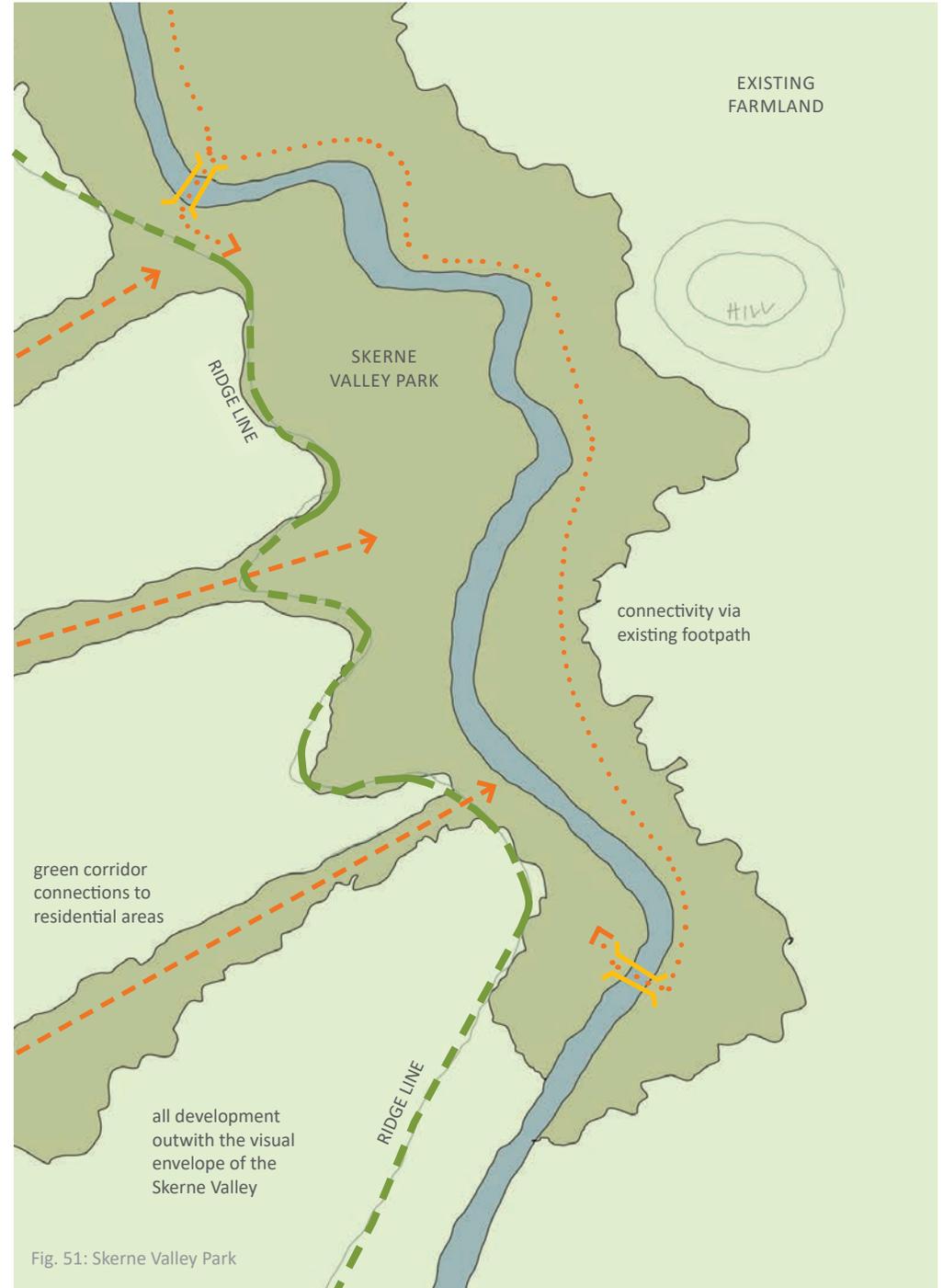


Fig. 51: Skerne Valley Park

Climate Resilience

Outcome = all solutions must be of benefit to Carbon sequestration, reduced flood risk, passive cooling or heating

Guiding Design Principles:

- Landscape strategies must promote sequestration of atmospheric Carbon. For instance, the loss of ancient or veteran trees must only be permitted where there are wholly exceptional reasons.
- Management and maintenance operations must be reviewed in terms of minimising the use of energy and chemicals
- The shading and cooling benefits of vegetation must be exploited on both a micro level to reduce unwanted solar gain

and on a macro level to reduce any potential heat island effects

- Sustainable Urban Drainage is mandatory and must be designed to incorporate stepped swales as part of an approach that maximises biodiversity
- Areas prone to flooding must be embraced with landform and wetland habitats created that hold water and help sequester Carbon such as wetlands.



Fig. 52: Utilising wetlands or areas prone to flooding within design

Fig. 53: Existing Garden Community, Chelmsford
Image: Countryside Zest & Homes England



Living in Nature

Outcome = people's lives to be within an environment that gives the perception of being immersed in nature.

Page 69

Guiding Design Principles:

- All scales of public open spaces streets of must be designed so as to promote nature, furthermore the masterplan must ensure that natural features are inviting for public access so as to promote health and well-being without compromising biodiversity.
- Existing and proposed footpaths, cycle routes, bridleways and Public Rights of Way must be safeguarded within green corridors that work for wildlife.

○ The experience on green routes must be that of being within nature, be it an enclosed country lane, broad sweep of meadow, riverside or woodland experience.

○ Green infrastructure such as SUDs and other interventions that perform ecosystem services must be accessible for public use and enjoyment wherever feasible.

○ Every street must enjoy views of existing or meaningful proposed Green or Blue

Infrastructure. No places are to feel 'landlocked'.

○ Ensure that new community facilities such as schools, GP surgeries and shops are connected to nature and users have opportunities for instance to study in the landscape, undertake social prescriptions or just relax under a tree.

○ Lawns and amenity grass must be species rich and not require artificial pesticides and herbicides. Reduced mowing regimes and areas of long grass

must be considered wherever possible to both promote biodiversity and reduce energy use.

○ External lighting must be cognisant of nature – particularly bats.

○ Agricultural stewardship must promote nature, soil health and include features such as nature strips besides hedges and drainage ditches, depressions for ponds and buffer zones to prevent nutrient ingress into waterways.

4.3 | BUILT FORM

Fig. 54: Existing Garden Community
Image: *The Water Garden Village* by
AR Design Studio

Built Form

The National Design Guide defines the 'built form' of an area as the 'three-dimensional pattern or arrangement of development blocks, streets, buildings, and open spaces' that make up any built-up area or development. It says that a well-designed place has a coherent form of development. For built form this means: a compact form of development and appropriate building types and forms.

Density Overview

The ambitions for the new Skerningham garden village include achieving a built form that is both **locally distinctive** and **rooted in an**

enhanced landscape setting making the most of what is presently there. The 'as found' edge condition for the most part provides only limited opportunities to directly extend existing built form patterns and where appropriate complete development perimeter blocks.

Instead, the new built form will need to focus on structural responses that support the creation of 20 minute walkable neighbourhoods which implies relatively dense and tighter development patterns consistent with a typical village configuration as seen in local examples in and around Darlington.

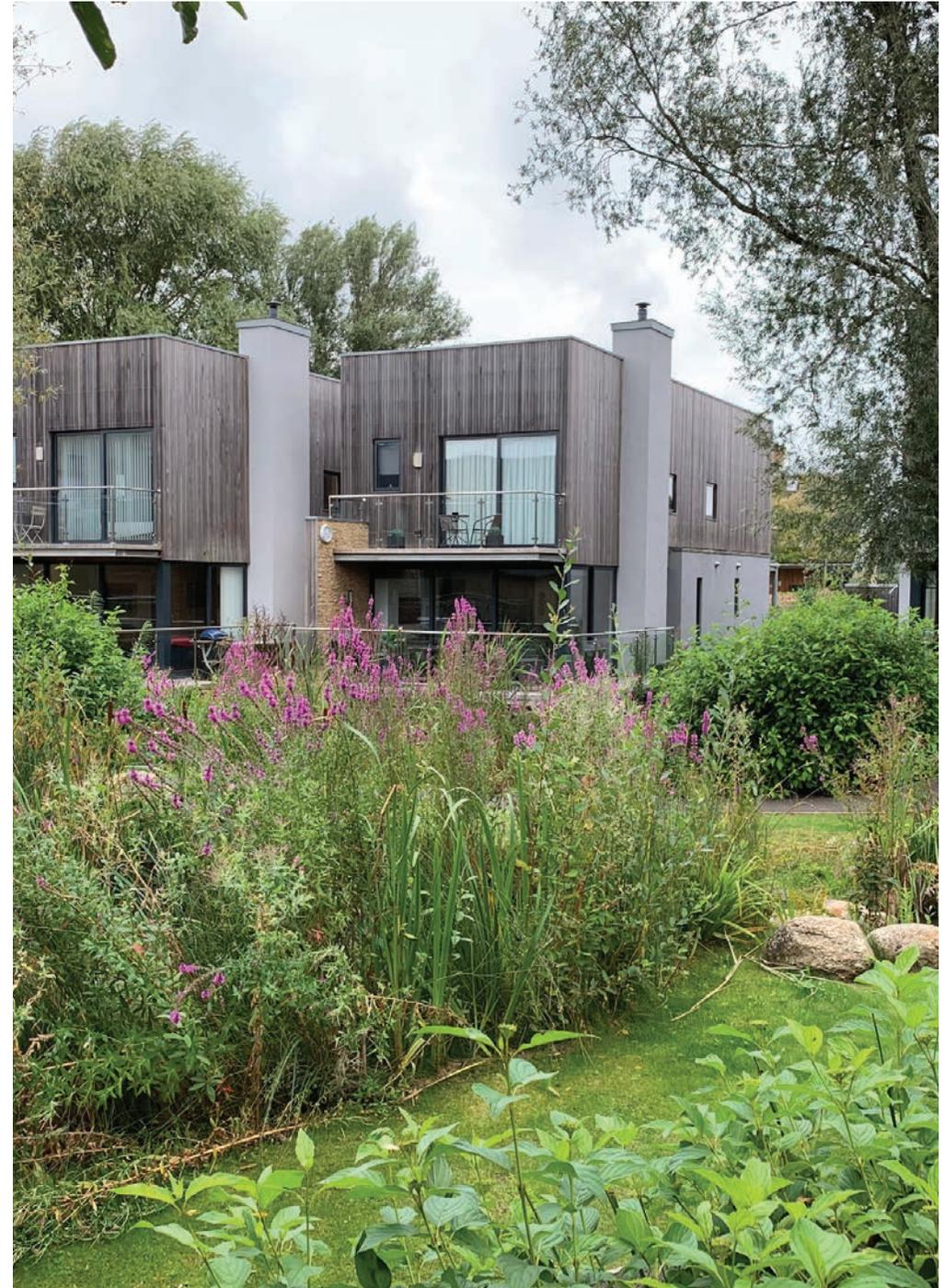
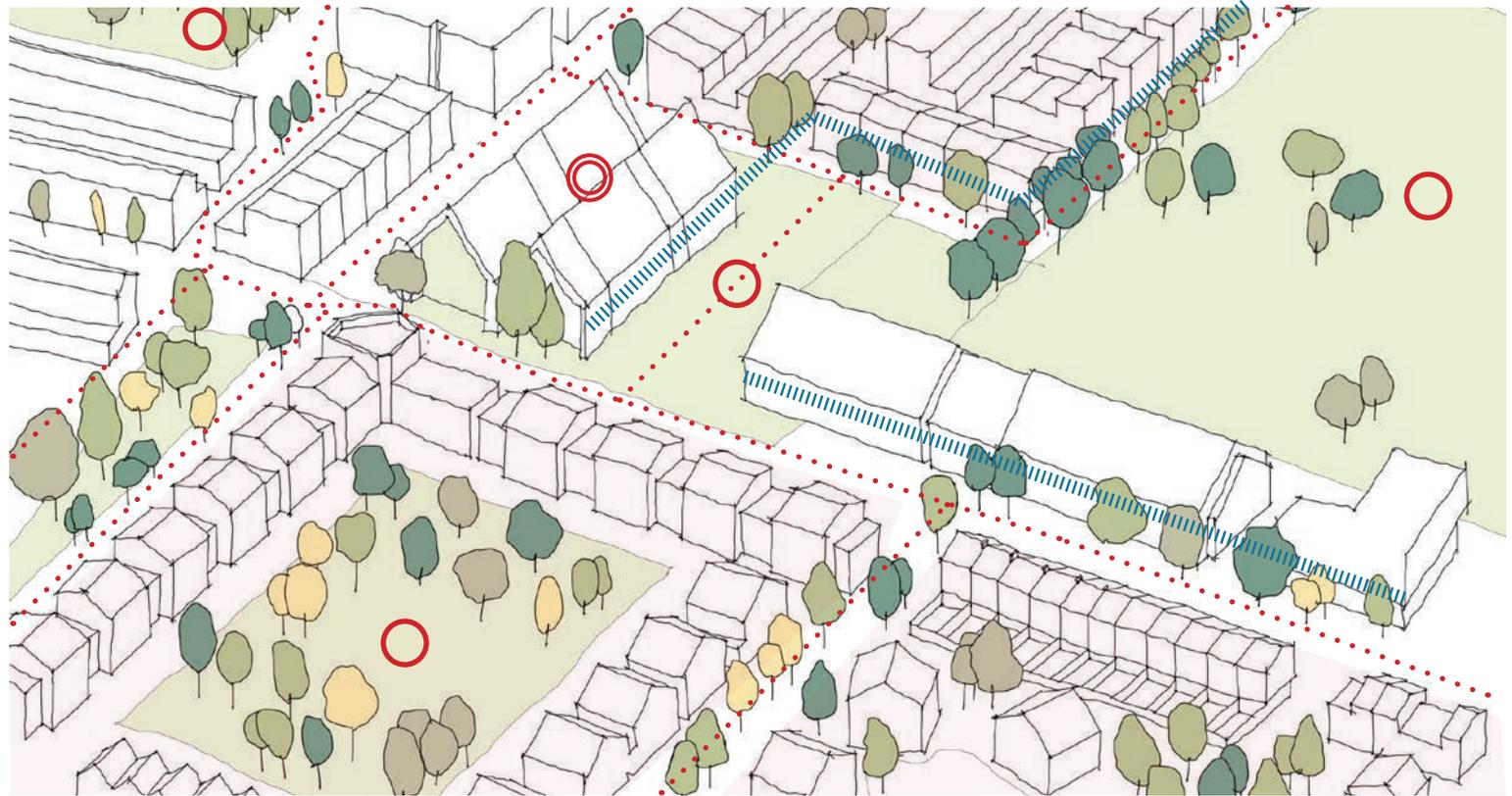


Fig. 55: Illustrative sketch demonstrating Kevin Lynch's 5 principles



Page 71

Urban Design Principles

Developers are encouraged to apply the principles of Kevin Lynch, an influential American Urban Planner, who wrote 'The Image of the City'. He recommended the 'Lynchian Analysis', using the inclusion of paths, nodes, districts, edges, landmarks and gateways (see illustration). These are important urban design tools that help us define and create these special areas.

- paths,
- nodes,
- ▭ districts,
- ▨ edges,
- ⊙ landmarks,

The celebrated British urban designer Gordon Cullen highlighted in his book, 'Townscape', the way our local environment is structured in terms of the built form and the external spaces in between.

Key Design Principles

- 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.
- The clear aspiration of the Council 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 northeast through a unique mix of architecture, layout including public spaces and choice of materials palette.

○ Development on the Skerningham site must 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.

Residential Density

A series of village scale new neighbourhoods with, where appropriate, slightly less dense supporting 'hamlets' or building clusters like a traditional farmstead or 'manor' house with traditional outbuildings could be the basis for the strategic masterplan.

This requires new ideas about creating a great place as an evolution of the 20th Century garden villages precedents which are consistent with the local context. It most definitely must not be solely a series of sub-urban scale phased housing estates with little or no sense of the existing context or relationship with each other which all too often characterises much of the

residential development of the past few decades.

The National Design Guide advocates achieving a coherent and recognisable pattern of development using the available land efficiently by building at optimal densities.

However, it is important to remember that density is an outcome resulting from intensity of uses and proximity of services. Density of people is therefore more important than density of houses.

The built form then must be focussed on bringing people together to support local services and facilities whilst encouraging walking for short journeys and cycling to these local destinations with related street

layouts responding to the wider context.

This requires a strategic design process to determine the development built form for each of the varied character areas that make up the Skerningham garden village.

This must take account for each site, their context, and the respective opportunities they present; the proposed identity and character for the development in the wider place; the lifestyles of occupants and other users; and resource efficiency, climate change mitigation and adaptation.

Additionally the evolving built form must be looking to establish an appropriate relationship with

the varied pattern, sizes, and proportions of existing streets in the local area together with the adjacent greenspace that characterises the present north-eastern edges of this part of Darlington.

Within each character area the new built development must be looking to create recognisably successful 'real' streets which are characterised by buildings facing onto the street to provide visual interest, passive overlooking and active frontages at ground level. This requires establishing a clear relationship between building fronts and backs together with turning corners and avoiding excessive lengths of rear garden inactive boundaries abutting streets.



Fig. 56: Low density

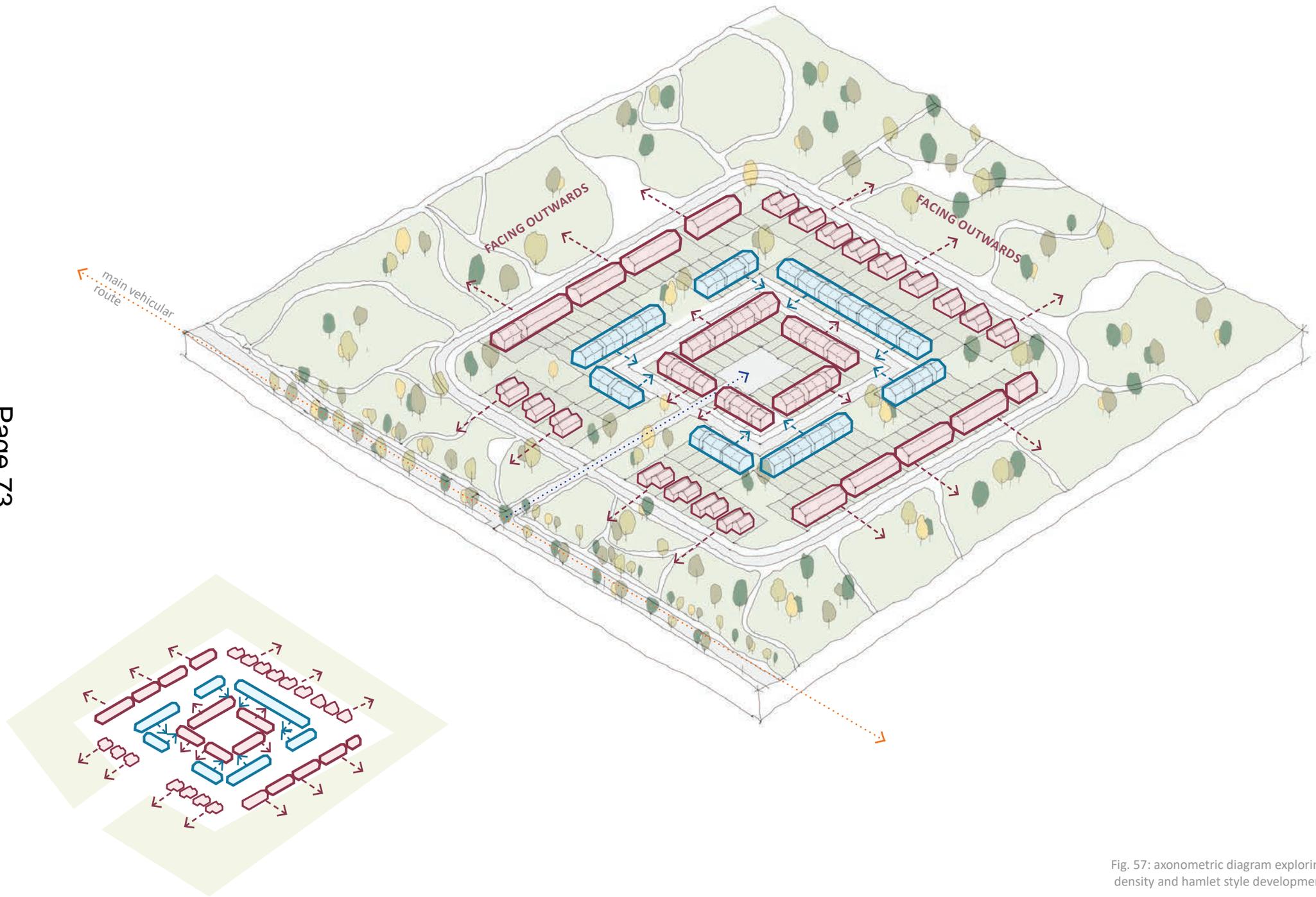


Fig. 57: axonometric diagram exploring density and hamlet style development

Density for other uses

The National Design Guide also highlights the key importance of creating destinations as they provide opportunities for people to meet, share experiences and come together as a community. By bringing existing and new together, where possible, these destinations become a place for everyone.

This is particularly relevant for realising the ambition for 20min walkable neighbourhoods in Skerningham garden village since these destinations need to be readily at hand by clustering key uses; including high quality public spaces; increasing densities so more people live and work around them; and making sure they have active edges. This also means that a range of destinations of varying scale and type must be provided with the aim that each of the character areas must have at least one walkable identified community focused place. That could be a village green or public square with some related communal uses on the perimeter or a street with a 'parade' or group of non-residential uses to provide a distinct destination.



Fig. 58: Village Centre illustrating higher building densities, pedestrianised public spaces and differing housing typologies.
Image: Langarth Garden Village - AHR Architects

Fig. 59: Family-orientated neighbourhood with low-rise housing types and communal open spaces, designed to foster a genuine sense of neighbourliness and community.
Image: Levitt Bernstein - Miles Platting, Manchester.



Guiding Design Principles:

○ **Composition:** a façade needs to relate to both the external context and the arrangement of internal spaces. Windows need to be composed to reflect the daylight needs and hierarchy of these spaces.

○ **Articulation:** Façades can benefit from depth and articulation. This may be achieved with architectural features such as setbacks, balconies, porches and bays. These set forward or back from the main façade that relates to the building line.

○ **Material + Detail:** The details of design combine to enhance the building. The choice of symmetry or conscious asymmetry, the use of colour, quality materials and detailing – preferably drawn from the surrounding context. A degree of complexity in the design of façades will ensure that buildings are attractive from a

distance and close-up.

○ **Windows:** The NMDC suggest elevations work best with a wall to window ratio of 15-35%. The proportion and design of windows can shape the facade based on whether they are horizontal or vertical, and the depth of the reveals. Deep window and door reveals visually suggest a robustness to a façade and are recommended.

○ **Building Lines:** Spurious changes in building lines on any street must be avoided. Any change in addressing the predominant building line must have a sound reason or purpose.

○ **Building Heights:** Developments must aim for the village/hamlet cores to be identified by an increase in overall building heights (reinforced by tall features if viable).



Scapes and Fringes

Townscape and farmscape are controlled and managed, and wildscape is nature doing what it does best, responding to climate and environmental conditions.

“Fringes” are the transitional areas between the “scapes” and often the responsibility for upkeep and maintenance of these zones is unclear which results in abuse of the plant & insect life and watercourses, through such things as fly-tipping and deliberate spillage and disposal of harmful liquids. Ownership

responsibilities need to be defined in the masterplan and monitored.

The management of fringe areas becomes important when, as suggested elsewhere in this Design Code, the new garden village maximises its rural credentials by being composed of groupings of “hamlets”. These must not front cross-site routes with back garden fences, but rather present prime frontages pointing outwards from the nucleus of the hamlet with managed transitional planted areas



extending from the formal front gardens into the more informal, naturally formed cross-site pedestrian, car and cycle networks, as appropriate.

Ill-managed “fringe” areas between the “scape” zones will interfere with the successful operation of wildlife corridors and detract from the attractiveness of the informal and formal network of routes proposed across the greater site.”

Fig. 60: (top left) Housing orientated towards landscape. Image: Studio Partington - Stephenson Quarter, Osbaldwick

Fig. 61: (top right) Space between development and rural context. Image: Alison Brooks Architects - Meadow Housing

Fig. 62: (right) Diagram illustrating scapes and fringes.

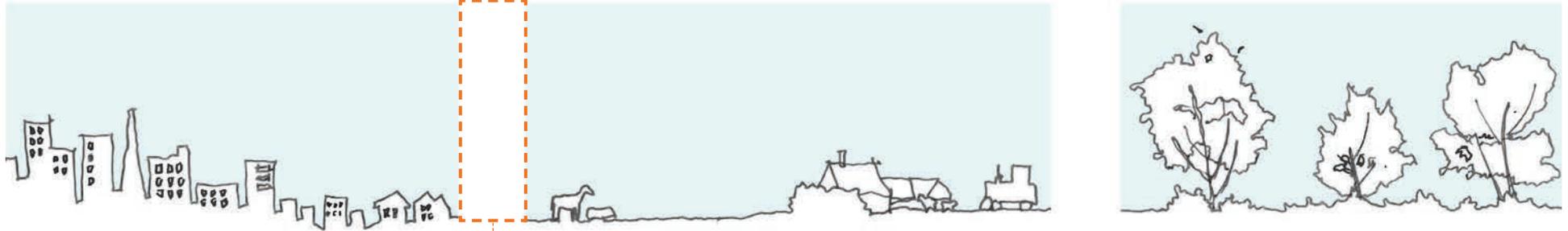
TOWNSCAPE

RURBAN FRINGE

FARMSCAPE

MARGINAL FRINGE

WILDSCAPE



RURBAN FRINGE



4.4 | IDENTITY

Identity

The clear aspiration of the Council 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 northeast through a unique mix of architecture, layout - including public spaces - and palette of materials. The National Design Guide (NDG) highlights that it is a key part of successful places that they are attractive and distinctive because having a positive identity is what attracts people to a place, persuades them to stay and binds them together as a community.

Development on the Skerningham Garden Village site must 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.

The architectural solutions developed for this site must show strong links to the local materials and building forms.

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.



Fig. 63: Identity responding to context
Image: MawsonKerr Architects - Riverside Sunderland

Contextuality

Firstly, any new development must respond to and relate to its surroundings. This is called “context” and historically contextual architecture evolved based upon the locally available materials, micro-climate, 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 and identity of developments.

The main driver for successfully achieving a distinct identity for the new development will be in response to the local context which is highlighted in the analysis for each of the 10 distinct character areas that make up the Skerningham garden village area.

The existing landscape and topographical features of the site are to be retained, and the built form must 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



Fig. 64: existing site identity



Fig. 65: existing site

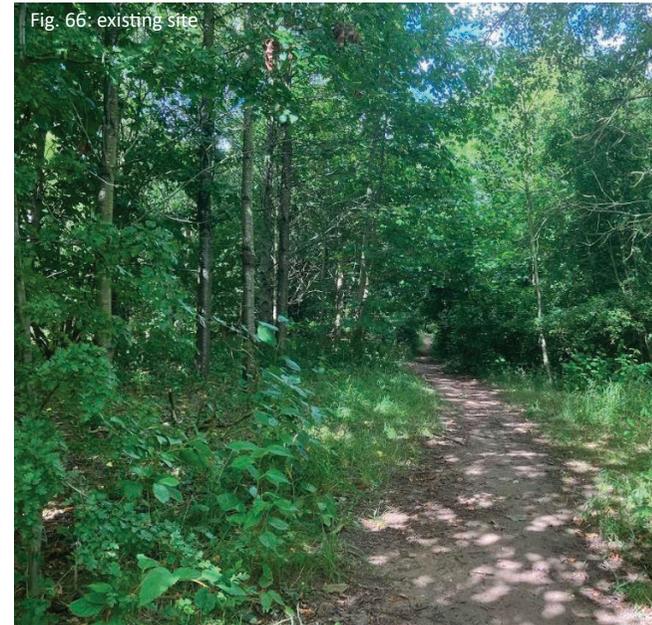


Fig. 66: existing site

the site – notably Skerningham Manor - 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.

The identity of the proposed Skerningham Garden Village will come not just from the form and appearance of the buildings and spaces but also from the way that it is planned to sit within its natural environment and the mix of uses of its buildings. This includes the way that it responds to the character of the local area and the design of its

buildings and public spaces.

This is an edge of town rural site gently rising from the north-eastern edge of Darlington and to an extent is visible from long views. The opportunity here is to concentrate the development on the site into discrete groupings, and leave substantial space between groupings of buildings, hence being referred to as clusters of hamlets.

Guiding Design Principles:

- Views of existing or proposed green infrastructure to be enjoyed at every street end and turn.

- Make use of local materials and detailing.
- Incorporate legibility and way-finding strategies.
- Schemes must be guided by a strong masterplan.
- Encourage the incorporation of public art in the design of buildings and spaces as well as free-standing pieces.
- Street design: Create a unified pallet of materials and street furniture to be used in different area types.

- Use of different street tree species to create distinct identities for different streets
- Vista ends: Use taller buildings and architectural expression on buildings that close vistas along a street or square.
- Use colour, materials or specific details to create a distinctive character for different neighbourhoods.
- Buildings must satisfactorily: meet the ground – turn the corner – touch the sky.

4.5 | PUBLIC SPACE

Public Space

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. Skerningham Garden Village will include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, activity, social and civic inclusion. Spaces must be predominantly green in character.

Page 80

The streets and roads of the Garden Village will make up a large proportion of all public space and how they are designed will have a significant impact on people's lives.

Section 4.1 Movement defines the street types and their functions to be included in Skerningham. These street types each have to balance the dual function of place and movement. Their design will vary both by their position in the street hierarchy and the neighbourhood they pass through.

Social Interaction

Streets and other public spaces such as public squares have an important social function to bring people together and to act as a focus for community life. Parks and other green spaces described in the nature section also contribute towards social interaction.

Special consideration needs to be given to safety, multi-functional and generational spaces and reducing the risk of crime.

Meeting Places

The Skerningham Garden Village neighbourhoods will include public spaces as focal points at the heart of the community. They will include squares, market places and village greens. All of these spaces will provide informal settings for activities such as meeting, resting, playing, holding events and parking.

Guiding Design Principles:

- Spaces must be playable and incorporate nudges that promote physical activity.

- **Scale:** Public spaces need to be appropriately sized and proportioned. In new development, it is good practice to identify suitable precedents to inform their dimensions.

- **Enclosure:** The size of a square is informed by the scale of surrounding buildings. Typically, the enclosure ratio of the short dimension of a square is at least twice the height of the buildings.

- **Public uses:** Squares may act as a focus for public uses such as educational buildings, churches, pubs, restaurants and cafes. They are also gathering space for uses that draw large numbers of people.

- **Events:** Facilities can be provided for various types of event, ranging from outdoor stages and tiered seating to market stalls, or power supply and lighting.

- **Traffic:** Squares can accommodate some local traffic around their edge, ideally not on all four sides.

- **Frontage:** Buildings can frame a square, take their main access from it and provide a continuous building line around it.

- **Active frontage:** Active frontages need to be provided around a public square, preferably at least two sides of it.

- **Setbacks:** Buildings will normally be positioned at the back of pavement around the square.

- **Servicing:** Deliveries may be from the rear of properties or from the square itself with provision being made for deliveries.

- **On-street parking:** On-street parking may be accommodated either permanently or when not being used for other activities.

- **Green infrastructure:** Trees may be provided within squares. The type of trees and their position will depend on the function of the square, so as not to compromise the flexibility of the space.

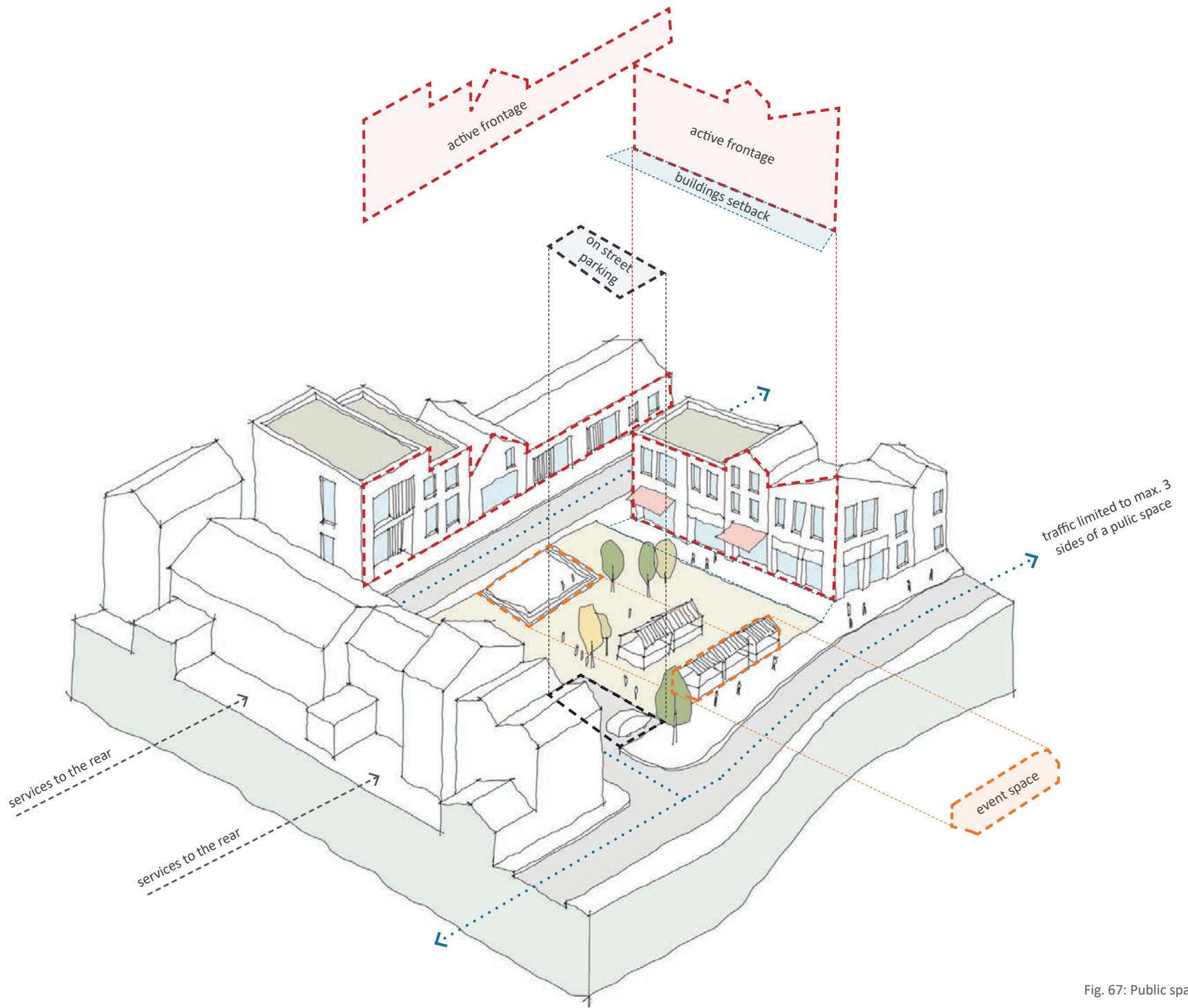
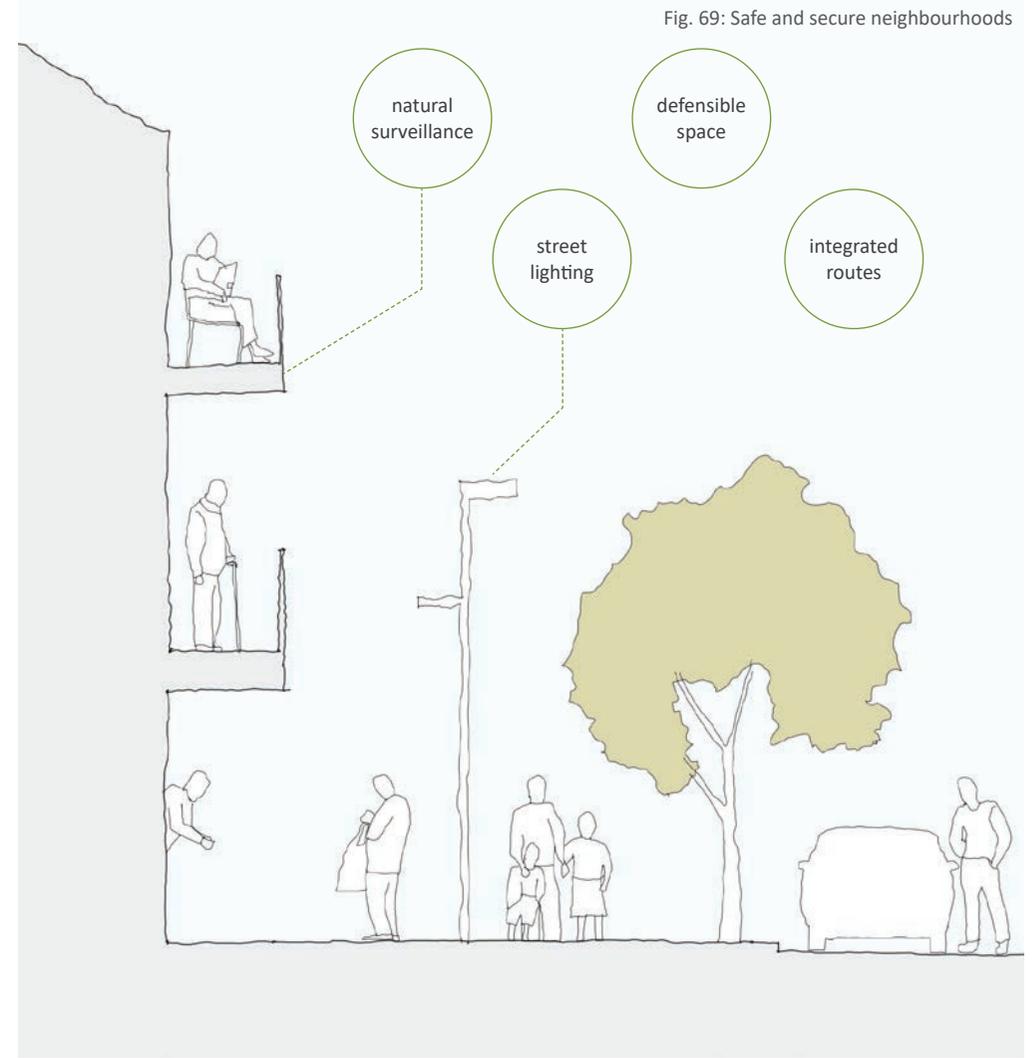


Fig. 67: Public space principles



Home zones

Home zone principles can be applied on local streets. They are defined in guidance as residential streets where 'people and vehicles share the whole of the street space safely and on equal terms, where quality of life takes precedence over ease of traffic movement'. Vehicle speeds are reduced to walking pace. They can form part of the street hierarchy in the new development.



Security and Public Space

Reducing crime has a significant impact on building strong communities and ensuring the long-term sustainability of the Garden Village. The increased threat of terrorism also needs to be considered in the design of the public spaces. Neighbourhoods need to be designed to make all people feel safe and reduce the incidence of crime in accordance with the recommendations of **Secured by Design** (www.securedbydesign.com/guidance/design-guides).

Fig. 70: Mixed use village centre



Sustainable Places

Sustainable places include a mix of uses that support everyday activities including space to live work and play

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.

So, this is not just about housing development. Its about creating the mix of support services that make a community work and to provide employment within the development for those who wish to work locally i.e. a wide range of local jobs in the Garden Village within easy commuting distance of homes. Landscape, nature and open space is a fundamental driver to the design response in order for Skerningham to become a successful Garden Village.

Intensification

This is about making more efficient use of land. As a design principle the Council are seeking compact higher density residential areas surrounded by generous amounts of Public Open Space.

This concept of creating smaller, more densely developed hamlets, with greater public open space provision was supported by those involved in the Public Engagement process.

Mix

A mix of uses is a prerequisite of this site with non-residential development proposed for the character areas at the extreme eastern end of the lands.

The correct balance of uses will help increase the amount of activity in an area throughout the day, reduce overall travel, encourage sustainable travel and support shops and services with a critical mass of people. This will contribute to the creation of a sustainable and successful place.

Housing

Ensure the scheme provides a varied mix of housing tenures and types. Successful neighbourhoods contain a rich mix of people, including families and the elderly, young people and students, people with physical disabilities and those with mental health needs. This, in turn, requires a variety of housing in terms of tenure, type and construction.

Schools

There are specific requirements stated in the local plan with delivery triggers clearly identified, relating to numbers of dwellings occupied at any given time.

Schools and nurseries comprise an important part of the community facilities serving an area. They can provide a focus for community life and incorporate important facilities beyond educational uses. They can also create activity that supports local shops and other services.

Schools need to be located to be as accessible as possible to the communities which they serve and to provide maximum support to local shops and services. There needs to be sufficient provision to serve local need where appropriate.



Fig. 71: Mix of housing types and tenures
Image: Proctor and Matthews Architects - Riverside Sunderland

Community Facilities

Schemes need to exhibit due consideration of:

Cultural and community facilities:

Village halls, community hubs and other cultural facilities.

Local shops: The design code needs to provide guidance for the design of and access to local shopping facilities.

Pubs/cafés: Local shops can include cafés and other food and beverage uses where people can meet and, increasingly, work.

Medical facilities: All areas need medical facilities, including doctor's surgeries, district nurses, dentists and chemists. GP's mostly work in group practices in health centres,

so only the largest schemes will be required to include them. Health facilities need to be in accessible locations at the heart of a community and planned in co-operation with relevant health and care organisations.

Places of worship: New buildings for religious worship are an important community function as places of congregation and community and need to be integrated into new development.

Home-working hubs: Home-working employees can support local facilities and there may also be scope to provide facilities to support home workers. Hubs include meeting spaces, shared resources such as printers, and even a delivery address

Guiding Design Principles:

- Sustainable places include a mix of uses that support everyday activities, including to live, work and play.
- A mix of uses including local services and facilities to support daily life.
- An integrated mix of housing tenures and types to suit people at all stages of life.
- Well-integrated housing and other facilities that are designed to be tenure neutral and socially inclusive.
- The Design Code seeks to facilitate a mix of uses that reflects local needs and support community life.
- Co-locating higher density housing with shops, services and public transport nodes.
- Provide substantial, accessible, useable green/public spaces rather than multiple small strips and verges.
- Ideally people need to be able to meet most of their day to day needs within a walkable radius of their home.

4.7 | HOMES + BUILDINGS

Building Design Ethos

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 will help create a distinctive development.

Many schemes have the ambition of being exemplar from the outside 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 the project and all involved have this collective buy-in. Objectives and quantifiable exemplar outcomes are to be identify early on and assessed throughout the process in order for the aspirations to become reality.

The built form must 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.

Housing Quality

Successful residential design can be aided by thoroughly understanding the distinctiveness of the local area. Some of the key considerations are highlighted within the Darlington Local Plan and section 2.0 Baseline Analysis. Using these studies to inform the design will help to develop high quality, contemporary design grounded in the vernacular - giving both a sense of renewal and belonging.

Poorly executed pastiche version of the traditional must be avoided as is a pick and mix of different architectural styles or periods.

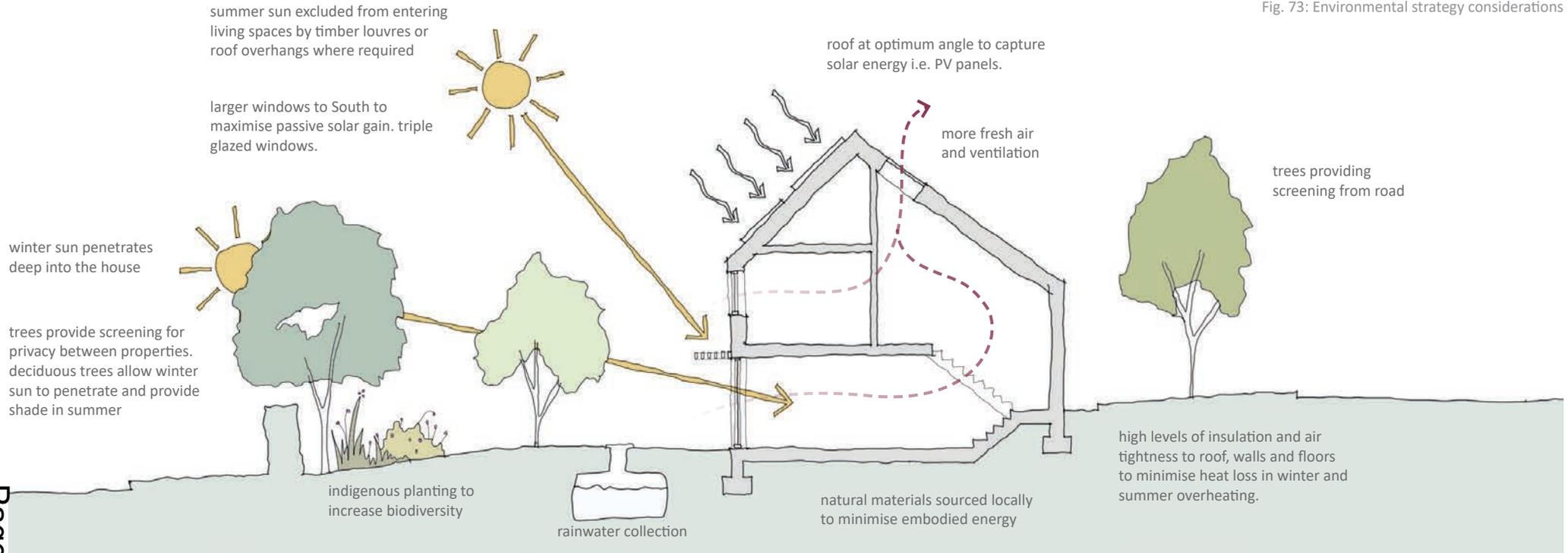
Form of Buildings

Building designs should be based on compact, simple forms which draw from the Darlington vernacular and are a contemporary interpretation of the historic designs. The form, scale and layout are to contribute to the sense of place and help create a community feel. Ornamental add ons must be avoided and any 'addition' must be integral to the overall design, contributing to the character and distinctness of the place.



Fig.72: Housing quality: simple forms with traditional materials to reflect local vernacular with contemporary detailing and consideration of sustainability.

Fig. 73: Environmental strategy considerations



Building orientation – first principles

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 whilst also considering overheating.

Internal layout: Space Standards.

The principles of the Garden Village aimed to provide spacious and well-planned houses. This must be no different in its aims. To provide comfort, enhance standard of living

and well-being all dwellings in the Garden village must have a minimum space standard.

Guiding Design Principles:

- As a base level these must be in line with the National Minimum Space Standards by the RIBA (Royal Institute of British Architects) Internal volume is also important as well as floor area and the floor to ceiling height should be a minimum of 2.5/2.6m on the principal floor.

- The ability to work from home must 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 – bin store, bike store, renewables such as PVs, ASHP

So often forgotten or considered too late in the design process are storage, waste, servicing and utilities.

Guiding Design Principles:

- 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 must not appear to be an add on.

Materials and Detailing

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

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 must be a simple hierarchy. Simple forms will aid in this rather than a complex shape.

More sustainable window materials than UPVC are encouraged. Timber cladding can be a great addition to a housing development however detailing, weathering and ventilation need to be carefully considered.



Fig. 74: Neutral material palette with simple architectural forms



Fig. 75: Gable fronted homes using varying shades of same material.



Fig. 76: Using a mix of materials and colours to help visually “break-up” the development so that it does not appear as a monoculture from long views. Image: Pollard Thomas Edwards



Fig. 77: using contrasting materials and colours for the upper half of dwellings to help avoid visual monotony. Image: Pollard Thomas Edwards

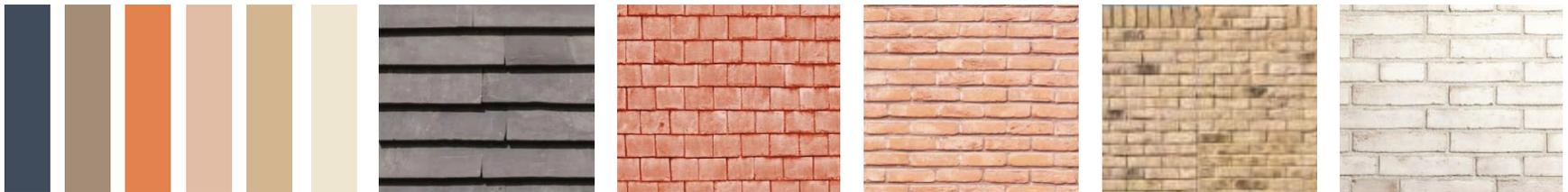


Fig. 78: (left) colour palette of neutral and muted tones. (right) Material palette to reflect and remain sensitive to existing local materiality and context.



Fig. 79: (right) decorative brickwork: using traditional materials with contemporary detailing to add architectural interest and depth to a facade. Image sources (left to right): 1. MawsonKerr Architects. 2.,3., and 4. Proctor Matthews Architects.

Corner buildings

Corner buildings must have elevations that face the ‘street’ on both sides. These are to be considered primary façades and active frontages are to be used.

Page 90
The house is to actively turn the corner with the use of entrances, windows and architectural cues to create a welcoming frontage. see Fig.80. Contrived or pastiche architectural features are to be avoided. The corner buildings must be tailored to the context in which they sit making use of views, sight-lines and where appropriate the creation of landmarks.

Accessibility:

45% of homes are to meet building regulation M4(2), “accessible and adaptable dwellings”, and 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.



Daylight + Windows

To promote good daylighting and thereby improve quality of life and reduce the need for energy to light the home the following must be a minimum. 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.

Skerningham Garden Village would aim for an average daylight factor of

at least 2% for kitchens, average daylight factor of at least 1.5% in living rooms, dining rooms and study. At least 80% of the working plane in these rooms receives natural light.

Further information on natural lighting can be found in BS 8206-2:2008 Lighting for Buildings – Part 2: Code of practice for daylighting.

Designing for Climate Resilience

All dwellings must be substantially higher in standard than building regulations.

To only aim for 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 must adhere to the RIBA Climate Challenge 2030 and must hit the targets corresponding to the years 2020 and 2025. To be truly exemplar as a Garden Village development it must strive to showcase the very best in design and construction.

Modern Methods of Construction (MMC) is to be used to aid in quality assurance and consistent performance of the dwellings.

A percentage of the dwellings will 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 building regulations.



Fig. 81: Courtyard housing
Image: Patel Taylor

4.8 | RESOURCES + LIFESPAN

Resource efficiency

Improving resource efficiency can produce many benefits such as cost savings, reducing environmental impact and support the circular economy.

Page 92

Doing more with less is the aim by:

- + Using fewer materials
- + Optimising the use of materials
- + Prevent waste
- + Using material that are reclaimed or that have a higher recycled content.
- + Reduction of water usage

Whole Life-Cycle Carbon

Whole Life-Cycle Carbon (WLC) emissions are the carbon emissions resulting from the materials, construction and the use of a building over its entire life, including its demolition and disposal.

WLC must be considered throughout the development and as part of the use of resources and the lifespan of buildings.

LETI (London Energy Transformation Initiative) has outlined Whole Life-Cycle Carbon as:

Reduce embodied carbon

- + Use Low impact materials
- + Design for disassembly
- + Use less materials
- + Use local materials
- + Use for longer & design for flexibility

Operational Carbon

- + Optimise form, massing and fabric
- + Design for orientation
- + Provide solar shading
- + Use natural ventilation
- + Use natural daylighting

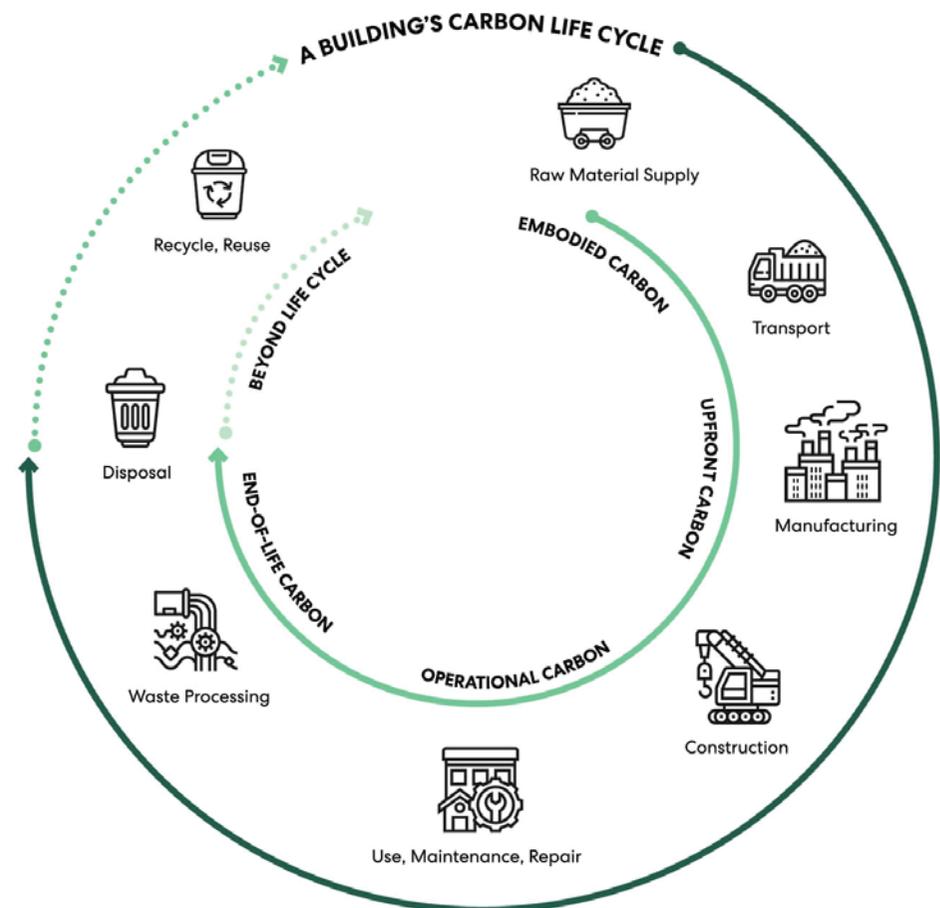


Fig. 82: Carbon Life Cycle

Well designed places, buildings + spaces

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.

+ **adaptable** to their users' changing needs and evolving technologies; and

+ **well-managed and maintained** by their users, owners, landlords and public agencies.

Guiding Design Principles

○ From 2025 no new homes are to connect to the gas grid.

○ Make all new homes suitable for **low-carbon heating**.

○ All new homes must deliver levels of **energy efficiency** as soon as possible and by 2025 at the latest, consistent with a space heat demand of 15-20 kWh/m² /yr. Space heat demand of 15-20 kWh/m² /yr is moving close to the Passivhaus Standard. In order to have all houses built to this standard by 2025 an incremental percentage must be built to this standard each year to 2025 to increase skills in the workforce, knowledge and best practice.

○ **Overheating risk in new-build homes to be considered.** Orientation of buildings and existing solar shading must be a primary solution rather than an over reduction of window sizes

as internal daylight factors need to also be considered.

○ Improve focus on **reducing the whole life-cycle carbon impact** of new homes, including embodied and sequestered carbon. RIBA 2030 Climate Challenge standards must be aimed for. Net Zero Carbon using the UK Net Zero Carbon Building Standard is to be implemented.

○ **Improve water efficiency** performance in homes. RIBA 2030 Climate Challenge standards must be aimed for.

○ Alongside continued funding for flood defences, **strengthen flood resilience** measures at property and community level. This needs to be considered from the start of the masterplan.

○ The development must enable **sustainable travel**, which must be a primary

consideration from the beginning of the planning process. Increase in cycle and pedestrian connections within the development and to its neighbours. Pedestrian, cycle, vehicle hierarchy.

○ **Green infrastructure** needs to be considered from the offset and implemented in the first phase

○ **Long term stewardship** must be organised and implemented to create a development that is sustainable in the long term.

○ In line with the Garden City Standards for the 21st Century (guide 4) a **net zero energy strategy** needs to be implemented and incorporated in the masterplan. This needs to be a whole system approach and an exemplar for the region.



5.0 | CHARACTER AREAS

5.0 Character Areas Introduction

5.1 Beaumont Hill

5.2 Skerningham Woods

5.3 Skerningham Lane West

5.4 Golfcourse (The Fairways)

5.5 Manor House View

5.6 Skerningham Lane East

5.7 Quarry Woods

5.8 Barmpton Forest

5.9 Barmpton Lane

5.10 Bishopton Lane

5.0 | CHARACTER AREAS INTRODUCTION

Introduction

Skerningham is a large development site of which only between 45% and 55% is likely to be developed.

To assist in the analysis of the developable areas of the site, and to safeguard the non-developable areas, the site has been sub-divided into 10 Character Areas (see adjacent Character Area Map).

In defining the Character Areas, the Design Code considered (but not exclusively) the following:

Topography

The landform and land-use (i.e. agricultural, woodland, disused quarry and water courses) and the opportunities offered for natural boundaries and in developing and enhancing footpaths, cycle paths and bridleways across the site.

Structural planting/landscape

To be preserved, enhanced and used to separate development parcels, allowing hamlets to look outwards into the green infrastructure and avoid turning their back gardens outwards to the open space.

Existing public routes across the site

Protecting and enhancing existing routes, of a variety of characters (lit/unlit, paved/gravel, wildlife corridors)

Taking the opportunities arising from the phased development of the site to separate hamlets with green spaces.

View corridors and panoramas/long views

The site slopes gently from north-east to south-west and offers long views to the Cleveland Hills and North Yorkshire Moors.

New development may capitalise on these views and the views may

also require protection from taller development on the lower slopes, which may naturally be more inward-looking developments.

Phasing

Attention has been paid to likely development parcel sizing and phasing based on known housing demand figures for Darlington. Current thinking is that development may start at the east and on the west simultaneously.

Wherever possible natural or historic man-made features are used to define and reinforce Character Area boundaries.

For example the the Ketton Packhorse Bridge, and the long, rising avenue which traverses the site, from the WW2 pill box and terminating in the (currently tree shrouded) Grade II listed Skerningham Manor on the prow of the ridge.

The East Coast Main rail line effectively separates the Beaumont Hill Character area from the remainder of the site as it slices north-south on both embankments and cuttings.

The Character Areas do not define development parcels per se and may contain one or more “hamlets”. As each phase of development comes forward a Parcel Code will be produced, based on the criteria outlined for each Character Area in Section 6.0, informing the Design Code for that phase.

Character Area Names

The naming of the Character Areas was also informed by the attendees at the Public Engagement sessions, to ensure the names were meaningful to local residents and for them had firm, unambiguous geographical attributes.

- 1 Beaumont Hill
- 2 Skerningham Woods
- 3 Skerningham Lane West
- 4 Golf Course (The Fairways)
- 5 Manor House View
- 6 Skerningham Lane East
- 7 Quarry Woods
- 8 Barmpton Forest
- 9 Barmpton Lane
- 10 Bishopton Lane

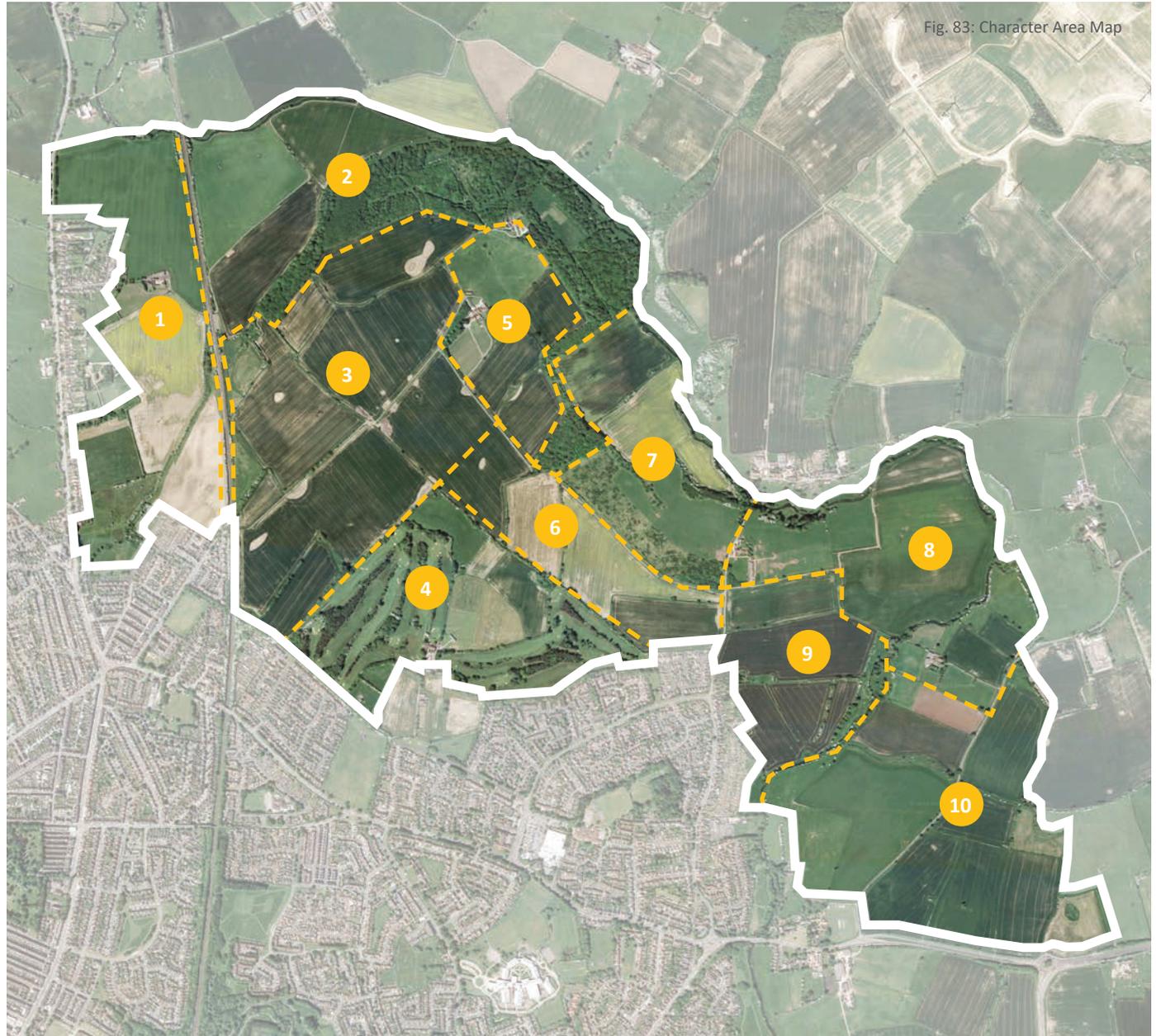
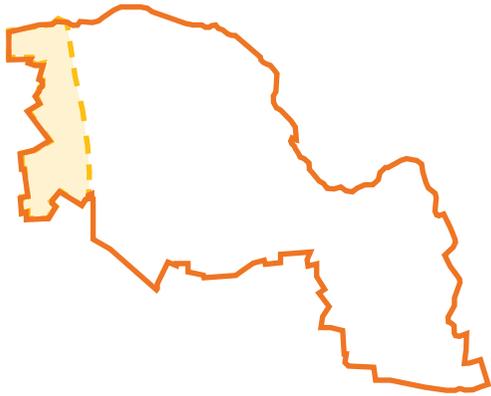


Fig. 83: Character Area Map

5.1 | BEAUMONT HILL

Beaumont Hill

Undulating arable farmland with low lying grasslands. Established hedges and tree groups with a footpath crossing the Southern area. Existing farm to the North which, with its access road and building, dissects the land to the North. 2 main access points to the land to the West across the East Coast mainline and at least 3 existing access point from Beaumont Hill.



5.2 | SKERNINGHAM WOODS

Skerningham Woods

Open farmland and the Skerningham Community Woodlands is situated on north facing slopes that fall towards the gently meandering river. With low water levels and scrubby riverside vegetation, it is often difficult to discern the course of the river although a bridge to the west offers views and a gravelly beach with scattered nearby trees is a popular spot for families to play in the water. The East Coast Mainline can be partially seen on a viaduct.

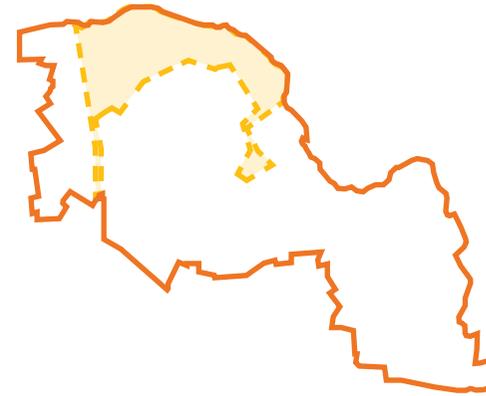


Fig. 84: Beaumont Hill

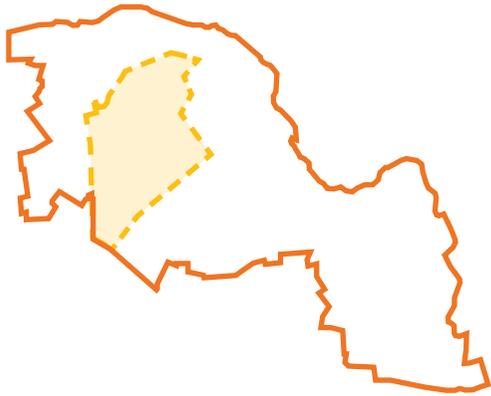


Fig. 85: Skerningham Woods

5.3 | SKERNINGHAM LANE WEST

Skerningham Lane West

Predominately arable land with East Coast Mainline to the West and existing links across the line. A strong tree-line to the South/South East and connected to Skerningham Lane East to the East. Low Skerningham Lane is a strong route towards Skerningham Manor and features the pillbox, a locally recognised landmark. Salters Lane towards 'Skunny Woods' is also a key feature and well used route.



5.4 | GOLF COURSE (THE FAIRWAYS)

Golf Course

Located at the existing residential edge on very gently undulating land, including heavily managed fairways with dividing tree planting, plantation, woodland blocks, some wetland and agricultural fields with field trees, hedgerow field boundaries and a group of buildings at Elm Tree Farm. Smaller fields to the south have an enclosed feel with a dense hedgerow network. The golf club house is set within hard-standing for car parking and associated supporting structures.

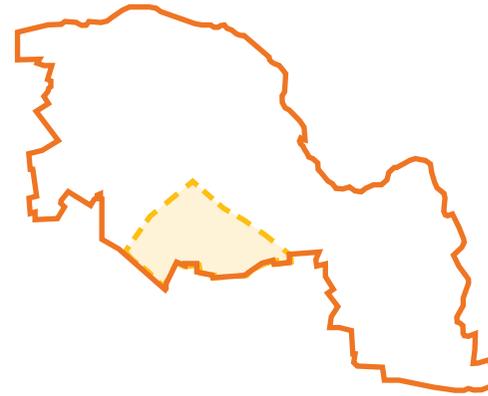


Fig. 86: Skerningham Lane West



Fig. 87: Golf Course

5.5 | MANOR HOUSE VIEW

Manor House View

This character area includes the Grade II listed Skerningham Manor and surrounding agricultural land. It sits just to the north of the ridge line and will be to the north of a proposed Local Distributor Road serving the Skerningham development.



5.6 | SKERNINGHAM LANE EAST

Skerningham Lane East

Predominantly arable land but connects with existing development on Barmpton lane. Mixed plantation woodland and footpath runs along the northern edge and the land falls away south from the ridge line. Amenity grassland runs along the southern boundary and an important footpath north south through the area.

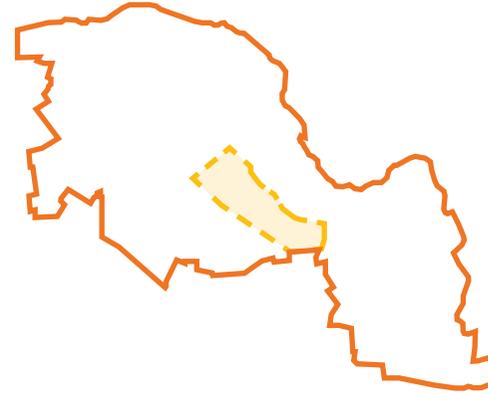


Fig. 88: Manor House View

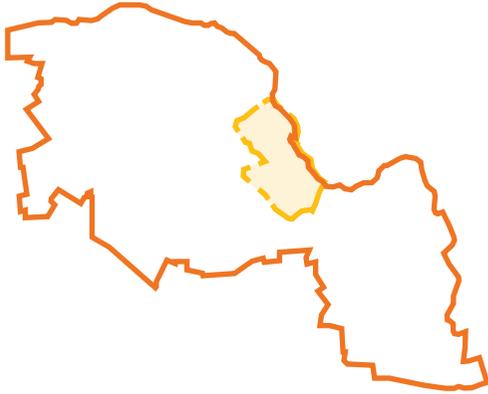


Fig. 89: Skerningham Lane East

5.7 | QUARRY WOODS

Quarry Woods

A section of the shallow northeast-facing Skerne river valley, and former quarry, comprising open rolling arable land with Skerningham Community Woodlands to the north and riparian woodland where the valley narrows to the east close to Barmpton. Slopes all face east and northeast and fall towards the gently meandering river. With low water levels and scrubby riverside vegetation, it is generally difficult to see the actual river. Drainage ditches incise the fields and lead to the river.



Page 101



Fig. 90: Quarry Woods

5.8 | BARMPTON FOREST

Barmpton Forest

Open low lying floodplain of agricultural land with a large scale field within a meander of the River Skerne, gently rising to the west and south of the river with a farmstead. There is a noticeable lack of tree cover are a few trees along the river and on field boundaries, few hedge-lined field boundaries and a scrubby edge to the river that screens views of the actual water making it difficult to establish the presence of the Skerne

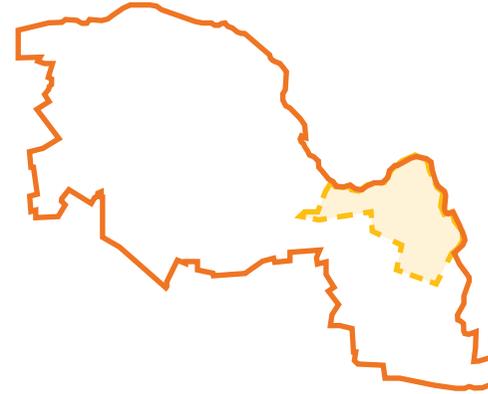
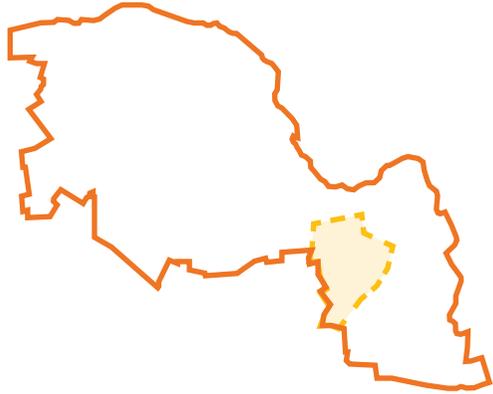


Fig. 91: Barmpton Forest

5.9 | BARMPTON LANE

Barmpton Lane

This area is the land predominately to the east of Barmpton lane and rear gardens of the existing dwellings in the neighbouring Whinfield community. It is effectively bounded to the south-east and east by the River Skerne with its related riverside trees and planting. The land rises towards Elly Hill in the North which falls with the neighbouring Barmpton Forest character area.



5.10 | BISHOPTON LANE

Bishopton Lane

This character area covers the land that lies either side of Bishopton Lane. It is bounded to the south by the A1150 Stockton Road; to the west and northwest by the River Skerne where it abuts the Barmpton Lane character area; to the east and northeast it follows a series of meandering field boundaries; the south eastern part juts out to effectively overlap the adjacent strategic A66 roundabout junction.

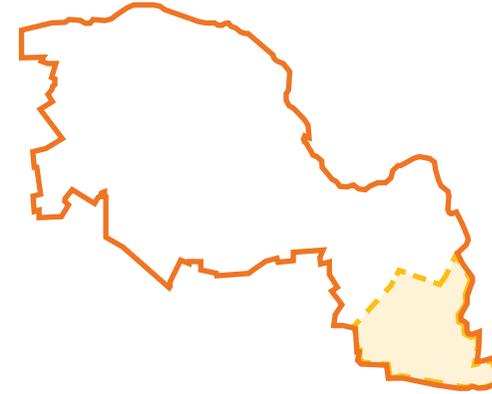


Fig. 92: Barmpton Lane



Fig. 93: Bishopton Lane

6.0 | CHARACTER AREA CODES

6.1 Beaumont Hill

6.2 Skerningham Woods

6.3 Skerningham Lane West

6.4 Golfcourse (The Fairways)

6.5 Manor House View

6.6 Skerningham Lane East

6.7 Quarry Woods

6.8 Barmpton Forest

6.9 Barmpton Lane

6.10 Bishopton Lane

6.1 | BEAUMONT HILL



Fig. 94: Character Area in context

Nature

Existing features such as hedges, high grade trees, marshland are to be maintained and enhanced and wildlife corridors clearly identified. The low laying areas are to be used as part of the strategy to enhance biodiversity. SUDS will also contribute to this rich natural area which will have no buildings present.

Movement

Pedestrian and cycle hierarchy over vehicles is imperative. Any development to the North of the Skerningham Local Distributor Road would need to ensure this does not create a barrier to this new neighbourhood's connection with facilities and the rest of the character area.

Built form

Due to the nature of the topography, flooding issues and the new road to the North, the area of land that can be built on is reduced. Therefore, a layout that enables c.600 homes to be built in this character area must have a higher density. This will also help contribute to the sense of place and houses being near to facilities and amenities. The route of the

pylons are to be taken into account but this buffer must appear to be natural rather than a hard edge.

Identity

It is important for Beaumont Hill and the development to the West of the East Coast Mainline (ECM) to be able to function and be sustainable in its own right. This is important due to the phasing of the housing to the East and the physical restrictions of the ECM. It must endeavour to use all available existing routes across the line and improve these to enable ease of pedestrian and cycle flow between the East and West areas of the Garden Village. These links must be enhanced as part of phase one in order to link with the green infrastructure.

There must be local amenities such as a shop and café within the Beaumont Hill character area and an easily identifiable 'centre'.

Public space

Public rights of way are to be maintained and enhanced. Existing and historic hedges and boundaries are to be given consideration in the masterplan as are buffers to the

existing houses and the existing farm as well as reinforcing the northern green space by the River Skerne. Public space must not be a by-product of the housing layout but will be the primary driver for the masterplan. Wildlife corridors along with public spaces for different activities are to be integral for this character area and green infrastructure a driver for design choices.

Local amenities are crucial to the success of this character area to allow it to be sustainable, reduce vehicle travel and give it identity. Vehicle travel must be discouraged to these amenities and walking and cycling encouraged both within the site and to nearby services. Local community shops and cafés are encouraged however any out-of-town type facilities such as ‘Drive Thrus’ will not be allowed as this would contradict the essence of place and identity of the garden village. Allotments will be encouraged and there is a known local demand in the Beaumont Hill area. With c.600 additional homes it is clear allotment space must form

an important part to the masterplan of this area.

Homes + buildings

No building on or near flood plain. Climate change and increased heavy rainfall to be considered when identifying housing location. Town houses, terraces and a village centre type density are to be encouraged for this relatively compact Eastern development instead of detached and lower density housing.

As well as delivering on the vision for the overall Garden Village set up in 1.1, it is important that this initial phase of housing reflects meeting the climate challenge.

In addition, custom build, self-build and space set aside for Co Housing (typically 20-25 houses) is to form part of this masterplan. A pilot scheme for net zero carbon houses and building is to be implemented in the first phase to learn from and be able to deliver all future phases as zero carbon homes. This upskilling is imperative to meet the climate emergency.

Fig. 95: ‘Home for Life’ illustrating wider range of housing typologies for all ages and encouraging higher densities close to local facilities
Image: Pilgrim Gardens - PRP Group LLP



6.2 | SKERNINGHAM WOODS



Fig. 96: Character Area in context

Nature

The river and all existing habitats must be enhanced. As an opportunity for further Biodiversity Net Gain, and subject to the approval of the Environment Agency, the river is to be broken out of its channel creating scrapes, wetlands and offset ponds which can also have a SUDS role. The semi-natural woods and plantation of Skerningham Community Woodlands and any burial sites that may be present, should be managed for longevity, tree health, biodiversity and visitor access. Existing hedgerows must be maintained and improved with buffer strips, gaps filled and improved species diversity. Invasive Himalayan Balsam needs to be eradicated across the area. Effective buffer strips are to be created adjacent to the River Skerne to prevent potential nutrient leaching from agricultural land into the river.

Movement

All Existing Public Rights of Way must be retained and enhanced with the extensive network within Skerningham Community Woodlands being clearly signed for access in and out. Public access to and along the River Skerne will further aid memory mapping of the area with the bridge crossing being a key landmark for what would become part of the **Skerne Valley Park**. Wildlife corridors incorporating pedestrian and cycle access will connect to the other character areas and existing urban development.

Built form

Due to the attractive quality of the landscape, the topography and flooding issues, there must be no new houses within the valley which are beyond the ridge line of the Skerne Valley. A visitor centre with interpretation, toilets, refreshment and car parking could

be incorporated if not developed beforehand in another of the riverside character areas.

Identity

The existing quiet rural character must be maintained although land use is to transfer from intensive agriculture to meadows managed for biodiversity or grasslands for public access. The presence of the river Skerne is to be enhanced within the area for public enjoyment and the benefit of wildlife. Wetlands could further contribute to this character.

Public space

There is reasonable public access at present, but the Skerne Valley Park would transform this into a country park. Public access must be dovetailed with ecological enhancement and spaces created that are formed of ecological building blocks of low maintenance species rich grassland, woodland, wetland

and scrub with riverside access
Wildlife corridors incorporating pedestrian and cycle access must connect to other character areas.

Uses

The predominant use of the character area must be a country park that incorporates the existing Skerningham Woods and a possible new visitor centre. Land use would be in combination with agriculture and its biodiversity and natural role. The low-lying floodplain also offers the potential for more strategic SUDS wetland infrastructure.

Homes + buildings

Establish possible visitor centre and bird hides within the Skerningham Valley Park.

Fig. 97: Visitor Centre/ Cafe: example of public facilities for the new country park.
Image: Mount Grace Priory Cafe - MawsonKerr Architects



6.3 | SKERNINGHAM LANE WEST



Fig. 98: Character Area in context

Nature

There are several strong natural features within the character area which must be a starting point for the masterplan. Hedges, paths, high grade tree groups are to be maintained and enhanced with wildlife corridors clearly identified and incorporated as landscape design features.

Movement

Pedestrian and cycle hierarchy over vehicles is imperative. The masterplan for this character area and connected areas need to clearly demonstrate more sustainable travel and the ability to achieve a 20min walkable neighbourhood. There needs to be clear vision of how pedestrians and cyclist will have priority when crossing the new road to the North to access Skerningham Woods and other green infrastructure.

Built Form

No build form to the East of Salters Lane is allowed and a buffer to the pylon route needs to be introduced. Historical hedge, field boundaries and present footpaths are to be used as a design driver for the built form.

There is an indication of a possible Deserted Medieval Village located close to Skerningham Manor which needs to be investigated and if/ when located is to be both protected and celebrated by related interpretation as a local design feature.

Identity

The future 'centre' of Skerningham is to be established within this character area and the adjoining Low Skerningham West which give further emphasis to the need for a strong sense of place and identity to deliver the Vision (see 1.1).

Public Space

Public squares and green space to have priority within this character area. These spaces, such as public squares should have greater building density surrounding it in order to help create a sense of place. Like in other character areas public spaces are to be a primary driver for the masterplan. Good links to public spaces via footpath and cycleways to connect all public spaces throughout the overall masterplan. This movement network is to be implemented in the first phase.

Fig. 99: Village Centre illustrating higher building densities, pedestrianised public spaces and differing housing typologies. Image: Riverside Sunderland - Proctor and Matthews Architects



Uses

This area is to ultimately be the centre of the overall masterplan and as such local amenities and services, education, employment and leisure are to be considered carefully and designed in from the outset. Consideration however must be given for phasing and as this area will not be in the first phase so adequate local amenities also need to be provided in the other first phase

Areas that complement this character area when completed. Uses are to be positioned to encourage walking and cycling and discourage driving. Central areas for amenities and services must be pedestrianised with related higher building densities and house typologies.

Homes and Buildings

A good density of housing and buildings is important in order to avoid urban sprawl and also to create a clear identity within this character area. This area is in the later phases of the development and therefore must reflect the step change in net zero carbon methods piloted in the first phases.

Page 109

6.4 | GOLFCOURSE (THE FAIRWAYS)



Fig. 100: Character Area in context

Nature

The landscape structure with existing habitats of hedgerows, hedgerow trees, field trees, woodland, plantation and wetland are all to be retained, with buffer strips incorporated, and further connected to create wildlife corridors in and outwith the character area and enhanced for biodiversity. Species composition and tree structure of the plantation must be managed towards more native species and greater openness for public access. Wetlands are to have a SUDS role from the wider area. Management of the golf course, if retained in this location must be adjusted so that it is of greater benefit to biodiversity.

Movement

A well-used bridleway runs along the southwest boundary of the site. This route will be enhanced without detriment to nature to make wider connections from existing residential areas towards the Skerne River and be set within wildlife corridors that provide the experience of being 'in nature'. If the golf club is retained, safe and manageable access will be

created through the course; but if it is relocated greater opportunities exist for the public enjoyment of the parkland landscape.

Built Form

Scenarios differ depending on whether the golf club moves or not. If removed, potentially a linear residential typology will maintain the mature trees that structure the fairways. In either scenario, the green infrastructure will become a more visible and usable public amenity.

Identity

The landscape character currently is urban fringe with many positive aspects such as green infrastructure and no-vehicle movement routes. These must be emphasised and developed with increased public access as key components of public perception of place in development proposals. The role that the golf course currently plays as a green resource will be retained in either scenario.

Public Space

An improved movement strategy that connects town with the River Skerne through wildlife corridors must be implemented to open out at junctions and in places of good passive surveillance to create usable public green space and a network of linear parks. Opportunities are to be found to open up the semi-private open space of the golf course site to greater public use.

Uses

A combination of public open spaces, leisure or small scale agriculture must be provided here, with the key being improved public access and green infrastructure that facilitates SUDS.

Homes and Buildings

The golf club, if retained, is to be developed as a greater community asset for events, services and social support. Alternatively, linear residential typologies such as garden mews that work around the existing green infrastructure will be provided in this location.



Fig. 101: Existing Golf Course: opportunities for enhanced bio-diversity in new management plan.

6.5 | MANOR HOUSE VIEW



Fig. 102: Character Area in context

Nature

Existing features such as hedges, woodland and tree belts are to be maintained and enhanced including the green infrastructure corridors.

Movement

Existing pedestrian and vehicular access to the communities at Skerningham Manor and Low Skerningham from both Barmpton Lane and Salters Lane will need to be retained.

The Local Distributor Road will run to the south of this area below the ridge line and sensitive treatment of the Salters Lane green infrastructure corridor crossing will be critical to retain the character of this route.

Built Form and Identity

Skerningham Manor is a focal point with land to the south sitting lower on the landscape. In addition to the Grade II Listed Skerningham Manor there is a group of grade II listed buildings at the edge of the community woodland to the north. Both groups of listed buildings are currently within a largely arable

landscape and as key heritage assets their respective settings need to be protected and enhanced.

There is also a possible Deserted Medieval Village located close to Skerningham Manor which, if found following further archaeological investigation, will be protected and incorporated in a publicly accessible and interpreted local feature within an enhanced landscape setting.

Public Space

This largely arable landscape at present which will either continue for productive agricultural use or alternatively be managed community open space with enhanced biodiversity management.

Uses

Publicly accessible open space excluding existing residential curtilages.

Homes and Buildings

Apart from any remaining conversion of existing buildings there will be no additional development in this area.



Fig. 103: Existing Grade II listed Skerningham Manor farmhouse with related landscape setting to be protected and enhanced as a key heritage asset.

6.6 | SKERNINGHAM LANE EAST



Fig. 104: Character Area in context

Nature

The mixed plantation woodland (Hutton Plantation and former Quarry) runs along the northern edge with a public footpath along its length -the ridge line follows the line of the plantation. There is also an existing public footpath which runs from Whinfield north to the footpath both of these must be retained and enhanced as appropriate as green infrastructure and related wildlife corridors

Movement

Parts of this area will be the amongst the first phases of the Garden Village and will need to clearly demonstrate a commitment to the 20 minute walkable neighbourhood Vision (see 1.1). Pedestrian and cycle permeability within the area and into and through the existing development to services beyond this character area needs to be established from the start in the masterplan and related parcel codes.

As development progresses one of the streets running through this area will be a bus route to ensure that all homes are within 5 minutes' walk from a service.

The Local Distributor Road from A167 to A1150 will run through the entire length of this area. There will be at least one roundabout junction on the Local Distributor Road to provide access to the development areas.

The local plan states 'Development of the initial phases of development at the eastern part of the allocation will be accessed via Barmpton Lane and /or Bishopton Lane.' In order to minimise the impact of the development and its construction on the existing communities it is important that vehicular access is only via Barmpton Lane and/or Bishopton Lane and this is provided at the outset. Barmpton Lane / Whinfield Way would however provide the link to a bus network through the development.

Built form

There will be no development to the north of the Local Distributor Road. In addition, there will be a green buffer provided between the existing and new development. Again a good density of housing and buildings is important in order to avoid urban sprawl. It is also important that

this initial phase of housing reflects meeting the climate challenge. A pilot scheme for net zero carbon houses and building is therefore to be implemented in part of this first phase to learn from and be able to deliver all future phases as zero carbon homes. This upskilling is imperative to meet the climate emergency.

Identity

Parts of this area will be amongst the first phases of the Garden Village and will need to clearly demonstrate a commitment to quality of place and local identity as set out in the Vision (see 1.1).

Views from this area to the open space to the north and related country park are important and therefore the Local Distributor Road must not intrude into these views.

Public Space

In addition to informal and formal open space that will be provided within this character area easy access will need to be ensured to the open space to the north beyond the Local Distributor Road and also to the amenity grassland along the

southern edge.

The footpath/ cycle crossing of the Local Distributor Road will require sensitive treatment as routes move from an urban paved and lit form to a more rural character as part of the green infrastructure corridors.

Uses

Achieving a good mix of residential and non-residential uses to support the 20 minute walkable neighbourhood will mean some community services will be located in or adjacent to this character area.

Homes and Buildings

The topography of this area would suggest that medium and higher density development must logically be located within the southern part of this character area, closest to services and public transport. A lower density of development to create a more rural character and softer edge to the north would be appropriate.

A small part of the eastern end of this character area (and the western side of character area 10) could initially be accessible to the existing



Fig. 105: Accordia in Cambridge, illustrating integrated public space within higher density homes
Image: Fielden Clegg Bradely Studios

6.7 | QUARRY WOODS



Fig. 106: Character Area in context

Nature

The river and all existing habitats must be enhanced. As an opportunity for further Biodiversity Net Gain, the river is to be broken out of its channel creating scrapes, wetlands and offset ponds with a SUDS role. Woodlands are to be managed for longevity, tree health, biodiversity and visitor access. Existing hedgerows will be maintained and improved with buffer strips, gaps filled and improved species diversity. Invasive Himalayan Balsam needs to be eradicated across the area. Effective buffer strips must be instated adjacent to drainage ditches and the River Skerne to prevent potential nutrient leaching from agricultural land into the river.

Movement

Public access is currently limited and a pedestrian riverside route needs to be created that connects Skertingham Community Woodlands to the northwest with Barmpton in

the southeast. In addition, an upper route along the ridge line is required to offer users to opportunity of panoramic views of the River Skerne and the highly attractive rural landscape on the north side of the valley. A continuous public footpath runs along the north side of the river outside of the Skertingham site boundary. Wildlife corridors incorporating pedestrian and cycle access sare required to connect to other character areas and existing urban development. A new timber bridge of memorable design, that is suitable for both pedestrians and cyclist, is required to cross the river Skerne so as to enable a figure of 8 loop around both sides of the river and thus provide greater choice for users.

Built form

Due to the attractive quality of the landscape, the topography and flooding issues, there must be no new houses within the valley which are beyond the ridge line of the Skerne Valley. A visitor centre with

interpretation, toilets, refreshment, community facilities and car parking can be incorporated if not developed beforehand in another of the riverside character areas.

Identity

The existing quiet rural character must be maintained with land use transferred from intensive agriculture to meadows managed for biodiversity or grasslands for public access. The River Skerne is to become visible and elevated within the area for public enjoyment and the benefit of wildlife. Open views of the site are enjoyed from the public footpath along the north side of the river outside of the Skertingham Garden Village site boundary. The form and design of the bridge must positively contribute to the identity of Skertingham and the Skertingham Valley Park.

Public Space

There is minimal public access at present, but the Skerne Valley Park will transform this into a

country park. Public access is to be dovetailed with ecological enhancement and spaces created that are formed of ecological building blocks of low maintenance species rich grassland, woodland, wetland and scrub with riverside access. Wildlife corridors incorporating pedestrian and cycle access are to connect to other character areas.

Uses

The predominant use of the character area remain agricultural apart from the proposed new country park that incorporates the existing Skertingham Woods. The low-lying floodplain offers the potential for more strategic SUDS wetland infrastructure. Barmpton Quarry Landfill site is located within this area and will need appropriate investigation.

Homes and Buildings

Establish possible visitor centre and related public facilities within the proposed Skertingham Valley Park.

Fig. 107: Loch Leven National Nature Reserve. An example of public accessible wetland boardwalk to be included within the proposed Skertingham Valley Park. Image: Raeburn Farquhar Bowen, Landscape Architecture



6.8 | BARMPTON FOREST



Fig. 108: Character Area in context

Nature

Existing trees and hedges must be maintained, riparian woodland developed along the river and the river's role as a wildlife corridor accentuated and linked to the hinterland with appropriate planting and dimensions. The river banks are to be opened up, with scapes and wetlands created which will play a role in SUDS for the wider Skerningham. Wide buffer strips are to be incorporated to reduce the risk of agricultural chemicals and nutrients leaching into the river.

Movement

The nature of the flood plain and open attractive landscape presents an ideal opportunity for pedestrian and cycle recreational access for the enjoyment of nature and the landscape. Footpath loops are to be created which form part of a wider Skerne Valley Park with new

footpaths and bridleways linking into existing routes in Barmpton and wildlife corridors incorporating pedestrian and cycle access connecting to other character areas.

Built form

Due to the nature of the topography and flooding issues, there must be no new houses within the valley, nor within the rest of this character area as it lies north of the Local Distributor Road.

A visitor centre with interpretation, toilets, refreshment and car parking can be incorporated if not developed in another of the riverside character areas beforehand.

Identity

The existing quiet rural character is to be maintained with land use transferred from intensive agriculture to meadows managed

for biodiversity or grasslands for public access. The presence of the river Skerne is to be elevated within the area for public enjoyment and the benefit of wildlife. Wetlands will further contribute to this character.

Public Space

There is little public access at present, but the Skerne Valley Park will transform this to a country park. This will also include opportunities to encourage play, promote physical activity and interpretation that accessibly tells the story of the place. Public access is to be dovetailed with ecological enhancement and spaces created that are formed of ecological building blocks of grassland, woodland, wetland and scrub with riverside access. Wildlife corridors incorporating pedestrian and cycle access are to connect to other character areas.

Uses

Public park with related visitor centre and facilities.

Homes and Buildings

Visitor centre and bird hides.



Fig. 109: Bird Hide: an example of accessible local feature within new public country park
Image: *Ecology of Colour* by Studio Weave

6.9 | BARMPTON LANE



Fig. 110: Character Area in context

Nature

This is presently an area of predominantly agricultural land characterised by field trees and hedge lined field boundaries which will be a strong influence in shaping subsequent the masterplan and related parcel codes for subsequent built development.

There is a need for buffer planting to the west adjacent to existing properties on Barmpton Lane as well as reinforcing the present River Skerne planting to provide an overlapping edge with the neighbouring Bishopton Lane area to the east.

Movement

The existing local facilities can be accessed off Barmpton Lane using the existing footpath skirting the informal amenity space and Whinfield primary school playing fields.

The main street connection, whilst initially via Barmpton Lane to the

north, will need predominately to link through to the likely southern development parcel from a new route from Bishopton Lane also serving the neighbourhood character areas of the same name. There will not be any direct access to the Skerningham Local Distributor Road from within the development.

Built form

Existing neighbouring properties are relatively low density with long narrow garden plots with a large area of communal allotments abutting the south west edge.

The opportunities for new development within the character area will need to establish a suitable density of built form given its favourable walkable/cycling proximity to the existing facilities in Whinbush Way.

Identity

This will be a distinct relatively small new neighbourhood in an enhanced natural setting whilst initially

benefiting from the existing walkable facilities to the west in Whinfield.

This can logically be arranged as a distinct village and related hamlet type scale of development respecting and reinforcing the present field boundary pattern.

At its heart will be a village like cluster around a focal communal space to assist with legibility.

Public Space

This will be informal natural amenity space acting as a buffer to the Barmpton Lane properties rear gardens; an enhanced setting for the River Skerne bankside; and to the north an extension to Barmpton Forest with new pedestrian/cycle connections albeit likely to be via Barmpton Lane due to the barrier of the eventual Local Distributor Road.

Uses

Primarily residential and related passive recreational uses with the possibility of supporting community

facilities including space for local food growing as well as formal allotments.

There could additionally be some local 'cornershop' type retail or related facilities near the Barmpton Lane entrance to the character area to supplement the existing main Whinfield neighbourhood centre.

Homes and Buildings

These will be a bespoke group of homes and related community facilities to reinforce the Vision (see 1.1) to create a strong sense of place in this eastern area of the Garden Village.

This will be a relatively dense place comprising predominately contemporary terraced; link terrace; and semi-detached homes to achieve this. Only a limited number of detached homes are to be used in key locations to reinforce the village cluster concepts and seeking to avoid previous suburban house types and layouts.



Fig. 111: Homes clustered tightly together within surrounding green spaces and children's play areas, creating a new community identity.
Image: *Cocoa Works West* by JTP Architects and OPEN Landscape Architects

6.10 | BISHOPTON LANE



Fig. 112: Character Area in context

Nature

The present arable fields are considered more open in landscape assessment terms with far less of the surviving historic field pattern relative to other character areas.

This will require investment in advance planting and related landscape design features to ensure a suitably enhanced bio-diversity as well as visual amenity for future public use.

Movement

The future movement network will initially remain focussed on Bishopton Lane as the principal access route within the character area.

The pedestrian and cycle network will need to create a number of off road links towards the west in order to connect with the existing Whinfield neighbourhood in order to meet the overall garden village

concept of providing 20 minute walkable neighbourhoods.

Built form

Similar to Barmpton Lane character area this will have a separate self contained neighbourhood form and street pattern at this eastern edge of the garden village.

Identity

Presently, open fields with sparse surviving hedges which are to remain and be reinforced around the edges of the new development.

Any potential employment uses would likely involve larger buildings and bigger plots that will need to be set within a much-enhanced landscape setting to mitigate the visual impact.

Particular attention will be required in order to achieve a positive identity for relatively 'big box' type business uses whilst striving for human scale

in the external spaces providing active public frontages with only limited front entrance visitor parking. Otherwise all non-essential parking and service yards are to be located to the rear.

Public Space

This will both provide a perimeter buffer between the respective development zones either side of Bishopton Lane to respect the present landscape setting at the edges of the character area as well as human scale amenity spaces to provide features within the business clusters of development.

Uses

These have not been pre-determined within the Local Plan allocation. Business uses may be suitable subject to employment land needs and take up during the plan period.

Supporting local facilities are to be provided in support of either

employment or alternative residential uses given the relative distance from the existing Whinfield neighbourhood, depending what is provided in the adjacent Barmpton Lane character area.

Homes and Buildings

Business use developments require a different form and scale of buildings compared with housing. Strategic design principles are to be followed to achieve a coherent group of buildings in terms of elevational treatment including fenestration and materials; main street frontages and entrances; building lines; screening of parking and service yards.

Should homes however be subsequently introduced then they must broadly follow the principles set out in the neighbouring Barmpton Lane character area.

Fig. 113: Employment units sketch proposal





7.0 | ASSESSMENT TOOLS

7.1 Assessment Process

7.2 Building for a Healthy Life

7.3 Design Quality Coding Checklist

7.1 | ASSESSMENT PROCESS

Assessment Process Overview

All scheme designs prepared with consideration to all relevant policies and design guidelines including this Design Code/ SPD, must be assessed by the designer using the tools explained in this section.

The assessment process is in two sequential parts, as illustrated in Fig. 114.

Assessment Part One

Building for a Healthy Life (BHL) is England's most widely known and most widely used design tool for creating places that are better for people and nature. It is endorsed in national planning policy (NPPF 2021, Chapter 12, paragraph 133) as an assessment framework to support the delivery of well-designed places.

Building for a Healthy Life, integrates the learning from the Healthy New Towns Programme-Putting Health into Place in which Darlington was a Pilot and is the key measure of design quality for this development.

In addition **Streets for a Healthy Life** - a companion Guide to Building For a Healthy Life (BHL) and Manual for Streets (MFS) illustrates and explains what good residential streets look like, and how they function. A revised Manual for Streets is now in the course of preparation (August 2022), which Streets for Healthy Life will help to inform and, in the interim, will be used to assess the quality of streets in the Skerningham development.

Assessment Part Two

Design Quality Coding Checklist

The assessment criteria in the Design Quality Coding Checklist (DQCC) are drawn from the Skerningham Garden Village Design Code/ SPD and are site specific.

It is a simple Pass or Fail assessment. Does the scheme meet/ comply with the criteria; Yes or No.

Where a scheme fails to meet any criteria then the developers will be required to resubmit or revise their proposals accordingly.

Assessors

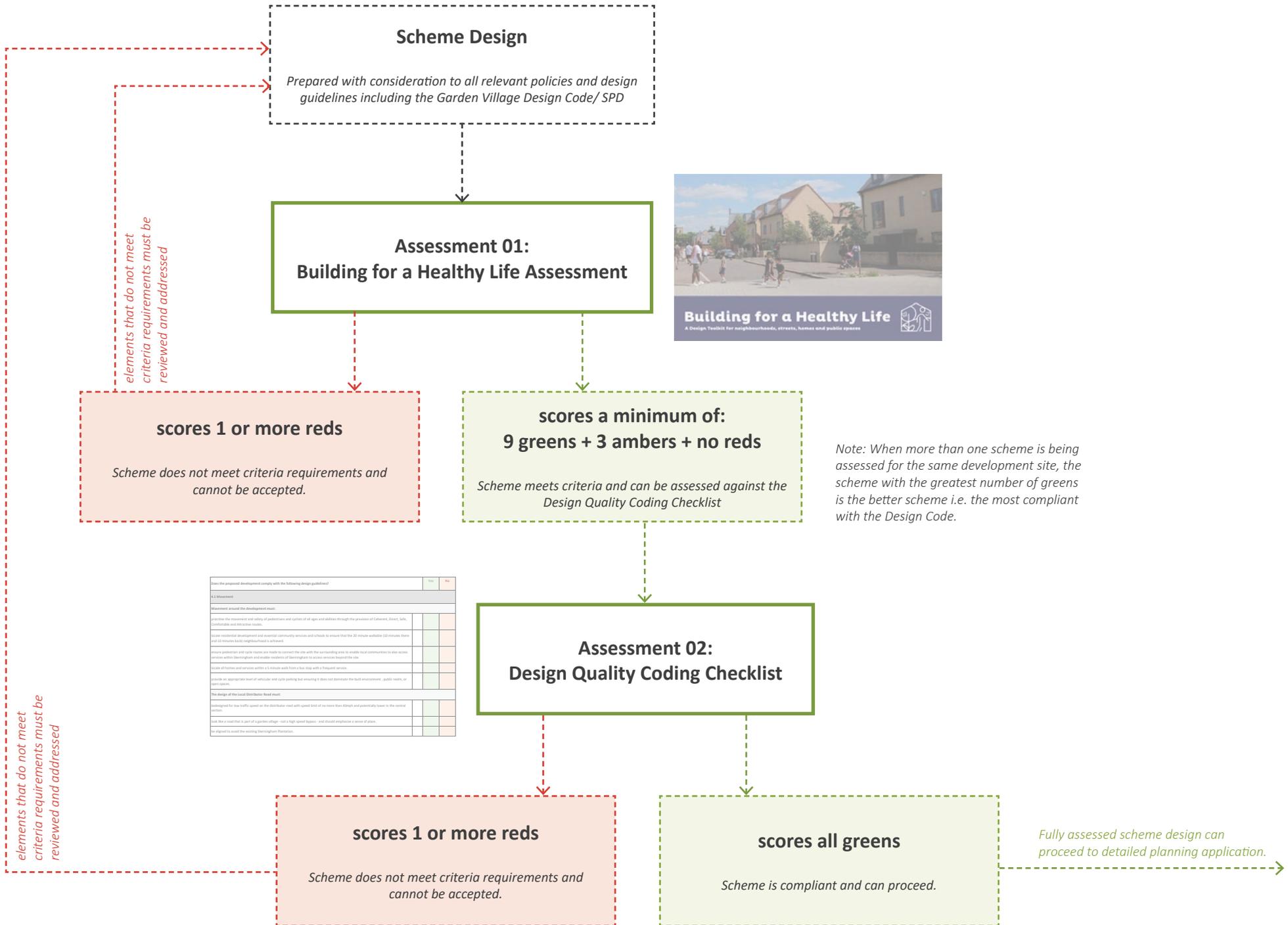
Developers can use the tools themselves. Also, the Council may wish to delegate either or both

the BHL and DQCC assessments to a suitably qualified external organisation to undertake assessments on their behalf. Assessment panels will then be able to provide relevant feedback and guidance where any criteria have not been met.

Section 7.2 gives a brief explanation on using the BHL assessment toolkit.

The full Design Quality Coding Checklist is set out under Section 7.3.

Fig. 114: (right) Assessment Process flowchart



Does the proposed development comply with the following design guidelines?	Yes	No
B.3 Measurement		
Measurement around the development must:		
prioritise the measurement and safety of pedestrians and cyclists of all ages and abilities through the provision of Calmways, Crossings, Safe, Comfortable and Attractive routes.		
locate residential development and essential community services and schools to ensure that the 20 minute walkable (30 minutes travel) or 15 minutes local neighbourhood is achieved.		
ensure pedestrian and cycle routes are made to connect the site with the surrounding area to enable local destinations to also access services within Skeringham and enable residents of Skeringham to access services beyond the site.		
locate all homes and services within a 5 minute walk from a bus stop with a frequent service.		
provide an appropriate level of vehicular and cycle parking but ensuring it does not dominate the built environment, public realm, or open spaces.		
The design of the local Distributor Road must:		
be designed for low traffic speed on the distributor road with speed limit of no more than 40mph and potentially lower in the central section.		
look like a street that is part of a garden village - not a high speed highway - and should embrace a sense of place.		
be aligned to avoid the existing Skeringham Plantation.		

7.2 | BUILDING FOR A HEALTHY LIFE

Using BHL

Across 3 headings, BHL presents 12 considerations to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context, from macro through to micro scale considerations.

The 12 considerations in Building for a Healthy Life must inform the design process and each phase of the Garden Village from the early masterplanning to detailed design stages.

The 12 Considerations are:

Integrated Neighbourhoods

01. Natural connections
02. Walking, cycling and public transport
03. Facilities and Services
04. Homes for everyone

Distinctive Places

05. Making the most of what's there
06. A memorable character
07. Well defined streets and spaces
08. Easy to find you way around

Streets For All

09. Healthy streets
10. Cycle and car parking
11. Green and blue infrastructure
12. Back of pavement front of home

BHL is a nationally agreed set of assessment criteria based around a 'traffic light' scoring system to appraise a proposed scheme against the 12 considerations. It works best where it is used as a 'golden strand' informing the entire design process from the early masterplanning to detailed design stages (see traffic light diagram opposite for explanation).

For the Skerningham Site, it will be a requirement that individual BHL assessments of development parcels will be undertaken prior to seeking detailed planning approval and must achieve a minimum of 9 green lights (and no red lights - indicating aspects

that need to be reconsidered). If a parcel scores one or more REDs, then the scheme has failed, and no further assessment must take place until the scheme is redesigned and under reassessment achieves an absolute minimum of 9 GREENS and 3 AMBERS under the BHL test criteria.

The BHL assessment criteria are therefore the first to be assessed, before moving on to assessing the scheme against the Design Quality Coding Checklist.

The full BHL guide can be accessed at www.designforhomes.org



What 'green' looks like

- ✓ Designing homes and streets where it is difficult to determine the tenure of properties through architectural, landscape or other differences.
- ✓ Apartment buildings might separate tenure by core but each core must look exactly the same.
- ✓ A range of housing typologies supported by local housing needs and policies to help create a broad-based community.
- ✓ Homes with the flexibility to meet changing needs.
- ✓ Affordable homes that are distributed across a development.
- ✓ Access to some outdoor space suitable for drying clothes for apartments and maisonettes. ⚡
- ✓ Consider providing apartments and maisonettes with some private outdoor amenity space such as semi-private garden spaces for ground floor homes; balconies and terraces for homes above ground floor. ⚡

 green = go ahead



What 'red' looks like

- ✗ Grouping affordable homes in one place (except on smaller developments).
- ✗ Dividing places and facilities such as play spaces by tenure.
- ✗ Revealing the different tenure of homes through architecture, landscape, access, car parking, waste storage or other design features.
- ✗ Not using the space around apartment buildings to best effect and where these could easily be used to create small, semi-private amenity spaces allocated to individual ground floor apartments. ⚡

 red = stop & rethink

Fig. 115: (above) excerpts from BHL.
Fig. 116: (below) traffic light scoring system.

designne Ltd is an accredited provider of BHL assessments in the northeast.
Page 129

FULLY MEETS CRITERIA REQUIREMENTS AND CAN BE ACCEPTED.

PARTIALLY MEETS CRITERIA REQUIREMENTS BUT REQUIRES FURTHER WORK BEFORE IT IS ACCEPTABLE.

DOES NOT MEET CRITERIA REQUIREMENTS AND CANNOT BE ACCEPTED.

7.3 | DESIGN QUALITY CODING CHECKLIST

Design Quality Coding Checklist (DQCC) Introduction

The following DQCC is the summary assessment sheet of all the key aspects and deliverables rehearsed and required in the foregoing Skerningham Design Code in order to deliver the vision and a step-change in the design quality, sophistication and long-term sustainability required by the Pathfinder initiative.

The response to every item on the checklist must be a “yes” (tick) if a scheme is to achieve the go-ahead.

If the “yes” box cannot be ticked, then the score must be recorded as a “no” and the scheme will have failed the test.

The checklist is included here to allow design and development teams to quickly review their proposals and highlight if any aspect of their scheme is likely to fail and therefore take the necessary action.

In any case, the Council will use the DQCC tool in assessing any pre-application or later discussions.

This system will work best when the Council appoints independent assessors to undertake the objective formal assessment of a scheme and will point out any shortcomings in a scheme and recommend remedial action.

Some of the criteria may not be relevant to all proposals. If this is the case the applicant must clearly state why the particular criteria is not relevant.

Does the proposed development comply with the following design guidelines?	Yes ✓	No ✗
4.1 Movement		
Movement around the development		
Is the movement and safety of pedestrians and cyclists of all ages and abilities prioritised through the provision of Coherent, Direct, Safe, Comfortable and Attractive routes?		
Are all homes and essential community services and schools located to clearly demonstrate that a 20 minute walkable (10 minutes there and 10 minutes back) neighbourhood is achieved?		
Are there pedestrian and cycle routes that connect the site with the surrounding area to enable local communities to also access services within Skerningham and enable residents of Skerningham to access services beyond the site?		
Are all homes and services within a 5 minute walk (400m as the route not as the crow flies) from a bus stop with a frequent service?		
Does the scheme provide an appropriate level of vehicular and cycle parking but ensuring it does not dominate the built environment, public realm, or open spaces?		
The design of the Local Distributor Road (Skerningham Parkway)		
Has the distributor road been designed for low traffic speeds with speed limit of no more than 40mph and potentially lower in the central section?		
Does it look like a road that is part of a garden village - not a high speed bypass - and does it emphasise a sense of place?		
Has the road been aligned to avoid the existing wooded areas and being visible from the River Skerne as much as possible? If any loss of woodland would occur an appropriate site mitigation must be proposed which must result in net gain in community woodland on site.		
Does it include additional planting to both enhance the road corridor and provide screening of sensitive locations as appropriate?		

Does the design recognise that properties may face the road accessed from service roads with trees?		
Does the design enable sections of footway /cycleway to run alongside the road in certain places, well separated by distance and landscaping?		
Does the road include a number of compact roundabout junctions that will give the only access access to the development sites and its local street network?		
Is the distributor road traversable with careful consideration of the locations and design at the meeting of footpath and or cycle networks?		
Main Village Streets (Prior to the publication of the revised Manual for Streets the criteria below and in Appendix .. will form the basis for street design)		
Do the main village streets encourage low speeds, are short or broken up with changes in priority/width as part of a permeable network?		
Do they create a positive pedestrian/cycle environment?		
Are there street trees and SuDS?		
Is there appropriate street lighting?		
Are defined parking bays included?		
Are the Main Village Streets a maximum width of 6.3 metres where they are bus and key servicing routes, and consideration should be given to a maximum width generally of 5.5 metres? In addition Manual for Streets 2 suggests that 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.		
Do all junctions have tight radii corners (max 6m)?		

Secondary Village Streets (Prior to the publication of the revised Manual for Streets the criteria below and in Appendix 9.9 will form the basis for street design)		
Is there a clear distinction between vehicular, cycle and pedestrian space and variation in typology according to their specific location?		
Are vehicular speeds limited to 20mph?		
Are the streets 5m wide (see Appendix 9.9 street details) with trees in a verge strip which will enable provision for parking bays?		
Do they include tight junction radii (maximum 3m) and footpath treatments across junction bell mouths to confirm pedestrian priority in these streets?		
Tertiary Streets		
Have the use of cul-de-sacs been minimised? (Where cul-de-sac are used, connectivity for pedestrians and cycles must be ensured).		
Does the network include filtered permeability throughout to design-out rat-running, create a low traffic environment around homes whilst still allowing pedestrian and cycle movement?		
Have street trees been incorporated?		
Inclusive Streets		
Is there tactile paving at all junctions and crossing points?		
Are street furniture/ trees located so as not to impede movement?		
Do footpaths/ dropped kerbs ensure ease of movement for wheelchair users or buggies?		
Are shared footpath cycle lanes adequate width (minimum 3 metres)?		
Are there features to aid legibility, wayfaring, and ease of movement?		

Active Travel Standards		
Are safe and convenient pedestrian and cycle crossings provided at regular intervals including informal and formal provision?		
Are there places to sit, space to chat or play within the street?		
Do pavements and cycleways continue across side streets or are there tight radii at junctions to ensure the pedestrian desire line is maintained?		
Does the design avoid creating private drives, which can impede pedestrian and cycle movement?		
Will pedestrian and cycle routes be safe, overlooked, and appropriately lit?		
Do cycle routes connect as directly as possible from the tertiary street network to key destinations both within and beyond the Skerningham Garden Village boundary (e.g. local shopping and services, secondary schools, colleges, the town centre) ?		
Do cycle routes complement and, in some cases, extend Darlington's (Tees Valley) strategic cycle network?		
Do cycle routes follow the line of village main and secondary roads where appropriate?		
In situations where cyclists are sharing the carriageway are speed differences reduced?		
Does the design of the Cycle network adopt the guidance in Local transport Note 1/20 Cycle Infrastructure Guidance, DfT July 2020 and follow the guidance on Cycling Level of Service (CLOS) and Junction Assessment Tools (JAT) with a mesh density of 250m max and a deviation factor of 1.2?		
Do leisure cycle routes , that are traffic free and provide safe environments for cycling for all ages and abilities, run through open space and alongside the green/ blue infrastructure network?		
As pedestrian and cycle routes move from the residential areas into the open spaces up to and beyond the distributor road do they take on a more rural appearance; material such as crushed limestone will replace tarmac and do not use streetlighting?		
Has the area of the village centres been designed to be shared between pedestrians and cyclists?		

Cycle parking		
Is cycle parking designed as an essential component of the development and located in both key public spaces, outside destinations, such as schools and within private residences?		
Have visitor cycle spaces been provided separately?		
In private residences is there storage for one at least one cycle where it is as easy to access as the car?		
Is there 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, and other services and facilities?		
Is there scooter and cycle parking at schools?		
Is It a legible and permeable network of streets with a clear street hierarchy, including a network of local and tertiary streets of varying character. The aim is to move from main and secondary streets to local and tertiary streets as quickly as possible.		
4.2 Nature		
Are existing ecological resources identified and are buffer zones created around these for assisted natural regeneration as advised by a qualified ecologist?		
Has meaningful innovative nature-supporting infrastructure been incorporated as appropriate such as green roofs, architectural bird colonies, insect hotels, or reinforced grass vehicle surfaces throughout?		
Have several ecological niches been created in line with local Biodiversity Action Plan ambitions?		
Wildlife Corridors:		
Does the design interconnect existing ecological resources such as woodlands, watercourses, hedgerows, fence lines and wet areas so as to create a green network which allows easy wildlife movement throughout the site?		

Have two or more primary 'ecological superhighways' been created that connect the existing urban centre to the open countryside?		
Do the connecting corridors work with the topography, landscape character views and crossing of the distributor road?		
Climate Resilience:		
Are the development proposals supported by landscape strategies which demonstrably promote sequestration of atmospheric carbon?		
Do the development management and maintenance operations demonstrate how they minimise the use of energy and chemicals?		
Do the proposals demonstrate how the shading and cooling benefits of vegetation have been exploited to reduce unwanted solar gain and, on a macro level, to reduce any potential heat island effects?		
Has the Sustainable Urban Drainage been designed to incorporate stepped swales as part of an approach that maximises biodiversity?		
In areas prone to flooding, have landforms and wetland habitats been created that hold water and help sequester carbon?		
Living in Nature:		
Do the proposals demonstrate that natural landscape features are preserved, inviting and likely to encourage public access so as to promote health and wellbeing without compromising biodiversity?		
Are existing and proposed footpaths, cycle routes, bridleways and Public Rights of Way safeguarded within green corridors that work for wildlife?		
Is Green infrastructure such as SUDs and other interventions that perform ecosystem services accessible for public use and enjoyment wherever feasible?		
Does every street enjoy views of existing or meaningful proposed Green or Blue Infrastructure?		
Do proposed new community facilities such as schools, GP surgeries and shops demonstrate how they are connected to nature?		

Are reduced mowing regimes and areas of long grass considered wherever possible to both promote biodiversity and reduce energy use?		
Has external lighting been designed to be cognisant of nature – particularly bats?		
Do the agricultural stewardship proposals promote nature, soil health and include features such as nature strips besides hedges and drainage ditches, depressions for ponds and buffer zones to prevent nutrient ingress into waterways?		
4.3 Built Form		
Urban Design Principles:		
Do the development proposals in the first instance define a coherent urban design strategy for the area as a whole?		
Do proposals consider all buildings as being important elements of the urban design composition and ensure that they work as a whole, in terms of alignment, massing and architectural approach?		
Do proposals should reflect the Council's clear aspiration for the choice of building uses, forms and materials to create a sense of uniqueness in the final development?		
Do the proposals reflect and celebrate local themes in terms of materials, colours, form and style, including a modern interpretation of the local vernacular, making development on the site distinctive, unique and grounded in the region?		
Do façades benefit from detailing openings (windows, doorways) to enhance depth and articulation?		
Do the the details of design combine to enhance the buildings through the choice of symmetry or conscious asymmetry, the use of colour, quality materials and detailing?		
Elevations work best with a wall to window ratio of 15-35%. Do the proposals meet this criteria?		
Development proposals must not have spurious changes in building lines. Do changes in building line have a sound reasoning?		

Are the village/hamlet cores identified by a localised increase in overall building heights?		
4.4 Identity		
Contextuality:		
Are views of existing or proposed green infrastructure available to be enjoyed at every street end and turn?		
Do the proposals make use of local materials and detailing?		
Do proposals incorporate legibility and wayfinding strategies within their design to ease navigation?		
Are the proposals guided by a strong masterplan?		
Has public art been Incorporated in the design of buildings and spaces as well as free-standing pieces? And are artworks placed so as to aid navigation and wayfinding?		
Have the street designs been created from the unified pallet of materials and street furniture as featured in this Design Code?		
Have street tree species been chosen and are they used to create distinct identities and characters for the different street types, as well as to emphasise the differing hamlets/villages from each other?		
Have taller buildings and architectural expression on buildings been used to close vistas along a street or square, preventing a space from "leaking out" in an uncontrolled manner?		
Are colour, materials and/or specific details used to create a distinctive character for different neighbourhoods?		
Buildings though their design should satisfactorily: meet the ground – turn the corner – touch the sky. Do they?		

4.5 Public Space		
Design Principles:		
Are public spaces appropriately sized and proportioned to meet their function?		
Does the enclosure offered by public spaces meet the guidelines within this Design Code?		
Are facilities provided for various types of events, ranging from outdoor stages and tiered seating to market stalls, or power supply and lighting?		
Do buildings adequately frame squares, providing a continuous building line around the square, thereby providing enclosure and shelter from the elements?		
Do the squares incorporate active frontages?		
Has the most appropriate solution for servicing been integrated? - is it to be from the rear of properties and/or provision made within the public space for deliveries?		
Is there a sensible parking arrangement within public spaces? Is it permanent or short stay? What options are available when the space is needed for other activities?		
Is green infrastructure including trees provided within the public spaces? How has that been located to ensure flexibility for the anticipated uses within these spaces?		
4.6 Use		
Design Principles:		
Do the proposals offer a mix of uses that support everyday activities, including to live, work and play?		

Do the proposals offer an integrated mix of housing tenures and types to suit people at all stages of life, and are designs both tenure-neutral and socially inclusive?		
Has higher density housing been co-located with shops, services and public transport nodes?		
Does the scheme provide substantial, accessible, useable green/public spaces rather than multiple small strips and verges?		
Are peoples daily needs met within a walkable (10 minutes there and 10 minutes back) radius of their home? (food, healthcare, education, leisure, bus stops).		
4.7 Homes + Buildings		
Design Principles:		
Are proposals based upon compact simple forms, drawing from the vernacular of the area with contemporary interpretation?		
Does the orientation and position of the dwellings within their site make the maximum use of the South facing orientation for passive solar heating?		
Do dwellings meet the National Minimum Space Standards published by the RIBA (Royal Institute of British Architects) and as internal volume is also important as well as floor area, have a floor to ceiling height of 2.5/2.6m on the principal floor, as a minimum?		
Do dwelling layouts allow sufficient space or flexibility for homeworking?		
Do 45% of homes meet building regulation M4(2), 'accessible and adaptable dwellings', and do 9% of new housing meet building regulation M4(3), 'wheelchair user dwellings'?		
Are storage, waste, servicing and utilities "built-in" to the design solutions, including in-curtilage cycle storage and recycling facilities?		
Are refuse stores, meter boxes, pipes, flues and vents well integrated into the overall scheme and where relevant are PVs and ASHPs fully integrated into the designs?		

Is there High speed (Ultrafast giga byte) broadband connectivity to all homes and businesses?		
Has Electric Vehicle Charging provision been made in line with the council’s Adopted Local Plan Policy IN4? This is a minimum and greater provision will be encouraged.		
Do corner buildings have elevations that face the ‘street’ on both sides?		
Do proposals adhere to the RIBA Climate Challenge 2030 and aim to meet the targets corresponding to the years 2020, 2025?		
Has embodied carbon been taken into consideration for material choices, as well as a material or product’s durability, appearance, and maintenance strategy overtime?		
Has good daylighting been designed into dwellings to improve quality of life and reduce the need for energy to light the home?		
Has the potential use of Modern Methods of Construction (MMC) been taken into account in the design of the dwellings?		
Do a percentage of the dwellings showcase Certified Passivhaus standards, with a larger percentage utilising the Low Energy PH standard? (Combined target to be 5% by 2025, increasing to 15% by 2028. Target % to be reviewed thereafter).		
4.8 Resources + Lifespan		
Design Principles:		
Do all new homes deliver to the published levels of energy efficiency as soon as possible and by 2025 at the latest?		
Will no new homes been connected to the gas grid from 2025 onwards?		
Are all new homes suitable for low-carbon heating?		
Has the overheating risk in newbuild homes been considered in the proposals?		
Has Net Zero Carbon using the UK Net Zero Carbon Building Standard been adopted in the proposals?		
Have flood defences and strengthened flood resilience measures at the property and community level been considered from the start in the masterplan?		
Does the scheme support sustainable travel?		
Has a net zero energy strategy, In line with the Garden City Standards for the 21st Century (guide 4) been implemented and incorporated in the masterplan?		

8.0 | ABOUT US

Design Code Project Team

John Devlin

Chair of **designe** Ltd
Project Lead

Tony Wyatt

Vice Chair **designe** Ltd

Alan Wann

Vice Chair **designe** Ltd

Chris Gill

Vice Chair **designe** Ltd

Emily Scullion

Senior Panel Member

Dan Kerr

Senior Panel Member

Lowri Bond

Senior Panel Member

Peter Owens

Senior Panel Member

designe Ltd 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. **designe** Ltd 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** Ltd 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. **designe** Ltd 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.

designe Ltd 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.

9.0 | APPENDICES

9.1 Definitions + terminology

9.2 Local contextual character influences

9.3 Thinkpiece summaries

9.4 Reference material

9.5 RIBA 2030 Challenge Target metrics

9.6 Building for a healthy life planning context

9.7 Public engagement

9.8 LETI Climate Emergency Design Guide

9.9 Street Types

9.1 | DEFINITIONS + TERMINOLOGY

9.1 | DEFINITIONS + TERMINOLOGY

ASHP	Air-sourced heat pump. Works like a refrigerator; efficiently transfers heat from outside to inside a building.
Biodiversity	The number and types of plants and animals that exist in a particular area or in the world generally.
Biodiversity Net Gain	(BNG) is an approach to development that leaves biodiversity in a better state than before (The Chartered Institute of Ecology and Environmental Management).
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.
DPH	Dwellings per hectare
DLUHC	Department for Levelling Up, Housing and Communities (Formerly Ministry of Housing Communities and Local Government - MHCLG)
EA	Environment Agency
GV	Garden Village

HE	Homes England
LETI	A network of over 1000 built environment professionals that are working together to put the UK on the path to a zero carbon future.
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 2nd Stage - Concept Design - of the RIBA Plan of Work which separates the design & development process into 7 stages.
ROW	Public Right of Way
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”).
Whole Life-Cycle Carbon (WLC)	Whole Life-Cycle Carbon (WLC) emissions are the carbon emissions resulting from the materials, construction and the use of a building over its entire life, including its demolition and disposal.

9.2 | LOCAL CONTEXTUAL CHARACTER INFLUENCES

9.2 | LOCAL CONTEXTUAL CHARACTER INFLUENCES



Historical precedents from local villages around Darlington can help inform the urban design of the new garden village when developing key public realm spaces and related building typologies for the emerging character areas.

These include Bishopton; Brafferton; Great Burdon; and Hurworth on Tees. Also formerly distinct villages like Cockerton and Haughton le Skerne now enveloped by Darlington's urban expansion.

Possible urban design learning opportunities include:

- benefits of locally distinctive shaped community green spaces as

focus of development

- subtly varied built form frontages of predominately terraced or link dwellings onto feature spaces like a village green which could be more linear and not necessarily with parallel street sides

- set piece frontage plot alignments can be 'backed up' by denser development blocks like an 'absorbed' local village

- advance planted green spaces anticipating future phases to achieve a 'mature' setting with established trees

- simple 'toolkit' for the materials

pallette; fenestration and elevational detailing to create distinctive & varied places

- the stronger the spatial typology the less likelihood of car parking provision dominating

- combination of various degrees of enclosure at key entrances with an open aspect for beneficial longer views as well as strengthening the built edges as they transition into the wider landscape

- similarly 'vista closers' by built structures within set piece community spaces potentially offering supporting uses consistent with a 20 min walkable

neighbourhood

- larger scale buildings like a village hall or church were not always placed centrally but to one side (near the entrance) or even behind the main linear development

- focal residential uses like traditional manor houses can either be on the main village green or space

- or set behind within a parkland contributing to the wider setting Cockerton notably still retains the strong village green structure and much of the original sense of enclosure

9.3 | THINKPIECE SUMMARIES



Fig. 117: The Runnyhoney is a running group based in the Healthy New Town of Bordon in Hampshire and two other locations Photo: Mike Ellis/NHS

9.3.1 | HEALTH + WELL-BEING

Key Principle

Putting Health into Place must be a Golden Thread running through the statutory approvals process, development, delivery, subsequent occupation and use of future developments.

Thinkpiece Summary

This Thinkpiece identifies 5 key factors that must be considered in the design and delivery of any future developments as summarised below:

01. Putting Health into Place

A series of publications produced by NHS England and other partners that capture the findings of the Healthy New Towns Programme. It provides 10 principles that cover the following; planning, assessment and involvement; design, delivery and management; as well as development and provision of Health Care Services.

02. Building for a Healthy Life

The key measure of design quality for developments such as this.

03. 2 Hours of Nature

New research that could confirm

two hours in nature could join five a day of fruit and veg and 150mins of exercise a week as official health advice.

04. 20 Minute Neighbourhoods

An idea that has been gaining momentum for several years with an increased interest following COVID-19 pandemic lockdowns. The TCPA are working with a range of partners to help councils and communities introduce 20 minute neighbourhoods. The aim is to create attractive, interesting, safe and walkable environments in which people of all ages and levels of fitness are happy to travel actively on a daily basis.

05. Biophilic Design

Biophilic Design is a design concept that relies on the idea of building and nurturing the relationship between people and nature. The main principles of Biophilic Design relate to provision of vegetation, water features, natural and permeable materials, good ventilation, biomorphic shapes and more outdoor space.

9.3.2 | MOVEMENT

Key Principle

The overarching vision is to build on this strong foundation by promoting active travel so that walking and cycling are an instinctive choice for all ages from 8 to 80 undertaking everyday short journeys.

Thinkpiece Summary

A key policy driver is 'Gear Change' the government's bold vision for cycling and walking in England.

This requires that the design of any major residential development must ensure that 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 will be a statutory consultee on major planning applications to ensure that the largest new developments properly cater for pedestrians and cyclists.

The 20 minute neighbourhood is about designing compact permeable

blocks of development that include non- residential uses and create direct and legible walking and cycling routes between where people live and where they want to go to. It requires a realistic assessment of the walking time/distance between places.

Public Transport

There are several things to take into account to take a realistic view of public transport:

- + The first is about accessibility to existing and potential bus services.
- + The streets would ensure all homes could be within 400 metres of a bus stop.
- + When will a (useful) bus service be operated into the development and who will meet the costs until a service is viable.

The risk is that behaviours will established e.g. use of car before services can be justified and the plan must consider the need to relate house completions to the **funding** of bus services.

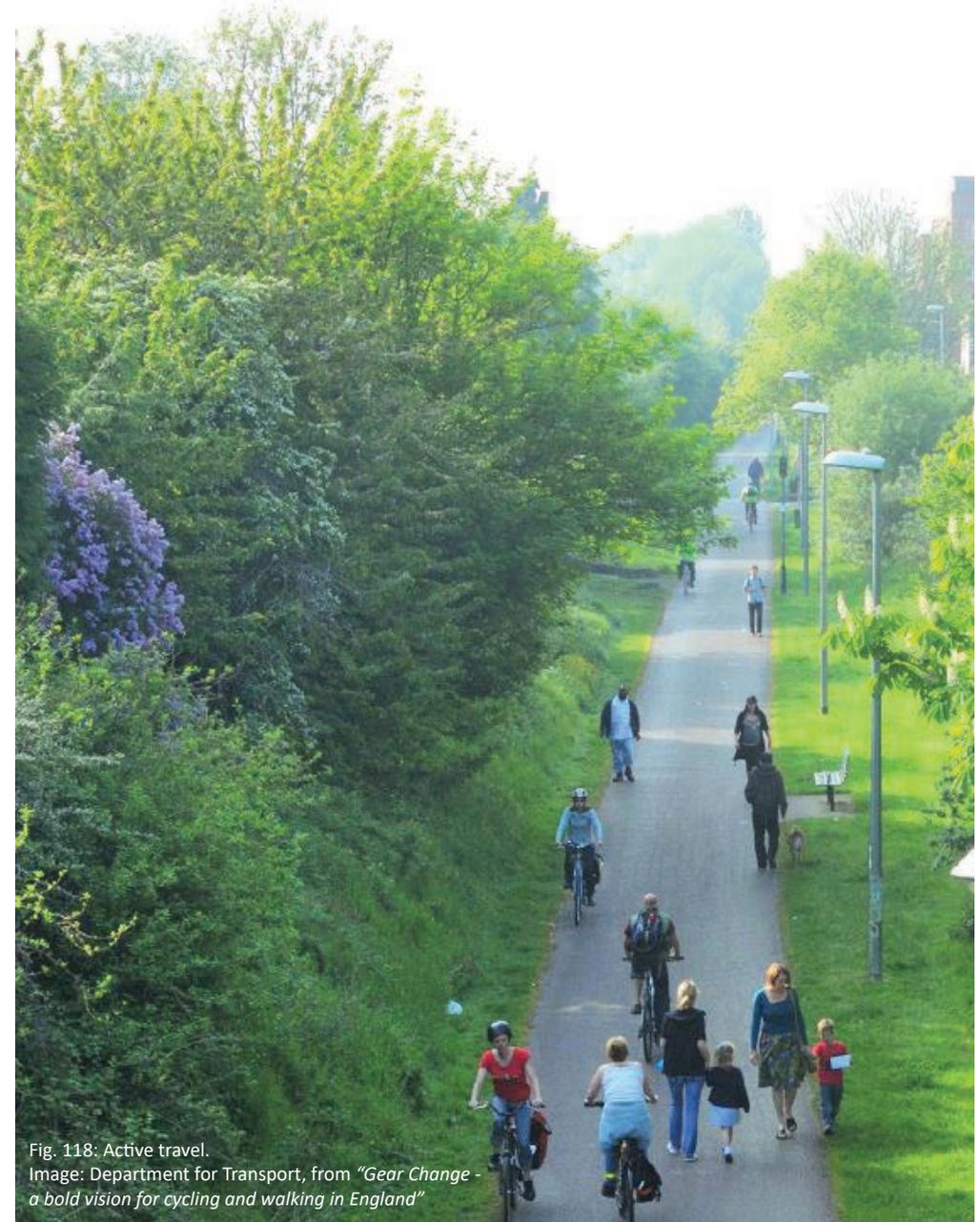


Fig. 118: Active travel.
Image: Department for Transport, from "Gear Change - a bold vision for cycling and walking in England"

9.3.4 | DISTRIBUTOR ROAD

Thinkpiece Summary

The Darlington Local Plan requires that a distributor Road between the A167 and the A1150 close to the Little Burdon roundabout is provided in a number of stages.

The role of this distributor road is understood to be:

+ to provide access to the Garden Village development areas in phases from each end and:

+ when complete it will act as a

sustainable transport link to provide some relief to the existing routes A167 and A1150.

The challenge is to achieve a balance between these two roles and to achieve this the following guiding principles must shape this road.

+ It will be designed for low traffic speeds with speed limit of no more than 40mph. It will look like a road that is part of a garden village and not a high speed bypass and must emphasise a sense of place.

+ A number of compact roundabout junctions on the Local Distributor Road will be the only vehicular access points to the development and local street network

+ The way in which the road connects with Barmpton lane and/or Bishopton Lane will require careful treatment to minimise the attractiveness of this existing road as an alternative vehicular route for development and construction traffic.

+ Properties will face the road accessed from service roads with landscaping and trees giving an Avenue feel.

+ Sensitive crossing of Important green infrastructure corridors as part of the footpath, cycleway and bridleway network will be required.

+ The eastern part built initially as a construction only haul road.

These guiding principles are expanded in section 4.1 Movement.



Fig. 120: Indicative vision for Local Distributor Road



Fig. 121: Garden Communities
Landarth Garden Village by AHR Architects

9.3.5 | GARDEN COMMUNITIES

Key Principle

Garden communities are environments designed to promote community inclusion and walkable, sociable, vibrant neighbourhoods. Community is at the heart of the garden communities philosophy.

Thinkpiece Summary

Designed for the 21st century, garden communities reflect and respond to the opportunities offered to place-making, living and working by technology and data, while addressing both climate change and climate resilience. Self-sustainability is put into practice through active, healthy lifestyles embodied in walking and cycling, locally grown produce and locally based employment and services.

Garden communities are founded on ten key principles:

01. Land value capture for the benefit of the community.

02. Strong vision, leadership and community engagement.

03. Community ownership of land and long-term stewardship of assets.

04. Mixed-tenure homes and housing

types that are genuinely affordable.

05. A wide range of local jobs in the garden village within easy commuting distance of homes.

06. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.

07. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and which uses zero-carbon and energy-positive technology to ensure climate resilience.

08. Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.

09. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms for local journeys.

10. Provision of comprehensive and future-proof digital connectivity to support the use of smart technology.

9.3.6 | HAMLETS + STRING OF PEARLS

Key Principle

Consider developing the area as a Garden Village, comprised of a series of discrete hamlets, all with defined edges, their own character (under an over-arching architectural theme), and individually named.

Page 156
The opportunity for the hamlets to be linked to form a circuit-linear new village can be explored, treated as a “string of pearls”, linked to each other by Footpaths, Cycleways and Roads.

Thinkpiece Summary

The overall development must have a unique sense-of-place, that is distinctive and, through its composition, form, and materials whilst also being grounded in the locale.

01. This DOES NOT mean slavishly copying and replicating “historic” building forms.

02. The **core settlement must be clearly identifiable** as the heart of the settlement. Its form and

character need to reassure people that they have arrived at the centre of the village.

03. Ideally, the **village core settlement must be established early** and as soon as possible start offering residents the full range of services required by the new community.

04. The **hamlet edges must be outwards-facing into the green space network** and avoid at all costs presenting rears of buildings and back-gardens to public view.

05. “**Defined edges**” means that a hamlet can be completed without the need to have a “meanwhile” use or edge solution.

06. Hamlets can be **developed as and when demand occurs** and the Design Code could be reviewed and updated, morph to accommodate different thinking over time.



Fig. 122: Hamlet cluster
Image: Mountfield Park by Proctor and Matthews Architects



Fig. 123: View of settlement from above
Image: BBC Bitesize

9.3.7 | DEVELOPMENT DENSITIES

Thinkpiece Summary

The density range for different scale housing will be influenced by the adopted Local Plan and existing site context. With the ambition for a high percentage of overall green space, an initial assessment of likely development densities in a 'typical' new garden village suggests the following indicative range excluding open space:

Low density - c. 25 - 30/35 dwellings per hectare (DPH)

Promoting an essentially green organic character - more reflective of the natural 'found' context - providing a spacious development form with a higher proportion of semi-detached & detached dwellings

Reminiscent of a traditional hamlet and likely to be confined to a few special locations.

Medium density - c. 35 - 45 DPH

This range of development typically offers greater legibility to and from the lower and higher density areas within the wider garden village.

It still maximises opportunities for homes to overlook open spaces and characterful streets; provides a high degree of permeability; and encourages a positive mix of more generous groupings and tighter urban living.

High Density - c. 45 - 55/60 DPH

Typically these must reinforce the core of development areas promoting urban living relative to the setting.

There will generally be a tighter urban grain of streets and spaces with greater use of terrace and linked properties.

This is still consistent with the centre of a typical traditional village whilst promoting efficient use of land together with 20 min. walkable neighbourhoods which can still abut generous greenspace.

Local and Neighbourhood Centres – typically up to c. 80 DP

9.3.8 | HEALTHY NEW TOWN PRINCIPLES

Key Principle

The learning from the healthy New Towns programme in which Darlington was a pilot has been distilled into 10 principles within three key areas of guidance that must inform the Garden Village.

Thinkpiece Summary

This think piece suggests how some of the 10 principles must be applied to Skerningham.

The key principles that are particularly relevant to the Skerningham Design Code and must be reflected in it are;

Principle 4 Creating Compact neighbourhoods-compact spaces and places with services to maximise use and impact with multi-functional green spaces

Principle 5 Maximise active travel-embedding active travel from the first phases

Principle 7 Foster health in homes and buildings-provide suitable homes that are healthy and efficient , workplaces that stimulate productivity efficiency and resilience and educational settings that support growth and development and community hubs that support health and connections

Principle 8 Enable healthy play and leisure-Creat play, leisure, and community activity spaces for all and enable

Principle 10 Create integrated health and well -being centres – ensure a joined up approach to the provision such services to serve Skerningham and adjacent existing communities.



Fig. 124: Healthy New Town in Barton Park, Oxford
Image: Barton Oxford LLP (Oxford City Council and Grosvenor developers)



Fig. 125: Solar Panels
Image: Yorkshire Energy Systems

9.3.9 | NATURE BASED CODING

More Nature: Thinkpiece Summary

Globally we need to protect and reinstate more land for nature to safeguard natural systems from micro-flora and -flora in soil to birds in the sky, and all between. Previous estimates of 30% of the planet's surface required to recharge nature was recently recommended by Science to exceed 45%.

What would somewhere look like where EVERY item contributed to nature ?

- + Bus stops with green roofs
- + Bin stores with bug wall enclosures
- + Swift and sparrow colonies on gable end
- + Bat tiles in roofs
- + All rainwater run off by SUDS
- + Could waste water be treated locally through nature based solutions to recharge aquifers for irrigation?
- + Feasibility of storm water retention by beaver introduction in the Skerne Valley
- + Pesticide free street weeding as with 80 UK councils with wildflower colonisation and management to keep accessible

- + Reinforced grass vehicle surfaces
- + Green walls and roofs
- + Celebrate 'scruffy' undisturbed areas for wildlife to flourish
- + Stop potential nutrient flow from farmland into waterways

The principle of retaining the most valuable ecological resources and connecting them across a site by means of wildlife corridors is critical for genetic diversity and healthy populations of wildlife.

Woodland must be retained from a BNG metric and Carbon perspective, acknowledging food security what is therefore the most and least valuable farmland to be retained?

Work iteratively with project ecologists.

The more appealing the destination is, the closer it is to daily life and the further away from busy roads, the greater the uptake will be. 'Wildlife corridors for people' must be created. The Skerne Valley Park would be a critical aspect of Skertingham's identity.

Immersing People in Nature: Thinkpiece Summary

We need to balance a healthy ecological place that supports more wildlife with a place to live and spend at least 2 hours a day 'in nature' for the benefit of individual lives, maintaining landscape character and enhancing biodiversity as evidence shows :

- + Psychological effects, make us feel healthier, happier and more fulfilled;
- + Behavioural responses encourage us to make active life choices;
- + Physiological, medicinal relationships from the air we breathe - called 'Forest Bathing' in Japan.

It is vital to establishing places and routes people currently perceive and value as 'nature'. Supported by ecological and landscape design, memory-mapping must be central to masterplanning. The immersion of people in nature can be seen as 3 tiered within green infrastructure :

01. The environment to live, learn, work or receive services;
02. Places to visit for recreation or exercise;
03. Transport routes – pedestrian, cycle and vehicle.

The more appealing the destination is, the closer it is to daily life and the further away from busy roads, the greater the uptake will be. 'Wildlife corridors for people' must be created.

There are many requirements of healthy placemaking and within green infrastructure it is important that ecological planning does not turn its back on the principle of creating lively spaces and streets with active frontages.

A hybrid green urbanity must be created, with urban focuses enjoying green connectivity and rural outlook.

Fig. 126: Grandmother and grandchild hiking in a forest
Image: Juliane Liebermann via unsplash



Small scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m ² K)	Window areas guide (% of wall area)
Walls: 0.13 - 0.18	North: 10-15%
Floor: 0.08 - 0.10	East: 10-15%
Roof: 0.10 - 0.12	South: 20-25%
Exposed ceilings/floors: 0.13 - 0.18	West: 10-15%
Windows: 1.0 (triple glazing)	
Doors: 1.00	

Efficiency measures	Balance daylight and overheating
Air tightness: <1 (m ³ /m, m@50Pa)	☀️ Include external shading
Thermal bridging: 0.04 (ψ-value)	🪟 Include operable windows and cross ventilation
G-value of glass: 0.6 - 0.5	
MVHR: 90% efficiency, 22m ³ duct length from unit to external wall	

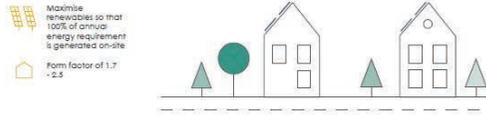
Reduce energy consumption to:

35 kWh/m² yr

Energy use intensity (EUI) in GJ, excluding renewable energy contribution

Reduce space heating demand to:

15 kWh/m² yr



Embodied carbon

Focus on reducing embodied carbon for the largest uses:



Medium and large scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m ² K)	Window areas guide (% of wall area)
Walls: 0.13 - 0.18	North: 10-20%
Floor: 0.08 - 0.10	East: 10-15%
Roof: 0.10 - 0.12	South: 20-25%
Exposed ceilings/floors: 0.13 - 0.18	West: 10-15%
Windows: 1.0 (triple glazing)	
Doors: 1.00	

Efficiency measures	Balance daylight and overheating
Air tightness: <1 (m ³ /m, m@50Pa)	☀️ Include external shading
Thermal bridging: 0.04 (ψ-value)	🪟 Include operable windows and cross ventilation
G-value of glass: 0.6 - 0.5	
MVHR: 90% efficiency, 22m ³ duct length from unit to external wall	

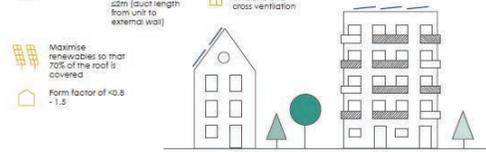
Reduce energy consumption to:

35 kWh/m² yr

Energy use intensity (EUI) in GJ, excluding renewable energy contribution

Reduce space heating demand to:

15 kWh/m² yr



Embodied carbon

Focus on reducing embodied carbon for the largest uses:



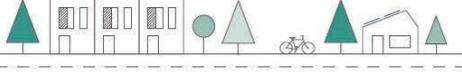
Heating and hot water

Implement the following measures:

Fuel
Ensure heating and hot water generation is fossil fuel free

Heating
Maximum 10 W/m² peak heat loss (including ventilation)

Hot water
Maximum dead leg of 1 litre for hot water pipework
'Green' Euro Water Label should be used for hot water outlets (e.g. certified 4 L/min shower heads - not using flow restrictors).



Data disclosure

Meter and disclose energy consumption as follows:

Metering

1. Submeter renewables for energy generation
2. Submeter electric vehicle charging
3. Submeter heating fuel (e.g. heat pump consumption)
4. Continuously monitor with a smart meter
5. Consider monitoring internal temperatures
6. For multiple properties include a data logger alongside the smart meter to make data sharing possible.

Demand response

Implement the following measures to smooth energy demand and consumption:

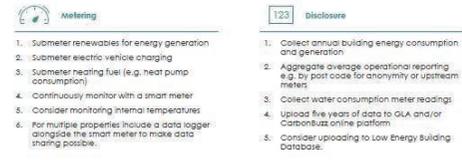
Peak reduction
Reduce heating and hot water peak energy demand

Active demand response measures
Install heating set point control and thermal storage

Electricity generation and storage
Consider battery storage

Electric vehicle (EV) charging
Electric vehicle turn down

Behaviour change
Incentives to reduce power consumption and peak grid constraints.



Heating and hot water

Implement the following measures:

Fuel
Ensure heating and hot water generation is fossil fuel free

Heat
The average carbon content of heat supplied (GCO₂/kWh_{th}) should be reported 3-phase

Heating
Maximum 10 W/m² peak heat loss (including ventilation)

Hot water
Maximum dead leg of 1 litre for hot water pipework
'Green' Euro Water Label should be used for hot water outlets (e.g. certified 4 L/min shower heads - not using flow restrictors).



Data disclosure

Meter and disclose energy consumption as follows:

Metering

1. Submeter renewables for energy generation
2. Submeter electric vehicle charging
3. Submeter heating fuel (e.g. heat pump consumption)
4. Continuously monitor with a smart meter
5. Consider monitoring internal temperatures
6. For multiple properties include a data logger alongside the smart meter to make data sharing possible.

Demand response

Implement the following measures to smooth energy demand and consumption:

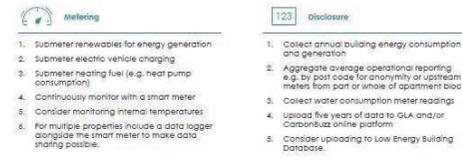
Peak reduction
Reduce heating and hot water peak energy demand

Active demand response measures
Install heating set point control and thermal storage

Electricity generation and storage
Consider battery storage

Electric vehicle (EV) charging
Electric vehicle turn down

Behaviour change
Incentives to reduce power consumption and peak grid constraints.



Key Principle

Climate change is happening now. It is one of the biggest challenges of our generation... As we redouble our efforts to achieve net zero, we must also continue to raise ambitions on adaptation to ensure the UK is resilient to the challenges of a warming world.

Thinkpiece Summary

The importance of Designing for Climate Resilience is clear and must be at the forefront in design consideration for any development. As one of the Garden Villages Design Principles laid out in The Art of building a Garden City (Henderson, Lock, Ellis) it has particular relevance to Skertingham.

New homes must be built to be low-carbon, energy and water efficient and climate resilient. The costs of building to a specification that achieves these aims are not prohibitive, and getting design right from the outset is vastly cheaper than forcing retrofit later. In accordance with the Future Homes Standard, from 2025 at the latest, no new homes must be connected to the gas grid. They must instead be

heated through low carbon sources, have ultra-high levels of energy efficiency alongside appropriate ventilation and, where possible, be timber-framed.

UK housing: Fit for the Future? Committee on Climate Change 2019

This was published more than 3 years ago and this is still very relevant and sadly only small incremental step have been made since then.

The positioning of buildings on site, orientation, form factor and genuine fabric first approach with integrated renewable or district heating system all contribute to climate resilience. Climate resilient buildings need to go beyond building regulations particularly anything that purports to be exemplar. Meeting building regulations, to some, is a race to the bottom, trying to get as near to the standard so only just being compliant. In other words, it is deemed acceptable that our new housing stock is only just legal. Coupled with the performance gap that the 'Fit for the Future' report describes many could fall below this.

Fig. 127: Design guide diagrams from LETI Larger diagrams provided in Appendix 9.8

9.3.11 | PLAY, RECREATION + SPORT

Thinkpiece Summary

The greatest impact on community health is through improving behaviour patterns of the least active. Masterplans can invite exploration and enjoyment of nature, encourage active transport, outdoor play and participation in formal and informal play. Through a little extra thought, infrastructure can be designed so as to become a nudge rather than a barrier to activity.

Organisations such as Sport England, UK Active, NHS England, the International Physical Literacy Association and Making Space for Girls provide excellent guidance and case studies in the planning, community consultation, design and management of places that appeal to as broad a range of the population as possible - safe for all ages, genders, cultures, interests and levels of physical ability.

Through being place responsive, environments must be playable,

inviting a sense of adventure and exploration that aids physical development, promotes social interaction, safeguards user safety and safe testing of risk.

In establishing the need for facilities it must be recognised that core sports are not for everyone and no two locations or communities are the same, the traditional planning-led top-down sports dominated offer must be balanced by the needs of the wider population to achieve an active lifestyle. Informal use of public spaces, footpaths, cycleways and the services such as refreshment and toilets must be provided in appropriate locations.

There must be a mechanism within the planning process, spaces within applications and appropriate development funding to test what the community wants and thus avoid under-utilised sports, play and outdoor gym equipment in inappropriate locations.



Fig. 128: Design for play
Image: *Sunderland Pathfinder Play* - Colour (landscape architects)



Fig. 129: Design for play
Image: *Sunderland Pathfinder Play* - Colour (landscape architects)

9.4 | REFERENCE MATERIAL

9.4 | SELECTED REFERENCE MATERIAL

Building For A Healthy Life [BFL]. Design for Homes, 2020

TCPA Publications (various), search by topic at tcpa.org.uk/resources

RIBA 2030 Challenge Target, version 2, 2021

The Art of Building a Home, Parker & Unwin, 1901

Upton Design Code, Northampton Borough Council, Version 2, 2005

Arbury Design Code, SPD, Nuneaton & Bedworth Council, January 2022

Northstowe Phase 2 Design Code, Tibbalds, 2017

DESIGN COUNCIL A Public Vision for the Home of 2030

Garden Communities Prospectus MCHLG, 2018

Architecture & Design Scotland, Typologies Series, search by topic

Homes England Garden Communities Toolkit (September 2019)

10 Characteristics of Places where People want to Live, RIBA, 2018

Streets for a Healthy Life: A companion guide to Building for a Healthy Life (Issue 01, Homes England)

Preparing Design Codes, CABE/DCHLG, RIBA 2006

Design Code Pathfinder Programme Support Grant Prospectus Rev A, DLUHC, 8 July 2022

The National Design Guide, MHCLG, 2021

National Model Design Code, MHCLG, 2021

Guidance Notes for Design Codes, MHCLG, 2021

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 [NPPF], MHCLG, 2021

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)

Responsive Environments: a manual for designers, Routledge, London. (1985)

Sport England Active Design checklist - October 2015

Sport England Handbook Designing for physical activity - December 2021

9.5 | RIBA CLIMATE TARGET METRICS

9.5 | RIBA 2030 CLIMATE TARGET METRICS

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 ² /y 	146 kWh/m ² /y (Ofgem benchmark)	< 105 kWh/m ² /y	< 70 kWh/m ² /y	< 0 to 35 kWh/m ² /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 ₂ e/m ² 	1000 kgCO ₂ e/m ² (M4i benchmark)	< 600 kgCO ₂ e/m ²	< 450 kgCO ₂ e/m ²	< 300 kgCO ₂ e/m ²	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 all buildings

Best Practice Health Metrics 		References
Overheating	25-28 °C maximum for 1% of occupied hours	CIBSE TM52, CIBSE TM59
Daylighting	> 2% av. daylight factor, 0.4 uniformity	CIBSE LG10
CO ₂ levels	< 900 ppm	CIBSE TM40
Total VOCs	< 0.3 mg/m ³)	Approved Document F
Formaldehyde	< 0.1 mg/m ³)	BREEAM

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 ² /y 	225 kWh/m ² /y DEC D rated (CIBSE TM46 benchmark)	< 170 kWh/m ² /y DEC C rating	< 110 kWh/m ² /y DEC B rating	< 0 to 55 kWh/m ² /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 ₂ e/m ² 	1100 kgCO ₂ e/m ² (M4i benchmark)	< 800 kgCO ₂ e/m ²	< 650 kgCO ₂ e/m ²	< 500 kgCO ₂ e/m ²	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

9.6 | BUILDING FOR A HEALTHY LIFE PLANNING CONTEXT

9.6 | BUILDING FOR A HEALTHY LIFE PLANNING CONTEXT

Integrated Neighbourhoods	National Planning Policy Framework	National Design Guide
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
Distinctive Places		
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
Streets for All		
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	

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

9.7 | PUBLIC ENGAGEMENT

Public Engagement

Section 3.2 of the main document sets out a short summary of how the Community Engagement approach has helped to shape the Design Code through seeking to involve both the residents of Darlington as a whole and the local communities adjacent to the proposed Garden Village.

Page 171

This appendix provides more detail about the community engagement and what we, **designe** Ltd, have learned.

Initial Public Meeting

The community engagement was launched at an initial public meeting in the Dolphin Centre, Darlington March 24 2022.

The purpose of this first session, which was attended by about 50 people, was to set the scene by explaining the process, outlining the engagement programme, timescale and opportunities for input as follows:

What has happened?

- + Local plan for Darlington agreed.
- + Garden Village at Skerningham agreed.
- + Design Code (DC) for Garden Village to be produced before any planning applications.
- + Darlington Council adopts Local Plan.
- + Darlington Council appoints **designe** Ltd to develop DC.
- + Skerningham DC to act as a national pilot.

What happens next?

- + **designe** Ltd to engage with locals over the next few months to develop DC.
- + Good quality engagement where people feel involved and informed.
- + DC to include tangible 'stuff' that people can see is theirs.
- + Exemplary DC for Skerningham.
- + Code adopted as Supplementary Planning Guidance (SPD).

What is going to happen?

- + **designe** Ltd to facilitate and guide

community engagement in the process.

- + **designe** Ltd to help understanding of DCs.
- + **designe** Ltd to hold face-to-face workshops in the area.
- + **designe** Ltd to provide material to facilitate engagement, including opportunities to engage and comment online.

What is a Design Code?

- + Visual tool to inform development proposals.
- + Look and feel of a development
- + Maximum clarity about design expectations.
- + Reflects local character and preferences.
- + Framework to ensure high quality.
- + Encourages best of modern design and build techniques.

Call to Action - Your opportunity to influence

What can you influence?

- + The future quality of this area.

- + The mix of development and green space.
- + The priority given to nature and biodiversity.
- + Priority given to active travel.
- + What the streets will look like.

How we will engage with you

- + Inclusive, clear, and transparent.
- + Empower you to inform the proposals.
- + Actively listen.
- + Build trust.
- + Creative, bold, ambitious.

What we mean by 'you'

- + People who live or work in Darlington.
- + People of all ages.
- + People who live near Skerningham.
- + People in recent developments.
- + Employers in Darlington.

Introducing some of the material / documents we will draw on

- + The guiding Principles of Garden Villages.
- + The National Design Guide.
- + Building for a Healthy Life.

Workshop 01 (26+28 April 2022)

The first face-to-face workshops were held on 26 April at Oban Court and on 28 April at Harrowgate Club and Institute in the residential areas close to Skerningham.

The initial workshops were designed to build capacity in the local community to engage with the process of developing a DC.

Starting with raising awareness of the ten characteristics of well-designed places from the National Design Guide, their relevance to Skerningham, and how to identify things that are important or concerns about the area that must be considered for inclusion in the DC.

The aim was to encourage a positive discussion about the potential to influence the quality and successful creation of Skerningham Garden Village and to illustrate the relationship between the public engagement and the development of the DC.

The following proposed outcomes for the Public Engagement were shared and agreed at the outset:

- + An exemplary DC for Skerningham.
- + Good quality engagement so that people feel involved and informed.
- + Tangible ‘stuff’ in the code that people would recognise as theirs.

Participants were encouraged to bring any material, such as photos, that would inform the workshop. The format was informal with a mixture of presentation and group working with participants around tables in mixed groups. Following table discussions about the 10 characteristics and relevance to Skerningham, the groups were then invited to select 3 of them to consider and agree for each an opportunity and a concern for at least 3 of the characteristics that a design code for Skerningham Garden Village must take account of.

It was acknowledged that some

participants may have felt uncomfortable about speaking out in the groups and may have preferred to provide their own input at the workshop or via the dedicated email address for the Skerningham project.

It was explained that the presentations and the unedited responses would be circulated and posted onto the website followed by an invitation for those unable/ or who did not wish to attend these first face to face workshops to study the presentation and make an initial input on- line on opportunities and concerns. The **designe** ltd team undertook some basic analysis to present at the next meeting.

The follow up workshops were scheduled at a slightly later time to allow people to come after work and would then focus on key local preferences and things to include or take account of in the development of a design code for Skerningham.

The informal workshops will be held in two places, with the same content at each:

TUESDAY 26 APRIL

Oban Court Care Home,
Whinfield, DL1 3PT from
6-8pm.

THURSDAY 28 APRIL

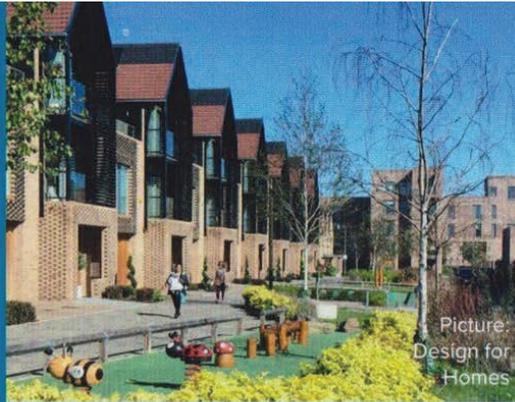
Harrowgate Club and
Institute, Salters Lane North,
DL1 3DT from 6-8pm.

There are also plans for follow on workshops in the week of May 16.

The first workshop will explain about the characteristics of well-designed places and how to identify things that are important or concerns about the area to be developed as Skerningham Garden Village.

The follow up workshops will then focus on local preferences and things to include or take account of in the development of a design code for Skerningham.

The findings of these workshops would then be fed into the development of the design code.



Picture:
Design for
Homes

Do I need to bring anything to the workshops?

You are welcome to bring any material, such as photos, that would inform the workshop.

How can I book a place?

Booking will be on a first come, first served basis. If you are part of a wider interest group it may be helpful to consider designating a few to represent your group at the workshops.

Please email skerninghamdesign@darlington.gov.uk with your details and indicate which venue you prefer.

If you do not have access to email please call **01325 406724**.



DARLINGTON
Borough Council

Workshop 02 (19 May 2022)

The first part of the second workshop included a short presentation of the material from the earlier workshops, for the benefit of those who were unable to attend the initial workshops and as a reminder to those who did attend.

It was confirmed that the extensive and broad ranging thoughts on opportunities and areas of concern identified by the group discussions at both sessions had been sent to the participants and were available on the website.

A basic analysis of the findings; the 'what you told us'; the outcome of table discussions; and what we have done with it, was presented and this indicated in particular the local importance of access to nature in the adjacent countryside, good, connected footpath and cycle networks, minimal impact on existing

communities and a good mix of housing designed for climate change.

Having identified the main areas of concern or opportunity this enabled the groups, with the benefit of the combined material, to focus more clearly on the key local preferences and things to include or take account of in the next stage of developing of a DC for Skerningham.

It became evident during this session that some participants felt either that they did not have enough information or enough time to consider the issues adequately.

As a result it was agreed to hold a further workshop to continue the discussion and prioritisation of key local preferences and also to clarify what the Local Plan says about Skerningham. In other words the 'Fixes'.

Workshop 03 (09 June 2022)

Participants were encouraged to form the same groupings as the last time and new participants will join those groups or form new groups depending on numbers. With a facilitator at each table to help answer questions /clarify points the workshop was based around three main parts.

01. The first part clarified what the adopted local plan says about Skerningham. In other words what are the 'fixes'? These were shown on a large plan of the area. The relationship between the adopted Local Plan, the preparation of the Skerningham Garden Village DC, Subsequent Supplementary Planning Document, and a Masterplan for Skerningham was also explained.

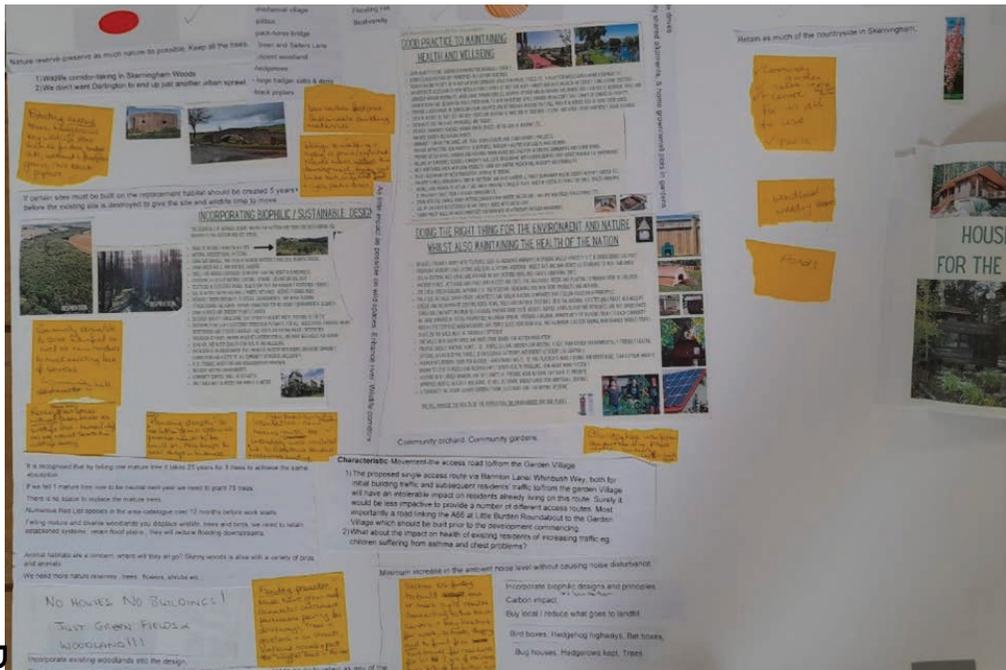
02. The second part focused on further refining what is felt to be important locally. The previous workshops had made great progress in identifying and prioritising local preferences in relation to the 10

characteristics of well- designed places that will form the framework for the DC. The groups were requested to further refine local preferences into red (no-go issues), amber, or green categories. At the last workshop one of the groups put helpful comments on a number of the photos that were available on the tables. Large scale plans of the area were on the tables and groups were encouraged to draw on these to show anything they think would be useful such as walking routes and permeability with existing key development, special sites.

03. The third part was to illustrate what a DC would look like, explain next steps in the preparation of the code and the purpose of the next workshop on 30 June.

The red, amber, green responses are illustrated by the photo of the work of one of the groups and the photo illustrated likes and dislikes of some of the images circulated.





Workshop 04 (30 June 2022)

The fourth phase of public engagement meetings and workshops was held on 30 June. Participants were thanked for great progress made over the course of the last few weeks at the previous workshops in identifying and prioritising local preferences in relation to the 10 Characteristics of Well- Designed Places that will form the framework for the Design Code.

At workshop on 9 June in discussion groups at the tables groups further refined what is felt to be important locally and indicated in a traffic light system the relative importance of those preferences.

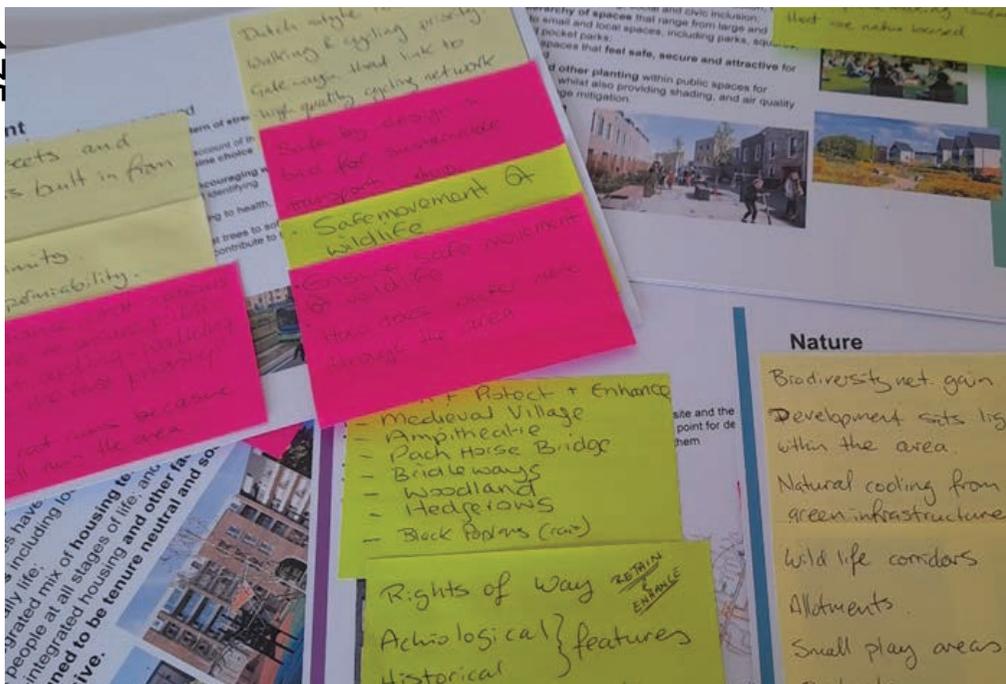
It was explained that all that information has been collated and this meeting was to give feedback on as many of those points as possible and indicate whether we **designe ltd** think it would be appropriate to be include them in the code and how. That feedback has subsequently

informed the design code and participants will be able to see how their input has been taken into account and shaped the DC for Skerningham.

There was a discussion about how the Skerningham site could be broken down into a number of what might be called character areas, which acknowledged the different contexts across the Skerningham site could influence the style and shape of development.

Pictures of different streets and places were circulated around the tables at the workshops and participants encouraged to post comments on them.

Participants were also invited to submit which they think capture the character of Darlington and could inform the DC, some of which are in this draft.



Communication + Information

Good Communication and information were critical parts of the community engagement programme.

It was our intention, confirmed with feedback at the first public meeting, that communication routes to both the residents of Darlington as a whole and the local residents of the communities adjacent to Skerningham needed to be a mixture of means which recognised the variety of ways that people receive and provide comments.

The communication routes included the following:

One Darlington Magazine

One Darlington the Borough Councils magazine delivered to all residents included feature articles about the proposed Garden Village and how people could get involved with developing a DC and a special section

of the Darlington website provided regular updates and useful learning material.

A Skerningham Page on Darlington Borough Council website

A dedicated area on the Darlington Borough Council website was established to provide a continual flow of information and feedback during the engagement programme.

A Skerningham email address

skerninghamdesign@darlington.gov.uk was established to enable anyone to send ideas, comments, or concerns. This was actively used.

designe ltd website

The **designe** ltd website also included a dedicated area for Skerningham.

Direct to Core Group

At the first public meeting attendees

were invited to give their email contact details so that a core communication group could be established to enable information to be provided and received. This core group grew as participants at workshops also provided contact details.

Leaflet drops to households

In advance of each informal workshop information leaflets were delivered to over a thousand houses considered to be the local community affected by Skerningham.

Social Media

Darlington Borough Council communication team gave great support to the whole communication process and used the Council's social media platform to also widely publicise the engagement programme and workshops.

9.8 | LETI CLIMATE EMERGENCY DESIGN GUIDE

Small scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	0.80 (triple glazing)
Doors	1.00

Efficiency measures

Air tightness	<1 (m ³ /h. m ² @50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.6 - 0.5
MVHR	90% (efficiency) ≤2m (duct length from unit to external wall)

Window areas guide (% of wall area)

North	10-15%
East	10-15%
South	20-25%
West	10-15%

Balance daylight and overheating

Include external shading

Include openable windows and cross ventilation

Reduce energy consumption to:



Reduce space heating demand to:



Maximise renewables so that 100% of annual energy requirement is generated on-site

Form factor of 1.7 - 2.5



Heating and hot water

Implement the following measures:



Fuel
Ensure heating and hot water generation is fossil fuel free



Heating
Maximum 10 W/m² peak heat loss (including ventilation)



Hot water
Maximum dead leg of 1 litre for hot water pipework
'Green' Euro Water Label should be used for hot water outlets (e.g.: certified 6 L/min shower head – not using flow restrictors).

Demand response

Implement the following measures to smooth energy demand and consumption:

Peak reduction
Reduce heating and hot water peak energy demand

Active demand response measures
Install heating set point control and thermal storage

Electricity generation and storage
Consider battery storage

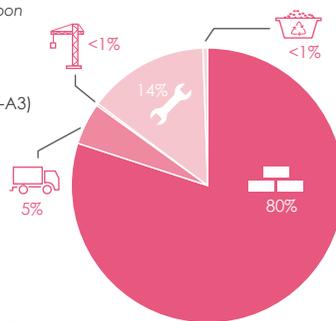
Electric vehicle (EV) charging
Electric vehicle turn down

Behaviour change
Incentives to reduce power consumption and peak grid constraints.

Embodied carbon

Focus on reducing embodied carbon for the largest uses:

- Products/materials (A1-A3)
- Transport (A4)
- Construction (A5)
- Maintenance and replacements (B1-B5)
- End of life disposal (C1-C4)



Average split of embodied carbon per building element:

- 30%** - Superstructure
- 27%** - Substructure
- 20%** - Internal finishes
- 17%** - Façade
- 5%** - MEP

Reduce embodied carbon by 40% or to:



Area in GIA

Data disclosure

Meter and disclose energy consumption as follows:



Metering

1. Submeter renewables for energy generation
2. Submeter electric vehicle charging
3. Submeter heating fuel (e.g. heat pump consumption)
4. Continuously monitor with a smart meter
5. Consider monitoring internal temperatures
6. For multiple properties include a data logger alongside the smart meter to make data sharing possible.

123

Disclosure

1. Collect annual building energy consumption and generation
2. Aggregate average operational reporting e.g. by post code for anonymity or upstream meters
3. Collect water consumption meter readings
4. Upload five years of data to GLA and/or CarbonBuzz online platform
5. Consider uploading to Low Energy Building Database.

Medium and large scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	1.0 (triple glazing)
Doors	1.00

Efficiency measures

Air tightness	<1 (m ³ /h.m ² @50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.6 - 0.5
MVHR	90% (efficiency) ≤2m (duct length from unit to external wall)

Window areas guide (% of wall area)

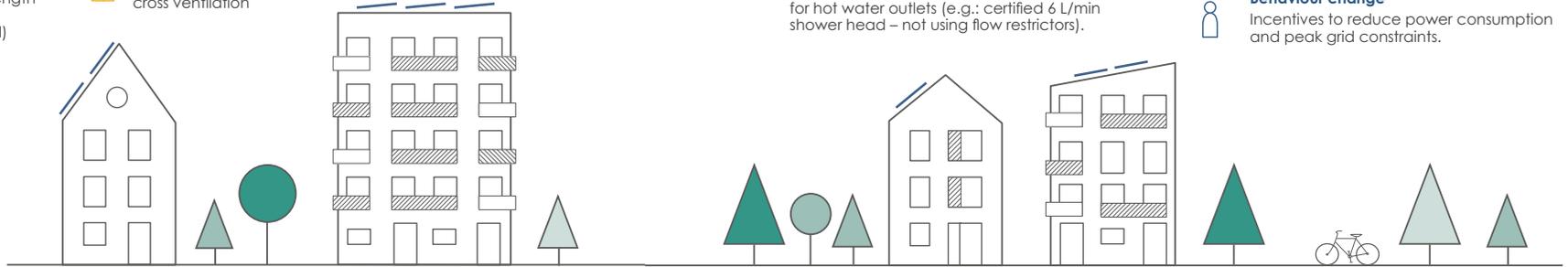
North	10-20%
East	10-15%
South	20-25%
West	10-15%

- Balance daylight and overheating
- Include external shading
- Include openable windows and cross ventilation

Reduce energy consumption to:



- Maximise renewables so that 70% of the roof is covered
- Form factor of <0.8 - 1.5



Heating and hot water

Implement the following measures:

- Fuel**
Ensure heating and hot water generation is fossil fuel free
- Heat**
The average carbon content of heat supplied (gCO₂/kWh.yr) should be reported in-use
- Heating**
Maximum 10 W/m² peak heat loss (including ventilation)
- Hot water**
Maximum dead leg of 1 litre for hot water pipework
'Green' Euro Water Label should be used for hot water outlets (e.g.: certified 6 L/min shower head – not using flow restrictors).

Demand response

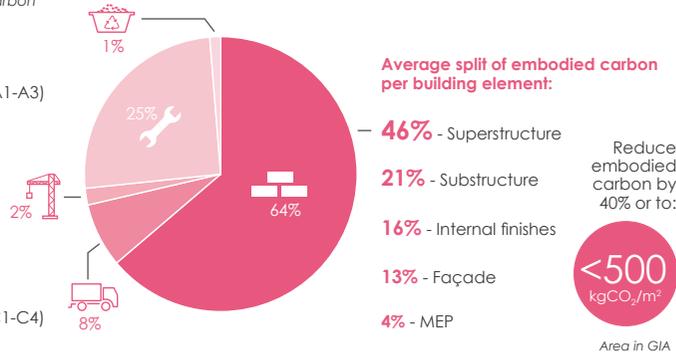
Implement the following measures to smooth energy demand and consumption:

- Peak reduction**
Reduce heating and hot water peak energy demand
- Active demand response measures**
Install heating set point control and thermal storage
- Electricity generation and storage**
Consider battery storage
- Electric vehicle (EV) charging**
Electric vehicle turn down
- Behaviour change**
Incentives to reduce power consumption and peak grid constraints.

Embodied carbon

Focus on reducing embodied carbon for the largest uses:

- Products/materials (A1-A3)
- Transport (A4)
- Construction (A5)
- Maintenance and replacements (B1-B5)
- End of life disposal (C1-C4)



Data disclosure

Meter and disclose energy consumption as follows:

Metering

- Submeter renewables for energy generation
- Submeter electric vehicle charging
- Submeter heating fuel (e.g. heat pump consumption)
- Continuously monitor with a smart meter
- Consider monitoring internal temperatures
- For multiple properties include a data logger alongside the smart meter to make data sharing possible.

123 Disclosure

- Collect annual building energy consumption and generation
- Aggregate average operational reporting e.g. by post code for anonymity or upstream meters from part or whole of apartment block
- Collect water consumption meter readings
- Upload five years of data to GLA and/or CarbonBuzz online platform
- Consider uploading to Low Energy Building Database.

9.9 | STREET TYPES

Street Types (Prior to the publication of the revised Manual for Streets the criteria below will form the basis for street design)			
Street Type	Primary Street	Secondary Street	Tertiary Street
Location	Main streets linking development sites to Skerningham Parkway	These will provide local distribution and direct access to homes and tertiary streets	Defined at application stage
Direct vehicle access to properties	Yes - after the first junction from Skerningham Parkway	Yes.	Yes.
Street Design			
Total adopted width	20-21m	14-17m.	9m minimum.
Carriageway width	6.3m where bus and key servicing routes. 5.5m normally.	5m (to 6.3m where bus route).	5m for shared use for up to 50 units
Footway/cycleway	Yes, 2m each. Clear separation from each and carriageway.	3m to each side.	2m footpath on both sides.
Verge	Min 3m to both sides to include trees /swale	Min. 2.5m.	
Bus Route	Need to accommodate buses	Yes, where required.	No.
On street parking	Parking bays within verge	Yes, designed with the verge.	Yes.
Design Speed	20mph (after first junction from distributor road)	20mph.	20mph.
Traffic Calming measures	Streets will be short /broken up with junctions, changes of priority to maintain low traffic speeds	Refugees, shifts in road alignment, pinch points max of 75 m intervals	Designed to be low speed environment.
Statutory services	To be confirmed at detailed design	Confirmed at detailed design.	Confirmed at detailed design.
Road markings	Yes.	Yes.	No.
Adopted	Yes.	Yes.	Yes.
Street Landscaping			
Street trees	Yes, with verge on both sides of the carriageway.	Yes, with verge on both sides.	Yes.
Defensible space	Yes, min. 2m.	Yes, min. 2m defined by landscape narrative.	1-2m.
Street Lighting	Yes, confirmed at outline stage.	Yes.	Yes, outlined at application stage.



DARLINGTON
Borough Council

produced by

design**ne** Ltd

**SPECIAL CABINET
13 DECEMBER 2022**

**MEDIUM TERM FINANCIAL PLAN
INVESTING IN AND DELIVERING SUCCESS FOR DARLINGTON**

**Responsible Cabinet Member - Councillor Jonathan Dulston
Leader and all Cabinet Members**

Responsible Directors – Chief Officers Executive

SUMMARY REPORT

Purpose of the Report

1. To propose a Medium Term Financial Plan (MTFP) for 2023/24 to 2026/27 for consultation, including setting a budget and Council Tax increase for 2023/24.

Summary

2. The financial pressures on the public sector as a whole and the Council more specifically have been significant over the last couple of years in the aftermath of Covid, and this was on the background of a decade of significant financial challenge following the economic downturn and the reductions in public sector spending.
3. Through good leadership, governance, and financial management, coupled with value for money service delivery the Council has weathered the storms well, and has risen to the challenge by continuing to provide vital core services to the residents of Darlington, and investing the resources available in growing our economy to deliver success for the benefit of all.
4. The current economic climate however presents new and significant financial challenges to the Council's budgets. Rising inflation and interest rates, energy costs, post Covid demand in social care and national living wage rises are putting significant pressure on affordability and unless additional government funding is forthcoming the Council will need to undertake a fundamental review over the course of 2023 to decide what and how services will be delivered in the coming years.
5. The Council's key ambition is to grow the Darlington economy and attract companies into the area to create more and better paid jobs to ensure all our residents will benefit. However, it takes time for the full potential of this ambition to be realised, particularly in the current economic climate. We have made a great start with a number of central government departments making Darlington their northern base and other companies wanting to relocate to the area on the back of this. Darlington is definitely a destination place for businesses and this economic growth will help Darlington to thrive and meet its ambitions.

6. Darlington has been successful in securing funding from the Towns Fund and the Tees Valley Combined Authority (TVCA) funded Indigenous Growth Fund and is transforming the landscape of our town centre, building on the good progress made since 2015. Furthermore, significant investment is continuing with new housing across the Borough, investment at Bank Top, the Head of Steam Museum, Crown Street library and the Town Centre more generally including the Victorian Market and the Yards. All these investments will help further our ambition of making Darlington an attractive place with opportunity where people can invest, live and prosper.
7. In October 2021, the spending review announced a three-year local government settlement, although there was only a one-year financial settlement which is not helpful for planning purposes. The Chancellors Autumn Statement delivered on 17 November 2022 has confirmed this spending review still stands on a cash flat basis, with inflation of 1% to follow from 2025/26. There were also announcements of additional grant funding for social care and changes to the Council tax referendum limits which have been increased to 3% for Council Tax and 2% for Social Care Precept.
8. The Local Government Finance Settlement is not anticipated until week commencing 19 December, the consequence of this is that the draft 2023/24 Budget and MTFP has an eye to future years but does not seek to presume what the future will look like. It aims to ensure that the Council can set a legal budget in 2023/24 and continue to provide our core offer level of services to the residents of Darlington.
9. The Council has performed well in responding to the financial challenges and has taken early action in order to ensure that it is ahead of the curve and not therefore pushed into short term decisions. The Council operates at a statutory service level with a small provision for discretionary services and this is the base level the new MTFP has been prepared on.
10. A healthy level of reserves had been maintained for medium term stability and this is now a crucial component of the budget strategy given the unprecedented pressures faced in the coming year. The reserves will be utilised to meet the 2023/24 funding gap and allow time for detailed work to be completed on savings options during 2023.
11. In summary, if the recommendations are agreed, the Council can deliver a 2023/24 budget which will allow net revenue investment in Darlington and its residents of £119m and capital investment of £111m. It also allows time to undertake a detailed review of all service provision during 2023/24 to deliver savings required in future years.

Recommendation

12. It is recommended that Cabinet approve for consultation the Revenue MTFP as set out in **Appendix 6** and the Capital programme as set out in **Appendix 7**, including the following:
 - (i) A Council Tax increase of 2.99% plus a 2% Adult Social Care Precept to help fund social care for 2023/24.
 - (ii) The Schedule of Charges as set out in **Appendix 3**.

Reasons

13. The recommendation is supported by the following reasons:

- (a) The Council must set a budget for the next financial year.
- (b) To enable the Council to continue to plan services and finances over the medium term.
- (c) To ensure decisions can be made in a timely manner.
- (d) To ensure investment in our assets is maintained.

Chief Officers Executive

Background Papers

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

Elizabeth Davison: Extension 5830

S17 Crime and Disorder	The report contains proposals to continue to allocate resources in support of the Council's Crime and Disorder responsibilities
Health and Well Being	The report contains proposals to continue to allocate resources in support of the Council's Health and Well Being responsibilities
Carbon Impact and Climate Change	The proposals in the report seek to continue to support the Council's responsibilities and ambitions to reduce carbon impact in the Council and the Borough.
Diversity	There are no specific proposals that impact on diversity issues.
Wards Affected	All wards are affected
Groups Affected	All groups are affected by the Council Tax increase.
Budget and Policy Framework	The MTFP, Budget and Council Tax must all be decided by full Council
Key Decision	The MTFP, Budget and Council Tax must all be decided by full Council
Urgent Decision	The MTFP, Budget and Council Tax must all be decided by full Council
Council Plan	Within the constraints of available resources, it is necessary for the Council to make decisions involving prioritisation. The proposals contained in this report are designed to support delivery of the Council Plan within those constraints.
Efficiency	Efficiency savings which do not affect service levels have been included in the MTFP.
Impact on Looked After Children and Care Leavers	Children's social care continues to be resourced to provide good outcomes for Looked after Children or Care Leavers.

MAIN REPORT

Background and context

14. The Council has faced significant financial challenges over the last decade as the Government responded to the worldwide economic downturn by introducing public sector spending reductions. This has been exacerbated by the aftereffects of the pandemic, the Russia/ Ukraine conflict, inflation, rising interest rates and a growing demand for services, particularly in relation to social care, both Adults and Children's services.
15. The Council has to date performed well in responding to these challenges taking early decisions in order to ensure that it was ahead of the curve and was not pushed into short term decision making.
16. The Council's core offer budget which is based on statutory service provision along with a small discretionary provision is the starting position for the 2023/24 budget. The strategy to preserve reserves is now a crucial component of the budget strategy to allow time to see the impacts of the economic growth strategy come to fruition.
17. However, the recent economic events including rising interest rates and inflation have escalated the financial pressures faced to unprecedented levels and unless significant additional income, including funding from Government funding is forthcoming, the core offer moving forward will be unaffordable and need to be fully reviewed during 2023/24 to ensure the Council can maintain an affordable Medium Term Financial Plan.
18. Income and resource levels are discussed in detail later in the paper, however as the Local Government financial settlement won't be received until late December, along with the turbulent times we find ourselves in, it makes it challenging to predict expenditure and income levels moving forward. As a consequence, best estimates have been used and assumptions made on the impact of inflation and demand in 2022/23 going into 2023/24 and the income and resources we will receive in future years.

Financial Analysis

Projected Expenditure

19. As noted previously the core offer budget and futures fund is the level on which the MTFP is based upon. Estimates attached at **Appendix 1** have been prepared based on current service levels and include known pressures and efficiencies which are summarised below and detailed in **Appendix 2**. The most significant are discussed in the following paragraphs. The assumptions used when preparing the estimates are set out at **Appendix 4**.

Summary of Pressures	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m
Additional Savings offsetting pressures	(3.567)	(5.320)	(5.173)	(3.989)
Service Demand	2.509	2.671	1.838	2.037
Price Inflation	3.665	4.195	4.264	5.336
Reduced Income	0.493	1.009	1.170	1.231
Other	1.047	1.151	1.172	0.822
Energy	2.551	2.551	2.551	2.551
Pay award	3.870	3.946	4.026	4.106
	10.568	10.203	9.848	12.094

20. **Efficiencies/Savings** – there are significant anticipated savings over the life of the MTFP of £18.049m. Whilst there are immediate and continued demand pressures on Children’s Services, one particularly high-cost package is coming to an end saving £1.4m per annum during 2023/24. Furthermore, as the strengthening families programme comes into fruition there is an anticipated reduction in residential and independent fostering placements of £2.880m. The contribution for Concessionary fares has reduced saving £2.561m and the investment returns on our joint venture housing partnership have increased by £0.924m. The independent triannual review of the pension fund shows it is now fully funded and the contingency allocated for future increases can be released for the next three years saving £2.961m. Other efficiencies cut across all areas and include staff savings and a realignment of running costs achieved following the different ways of working throughout the pandemic.
21. **Increased Service demand** – the main area of increased demand is on children’s services which has seen the number of Looked After Children increase to 289 at the end of September 2022 from 273 in March 2022 and cases are becoming more complex with some of our children requiring significant support. Pressures in this area are being felt nationwide with some commentators noting the Covid pandemic has contributed to this increase. On the back of this demand there has also been more legal fees incurred. The ultimate aim of the strengthening families team is to improve outcomes for children, focus on prevention and reducing the number of children who need to come into care and ultimately reduce the budget pressure. This initiative and the work ongoing as a spend to save scheme, require funding for the next two years. Overall, the pressure on Children’s activities across the MTFP is £5.8m. Demand for school transport has increased due to increased operators’ costs, more routes and more children now accessing free transport due to a large increase in children qualifying for free school meals.
22. **Price Inflation** – is a significant strain on the budget at £17.460m over the MTFP and 67% of that strain is related to our adult social care contracts with a £11.6m pressure. The contracts are linked to various inflation factors including the Consumer Price Index which in September stood at 10.1%, the national living wage set at £10.42 per hour from 1 April 2023 – an increase of 9.7%, which automatically feeds through to the care providers. Also, the residential care contract contains an additional factor for utilities which has significantly increased for 2023/24, and impacts on the contract rate. Whilst this is a

significant pressure on the Council's finances the pressure on the care sector is recognised and these uplifts are required to ensure stability in a very fragile market.

23. **Energy Inflation** – given the enormity of the increases, the energy inflation has been stripped out of the normal inflation pressures. There is an anticipated £10.204m pressure across the MTFP which has arisen following the increases seen in electricity (215%) and gas (260%). This is in addition to the £966k added to the budgets this year. No one knows what the future holds for our energy prices, but the budget assumes no further increases in future years. This inflation needs no introduction, is being seen across the country and has a direct impact on our running costs, from the buildings we operate, the swimming pools we heat to the street lighting electricity usage. Our energy is purchased through the North East Procurement Organisation and the impact is not as high as it could have been as some of our fuel allocation has been pre-purchased. Energy efficiency measures are continually being looked at, for instance the LED street lighting programme, however the significant increase cannot be contained within existing budgets.
24. **Reduced Income** - The main areas of reduced income are the ending of specific grant funding received for Adult Social Care where the services need to continue. There is also an anticipated reduction in council tax income due to a slowdown in housing completions exacerbated by the Nutrient Neutrality ruling and interest rate rises.
25. **Other and Contingencies** – the main pressure against this heading is the increased finance costs on Council borrowing due to the interest rate rises. It is anticipated to be £2.221m across the MTFP. There is also ICT cost pressures for security and mobile data, staffing changes due to pension contributions and grade changes following job evaluation.
26. **Pay Award** – the 2022/23 pay award was settled at a flat rate of £1,925 per employee. The percentage increase was therefore different depending upon base salary; however, the average increase was 6.5%. The 2022/23 MTFP only budgeted for a 3% increase hence the pressure which is recurring each year. Given the high inflation rates a 5% award has been budgeted for in 2023/24 reverting back to 2% thereafter. Together this is a significant pressure of £15.948m over the life of the MTFP.

Previous budget provision

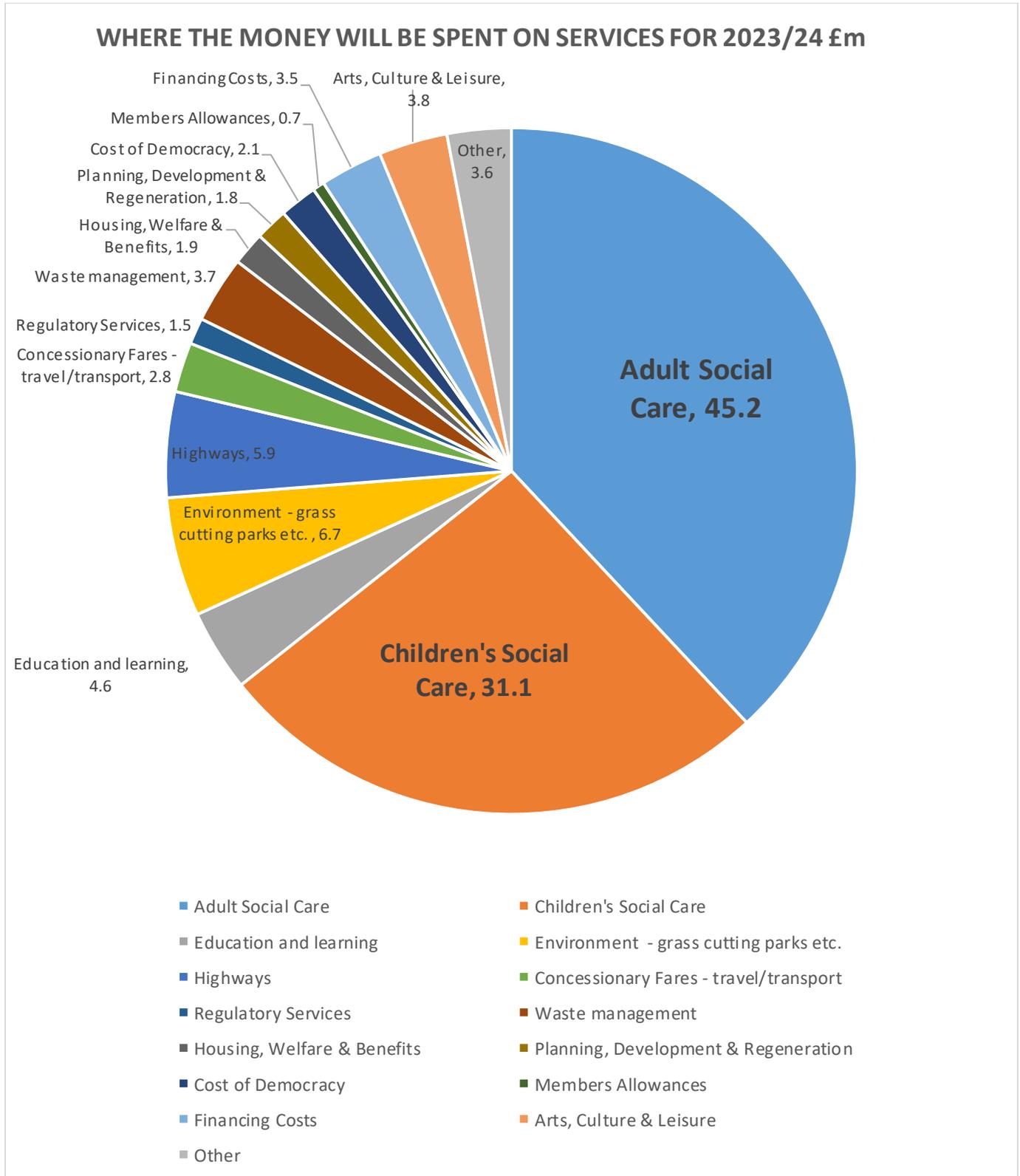
27. **Stronger Communities Fund** – the stronger communities fund was established to assist in grass roots projects and initiatives in each of the elected members wards. It was agreed in the 2021/22 and 2022/23 budget that £0.001m was made available to each member to utilise as they see fit in their communities and reviewed on an annual basis. At this point no provision has been made in the estimates but the utilisation will be reviewed over the next few months with a recommendation on the future of the fund included in the final draft for recommendation in February 2023.

Total Expenditure

28. Taking the above savings and pressures into account the summarised projected expenditure is shown in the table below:

	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m
People Services	74.176	76.320	77.966	80.432
Chief Executives Office & Economic Growth	1.535	1.571	1.664	1.716
Services	20.649	21.264	21.596	22.065
Operations	19.547	19.945	20.263	20.655
Financing costs	3.477	3.613	3.664	3.364
Investment Returns - Joint Venture	(1.816)	(1.718)	(1.130)	(1.130)
Council Wide Pressures/(savings)	1.259	1.283	1.309	1.335
Council Wide Contingencies	(0.237)	(0.246)	(0.255)	1.189
Total Expenditure	118.590	122.032	125.076	129.626

29. This proposed net investment in services of £119m in 2023/24 covers a wide range of areas from refuse collection to adult residential care, from street lighting to school crossing patrols and grass cutting to our Leisure and Culture provision. The chart below shows the split of investment and as can be seen Social Care, both Children's and Adults, are the most significant proportion of funding, accounting for nearly two thirds of the overall budget.



Projected Income

Spending Review and Local Government Finance Settlement

30. The Autumn budget and spending review was announced on 17th November, and whilst the specific detail in regard to Darlington's funding won't be known until the Local Government Finance Settlement, anticipated week beginning 19th December, the Chancellor's statement indicated what local government could expect.
31. Those assumptions have been included in the following paragraphs along with best estimates, given the most up to date information available at the time of writing, and will be updated in the MTFP proposals at the February 2023 Cabinet meeting. All assumptions are summarised in **Appendix 4** and detailed in the sections below, however the overriding principle is that we will receive cash equivalent grant funding for all government funding streams unless otherwise stated.

Core Grant funding to Local Government

32. **Revenue Support Grant (RSG)** has become a reducing element of the Council core funding over recent years; however, it has been assumed this will continue into future years with an annual inflationary increase of 2%. Furthermore, as the New Homes Bonus scheme is coming to an end, and the funding for NHB was top sliced from RSG, an assumption has been made this will be returned to Local Government and has therefore been included in the projections for future years.
33. **New Homes Bonus (NHB)** is included in core Government funding as it is top sliced from RSG. The scheme was due to end with only legacy payments made, however it was announced in the settlement that the scheme would be extended for a further year in 2022/23. There was no specific reference in the Autumn Statement, so we have assumed the scheme finishes but the legacy payment levels continue.
34. **Better Care fund and Adult Social Care Support Grant**- these funds were in recognition of the significant challenges faced in the Adult Social care sector and were initially time based. They have however been included as core funding for the last couple of years so it has been assumed this funding will continue into future years on a cash equivalent basis.
35. **Services Grant** – the review covered three years and included a £1.6bn package of support for Local Government (£0.1bn for Cyber security and Troubled families) with £1.5bn distributed directly. The Council received £1.579m un-ringfenced services grant, branded as one off for 2022/23 with a claim this would be reviewed during the year and future distribution considered and consulted upon, this hasn't happened so we are assuming this funding will still come along with top sliced NHB core scheme money which we are anticipating at £588k. There was also £1.162m of grant in the 2021 Spending Review, which again we have assumed continues on a cash flat basis.
36. **Autumn Statement 2022** - the Chancellor announced a funding package for core services beyond the 2021 spending review, £1bn of new grant for social care increasing to £1.7bn in 2024/25 – this will be split between allocations to the Better Care fund and direct support to Councils. We are anticipating the direct support will be £0.728m and £1.237m respectively. It is anticipated the funding to BCF will need to be utilised on additional

packages to allow speedier discharge from hospital. There was also £1.8bn further flexibility for Councils on Council Tax which will be discussed in the next section. The Chancellor also announced a delay to the adult social care charging reforms to give local authorities more time to prepare for rollout. The delay covers the implementation of the extended means test, the lifetime cap on personal care costs and the extension to enable self-funding residents to access local authority commissioning. It was announced that the one-off funding intended for implementation of the charging reforms would be retained by Local Authorities, however we have had no confirmation of how much this funding will be, the grant conditions attached or what the implications are for the 'Fair Cost of Care' exercise. At this point this additional funding has not been included, nor has the expenditure associated with the remaining reforms (e.g., Fair Cost of Care) this will be amended when the settlement figures are received.

Council Tax Income

37. Due to reduction and reliance on Government funding over the last ten years, Council Tax is now by far the largest single funding stream and will increase further as a percentage over the coming years representing 62% of projected resources anticipated by 2026/27. The ongoing increases reflect the Cabinet's view that income from Council Tax needs to increase to protect key service provision and enable investment in vital services. Members will recall that a 1% increase in Council Tax equates to an annual revenue of £0.589m.
38. In recognition of the significant pressures facing local authority budgets particularly in regard to social care with contract inflation, demographic demand and increased complexity of needs, the Chancellor announced in the Autumn Statement that further flexibilities would be given to Councils in both Council Tax and the Social Care Precept with the referendum limit set at 5%, 3% for council tax and 2% for the Social Care Precept, previously they had been 2% Council Tax and 1% precept.
39. This MTFP assumes a Council Tax increase of 2.99% for 2023/24 and across the rest of the MTFP. In addition, it is proposed an Adult Social Care precept of 2% is levied for the next four years. As can be seen in the chart in paragraph 29, Adult Social Care is by far our largest overall budget with a spend of £45.2m and faced pressure of £2.7m in 2023/24. The precept will raise £1.2m which is crucial to help partially meet the pressure faced in this service area.
40. The Council Tax base was affected by Covid-19 due to the increase in Local Council Tax support claimants (LCTS) however those levels have started to reduce. There is however an impact anticipated due to Nutrient Neutrality with planning permissions halted until the legislation is changed or mitigations schemes are found by developers. There is also an impact on housing demand due to rising interest rates and mortgage costs which are anticipated to affect housebuilding levels. Moving forward planning estimates anticipate growth levels to be an average of 428 Band D equivalent properties over the period of this plan which is a growth on the tax base of 1.21% per annum. These figures have been used to prepare the estimates; clearly should this be any different income levels will differ. The collection rate (of collectable debt) is anticipated to remain at 99% in 2023/24, but as mentioned previously other factors are impacting on the overall income levels.

National Non-Domestic Rates (NNDR)

41. The Council retains 49% of NNDR collected and can gain or lose depending on whether the net tax collected increases or decreases. The Government via the valuation office sets rateable values and the rate paid in the pound is increased each year in line with the Consumer Price Index (CPI). The business tax-base is far more volatile than the Council Tax base and requires very close monitoring. In addition to the potential to “lose” income due to business closures, the Council also carries the risk of losing appeals by businesses against valuations.
42. Growing the economy is the key priority in the Council Plan and the Economic Strategy gives priority to increasing business within the borough and significant effort has been put into achieving growth. This has been rewarded with a positive net increase in NNDR collection. Sites such as Symmetry Park and Central Park are all contributing to the growth and the Darlington Economic campus will be located at Brunswick Street in 2026 housing His Majesty’s Treasury Department along with several other government departments including the Department for Levelling up, Housing and Communities. This is providing a boost to the town with other employers looking to relocate to Darlington.
43. Notwithstanding these major developments, attracting businesses into the town by their very nature takes time and upfront investment and therefore is an area which needs continued prioritisation and pump prime funding so growth can continue. It needs to be remembered that net growth in NNDR collected relies on growth outstripping revaluations and reductions which can be very challenging in the current economy.
44. One area of uncertainty is the business rate reset. The business rates system changed in 2013 and Councils received 49% of the NNDR collected above the base level, this was to incentivise Councils to drive economic growth. The system was due to be reviewed in 2020, with the intention of resetting the baseline and a review of need across the board and a subsequent redistribution of funding. This was part of the Fair Funding Review which has been postponed for a number of years now and there is no indication if this will happen in 2023/24. As Darlington has seen a healthy increase in business rates any reset would likely reduce funding in this area. Given the review has been postponed and there would need to be consultation on any new formula system, it has been assumed this would not impact on Darlington until 2024/25.
45. The in-year collection rate target for NNDR is 98.0% and as at the end of October 2022 is 69.8% and on track to achieve the target.

Collection Fund

46. The Collection Fund account reflects the statutory requirements for the Council to maintain a separate fund in relation to the operation of Council Tax and the Business Rates Retention Scheme (BRRS). The Fund records all of the transactions for billing in respect of Non-Domestic Rates (NNDR) and Council Tax, exemptions and discounts granted, provision for bad debts and appeals and payments made to the Council’s General Fund, the Police and Fire and Rescue precept authorities and Central Government. The collection fund has benefited from business growth over the past few years on the back of the economic growth strategy with a robust healthy position. It is therefore felt prudent to release £2m of the fund into general reserves to assist the MTFP position. Furthermore, a government

Covid grant of £1.415m received to support the collection fund in the light of increased LCTS claimants during the pandemic and the aftermath can also be released given the numbers of claimants are now reducing back to pre-covid levels.

Other Grants

47. Set out below are the estimated specific grants which as the title suggests are for specific areas of expenditure as dictated by the government and cannot be used for other areas; the main one being the Public Health ring-fenced grant. These grants are included in service estimates at Appendix 1.

	2023/24
	£m
Public Health Grant	8.831
PFI Grant	3.200
Youth Justice Board	0.223
Local Reform & Community Voices	0.057
Adult & Community Learning	1.062
Staying Put	0.055
Heritage Action Zone	0.047
Garden Village	0.100
Parks for People	0.014
Towns Fund	0.080
	13.669

Fees and charges

48. The proposed fees and charges of the Council are set out in **appendix 3** the increases proposed are based on the cost of providing the services and take account of inflation and market conditions. Overall, the proposed increases are anticipated to generate approximately £200,000 of income to help offset the cost-of-service provision.

Total Income

49. The table below summaries the Council's estimated income for the period of this plan which thanks to the increase in spending announced in the Autumn Statement, continued economic growth and house building activity, and the subsequent increases in Council Tax and NNDR, confirms a much-needed increase in income given our expenditure pressures.

Resources - Projected and assumed	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m
Council Tax	61.877	65.556	69.791	74.375
Business rates retained locally	23.021	16.510	16.851	17.192
Top Up Grant	8.029	11.736	11.901	12.065
RSG	3.943	4.022	4.102	4.184
New Homes Bonus	0.354	0.354	0.354	0.354
Better Care Fund	4.488	4.488	4.488	4.488
Adult Social Care Support Grant	3.753	3.753	3.753	3.753
Spending Review 21 Government Funding	1.162	1.162	1.162	1.162
2022/23 Services Grant	2.167	2.167	2.167	2.167
Social Care Grant	0.728	1.237	0.000	0.000
Strengthening Families Grant	0.500	0.500	0.000	0.000
Lower Tier Services Grant	0.151	0.151	0.151	0.151
Total Resources	110.173	111.636	114.720	119.891

Projected MTFP

50. Set out in the table below are the projections based on the income and expenditure analysis discussed in the previous sections, as can be seen there is a significant funding gap in each financial year. We are anticipating having £23.2m reserves which can be utilised to support the plan which would cover the position until 2025/26 however it is clear significant expenditure reductions will be required in future years if additional government funding is not forthcoming.

	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m
Estimated Expenditure	108.022	111.829	115.228	117.532
Add Pressures / Additional savings	10.568	10.203	9.848	12.094
	118.590	122.032	125.076	129.626
Projected Total Resources	(110.173)	(111.636)	(114.720)	(119.891)
Projected budget deficit	8.417	10.396	10.356	9.735
Utilisation of balances	(8.417)	(10.396)	(10.356)	(9.735)
Total	0.000	0.000	0.000	0.000

Revenue Balances

51. The projected revenue outturn for 2022/23 detailed at **Appendix 5**, has improved by £0.543m since quarter two from £22.662m to £23.205m however taking account of this and the Risk Reserve of £5.350m, as noted above our reserves will be fully utilised during the 2025/26 financial year. This is not a sustainable position, and a full review of service provision will need to be undertaken during 2023/24 to reduce expenditure and increase income unless further government funding is received.
52. In the light of the significant financial pressures the Council is facing work has begun on efficiency measures to reduce expenditure in areas which do not directly hit service provision

Revenue Balances	2023/24 £m	2024/25 £m	2025/26 £m	2026/27 £m
Opening balance	23.205	17.203	7.807	(2.549)
Release of Earmarked Reserve - LCTS	1.415	0.000	0.000	0.000
Net contribution to GF from Collection Fund	1.000	1.000	0.000	0.000
Contribution to/(from) balances	(8.417)	(10.396)	(10.356)	(9.735)
Closing balance	17.203	7.807	(2.549)	(12.284)

Capital Expenditure

53. The Council has an extensive capital programme with significant resources invested to purchase, improve, protect, and maintain our assets, to enable the Council to deliver its priorities, for example purchasing land to enable road improvements or investing in modernising school buildings and housing. The Council continues to deliver a significant capital investment programme in the main funded from the Housing Revenue Account (HRA) and grant or other external funding which is targeted at specific schemes and programmes such as Transport and Schools. Furthermore, investment from the Tees Valley Combined Authority (TVCA) along with European and other external funding sources are being used for economic growth initiatives.
54. The Council can also supplement these funding sources with its own resources such as capital receipts or prudential borrowing where there is a need, however as capital receipts are limited, and prudential borrowing comes with future revenue implications there must be a strong case for doing so.
55. In recent years there has been significant investment in Economic Growth either funded or pump primed by the Council; schemes such as Central Park including the National Biologics Centre and Business Central along with the Development of Feethams House which is now the temporary home for the Darlington Economic Campus, and recent Town Centre purchases funded from the Towns Fund and Indigenous Growth Fund are helping to make Darlington a more vibrant place to be. The Council's Investment Fund and Economic Growth Investment Fund are both being utilised to invest in these areas which ultimately increases business rates and the finances of the Council helping vital services to be funded.

56. The current capital programme stands at £308m as summarised in Table 1 below. The programme is monitored on a monthly basis and reported to Cabinet on a quarterly basis; the latest available monitoring report for the 2022/23 was presented to Cabinet on 8 November 2022 and noted there was a projected £0.132m underspend on the approved capital programme.

Table 1

	Construction				Non construction	Capital investment fund	Housing New Build not yet allocated	Total
	Live Schemes 75k & Over	Annualised Schemes	Completed Schemes awaiting review	Live Schemes under 75k				
Area	£m	£m	£m	£m	£m	£m	£m	£m
Housing	65.824	0.667	0.562	0.160	1.205	0.000	29.023	97.441
Economic Growth	54.849	0.000	0.485	0.578	9.804	27.716	3.216	96.648
Highways/Transport	64.762	7.113	5.755	2.322	1.334	0.000	2.228	83.514
Leisure & Culture	22.351	0.000	0.072	0.175	0.000	0.000	0.000	22.598
Education	4.155	0.000	0.000	0.323	0.053	0.000	0.290	4.821
Adult Social Care	0.000	0.000	0.000	0.000	0.071	0.000	0.000	0.071
Other	0.000	0.000	0.000	0.000	2.655	0.000	0.000	2.655
Total	211.941	7.780	6.874	3.558	15.122	27.716	34.757	307.748

57. In addition to the current agreed programme the Council looks ahead to future capital requirements based on the principles of the capital strategy. A four-year timeframe has been adopted to fall in line with the revenue Medium Term Financial Plan. Attached at **Appendix 7** are the priority proposals for addition to the plan along with the funding methods. The majority of schemes are focused on 'Housing and Transport, funded via the HRA and government grants respectively; there are also a number of Council funded corporate schemes that have already been approved.

58. The following paragraphs describe the major elements of the capital programme priorities for approval. Specific scheme funding release will be subject to detailed reports to Cabinet.

Corporate Schemes – funding required

59. As noted previously the Council can supplement government capital funding, albeit options are limited in the current financial climate. Funding can come from prudential borrowing, repaid via revenue, which puts additional pressure on the revenue account or from capital receipts. Given the financial position of the Council only schemes that are a health and safety risk or that are self-funding have been considered while there is uncertainty over the overall funding envelope.

60. The risk assessed usable capital receipts over the next four years are in the region of £12m. Of this £1.110m has been allocated to the Eastbourne Sports Complex for the replacement running track and the new APG pitches and parking leaving just under £11m unallocated.

61. There will be many competing priorities against the available resources for both regeneration and refurbishment and these schemes will emerge over the coming year/s. At this stage Members are requested to make capital provision for three priority schemes with a total value of £1.374m, which will be subject to full reports to Cabinet in due course, these are:
- (a) **Whinfield School replacement roof - £1.124m** - £620k was approved in the 2022/23 capital programme for repairs on the roof however the costs have significantly increased and funding of £1.124m is required. The roof is in a very poor state of repair and needs to be completely renewed. The funding received for school condition works is insufficient to fund an undertaking of this magnitude. Over the last five years ongoing maintenance work has been carried out to keep the school watertight, however it is now at the point where unless this work is undertaken there will be further deterioration of the roof and a likely impact on delivery of education at the school.
 - (b) **Essential Works to Skerne Bridge - £0.050m** – is required for essential works to the Skerne bridge at the rear of the rugby club.
 - (c) **Essential play area equipment replacement - £0.200m** – is required to meet Health & Safety requirements and to ensure that the play equipment is fit for purpose.

Self-Financing Schemes

62. There are 3 schemes that are classified as self-financing whereby the costs will be covered by either grants or by the rental income generated.
63. Following the successful establishment of Darlington Economic Campus (DEC) in the Council owned Feethams House under a 5-year lease agreement and given the ongoing investment in the building by Government it is unlikely the building will be available for the general market once the DEC move to its proposed permanent location at Brunswick Street. This will mean the only Council owned grade A office building, will not be available to accommodate the ongoing business enquiries, many of which are related to the relocation of His Majesty's Treasury (HMT) and other Government departments.
64. Therefore, more than ever before, Darlington town centre must be competitive if it is to be vibrant, diverse and successful and to achieve this, it is considered vital that the Council assists in leading, facilitating and enabling the conditions for economic growth through direct intervention in economic development and regeneration in partnership with business and communities. The three items below are actions to achieve this aim and full business cases for these schemes will be presented to Cabinet at a future date with details on the funding arrangements.
- (a) Development of an office block at Priestgate - £10.0m
 - (b) Northern Echo Building refurbishment - £5.5m
 - (c) Skinnergate office/commercial space - £1.6m

Government Funding

65. Set out below are details of the levels of Government funding available for investment by the Council in 2023/24 and an outline of the proposed use of these funds.

	2023/24 £m
Children's Services	
School Condition Allocation	0.159
Transport	
Local Transport Plan	3.068
Other	
Disabled Facilities Grant	1.063
Total Capital Grant Available	4.290

School Condition Allocations

66. The Local Authority now only receives school condition funding for Community Maintained Schools. Maintenance funding for Academies is available through other routes. This funding received by the Local Authority will be spent in line with key priorities identified with each maintained school through the locally agreed asset management planning (LAMPA) process, carried out each January. There are no strict spend deadlines for these small-scale condition related projects which are prioritised and completed as funding becomes available.

Transport and Highways

67. A new Local Transport Plan for the Tees Valley was endorsed by the Tees Valley Cabinet in 2021. This will help set the spending plans for the funding allocations from the Department for Transport and from the Devolution deal. The Integrated Transport Programme (ITP) of TVCAs Investment plan identifies £256.7m of investment over the next 10 years. There will be projects and initiatives delivered in Darlington from this fund.
68. The new Tees Valley Local Transport Plan has a number of accompanying documents that set the strategy and vision for different modes of transport. Each Local Authority is required to produce a Local Improvement Plan, which will effectively replace the local authority Local Transport Plan. These plans will cover local priorities and maintenance requirements. Prior to this year the Council received funding via TVCA that was based on needs formula. However, all of the funding has now been merged into the new City Region Sustainable Transport Settlement (CRSTS), which is a 5-year allocation of funding. The Tees Valley have been allocated £310m. The details of this allocation have been finalised and the Council has been awarded £15.340m over the 5 years to 2026/27. The annual amount of £3.068m is based on the following breakdown which includes £0.893m for the Integrated Block, £1.206m for the Highways Maintenance Block plus £0.969m for the Pothole action programme. The new CRSTS will provide the opportunity to deliver

larger improvement schemes in Darlington identified in the Tees Valley and Darlington transport plans and these will be dealt with on an individual project basis.

Disabled Facility Grants

69. These grants are available if you are disabled and need to make changes to your home with examples being:
- (a) Widen doors and install ramps,
 - (b) Improve access to rooms and facilities – e.g., stair lifts or a downstairs bathroom,
 - (c) Provide a heating system suitable for your needs, and
 - (d) Adapt heating or lighting controls to make them easier to use.

Housing

70. All Housing Capital schemes are funded fully from the Housing Revenue Account. The priorities identified through the Housing Business Plan will be funded from the estimated capital resources for 2023/24. Further detail is given in the Housing Revenue Account financial plan but in summary includes:
- (a) Adaptations and lifts - £0.200m
 - (b) Heating Replacement - £1.225m
 - (c) Structural Works - £0.400m
 - (d) Lifeline Services - £0.150m
 - (e) Repairs before Painting - £0.060m
 - (f) Roofing and Repointing work - £1.000m
 - (g) Garages - £0.025m
 - (h) External Works - £0.200m.
 - (i) Pavements - £0.032m
 - (j) Window & Door Replacement - £1.400m
 - (k) Internal planned maintenance (IPM) - £2.760m
 - (l) Communal Works - £0.150m
 - (m) Energy Efficiency Improvements - £1.000m
 - (n) New Build housing - £15.673m
 - (o) Fees - £0.310m

Consultation

71. This report will be published for consultation from 5 December 2022 to 20 January 2022.

Conclusion

72. The Council has faced significant financial challenges over the last decade, with reductions in government funding followed by the financial instability during the pandemic, but to date has risen to these challenges well which has enabled a balanced MTFP.
73. 2022 has presented further challenge with the Russia/Ukraine crisis and subsequent soaring energy prices, high inflation levels and demand on services in particular social care at an unprecedented level.

74. The future of Local Government financing is still uncertain; however, it is clear from the Autumn Statement that public funding will not keep up with inflation. The Council can deliver a balanced position until 2024/25 utilising reserves as per our financial strategy, however there is an annual budget deficit which is not sustainable and will need to be addressed. Unless further funding is forthcoming the Council will need to both reduce expenditure and increase income to ensure we have a stable position moving forward.
75. Planning beyond the current year is extremely difficult, given the uncertainty around future funding and the review of the new Local Government Financial system, inflation and economic uncertainty, the conflict in Ukraine which is having significant pressure on our energy costs and the general cost of living crisis. Current planning suggests reserves will be depleted in 2025/26 and there will be a budget deficit of approximately £10m, however for the reasons above, this will almost certainly change. At this stage it is not possible to know whether this will be a positive or negative position.
76. In summary, the Council continues to face significant financial challenges, however, due to the healthy reserves position which now play a crucial role in the budget strategy, the Council can afford a 2023/24 budget and have reserves available to enabling time to achieve the savings required for future years. Making these savings will be challenging and there are risks given current economic uncertainty and estimated impacts of interest rates, inflation, demand, and energy costs have been factored in, if these change plans will need to be adjusted.
77. As the Council's Statutory Chief Financial Officer, the Group Director of Operations must advise the Council on the robustness of the budget and adequacy of reserves. The budget presented to Members in this report has been based on the most accurate information available at this point in time, therefore the Director is confident that they are an accurate reflection of the Council's financial position. Notwithstanding this there is a significant degree of uncertainty with regard to the future economic position and local government funding so this the position presented whilst as accurate as possible will change, however at this juncture I cannot be sure if that will be for the better or worse
78. General Fund Reserves are adequate for the coming financial year; however, the Council is carrying a significant financial risk over the lifetime of the plan with an unsustainable annual deficit which will need to be met from service reductions and/or increased income if no further government funding is realised. It is essential we maximise income where possible, ensure we are providing our services in the most efficient manner, and address the growing pressures in social care through transformation, as the Council needs to preserve reserves and allow as much time as possible to reduce the ongoing annual funding gap.

APPENDICES

Appendix 1	Detailed Estimates
Appendix 2	Budget Pressures / Savings
Appendix 3	Fees and Income Proposals
Appendix 4	Assumptions used to prepare estimates
Appendix 5	Projected Revenue Outturn 2021/22
Appendix 6	Proposed MTFP 2023 to 2027
Appendix 7	Capital programme

This page is intentionally left blank

REVENUE ESTIMATES 2023/24 - Summary

Appendix 1

	2022/23	2023/24			
	Net Budget	Gross Budget	Income	Grants	Net Budget
	£000	£000	£000	£000	£000
People Group	69,291	135,643	(17,992)	(43,475)	74,176
Services Group	21,098	63,876	(43,146)	(81)	20,649
Operations Group	18,605	44,961	(3,909)	(21,505)	19,547
Chief Executive Office & Economic Growth Group	1,647	3,953	(2,235)	(184)	1,535
Group Totals	110,641	248,434	(67,283)	(65,243)	115,907
Financing Costs	637	3,477	0	0	3,477
Investment Returns - Joint Ventures	(1,864)	(1,816)	0	0	(1,816)
Council Wide Pressures / Savings	8	1,259	0	0	1,259
Contingencies	525	(237)	0	0	(237)
Grand Total	109,947	251,117	(67,283)	(65,243)	118,590

PEOPLE GROUP - Revenue Estimates 2023/24

	2022/23	2023/24			
	Net Budget	Gross Budget	Income	Grants	Net Budget
	£000	£000	£000	£000	£000
Group Director of People	738	765	(53)	0	712
<u>Children & Adult Services</u>					
Transformation & Performance	840	794	(46)	0	748
Business Support	1,484	1,580	(8)	0	1,572
<u>Children's Services</u>					
Children's Services Management & Other Services	619	691	0	(30)	661
Assessment Care Planning & LAC	4,165	4,227	0	0	4,227
First Response & Early Help	3,747	3,921	(1)	(127)	3,793
Adoption & Placements	14,061	15,901	0	(105)	15,796
Disabled Children	1,435	1,435	(205)	0	1,230
Youth Offending	322	684	(122)	(223)	339
Quality Assurance & Practice Improvement	145	264	(125)	0	139
<u>Development & Commissioning</u>					
Commissioning	2,587	3,060	(736)	0	2,324
Voluntary Sector	272	351	0	(57)	294
Workforce Development	154	296	(102)	0	194
<u>Education</u>					
Education	639	27,208	(2,092)	(24,665)	451
Schools	0	8,785	0	(8,785)	0
Transport Unit	2,497	3,401	(369)	0	3,032
<u>Public Health</u>					
Public Health	0	8,831	0	(8,831)	0
<u>Adult Social Care & Health</u>					
External Purchase of Care	28,984	44,299	(11,598)	(652)	32,049
Intake & Enablement	687	2,519	(1,842)	0	677
Older People Long Term Condition	1,600	1,779	(175)	0	1,604
Physical Disability Long Term Condition	5	42	(27)	0	15
Learning Disability Long Term Condition	1,967	2,065	(31)	0	2,034
Mental Health Long Term Condition	1,235	1,678	(461)	0	1,218
Service Development & Integration	1,109	1,068	0	0	1,068
Total People Group	69,291	135,643	(17,992)	(43,475)	74,176

SERVICES GROUP - Revenue Estimates 2023/24

	2022/23	2023/24			
	Net Budget	Gross Budget	Income	Grants	Net Budget
	£000	£000	£000	£000	£000
Group Director of Services	162	174	0	0	174
<u>Transport & Capital Projects</u>					
AD Transport & Capital Projects	132	136	0	0	136
Building Design Services	39	569	(515)	0	54
Capital Projects	345	634	(283)	0	352
Car Parking R&M	549	583	0	0	583
Concessionary Fares	3,486	2,774	0	0	2,774
Flood & Water Act	186	89	0	0	89
Highways	4,002	5,791	(984)	0	4,807
Highways - DLO	(338)	9,733	(10,211)	0	(478)
Investment & Funding	553	197	(180)	0	17
Sustainable Transport	53	70	(28)	0	43
<u>Community Services</u>					
AD Community Services	144	150	0	0	150
Allotments	13	26	(10)	0	16
Building Cleaning - DLO	196	835	(628)	0	207
Cemeteries & Crematorium	(939)	933	(1,907)	0	(974)
Dolphin Centre	1,204	4,275	(3,299)	0	976
Eastbourne Complex	(1)	245	(221)	0	24
Emergency Planning	101	103	0	0	103
Head of Steam	278	355	(63)	0	291
Hippodrome	461	5,540	(5,319)	0	221
Indoor Bowling Centre	23	19	0	0	19
Libraries	864	922	(24)	0	898
Move More	44	99	(51)	0	48
Outdoor Events	498	528	(22)	0	507
Community Catering - DLO	108	318	(240)	0	78
Strategic Arts	123	119	0	0	119
Street Scene	6,048	7,939	(1,948)	(14)	5,977
Transport Unit - Fleet Management	9	224	(69)	0	155
Waste Management	3,452	3,606	0	0	3,606
Winter Maintenance	589	586	(2)	0	584
<u>Community Safety</u>					
CCTV	230	683	(419)	0	264
Community Safety	749	832	(32)	(67)	732
General Licensing	30	170	(163)	0	7
Parking	(2,150)	281	(1,953)	0	(1,672)
Parking Enforcement	9	185	(172)	0	13
Private Sector Housing	121	117	(10)	0	107
Stray Dogs	49	51	(1)	0	50
Taxi Licensing	53	225	(183)	0	42
Trading Standards	247	264	(6)	0	258
<u>Building Services</u>					
Construction - DLO	(471)	7,925	(8,383)	0	(458)
Maintenance - DLO	(465)	5,333	(5,818)	0	(486)
Other - DLO	82	0	0	0	0
<u>General Support Services</u>					
Works Property & Other	112	114	0	0	114
<u>Joint Levies & Boards</u>					
Environment Agency Levy	115	125	0	0	125
Total Services Group	21,098	63,876	(43,146)	(81)	20,649

OPERATIONS Group - Revenue Estimates 2023/24

	2022/23 Net Budget £000	2023/24			
		Gross Budget	Income	Grants	Net Budget
		£000	£000	£000	£000
Group Director of Operations	132	224	(94)	0	130
AD Resources					
AD Resources	148	120	0	0	120
Financial Services	1,615	1,959	(433)	0	1,526
Financial Assessments & Protection	299	358	(43)	(36)	279
Xentrall (D&S Partnership)	1,766	2,479	(649)	0	1,830
Human Resources	879	1,034	(352)	0	682
Health & Safety	175	232	(38)	0	193
Head of Strategy Performance & Communications					
Communications & Engagement	1,252	1,125	(138)	0	987
Systems	1,397	1,037	0	(30)	1,007
AD Law & Governance					
AD Law & Governance	129	131	0	0	131
Complaints & FOI	288	298	(1)	0	297
Democratic Services	1,278	1,335	(19)	0	1,316
Registrars	(25)	239	(262)	0	(23)
Administration	638	688	(93)	0	595
Legal	1,214	1,749	(180)	0	1,569
Procurement	176	296	(113)	0	183
Coroners	225	278	0	0	278
AD Xentrall Shared Services					
ICT	723	1,010	(200)	0	810
Corporate Landlord					
Corporate Landlord	4,801	6,312	(277)	0	6,035
AD Housing & Revenues					
Local Taxation	923	889	0	0	889
Rent Rebates / Rent Allowances / Council Tax	(517)	20,659	(416)	(20,776)	(533)
Housing Benefits Administration	270	1,076	0	(663)	413
Customer Services	321	549	(220)	0	329
Homelessness	334	528	(184)	0	344
Service, Strategy & Regulation and General Services	164	358	(197)	0	161
Total Operations Group	18,605	44,961	(3,909)	(21,505)	19,547

CHIEF EXECUTIVES OFFICE & ECONOMIC GROWTH - Revenue Estimates 2023/24

	2022/23 Net Budget £000	2023/24			
		Gross Budget	Income	Grants	Net Budget
		£000	£000	£000	£000
Chief Executive					
Chief Executive	203	209	0	0	209
Darlington Partnership	69	136	(62)	0	74
AD Economic Growth					
AD - Economic Growth	147	149	0	0	149
Building Control	196	373	(205)	0	168
Consolidated Budgets	148	146	0	0	146
Development Management	(0)	723	(700)	0	23
Economy	321	349	0	(80)	269
Environmental Health	324	359	(25)	0	334
Place Strategy	640	834	(85)	(104)	645
Property Management & Estates	(402)	676	(1,158)	0	(482)
Total Chief Executives Office & Economic Growth	1,647	3,953	(2,235)	(184)	1,535

Analysis of Pressures/Savings	Estimate 23/24 £m	Estimate 24/25 £m	Estimate 25/26 £m	Estimate 26/27 £m
Savings				
Housing Related Support - reduced demand	(0.072)	(0.065)	(0.059)	(0.059)
Children Placements - reduction in residential and independent fostering placements	(0.288)	(0.576)	(0.864)	(1.152)
Children Placements - ending of a complex residential package	(0.110)	(1.425)	(1.425)	(1.425)
Advocacy - reduction in usage	(0.058)	(0.058)	(0.058)	(0.058)
Adult Services - reduced running costs	(0.202)	(0.268)	(0.347)	(0.348)
Education Services - reduced running costs	(0.076)	(0.068)	(0.059)	(0.049)
Children's Services - reduced running costs	(0.056)	(0.059)	(0.042)	(0.036)
Concessionary Fares - reduction in contributions	(0.713)	(0.548)	(0.650)	(0.650)
Operations - reduced postage and telephone usage	(0.067)	(0.067)	(0.067)	(0.067)
Investment Returns - increased joint venture returns	(0.336)	(0.588)	0.000	0.0000
Contingency - release of pension fund contingency following actuary review	(0.987)	(0.987)	(0.987)	0.0000
Superannuation - reduced employer contributions following triennial valuation	(0.439)	(0.448)	(0.457)	0.0000
Waste Disposal - reduction in household waste	(0.118)	(0.118)	(0.118)	(0.118)
Services - reduced running costs	(0.015)	(0.015)	(0.015)	(0.015)
Housing - reduced running costs	(0.030)	(0.030)	(0.025)	(0.012)
	(3.567)	(5.320)	(5.173)	(3.989)
Increased Demand				
Adults Packages of Care - increased overall package costs	0.199	0.288	0.275	0.362
School Transport - increase/changes in routes	0.318	0.327	0.337	0.347
Children Placements - increased number and complexity of placements	0.936	0.941	0.932	0.974
Children's Services - increased numbers of families/children requiring support	0.106	0.000	0.000	0.000
Strengthening Families Team - increase in children needing support	0.684	0.836	0.000	0.000
Waste Disposal - increased growth with new builds	0.000	0.000	0.000	0.024
Waste Disposal - LASPV contract support	0.000	0.000	0.000	0.033
Coroners Service - additional contribution	0.048	0.056	0.065	0.066
Legal Services - increased caseload demand	0.108	0.113	0.119	0.121
Children's legal fees - increased demand and complexity of cases	0.100	0.100	0.100	0.100
People Services - increase in ANEC support ADASS	0.010	0.010	0.010	0.010
	2.509	2.671	1.838	2.037
Price Inflation				
Adults Packages of care - contractual inflation.	2.401	2.756	2.709	3.776
Fleet - increased costs of vehicle replacement	0.102	0.121	0.125	0.125
Children's Packages of care - contractual inflation.	0.392	0.524	0.612	0.591
School Transport - contractor inflation	0.168	0.173	0.178	0.183
Waste Disposal - contractor inflation	0.248	0.248	0.248	0.248
Highways - responsive Repairs inflation	0.202	0.206	0.210	0.214
Fleet - fuel inflation	0.030	0.030	0.030	0.030
Environment Agency - levy inflation	0.007	0.007	0.007	0.009
Corporate Landlord - R&M inflation	0.115	0.130	0.145	0.160
	3.665	4.195	4.264	5.336
Reduced Income				
Workforce Development Team - reduced income	0.025	0.025	0.025	0.025
Council Tax - reduction in house building due to Nutrient Neutrality	0.321	0.507	0.525	0.540
Adult Social Care - ending of grant funding	0.000	0.379	0.522	0.568
Library - reduced income during refurbishment	0.018	0.000	0.000	0.000
Car Parking - reduction in permits and contract parking	0.047	0.047	0.047	0.047
Taxi Licensing - reduction in private hire income	0.031	0.000	0.000	0.000
Legal Services - reduction in external legal income	0.051	0.051	0.051	0.051
	0.493	1.009	1.170	1.231
Other and Contingencies				
People - staffing changes, pensions	0.023	0.020	0.025	0.025
Enjoy Darlington campaign	0.050	0.050	0.050	0.050
Hippodrome - website ticket platform costs	0.040	0.000	0.000	0.000
Outdoor Events - increased security and operational costs	0.033	0.033	0.033	0.033
Services - staffing changes	0.093	0.100	0.103	0.104
Operations - staffing changes	0.027	0.037	0.053	0.055
Information Systems - additional systems software	0.032	0.033	0.034	0.036
ICT - additional mobile data and spam filtering requirements	0.113	0.115	0.116	0.116
Financing Costs - impact of interest rates increases	0.556	0.680	0.672	0.313
Revenues & Benefits - staffing changes	0.070	0.072	0.076	0.080
Economic Growth - staffing changes	0.010	0.010	0.010	0.010
	1.047	1.151	1.172	0.822
Utilities				
Utilities - Services	0.595	0.595	0.595	0.595
Utilities - Corporate Landlord	1.956	1.956	1.956	1.956
	2.551	2.551	2.551	2.551
Pay Award				
Pay Award 22/23	2.615	2.667	2.721	2.775
Additional Estimated Pay award 23/24	1.255	1.279	1.305	1.331
	3.870	3.946	4.026	4.106
Total Net Pressures	10.568	10.203	9.848	12.094

This page is intentionally left blank

SCHEDULE OF CHARGES 2023/24				
Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
LEARNING SKILLS - LEARNING FOR LIFE				
Fees Policy: August 2022 to July 2023 (Next Review July 2023)				
Full Fees (including enrolment and tuition fees) per hour	L	3.00	3.00	NIL
<p>Accredited Learning Full accreditation fee (if applicable) - if the course has a qualification there will be additional fees to pay for registration and certification.</p> <p>No fees will be charged for publicly subsidised courses where:</p> <ol style="list-style-type: none"> Learners are aged 16-18 (on 31 August 2022) Learners are aged 19-24 (on 31 August 2022) with a learning difficulty and/or disability as evidenced through an Education, Health and Care (EHC) Plan Learners are aged 19 or older where the learning aim is up to and including level 2, and the learner is studying English or Maths Learners are aged 19-23 (on their first day of study) and are studying their first 'full' level 2 or first 'full' level 3, excludes English for speakers of Other Languages (ESOL) Learners are aged 19 or older where the learning aim is up to and including level 2 (including ESOL), the skills training will help them into work, and the learner is classed as unemployed and one or more of the following apply: <ol style="list-style-type: none"> They receive Job Seeker's Allowance (JSA) - this includes those receiving National Insurance credits only, or They receive Employment and Support Allowance (ESA), or They receive Universal Credit and their earned income from employment (disregarding benefits) is less than £345 a month (learner is sole adult in their benefit claim) or £552 a month (learner has a joint benefit claim with their partner) They are released on temporary licence, studying outside a prison environment, and not funded by the Ministry of Justice Learners are aged 19 or older where the learning aim is up to and including level 2 (including ESOL), they are employed and eligible for co-funding but earn less than £18,525 gross salary, based on the assumption of a 37.5 hour contract with paid statutory holiday entitlement. <i>Evidence required: A wage slip within 3 months of the learning start date, or a current employment contract which states gross monthly / annual wages</i> Learners aged 19-24 who are unemployed and on a Traineeship <p>Courses with no public subsidy For learners aged 19 or above and where the learning aim is level 3 or above (except for exclusion above), learners will need to take out an Advanced Learning Loan, subject to funding availability. Further details can be found at: www.gov.uk/advanced-learning-loans</p> <p>Asylum Seekers – individuals will be assessed for eligibility in conjunction with ESFA guidance Special Fees – some courses have special fees, cost on application FE course – NVQ etc price on application</p> <p>The following courses are free: Family Learning, Functional Skills, Study Programmes and courses which are funded through external projects</p> <p>Additional Learning Support (ALS) is intended to enable disadvantaged learners to achieve their learning goal by providing funding, on top of programme funds, to help them overcome their barriers to learning. The funding is intended to be flexible and to help support learners who have a range of learning difficulties and/or disabilities</p>				

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
REGISTRATION OF BIRTHS, DEATHS, MARRIAGES AND CIVIL PARTNERSHIPS				
The following fees do not incur VAT				
Marriages				
Entering a Notice of Marriage or Civil Partnership	N			
For a Registrar to attend a Marriage at the Register Office	N			
Civil Partnership Registration	N			
Incumbents for every Entry Contained in Quarterly Certified	N			
Copies of Entries of Marriage	N			
Registrars fee for attending a marriage at a registered building or for the housebound or detained	N			
Superintendents Registrar fee for attesting a notice of marriage away from his office for housebound or detained	N			
Superintendents Registrar fee for attending the marriage of the housebound or detained	N	These charges set nationally by Statute and will be charged at the advised rate for 2022/23	These charges set nationally by Statute and will be charged at the advised rate for 2023/24	
Certification for Worship and Registration for Marriages				
Place of Meeting for Religious Worship	N			
Registration of Building for Solemnisation of Marriage	N			
Certificates issued from Local Offices				
Standard Certificate (SR)	N			
Standard Certificate (RBD) (at time of Registration)	N			
Standard Certificate (RBD) (after Registration)	N			
Short Certificate of Birth (SR)	N			
Short Certificate of Birth (RBD)	N			
Certificates of Civil Partnership (at time of Ceremony)	N			
Certificates of Civil Partnership (at later date)	N			
General Search fee	N			
Each Verification	N			
Civil Partnership Ceremony				
All Ceremonies – Approved Premises				
Application Fee for licence as an approved venue (valid for 3 years)	N	1,750.00	1,750.00	
Fee for Attendance - All days including Bank Holidays	L	555.00	580.00	
All Ceremonies – Town Hall				
The Council Chamber (Monday to Saturday)	L	295.00	310.00	
The Council Chamber Foyer (Monday to Saturday)	L	135.00	140.00	
REGISTER OF ELECTORS, OPEN REGISTER AND MONTHLY UPDATES - SALE				
The following fees do not incur VAT.				
Register – Printed Form	N	10.00	10.00	
Per 1,000 Names – Printed	N	5.00	5.00	
Register – Data Form	N	20.00	20.00	
Per 1,000 Names – Data	N	1.50	1.50	
LIST OF OVERSEAS ELECTORS – SALE				
The following fees do not incur VAT.				
List – Printed Form	N	10.00	10.00	
Per 1,000 Names – Printed	N	5.00	5.00	
List – Data Form	N	20.00	20.00	
Per 1,000 Names – Data	N	1.50	1.50	
MARKED COPY OF THE REGISTER OF ELECTORS AND MARKED ABSENT VOTERS LIST - SALE				
The following fees do not incur VAT				
Register – Printed Form	N	10.00	10.00	
Per 1,000 Names – Printed	N	2.00	2.00	
Register – Data Form	N	10.00	10.00	
Per 1,000 Names – Data	N	1.00	1.00	
				7,000

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
TOWN HALL				
Hire of Committee Rooms – all charges shown exclusive of VAT. Charges will be made plus the appropriate VAT rate. All rooms are to be charged by the hour, rather than by session Committee Rooms per hour				
	L	33.00	33.00	
				NIL
LAND CHARGES				
The following fees are inclusive of VAT				
Search Fees				
Standard Search - Residential Property (post or DX)	L	91.80	95.50	
Standard Search – Residential Property (electronic)	L	89.80	93.50	
Standard Search – Commercial Property (post or DX)	L	139.80	145.50	
Standard Search – Commercial Property (electronic)	L	137.80	143.50	
Con 29 Required				
Residential Property				
One Parcel of Land	L	76.80	80.00	
Several Parcels of Land – Each Additional Parcel	L	24.00	25.00	
Commercial Property				
One Parcel of Land	L	124.80	130.00	
Several Parcels of Land – Each Additional Parcel	L	24.00	25.00	
Con 29 Optional				
Each Printed Enquiry	L	6.00	6.00	
Own Questions	L	6.00	6.00	
Official Search – LLCI	L	15.00	15.00	
Official Search – NLIS (National Land Information Service) or email	L	13.00	13.00	
Expedited Search (Residential)	L	165.00	172.00	
Expedited search (Commercial)	L	225.00	234.00	
Personal Search	L	No charge	No charge	
				2,400

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
FINANCIAL PROTECTION SERVICES				
Category				
I. Work up to and including the date upon which the court makes an order appointing a deputy for property and affairs	N	745.00	745.00	
II. Annual management fee where the court appoints a local authority deputy for property and affairs, payable on the anniversary of the court order:	N	775.00	775.00	
- for the first year	N	650.00	650.00	
- for the second and subsequent years				
where the net assets are below £16,000, the local authority deputy for property and affairs will take an annual management fee not exceeding 3% of the net assets on the anniversary of the court order appointing the local authority as deputy				
Where the court appoints a local authority deputy for health and welfare, the local authority will take an annual management fee not exceeding 2.5% of the net assets on the anniversary of the court order appointing the local authority as deputy for health and welfare up to a maximum of £500.				
III. Annual property management fee to include work involved in preparing property for sale, instructing agents, conveyancers, etc or the ongoing maintenance of property including management and letting of a rental property	N	300.00	300.00	
IV. Preparation and lodgement of an annual report or account to the Public Guardian	N	216.00	216.00	
V. Conveyancing Costs				
Where a deputy or other person authorised by the court is selling or purchasing a property on behalf of P, the following fixed rates will apply except where the sale or purchase is by trustees in which case, the costs should be agreed with the trustees:	N	See Description	See Description	
A value element of 0.15% of the consideration with a minimum sum of £350 and a maximum sum of £1,500, plus disbursements				
Travel Rates are allowed at a fixed rate per hour for travel costs	N	40.00	40.00	
Please note that these rates are set by The Office of Public Guardian and are the rates as of 1st April 2017, these may be amended during 2023/24				
Adminstration Fee				
Adminstration fee for arranging the care and support needs for those with capital in excess of the upper capital limit or those who have chosen not to disclose their financial information.	L	108.00	119.00	
				Minimal
DEFERRED PAYMENT FEES				
Administration cost for setting up a Deferred Payment Agreement	L	331.00	365.00	
plus cost of valuation (this will be dependant on property type)	L	Actual cost of valuation	Actual cost of valuation	
				Minimal

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
LIBRARIES				
Fines On Overdue Items				
Adults – per day	L	No charge	No charge	
Maximum charge per book	L	No charge	No charge	
Senior Citizens – per day	L	No charge	No charge	
Children – per day	L	No charge	No charge	
Non-collected reservations				
Per item	L	0.50	0.50	
Reservation Fees for Books Obtained from Outside the Authority				
Single charge for all books obtained from other libraries	L	6.00	6.00	
Repeat Fee for Renewal of Books from Outside the Authority				
Single Charge for all books obtained from other local authorities	L	6.00	6.00	
Replacement Tickets				
Adults	L	1.50	1.50	
Senior Citizens	L	1.50	1.50	
Children/Unemployed	L	1.50	1.50	
Language Courses (per element)				
Subscription for whole course to be paid in advance	L	1.35	1.35	
Local History Research				
Look Up Service	L	5.00	5.00	
Photocopies				
A4 B&W	L	0.20	0.20	
A3 B&W	L	0.40	0.40	
Printing				
Text Printouts				
A4 B&W	L	0.20	0.20	
A3 B&W	L	0.40	0.40	
Test Printouts				
A4 colour	L	0.60	0.60	
Reproduction of Images from Stock				
Digital copies for Private/Study purposes – per photo	L	5.50	5.50	
Digital copies for small local commercial use – per photo	L	5.50 + 2 copies of publications	5.50 + 2 copies of publications	
Digital copies for local commercial use - per photo	L	10.50 + 2 copies of book	10.50 + 2 copies of book	
Digital copies for national/international commercial	L	110.00	110.00	
Scan and e-mail Service				
First sheet	L	1.00	1.00	
Each subsequent sheet	L	0.50	0.50	
Hire of Locker				
	L	0.50	0.50	
Internet Use				
Library members First 60 minutes FREE , Members & Non Members £1.00 per 30 minutes hereafter	L	1.00	1.00	
Lost & Damaged Items				
	L	Full current Replacement Cost (non- refundable)	Full current Replacement Cost (non- refundable)	
Room Hire				
Not for profit organisations per hour	L	15.00	15.00	
Commercial organisations per hour	L	20.00	20.00	
				NIL

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
PLANNING FEES				
Planning fees are set nationally				
PLANNING – PRE APPLICATION ADVICE				
All charges include VAT at 20%				
Large Major Development (200+) for a written response, including up to 2 meetings	L	1,200.00	1,200.00	
Small Major Development (10-199) for a written response, including up to 2 meetings	L	600.00	600.00	
Minor Development for a written response to include a meeting if necessary	L	400.00	400.00	
Other Developments				
Minerals Processing	L	Based on areas above	Based on areas above	
Change of use for a written response to include a meeting if necessary	L	50.00	50.00	
Householder developments	L	36.00	36.00	
Advertisements	L	25.00	25.00	
Listed Building consents (to alter/extend/demolish)	L	Free	Free	
Certificates of lawful development	L	Application advice not appropriate	Application advice not appropriate	
Telecommunications Notifications	L	126.00	126.00	
Other Charges				
Pre-Application meeting involving Planning Committee Members	L	1,000.00	1,000.00	
				NIL

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
LICENSING The following fees do not incur VAT				
Prosecution Costs				
Hourly rate for Preparation of Case Reports	L	48.00	50.00	
General Licensing				
Pavement Café Licence, per person				
1-20	L	No charge	200.00	
21-40	L	No charge	230.00	
41-60	L	No charge	260.00	
61-80	L	No charge	290.00	
81-99	L	No charge	320.00	
100 or over	L	No charge	350.00	
Duplicate licence fee	L	No charge	50.00	
Transfer of licence	L	No charge	50.00	
Change of detail	L	No charge	30.00	
Variation of Covers	L	No charge	100.00	
Goods on Highway Licence	L	155.00	155.00	
Sex Shop Grant of application	L	3,700.00	3,885.00	
Sex Shop Renewal	L	1,200.00	1,260.00	
Sex Shop transfer	L	1,200.00	1,260.00	
Cosmetics				
Premise Grant	L	280.00	294.00	
Personal Grant	L	65.00	68.00	
Variation	L	65.00	68.00	
Scrap Metal Dealers				
Collectors Licence (3 years) - grant	L	150.00	158.00	
Collectors Licence (3 years) – renewal	L	150.00	158.00	
Major Variation	L	50.00	53.00	
Minor Variation	L	15.00	16.00	
Site Licence (3 years) Grant	L	350.00	368.00	
Additional Sites (per site per year of licence)	L	195.00	205.00	
Site licence (3 years) – renewal	L	270.00	284.00	
Additional sites (per site per year of licence)	L	195.00	205.00	
Minor Variation Site	L	15.00	16.00	
Major Variation Site	L	50.00 + 65.00 per additional site per year	53.00 + 68.00 per additional site per year	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Caravan Sites				
New Application for a permanent residential site licence;	L			
1-5 pitches	L	200.00	210.00	
6-20 pitches	L	225.00	236.00	
21-50 pitches	L	240.00	252.00	
Greater than 50 pitches	L	260.00	273.00	
Annual Fees associated with administration and monitoring of site licences;				
1-5 pitches	L	No charge	No charge	
6-50 pitches	L	220.00	231.00	
Greater than 50 pitches	L	260.00	273.00	
Cost of Laying Site Rules	L	25.00	26.00	
Cost of Variation/Transfer	L	100.00	105.00	
Zoo Licensing Act				
New Application (4 years) or renewal (6 years) for a Zoo Licence (excluding the inspection costs of appointed inspector)	L	450.00	473.00	
Animal Welfare				
Breeding of Dogs - Grant of Licence				
1 Year Licence	L	245.00	258.00	
2 Year Licence	L	290.00	305.00	
3 Year Licence	L	335.00	352.00	
Breeding of Dogs - Renewal of Licence				
1 Year Licence	L	215.00	226.00	
2 Year Licence	L	260.00	273.00	
3 Year Licence	L	305.00	320.00	
Pet Vending Commercial - Grant of Licence				
1 Year Licence	L	252.00	265.00	
2 Year Licence	L	297.00	312.00	
3 Year Licence	L	342.00	359.00	
Pet Vending Commercial - Renewal of Licence				
1 Year Licence	L	222.00	233.00	
2 Year Licence	L	267.00	280.00	
3 Year Licence	L	312.00	327.00	
Pet Vending Home - Grant of Licence				
1 Year Licence	L	245.00	258.00	
2 Year Licence	L	290.00	305.00	
3 Year Licence	L	335.00	352.00	
Pet Vending Home - Renewal of Licence				
1 Year Licence	L	215.00	226.00	
2 Year Licence	L	260.00	273.00	
3 Year Licence	L	305.00	320.00	
Keeping or Training Animals for Exhibition - Grant of Licence				
3 Year Licence	L	235.00	247.00	
Keeping or Training Animals for Exhibition - Renewal of Licence				
3 Year Licence	L	215.00	226.00	
Hiring Out of Horses - Grant of Licence				
1 Year Licence	L	265.00	278.00	
2 Year Licence	L	310.00	325.00	
3 Year Licence	L	355.00	372.00	
Hiring Out of Horses - Renewal of Licence				
1 Year Licence	L	235.00	247.00	
2 Year Licence	L	280.00	294.00	
3 Year Licence	L	325.00	341.00	
Boarding of Dogs and Cats Commercial - Grant of Licence				
1 Year Licence	L	305.00	321.00	
2 Year Licence	L	350.00	368.00	
3 Year Licence	L	395.00	415.00	
Boarding of Dogs and Cats Commercial - Renewal of Licence				
1 Year Licence	L	275.00	289.00	
2 Year Licence	L	320.00	336.00	
3 Year Licence	L	365.00	383.00	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Boarding of Dogs and Cats Home - Grant of Licence				
1 Year Licence	L	245.00	258.00	
2 Year Licence	L	290.00	305.00	
3 Year Licence	L	335.00	352.00	
Boarding of Dogs and Cats Home - Renewal of Licence				
1 Year Licence	L	215.00	226.00	
2 Year Licence	L	260.00	273.00	
3 Year Licence	L	305.00	320.00	
Boarding of Dogs Day Care Up to 7 Dogs - Grant of Licence				
1 Year Licence	L	245.00	258.00	
2 Year Licence	L	290.00	305.00	
3 Year Licence	L	335.00	352.00	
Boarding of Dogs Day Care Up to 7 Dogs - Renewal of Licence				
1 Year Licence	L	215.00	226.00	
2 Year Licence	L	260.00	273.00	
3 Year Licence	L	305.00	320.00	
Boarding of Dogs Day Care 8+ Dogs - Grant of Licence				
1 Year Licence	L	305.00	320.00	
2 Year Licence	L	350.00	367.00	
3 Year Licence	L	395.00	414.00	
Boarding of Dogs Day Care 8+ Dogs - Renewal of Licence				
1 Year Licence	L	275.00	289.00	
2 Year Licence	L	320.00	336.00	
3 Year Licence	L	365.00	383.00	
Dog Boarding Franchise in Darlington - Grant of Licence	L	130.00 + 10.00 per host + 65.00 per host inspection fee + 45.00 annual enforcement fee per year	137.00 + 11.00 per host + 68.00 per host inspection fee + 47.00 annual enforcement fee per year	
Dog Boarding Franchise in Darlington - Renewal of Licence	L	100.00 + 10.00 per host + 60.00 per host inspection fee + 45.00 annual enforcement fee per year	105.00 + 11.00 per host + 68.00 per host inspection fee + 47.00 annual enforcement fee per year	
Dog Boarding Franchise out of Darlington - Grant of Licence	L	60.00 + 65.00 per host	63.00 + 63.00 per host	
Dog Boarding Franchise out of Darlington - Renewal of Licence	L	55.00 + 60.00 per host	58.00 + 63.00 per host	
Additional Fees				
Cost per additional licensable activity - Grant and Renewal (each)	L	65.00	68.00	
Mandatory mid licence inspection fee - Grant and Renewal (each)	L	30.00	32.00	
Variation of licence where no inspection is required (each)	L	35.00	37.00	
Variation of licence where inspection is required (each)	L	90.00	95.00	
Application for Re-Rating (each)	L	70.00	74.00	
Copy Licence	L	15.00	16.00	
Administration Fee	L	35.00	37.00	
Dangerous Wild Animals (not including vets fee)	L	120.00	126.00	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Street Trading				
November / December - Full Calendar Month	L	975.00	1,024.00	
- Week	L	385.00	404.00	
- Day (minimum of 4 days)	L	85.00	89.00	
January / October - Full Calendar Month	L	660.00	693.00	
- Week	L	270.00	284.00	
- Day (minimum of 4 days)	L	60.00	63.00	
Note- The above to apply to Itinerant traders. For regular all year round traders - fees as follows				
Annual Consent - Town Centre	L	7,000.00	7,350.00	
If Paying Monthly	L	620.00	651.00	
If Paying Weekly	L	170.00	179.00	
Buskers selling CD's – Half Day	L	25.00	25.00	
Full Day	L	45.00	45.00	
Mobile vehicles (moving or lay-by)	L	260.00	273.00	
New Vendor Permits	L	35.00	35.00	
Skips, Scaffolding and Hoardings				
Place a skip on the highway (less than 3 days notice)	L	30.00	40.00	
Place a skip on the highway (more than 3 days notice)	L	15.00	25.00	
Erection of scaffolding	L	50.00	60.00	
Hoardings	L	57.00	60.00	
Administration Charge (per hour or part thereof)	L	35.00	37.00	
Statutory Fees				
Petroleum Licences				
Less than 2,500 litres	L	44.00	45.00	
2,500 – 50,000 litres	L	60.00	61.00	
More than 50,000 litres	L	125.00	128.00	
Gambling Act				
Statutory Fees- The following gambling fees are set within statutory bands and will be revised as changed nationally.				
Adult Gaming Centres – Annual Fee	N	600.00	600.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	1,200.00	1,200.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	1,200.00	1,200.00	
Betting Shops - Annual Fee	N	550.00	550.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	1,200.00	1,200.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	1,300.00	1,300.00	
Bingo Halls - Annual Fee	N	600.00	600.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	1,200.00	1,200.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	1,200.00	1,200.00	
Family Entertainment Centres – Annual Fee	N	550.00	550.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	950.00	950.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	950.00	950.00	
Betting (tracks) – Annual Fee	N	550.00	550.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	950.00	950.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	950.00	950.00	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
<i>Permit Type – The following fees are set by statute and will be revised as changed nationally</i>				
Small Society Lottery Registration	N	40.00	40.00	
Small Society Annual Fee	N	20.00	20.00	
FEC gaming machine – Renewal fee	N	300.00	300.00	
FEC gaming machine – Change of name	N	25.00	25.00	
Prize gaming – Application fee	N	300.00	300.00	
Prize gaming – Renewal fee	N	300.00	300.00	
Prize gaming – Change of name	N	25.00	25.00	
Prize gaming – Copy permit	N	15.00	15.00	
Gaming machines (3 or more) - application Fee	N	100.00	100.00	
Gaming machines (3 or more) - variation Fee	N	100.00	100.00	
Gaming machines (3 or more) - transfer Fee	N	25.00	25.00	
Gaming machines (3 or more) - annual Fee	N	50.00	50.00	
Change of name	N	25.00	25.00	
Copy Permit	N	15.00	15.00	
Notice of intent 2 or less gaming machines available	N	50.00	50.00	
Club Premises cert (S 72f Licencing Act 2003) application fee	N	100.00	100.00	
Club Premises cert (S 72f Licencing Act 2003) renewal fee	N	100.00	100.00	
Other applicants - application fee	N	200.00	200.00	
Other applicants - renewal fee	N	200.00	200.00	
Variation fee	N	100.00	100.00	
Annual fee	N	50.00	50.00	
Copy permit	N	15.00	15.00	
Initial fee	N	40.00	40.00	
Annual fee	N	20.00	20.00	
Temporary use notice	N	500.00	500.00	
Copy/replacement/endorsed copy of notice	N	25.00	25.00	
Licensing Act Fees				
Statutory Fees- The following gambling fees are set within statutory bands and will be revised as changed nationally.				
Premises Licences				
Band A (RV £0 - £4,300) - Initial fee	N	100.00	100.00	
- Annual fee	N	70.00	70.00	
Band B (RV £4,301 - £33,000) - Initial fee	N	190.00	190.00	
- Annual fee	N	180.00	180.00	
Band C (RV £33,001 - £87,000) - Initial fee	N	315.00	315.00	
- Annual fee	N	295.00	295.00	
Band D (RV £87,001 - £125,000) - Initial fee	N	450.00	450.00	
- Annual fee	N	320.00	320.00	
Band E (RV > £125,001) - Initial fee	N	635.00	635.00	
- Annual fee	N	350.00	350.00	
Band D with Multiplier - Initial fee	N	900.00	900.00	
- Annual fee	N	640.00	640.00	
Band E with Multiplier - Initial fee	N	1,905.00	1,905.00	
- Annual fee	N	1,050.00	1,050.00	
Club Premises Certificates				
Band A (RV £0 - £4,300) - Initial fee	N	100.00	100.00	
- Annual fee	N	70.00	70.00	
Band B (RV £4,301 - £33,000) - Initial fee	N	190.00	190.00	
- Annual fee	N	180.00	180.00	
Band C (RV £33,001 - £87,000) - Initial fee	N	315.00	315.00	
- Annual fee	N	295.00	295.00	
Band D (RV £87,001 - £125,000) - Initial fee	N	450.00	450.00	
- Annual fee	N	320.00	320.00	
Band E (RV > £125,001) - Initial fee	N	635.00	635.00	
- Annual fee	N	350.00	350.00	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Large Scale Events				
5,000 to 9,999 - Initial fee	N	1,000.00	1,000.00	
- Annual fee	N	500.00	500.00	
10,000 to 14,999 - Initial fee	N	2,000.00	2,000.00	
- Annual fee	N	1,000.00	1,000.00	
15,000 to 19,999 - Initial fee	N	4,000.00	4,000.00	
- Annual fee	N	2,000.00	2,000.00	
20,000 to 29,999 - Initial fee	N	8,000.00	8,000.00	
- Annual fee	N	4,000.00	4,000.00	
30,000 to 39,999 - Initial fee	N	16,000.00	16,000.00	
- Annual fee	N	8,000.00	8,000.00	
40,000 to 49,999 - Initial fee	N	24,000.00	24,000.00	
- Annual fee	N	12,000.00	12,000.00	
50,000 to 59,999 - Initial fee	N	32,000.00	32,000.00	
- Annual fee	N	16,000.00	16,000.00	
60,000 to 69,999 - Initial fee	N	40,000.00	40,000.00	
- Annual fee	N	20,000.00	20,000.00	
70,000 to 79,999 - Initial fee	N	48,000.00	48,000.00	
- Annual fee	N	24,000.00	24,000.00	
80,000 to 89,999 - Initial fee	N	56,000.00	56,000.00	
- Annual fee	N	28,000.00	28,000.00	
> 90,000 - Initial fee	N	64,000.00	64,000.00	
- Annual fee	N	32,000.00	32,000.00	
Other Licensing Act 2003 Fees & Charges				
Minor Variations	N	89.00	89.00	
Personal Licence	N	37.00	37.00	
Provisional Statement	N	315.00	315.00	
Temporary Event Notice (TEN)	N	21.00	21.00	
Theft / Loss of Licence / Notice	N	10.50	10.50	
Variation of DPS	N	23.00	23.00	
Transfer of Premises Licence	N	23.00	23.00	
Change of Name / Address	N	10.50	10.50	
Notification of Interest	N	21.00	21.00	
Notification of Alteration of Club Rules	N	10.50	10.50	
Interim Authority Notice	N	23.00	23.00	
Explosives Act/Fireworks Annual Registration	N	52.00	52.00	
				Minimal

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
HACKNEY CARRIAGES				
Taxi Licencing				
Taxi licensing fees are agreed annually by licensing committee normally between January to March and will be published separately as part of this process. Existing licence holders will be notified accordingly.				
ENVIRONMENTAL HEALTH				
Pest Treatment Charges – All charges shown exclusive of VAT. Charges will be made plus the appropriate VAT rate				
Insects – per Treatment	L	58.50	58.50	
Rodents in Private Premises	L	8.33	8.33	
Re-rating Food Hygiene Inspections	L	150.00	150.00	
Prosecution Costs				
Hourly Rate for preparation of case reports and carrying out works in default of legal notices	L	48.00	50.00	
Environmental Searches				
Environmental search 1 or 2 report includes environmental information held by the Council on a site (additional charges apply for sites larger than 10,000m2 and distance buffer greater than 250m radius)	L	65.00	65.00	
Additional photocopying for example copies of site investigation reports;				
A4 B&W	L	0.10	0.10	
A3 B&W	L	0.20	0.20	
A4 Colour	L	1.00	1.00	
A3 Colour	L	2.00	2.00	
Scanned Copy	L	Free	Free	
LAPPC and LAIPPC Permits				
Charges are annually set by Defra in March and are subject to change. Current charges as known are;				
LAPPC Charges				
Application Fee;				
Standard process (includes solvent emission activities)	N	1,650.00	1,650.00	
Additional fee for operating without a permit	N	1,188.00	1,188.00	
PVRI, SWOBs and Dry Cleaners	N	155.00	155.00	
PVR I & II combined	N	257.00	257.00	
VRs and other Reduced Fee Activities	N	362.00	362.00	
Reduced fee activities: additional fee for operating without a permit	N	71.00	71.00	
Mobile plant**	N	1,650.00	1,650.00	
for the third to seventh applications	N	985.00	985.00	
for the eighth and subsequent applications	N	498.00	498.00	
Where an application for any of the above is for a combined Part B and waste application add an extra to the above amounts	N	310.00	310.00	
Annual Subsistence Charge;				
Standard process Low*	N	772.00	772.00	
		(+104.00)	(+104.00)	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Standard process Medium*	N	1,161.00 (+156.00)	1,161.00 (+156.00)	
Standard process High*	N	1,747.00 (+207.00)	1,747.00 (+207.00)	
*the additional amounts must be charged where a permit is for a combined Part B and waste installation				
PVRI, SWOBs and Dry Cleaners Low	N	79.00	79.00	
PVRI, SWOBs and Dry Cleaners Medium	N	158.00	158.00	
PVRI, SWOBs and Dry Cleaners High	N	237.00	237.00	
PVR I & II combined Low	N	113.00	113.00	
PVR I & II combined Medium	N	226.00	226.00	
PVR I & II combined High	N	341.00	341.00	
VRs and other Reduced Fees Low	N	228.00	228.00	
VRs and other Reduced Fees Medium	N	365.00	365.00	
VRs and other Reduced Fees High	N	548.00	548.00	
Mobile plant, for the first and second permits Low**	N	626.00	626.00	
for the third to seventh permits Low	N	385.00	385.00	
eighth and subsequent permits Low	N	198.00	198.00	
Mobile plant, for the first and second permits Medium**	N	1,034.00	1,034.00	
for the third to seventh permits Medium	N	617.00	617.00	
eighth and subsequent permits Medium	N	316.00	316.00	
Mobile plant, for the first and second permits High**	N	1,551.00	1,551.00	
for the third to seventh permits High	N	924.00	924.00	
eighth and subsequent permits High	N	473.00	473.00	
Late payment fee	N	52.00	52.00	
Where a Part B installation is subject to reporting under the E-PRTR Regulation add an extra to the above amounts	N	104.00	104.00	
Transfer and Surrender;				
Standard process transfer	N	169.00	169.00	
Standard process partial transfer	N	497.00	497.00	
New operator at low risk reduced fee activity	N	78.00	78.00	
Surrender: all Part b activities	N	0.00	0.00	
Reduced fee activities: transfer	N	0.00	0.00	
Reduced fee activities: partial transfer	N	47.00	47.00	
Temporary transfer for mobiles;				
First transfer	N	53.00	53.00	
Repeat following enforcement or warning	N	53.00	53.00	
Substantial change;				
Standard process	N	1,050.00	1,050.00	
Standard process where the substantial change results in a new PPC activity	N	1,650.00	1,650.00	
Reduced fee activities	N	102.00	102.00	
**Not using simplified permits				
LAPPC mobile plant charges (not using simplified permits)				
Number of permits 1 to 2;				
Application fee	N	1,650.00	1,650.00	
Subsistence fee Low	N	646.00	646.00	
Subsistence fee Medium	N	1,034.00	1,034.00	
Subsistence fee High	N	1,506.00	1,506.00	
Number of permits 3 to 7;				
Application fee	N	985.00	985.00	
Subsistence fee Low	N	385.00	385.00	
Subsistence fee Medium	N	617.00	617.00	
Subsistence fee High	N	924.00	924.00	
Number of permits 8 and over;				
Application fee	N	498.00	498.00	
Subsistence fee Low	N	198.00	198.00	
Subsistence fee Medium	N	316.00	316.00	
Subsistence fee High	N	473.00	473.00	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
LA-IPPC charges				
Every subsistence charge below includes the additional £104 charge to cover LA extra costs in dealing with reporting under the E-PRTR Regulation				
Application	N	3,363.00	3,363.00	
Additional fee for operating without a permit	N	1,188.00	1,188.00	
Annual Subsistence Low	N	1,447.00	1,447.00	
Annual Subsistence Medium	N	1,611.00	1,611.00	
Annual Subsistence High	N	2,334.00	2,334.00	
Late Payment Fee	N	52.00	52.00	
Variation	N	1,368.00	1,368.00	
Transfer	N	235.00	235.00	
Partial Transfer	N	698.00	698.00	
Surrender	N	698.00	698.00	
Subsistence charges can be paid in four equal quarterly instalments paid on 1st April, 1st July, 1st October and 1st January. Where paid quarterly the total amount payable to the local authority will be increased by £38.00				
Newspaper adverts may be required under EPR at the discretion of the LA as part of the consultation process when considering an application. This will be undertaken and paid for by the LA and the charging scheme contains a provision for the LA to recoup its costs				
				Minimal
TRADING STANDARDS				
Please note that VAT may be added to some charges. Check with the service before the work is agreed.				
Prosecution Costs				
Hourly rate for Preparation of Case Reports	L	48.00	50.00	
Measures				
Linear measures not exceeding 3m each scale	L	15.00	15.00	
Not exceeding 15kg	L	40.50	40.50	
Exceeding 15kg but not exceeding 100kg	L	70.50	70.50	
Exceeding 100kg but not exceeding 250kg	L	84.50	84.50	
Exceeding 250kg but not exceeding 1 tonne	L	147.00	147.00	
Exceeding 1 tonne but not exceeding 10 tonnes	L	235.50	235.50	
Exceeding 10 tonnes but not exceeding 30 tonnes	L	494.00	494.00	
Exceeding 30 tonnes but not exceeding 60 tonnes	L	734.00	734.00	
Charge to cover any additional costs involved in testing incorporating remote display or printing facilities based on the above fee plus a charge per hour (minimum charge of 2 hours)	L	65.00 per hour	70.00 per hour	
Measuring Instruments for Intoxicating Liquor				
Not exceeding 150ml	L	23.50	23.50	
Other	L	27.00	27.00	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Measuring Instruments for Liquid Fuels and Lubricants				
Container Type (un-subdivided)				
Multi-grade (with price computing device):	L	102.00	102.00	
Single Outlets	L	139.50	139.50	
Solely Price Adjustment	L	255.00	255.00	
Otherwise				
Other Types – Single Outlets				
Solely Price Adjustment	L	112.00	112.00	
Otherwise	L	152.00	152.00	
Other Types – Multi Outlets:				
1 Meter Tested	L	162.50	162.50	
2 Meters Tested	L	267.00	267.00	
3 Meters Tested	L	365.00	365.00	
4 Meters Tested	L	465.00	465.00	
5 Meters Tested	L	562.00	562.00	
6 Meters Tested	L	660.00	660.00	
7 Meters Tested	L	746.00	746.00	
8 Meters Tested	L	861.00	861.00	
Charge to cover any additional costs involved in testing ancillary equipment such as payment acceptors based on the above fee plus a charge per hour (minimum of 2 hours)	L	65.00 per hour	70.00 per hour	
Special Weighing and Measuring Equipment				
For all specialist work undertaken by the service which is not included above a charge per hour on site (minimum charge of 2 hours) plus cost of provision of testing equipment applies	L	65.00 per hour	70.00 per hour	
Discounts				
Fees from Measures to Certification Calibration will be discounted as follows :-				
a) Where more than a single item is submitted on one occasion the second and subsequent fees will be reduced by 20%				
b) Where tests are undertaken using appropriately certified weights and equipment not supplied by the Borough Council the fees will be reduced by 20%				
c) Special rates can be negotiated for multiple submissions or where assistance with equipment or labour is provided				
NB – Where different fees are involved the highest fee will be charged in full and any discounts calculated from the remaining lesser fees				
Licensing – VAT not applicable				
Explosives and Fireworks Licences (Statutory Fee)				
Licence for the storage of explosives	N	**See Note	**See Note	
Licence for the sale of fireworks all year round	N	**See Note	**See Note	
**These are statutory rates that are set centrally in April				
				Minimal

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
PARKING – all off-street charges are inclusive of VAT at 20%				
Car Parks (Short Stay) – per hour (Mon to Sun)				
Abbotts Yard	L	1.00	1.00	
Commercial Street East & West	L	1.00	1.00	
Feethams Multi Storey Car Park	L	1.00	1.00	
Winston Street North & South & West	L	1.00	1.00	
Town Hall	L	1.00	1.00	
Car Parks – Mixed Charges (Mon to Sat)				
Archer Street, Garden Street, Kendrew Street East & West, Hird Street, St Hilda's & Park Place East & West				
Per hour	L	1.00	1.00	
Per day	L	4.00	4.00	
Per week	L	16.00	16.00	
East Street				
Per hour	L	1.00	1.00	
Per day	L	2.00	2.00	
Sunday				
Archer Street, Garden Street, Kendrew Street East & West, Hird Street, St Hilda's & Park Place East & West & East Street				
L		1.00	1.00	
Car Parks – Long Stay (Mon to Sun)				
Chestnut Street				
Cars per hour	L	1.00	1.00	
Cars per day	L	2.00	2.00	
Cars per week	L	8.00	8.00	
HGV/coach per day	L	Free	Free	
HGV/coach per night (6pm-8am)	L	4.00	4.00	
Park Lane				
Per day	L	5.00	5.00	
Central House				
Saturday all day	L	4.00	4.00	
Bank Holiday all day	L	4.00	4.00	
On Street Parking Mon to Sun (up to 2 hours no return within 1 hour EXCEPT for Grange Road & Northumberland Street up to 3 hours no return within 1 hour and East Row 30 minutes maximum no return within 1 hour)				
Per 30 mins	L	0.50	0.50	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Car Parks – Contract Parking – all charges are inclusive of VAT at 20%				
Parking locations as determined by the Director of Services.				
Per year one space	L	950.00	950.00	
Per year two spaces	L	900.00	900.00	
Per year three spaces	L	860.00	860.00	
Per year four spaces	L	830.00	830.00	
Per year five to nine spaces	L	800.00	800.00	
Per year ten or more spaces	L	700.00	700.00	
Four Riggs				
Per calendar month	L	64.00	64.00	
Morton Palms				
Per year one space	L	300.00	300.00	
Silver Street				
Per year one space	L	600.00	600.00	
Car Parks – Staff & Members per year	L	173.04	173.04	
Residents Parking Permits (excluding Town Centre)				
3 month temporary permit	L	12.00	12.00	
6 month permit	L	24.00	24.00	
12 month permit	L	40.00	40.00	
Residents Parking Permits (Town Centre only)				
12 month permit	L	N/a	350.00	
Tradesmen Parking Permits				
Daily Waiver	L	5.00	5.00	
3 month permit	L	50.00	50.00	
6 month permit	L	90.00	90.00	
12 month permit	L	150.00	150.00	
				NIL

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
DOLPHIN CENTRE				
Pricing based on the introduction of a leisure card.				
Swimming				
Adult swim				
Card holder	L	4.10	4.40	
Non card holder	L	4.75	5.05	
Concession	L	3.15	3.30	
Junior Swim	L	2.75	2.80	
Family swim junior rate discount (up to 4 children accompanying 1 adult)				
Per card holder	L	1.95	2.00	
Per non card holder	L	2.35	2.45	
Under 12 months	L	Free	Free	
Lessons	L	47.50	50.00	
Fitness Areas				
The Gym				
Card holder	L	5.00	5.50	
Non card holder	L	5.45	5.95	
Concession	L	3.70	4.10	
Junior Gym	L	4.00	4.10	
Concession	L	3.10	3.20	
Health & Fitness Classes				
Health & Fitness Classes				
Card holder	L	4.35	4.55	
Non card holder	L	5.00	5.25	
Concession	L	3.30	3.45	
Half Main Hall				
Adult				
Card holder	L	43.50	44.50	
Non card holder	L	50.00	51.00	
Junior (1 hour courts only)	L	30.00	31.00	
Weekday lunchtime				
Card holder	L	38.00	39.00	
Non card holder	L	42.00	43.00	
Badminton				
Adult				
Card holder	L	8.65	8.85	
Non card holder	L	9.90	10.10	
Concession	L	6.50	6.70	
Junior (1 hour courts only)	L	4.80	5.00	
Concession (1 hour courts only)	L	3.65	3.85	
Equipment Hire				
Footballs	L	Free	Free	
Footballs – Deposit (FOC for card holders)	L	5.00	5.00	
Badminton	L	2.00	2.00	
Badminton – Deposit (FOC for card holders)	L	5.00	5.00	
Table Tennis Bats	L	1.40	1.40	
Table Tennis Bats – Deposit (FOC for card holders)	L	5.00	5.00	
Pram Lock	L	Free	Free	
Pram Lock – Deposit (FOC for card holders)	L	5.00	5.00	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Children's Activities				
Soft play admissions	L	4.75	5.25	
Sensory Room	L	4.75	5.25	
Parent/toddler (Soft play)	L	4.75	5.25	
Other Activities				
Showers				
Card holders	L	2.00	2.50	
Non card holders	L	2.35	2.85	
Fit 4 Life Packages				
12 month Full Membership	L	299.40	323.40	
12 month Seniors	L	228.00	252.00	
12 month Student	L	180.00	204.00	
6 Month Full	L	195.00	207.00	
12 Month Upfront	L	275.00	299.00	
Swimming Pools				
Main Pool - per hour	L	100.00	105.00	
Diving Pool - per hour	L	57.00	60.00	
Teaching Pool - per hour	L	57.00	60.00	
Gala - per hour				
Swimming Galas - whole complex				
Normal opening hours - per hour	L	320.00	335.00	
Outside normal opening hours - per hour	L	168.00	176.00	
Swimming Galas - Schools, Junior Clubs and Organisations				
Main Pool - Peak	L	224.00	235.00	
Main Pool - Off Peak	L	158.00	166.00	
Main Pool and Teaching Pool - Peak	L	187.00	196.00	
Main Pool and Teaching Pool - Off Peak	L	193.00	202.00	
Electronic Timing	L	94.00	99.00	
Ten Pin Bowling				
Adult Standard - 1 game				
Juniors (under 16) - 1 game	L	7.00	7.45	
Students & Seniors - Off Peak - 1 game	L	5.95	5.95	
Family Package - Peak - 1 game	L	5.95	5.95	
Family Package - Off Peak - 1 game	L	23.00	23.50	
Family Package - Off Peak - 1 game	L	21.00	21.50	
Adult, Students, Seniors - Peak - 2 game				
Adult, Student, Seniors - Off Peak - 2 game	L	14.00	14.90	
Juniors (under 16) - Peak - 2 game	L	10.50	10.50	
Juniors (under 16) - Peak - 2 game	L	11.90	11.90	
Juniors (under 16) - Off Peak - 2 game	L	10.50	10.50	
Disabled and carer - Off Peak - 1 game (per person)				
Disabled and carer - Off Peak - 2 game (per person)	L	4.95	4.95	
Disabled and carer - Off Peak - 2 game (per person)	L	9.90	9.90	
Dry Sports Hall				
Main Sports Hall - per hour	L	105.00	110.00	
Special Events - per hour Weekends	L	345.00	362.00	
Preparation - per hour Weekends	L	180.00	189.00	
Special Events - Schools - per hour off peak	L	49.00	49.00	
Meeting Room	L	36.00	36.00	
Seminar Room/Stephenson Suite	L	36.00	36.00	
Central Hall				
All Events (except commercial, exhibitions and local societies)	L	110.00	115.00	
Exhibitions - commercial - per hour	L	143.00	150.00	
Local Societies event - per hour	L	76.00	80.00	
				72,000

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
PARKS				
Football - Hire of Hundens Park Pitch Seniors' Match	L	25.00	25.00	
Juniors Match	L	15.00	15.00	
				NIL
EASTBOURNE SPORTS COMPLEX				
3G Pitch				
All charges shown exclusive of VAT. Charges will be made plus the appropriate VAT rate				
Non Charter Standard Pay and Play				
1/2 3G Pitch - Adult (1 hour)	L	46.00	50.00	
1/2 3G Pitch - Junior (1 hour)	L	35.00	40.00	
Full 3G pitch per hour – Adult	L	77.00	80.00	
Full 3G pitch per hour – Junior	L	50.00	55.00	
Charter Standard and Partner Clubs				
1/2 3G Pitch (1 hour)	L	25.00	25.00	
Full 3G pitch per hour	L	50.00	50.00	
Off Peak Summer Prices (May to August) Charter Standard and Partner Clubs				
1/2 3G Pitch (1 hour)	L	25.00	25.00	
Full 3G pitch per hour	L	50.00	50.00	
Off Peak Summer Prices (May to August) Non Charter Standard				
1/2 3G Pitch (1 hour)	L	35.00	40.00	
Full 3G pitch per hour	L	65.00	70.00	
All charges shown inclusive of VAT unless otherwise stated. Charges will be made plus the appropriate VAT rate				
Grass Pitch				
Adult per match	L	25.00	25.00	
Junior per match	L	15.00	15.00	
Athletics Track (following completion of refurbishment in 2023)				
Non club rate				
Adult	L	4.00	5.00	
Junior	L	3.60	4.00	
Full track per hour	L	35.00	120.00	
Club rate				
Adult	L	3.00	4.00	
Junior	L	3.00	4.00	
Full track per hour	L	35.00	90.00	
Other				
Shower	L	2.00	2.20	
Function room and pavilion hire per hour (exclusive of VAT)	L	21.00	22.00	
Multi Purpose Studio per hour (exclusive of VAT)	L	15.00	16.00	
				1,000

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
HIPPODROME & HULLABALOO				
Hire & Conferencing (all pricing exclusive of VAT)				
John Wade Group Lounge - max capacity 40 (theatre style) - per hour	L	36.75	38.75	
John Wade Group Lounge - max capacity 40 (theatre style) - day hire**	L	220.50	231.75	
Living Water Tower Room - max capacity 18 - per hour	L	31.50	33.25	
Living Water Tower Room - max capacity 18 - day hire**	L	189.00	198.50	
Hippo Lounge - max capacity 70 - per hour	L	44.00	46.25	
Hippo Lounge - max capacity 70 - day hire**	L	264.50	277.75	
Hippo Education Space - max capacity 40 (workshop of approx. 25) - per hour	L	36.75	38.75	
Hippo Education Space - max capacity 40 (workshop of approx. 25) - day hire**	L	220.50	231.75	
Hullabaloo Rehearsal Space - max capacity 35 - per hour	L	36.75	38.75	
Hullabaloo Rehearsal Space - max capacity 35 - day hire**	L	220.50	231.75	
Hullabaloo Café - max capacity 70 - per hour	L	44.00	46.25	
Hullabaloo Café - max capacity 70 - day hire**	L	264.50	277.75	
Hippodrome Theatre Hire - max capacity 1,000 - w/end full day	L	1,995.00	2,095.00	
Hippodrome Theatre Hire - max capacity 1,000 - w/end half day	L	997.50	1,047.50	
Hippodrome Theatre Hire - max capacity 1,000 - w/day full day	L	1,837.50	1,929.50	
Hippodrome Theatre Hire - max capacity 1,000 - w/day half day	L	918.75	965.00	
Hullabaloo Theatre Hire - max capacity 150 - per hour	L	65.00	68.50	
Hullabaloo Theatre Hire - max capacity 150 - day hire**	L	472.50	496.50	
**day hire - 9am to 6pm				
Community Rate may be applicable for charities, NHS, children's groups and local artists if qualifying criteria met. This equates to 30% reduction on the above charges.				
				1,000

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
HEAD OF STEAM (closed during 2023/24 for refurbishment)				
REFUSE COLLECTION AND DISPOSAL				
Refuse sacks (per 25) (Exclusive of VAT)	L	107.50	118.50	
Garden Waste Sacks (Non VATable) (for collection of 10 bags)	L	11.60	12.80	
Bulky Household Collection up to 6 items	L	19.40	21.40	
Garden Waste Service	L	37.00	39.00	
Cost of replacement (inclusive of 20% VAT)				
360L Wheeled Bin	L	54.95	60.60	
240L Wheeled Bin	L	21.65	23.90	
Caddie	L	5.55	8.50	
Glass Box	L	3.55	6.00	
55L Box	L	3.55	6.00	
Lid for recycling box	L	1.50	2.50	
Lid for 240L bin	L	5.40	6.00	
				21,000

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
CEMETERIES				
Burial fees without exclusive right of burial (these fees will be tripled where the deceased is a non-resident of Darlington at time of death)				
Individual foetal remains	N	No Charge	No Charge	
Stillborn or child not exceeding 12 months	N	No Charge	No Charge	
Person over 12 months up to 18 years	N	No Charge	No Charge	
Person over 18 years	L	960.00	990.00	
Burial fees with exclusive right of burial (these fees will be doubled where the deceased is a non-resident of Darlington at time of death)				
Individual foetal remains	N	No Charge	No Charge	
Child not exceeding 12 months	N	No Charge	No Charge	
Person over 12 months up to 18 years	N	No Charge	No Charge	
Person over 18 years	L	960.00	990.00	
Cremated remains	L	210.00	220.00	
Exclusive rights of burial (these fees will be doubled if the purchaser is a non-resident of Darlington if not purchased at time of first interment).				
Exclusive burial rights (50 years)	L	980.00	1,010.00	
Exclusive burial rights for a bricked grave	L	1,960.00	2,020.00	
Other charges				
Scattering of cremated remains	L	50.00	50.00	
Indemnity form (to produce duplicate grant)	L	50.00	50.00	
Use of Cemetery Chapel	L	100.00	120.00	
After post mortem remains	L	210.00	220.00	
Exhumation of a body (excl. re-interment)	L	2,100.00	2,150.00	
Exhumation of cremated remains (excl. re-interment)	L	525.00	550.00	
Grave Maintenance (inclusive of 20% VAT)				
Initial payment	L	50.00	50.00	
Annual Maintenance	L	37.00	38.00	
Memorials (fees will be doubled where the deceased to whom the memorial/inscription refers was non-resident of Darlington at time of death)				
Memorial rights including first inscription (30 years)	L	220.00	220.00	
Provision of kerbs – traditional sites only)	L	100.00	100.00	
Vases not exceeding 300mm	L	80.00	80.00	
Additional inscription	L	80.00	80.00	
Total financial effect for Cemeteries				6,000

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
CREMATORIUM				
Crematorium fees (inclusive of certificate of cremation, use of organ and scattering of remains in Gardens of Remembrance at an unreserved time)				
Individual foetal remains	N	No charge	No charge	
Hospital arrangement – foetal remains	L	210.00	220.00	
Stillborn or child not exceeding 12 months	N	No charge	No charge	
Person over 12 months up to 18 years	N	No charge	No charge	
Person over 18 years	L	875.00	900.00	
Direct Cremation	L	675.00	700.00	
After post mortem remains	L	210.00	220.00	
Other charges				
Medical Referee Fee	N	22.00	22.00	
Environmental Surcharge	L	58.00	60.00	
Postal Carton	L	20.00	20.00	
Metal Urn	L	40.00	40.00	
Wooden Casket	L	50.00	50.00	
Baby Urn	L	10.00	10.00	
Crematorium Chapel	L	100.00	120.00	
Scattering of remains at reserved time	L	50.00	50.00	
Webcasts (inclusive of 20% VAT)				
Live Webcast	L	48.00	48.00	
Live Webcast and watch again	L	54.00	54.00	
Keepsake (DVD, Blu-ray, USB or audio CD)	L	60.00	60.00	
Extra copies of Keepsake	L	30.00	30.00	
Book of Remembrance (inclusive of 20% VAT)				
Single Entry (2 lines)	L	70.00	70.00	
Double Entry (3 or 4 lines)	L	110.00	110.00	
Additional lines	L	25.00	25.00	
Crest or floral emblem	L	115.00	115.00	
Memorial Cards (inclusive of 20% VAT)				
Single entry card (2 lines)	L	25.00	25.00	
Double entry card (3 or 4 lines)	L	30.00	30.00	
Additional lines	L	5.00	5.00	
Crest of floral emblem	L	70.00	70.00	
Personal photographs – set up	L	50.00	50.00	
Additional photographs – after set up	L	10.00	10.00	
Memorial Books (inclusive of 20% VAT)				
Single entry book (2 lines)	L	80.00	80.00	
Double entry card (3 or 4 lines)	L	85.00	85.00	
Additional lines	L	5.00	5.00	
Crest of floral emblem	L	70.00	70.00	
Personal photographs – set up	L	50.00	50.00	
Additional photographs – after set up	L	10.00	10.00	
Other Memorial Schemes				
Replacement kerb vase plaque	L	300.00	300.00	
Replacement flower holder	L	5.00	5.00	
Wall plaques	L	245.00	250.00	
Planter plaques	L	365.00	370.00	
Lease of space for memorial plaques (per annum)	L	25.00	26.00	
Total financial effect for Crematorium				32,000

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
ALLOTMENTS & STABLES				
Rent per year	L	185.60	195.00	
				Minimal
HIGHWAYS				
Private apparatus in the Highway (Section 50 Licence, new installations)	L	550.00	550.00	
Private Road Openings (repair existing)	L	225.00	225.00	
Vehicle Crossings – estimate fee (taken as part of payment if go ahead with the works)	L	25.00	25.00	
Vehicle Crossings (plus actual construction costs)	L	100.00	100.00	
Vehicle Crossings if planning permission required on a classified road (plus actual construction costs)	L	150.00	150.00	
Temporary Traffic Regulation Notices (road closures etc)	L	175.00	175.00	
Temporary Traffic Regulation Orders (road closures etc) (plus advertising)	L	288.00	288.00	
Emergency Traffic Regulation Orders	L	136.00	136.00	
Application to Secretary of State for TTRO extension (plus advertising)	L	100.00	100.00	
Personal Search - Highways (by email) per question	L	6.00	6.00	
Street Naming Royal Mail Income (per address, Nationally agreed price LGIH)	L	1.00	1.00	
Street Naming & Numbering of Properties:				
- Per road name (developer suggests)	L	165.00	173.00	
- Per road name (council names)	L	200.00	210.00	
- Per plot	L	15.00	16.00	
Street Naming & Numbering of Properties:				
- Per plot or renaming of a property	L	35.00	37.00	
Rechargeable Works	L	Actual cost + 10%	Actual cost + 10%	
Temporary Traffic Light Applications	L	No Charge Individually priced based on requirements	No Charge Individually priced based on requirements	
Section 50 Licence associated bond costs	L	No charge	No charge	
Access protection markings	L	£75.00 + VAT	£75.00 + VAT	
Tourist Sign (plus actual cost of sign)	L	£75.00 + VAT	£75.00 + VAT	
Accident Data Requests	L	75.00	75.00	
Traffic Count Data	L	Individually priced based on charge out rate	Individually priced based on charge out rate	
Street Lighting Design Service	L	No charge	No charge	
Oversailing Licence	L	No charge	No charge	
Banner Licence	L	No charge	No charge	
Placing Goods on the Highway	L	155.00	155.00	
Deposits upon the Highway	L	No charge	No charge	
Temporary Development Signs – Admin Fee	L	200.00	200.00	
Temporary Development Signs – DBC undertake work on behalf of developer	L	Actual costs	Actual costs	
Switch off / on traffic signal / pelican crossings – per visit	L	150.00	150.00	
Unauthorised marks or affixing of signs to street furniture	L	No charge	No charge	

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Section 278 Highway works agreement	N	6% of works + legal if delivered by developer	6% of works + legal if delivered by developer	
Section 116 Stopping Up of the Highway	N	Actual Costs	Actual Costs	
Section 38 Road Adoption agreement	N	6% of works + legal if delivered by developer	6% of works + legal if delivered by developer	
NRSWA Defect Charges	N	Nationally set scale of charges	Nationally set scale of charges	
NRSWA Road Opening Inspection Charges (sample)	N	Nationally set scale of charges	Nationally set scale of charges	
Section 74 – charges for overstays	N	Nationally set scale of charges	Nationally set scale of charges	
				Minimal
PUBLIC RIGHTS OF WAY				
Public Path Orders (HA 80 S 118 and 119, TCPA 90 s247, 257)				
Actual cost based on charge out rate plus advertising and legal costs		2,200.00 (minimum)	3,000.00 (minimum)	
PROW Temporary Closures – as Highways fees and charges				
Landowner Rights of Way Statement and Declaration s31.6				
One parcel of land, includes 2 notices		L 250.00	250.00	
Additional parcel		L 50.00	50.00	
Additional notice		L 50.00	50.00	
Authorisation for installing a new gate or stile (HA 80 s147)		L 100.00	100.00	
Path Orders under Deregulation Act				
Actual cost based on charge out rate plus advertising and legal costs, to include but not restricted to pre-application advice, processing the application, resolving objections, making the order, confirmation of the order, and any subsequent Public Inquiry or Hearing				
				Minimal
SUSTAINABLE TRANSPORT				
Charges for Concessionary Travel (ENCTS);				
Replacement pass for lost/stolen without a CRN		L 10.00	10.00	
Learn to Ride per session (child)		L 3.00	3.00	
Production, placement and retrieval of notices when bus stops are temporarily per bus stop		L 60.00	60.00	
Production and placement of bus timetable information when bus services have to be re-registered due to road closures – up to 6 timetables		L 84.00	84.00	
				NIL

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
TRANSPORT SERVICES				
Charges for Taxi Licensing;				
Taxi Vehicle Test	L	50.00	53.00	
Taxi Vehicle Test and MOT	L	60.00	63.00	
Failure to attend (less than 48 hours' notice)	L	50.00	53.00	
Re-test	L	25.00	26.00	
Re-test including emissions	L	35.00	37.00	
Re-test emissions only	L	10.00	11.00	
Charges for General Public;				
MOT for Motorbike Class I & II	L	25.00	25.00	
MOT for Standard Car Class IV	L	35.00	35.00	
MOT for Class V Vehicles	L	40.00	40.00	
MOT for Class VII Vehicles	L	40.00	40.00	
				Minimal
PRIVATE SECTOR HOUSING				
Works in default & statutory activities per hour	L	48.00	50.00	
Housing inspections & consultancy per hour (inclusive of VAT)	L	57.60	60.00	
Charge for the service relevant Housing Act 2004 legal notice	L	432.00	450.00	
Securing empty homes (addition of VAT by agreement)	L	288.00	300.00	
Houses in Multiple Occupation Activities;				
HMO licence fee per letting/let/tenancy	L	187.00	187.00	
Other relevant HMO activities per hour	L	47.00	50.00	
Variation of HMO licence	L	Free	50.00	
Housing Immigration Inspections;				
Within 10 working days (including VAT)	L	144.00	150.00	
Fast Track within 5 working days (including VAT)	L	192.00	200.00	
General Enforcement Activities:				
Hourly rate for preparation of case reports/prosecutions	L	48.00	50.00	
Additional copies of legal notices via post	L	10.00	10.00	
Additional copies of legal notices - Scanned copy by Email	L	Free	Free	
The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022				
Fines for failing to provide a working smoke or carbon monoxide alarm. Offence by the same individual or organisation;				
First	N	500.00	500.00	
Second	N	1,000.00	1,000.00	
Third	N	2,000.00	2,000.00	
Fourth	N	3,000.00	3,000.00	
Fifth or more	N	5,000.00	5,000.00	
The Redress Schemes for Letting Agency Work and Property Management Work (England) Order 2014;				
Fines for failing to join an approved letting and management redress scheme;				
Businesses that have been served with a notice of intent and failed to join an approved scheme	N	5,000.00	5,000.00	
Businesses that have joined an approved scheme following the service of the notice of intent	N	4,000.00	4,000.00	
Businesses that have joined an approved scheme prior to enforcement action being taken, after the 1st October 2014	N	3,000.00	3,000.00	
**The Redress Scheme is currently undergoing a national review and may be replaced prior to April 2023 by a new civil penalty policy				

Description	Type*	Existing Charge £	New Charge £	Financial Effect £
*KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015				
Penalty (less than 3 months in breach) renting a non-compliant property	N	Up to 2,000.00 and/or publication penalty	Up to 2,000.00 and/or publication penalty	
Penalty (3 months or more in breach) renting out a non-compliant property	N	Up to 4,000.00 and/or publication penalty	Up to 4,000.00 and/or publication penalty	
Providing false or misleading information on the PRS Exemptions Register	N	Up to 1,000.00 and/or publication penalty	Up to 1,000.00 and/or publication penalty	
Failing to comply with a compliance notice	N	Up to 2,000.00 and/or publication penalty	Up to 2,000.00 and/or publication penalty	
Housing and Planning Act 2016				
Failure to comply with an Improvement Notice (under section 30 of the Housing Act 2004)				
Failure to comply with a Prohibition Order (under section 32 of the Housing Act 2004)				
Breach of a banning order made under section 21 of the Housing and Planning Act 2016	N	Civil penalties of up to 30,000 per offence as an alternative to prosecution	Civil penalties of up to 30,000 per offence as an alternative to prosecution	
Using violence to secure entry to a property (under section 6 of the Criminal Law Act 1977)				
Illegal eviction or harassment of the occupiers of a property (under section 1 of the Protection from Eviction Act 1977)				
COST OF REVENUE COLLECTION				
Council Tax – All Charges do not incur VAT				
Issue of Summons for Liability Order	L	33.50	38.00	
Issue of Liability Order	L	44.00	47.00	
Issue of Summons for Committal Hearing	L	90.00	99.00	
Issue of Statutory Demand	L	157.50	173.00	
Business Rates (NNDR) – All Charges do not incur VAT				
Issue of Summons for Liability Order	L	33.50	38.00	
Issue of Liability Order	L	44.00	47.00	
Issue of Summons for Committal Hearing	L	90.00	99.00	
Issue of Statutory Demand	L	157.50	173.00	
				Minimal
				50,000

APPENDIX 4

**KEY ASSUMPTIONS USED IN PROJECTED
RESOURCES, EXPENDITURE AND INCOME 2023/24-2026/27**

Factor	Assumption
Resources	
Council Tax base	Variable depending on projected additional properties.
Council Tax	2.99% increase in 2023/24 to 2026/27
Adult Social Care Precept	2% increase in 2023/24 to 2026/27
Council Tax collection	99% collected
Government Grants	Government grants for 2023/24 as indicated in 2022 spending review and indicative figures for 2024/25 – 2026/27.
	Increase in Business Rates Scheme Top Up Grant of 10.1% in 2023/24 & 2.00% in 2024/25, 2025/26 & 2026/27 (projected CPI).
	Revenue Support Grant 2023/24 uplifted for 2% inflation to 2026/27.
	Continuation of Improved Better Care Fund (iBCF) at 2022/23 rates.
	Continuation of 2022/23 Social Care Support Grant of £3.753m in total, flatlined and assumed to continue to 2026/27.
	Spending Review 21 Government Funding assumed to be continued at 22/23 rates until 2026/27
	2022/23 Services Grant assumed to continue until 2026/27 at same rate as 2022/23
	Social Care Grant of £0.728m in 2023/24 & £1.237m in 2024/25
	Lower Tier Services Grant assumed to continue until 2026/27 at same rate as 2022/23
	New Homes Bonus (NHB) legacy payments will continue but no new ones assumed after 2023/24.
Expenditure	
Pay inflation	2023-24 5% and thereafter 2% in line with national scheme.
Price inflation	Only contractual inflation on running costs
Local Government Pension Scheme	Contribution rate of 18.3% for 2023/24 until next triennial revaluation in 25/26.
Financing Costs	
Interest rates payable	Average rate on existing debt 2023/24 of 3.24%; 2024/25 of 3.22%, 2025/26 of 3.10% & 2026/27 of 3.15%.
Interest rates payable on new debt – 10 year rate	2023/24 of 4.20%; 2024/25 of 3.45%, 2025/26 of 3.13% & 2026/27 of 2.68%.
Interest rates receivable	4.60% in 2023/24, 3.20% in 2024/25, 2.80% in 2025/26 & 2.80% in 2026/27.
Income	
Inflationary increases	Various based on individual service considerations

This page is intentionally left blank

REVENUE BUDGET MANAGEMENT 2022/23

<u>Projected General Fund Reserve at 31st March 2023</u>		2022-26 MTFP (Feb 2022)
Medium Term Financial Plan (MTFP) :-		£000
MTFP Planned Opening Balance 01/04/2022		24,595
Approved net contribution from balances		(582)
Planned Closing Balance 31/03/2023		24,013
Increase in opening balance from 2021-22 results		384
Projected corporate underspends / (overspends) :-		
Council Wide		(1,426)
Additional income received		230
Projected General Fund Reserve (excluding Departmental) 31st March 2023	at	23,201
Planned Balance at 31st March 2023		24,013
Improvement/(Decline)		<u>(812)</u>

<u>Departmental projected year-end balances</u>		Improvement / (decline) compared with 2022-26 MTFP
		£000
People Group		(1,054)
Services Group		533
Operations Group		(78)
Chief Executive		60
TOTAL		<u>(539)</u>

<u>Summary Comparison with :-</u>		2022-26 MTFP £000
Corporate Resources - increase in opening balance from 21/22 results		384
Corporate Resources - additional in-year Improvement/(Decline)		(1,196)
Departmental - Improvement / (Decline)		(539)
Improvement / (Decline) compared with MTFP		<u>(1,351)</u>
Projected General Fund Reserve at 31st March 2023		<u>22,662</u>

This page is intentionally left blank

MEDIUM TERM FINANCIAL TERM 2023 TO 2027

	2023/24	2024/25	2025/26	2026/27
	£m	£m	£m	£m
People Group	74.176	76.320	77.966	80.432
Chief Executives Office & Economic Growth	1.535	1.571	1.664	1.716
Services Group	20.649	21.264	21.596	22.065
Operations Group	19.547	19.945	20.263	20.655
Financing costs	3.477	3.613	3.664	3.364
Investment Returns - Joint Venture	(1.816)	(1.718)	(1.130)	(1.130)
Council Wide Pressures/(savings)	1.259	1.283	1.309	1.335
Council Wide Contingencies	(0.237)	(0.246)	(0.255)	1.189
Contribution to/(from) revenue balances	(8.417)	(10.396)	(10.356)	(9.735)
Total Net Expenditure	110.173	111.636	114.720	119.891
<u>Resources - Projected and assumed</u>				
Council Tax	61.877	65.556	69.791	74.375
Business rates retained locally	23.021	16.510	16.851	17.192
Top Up	8.029	11.736	11.901	12.065
RSG	3.943	4.022	4.102	4.184
NHB	0.354	0.354	0.354	0.354
BCF	4.488	4.488	4.488	4.488
Adult Social Care Support Grant	3.753	3.753	3.753	3.753
Spending Review 21 Government Funding	1.162	1.162	1.162	1.162
2022/23 Services Grant	2.167	2.167	2.167	2.167
Social Care Grant Autumn Statement 2022	0.728	1.237	0.000	0.000
Strengthening Families Grant	0.500	0.500	0.000	0.000
Lower Tier Services Grant	0.151	0.151	0.151	0.151
Total Resources	110.173	111.636	114.720	119.891
<u>Balances</u>				
Opening balance	23.205	17.203	7.807	(2.549)
Release of Earmarked Reserve - LCTS	1.415	0.000	0.000	0.000
Net contribution to GF from Collection Fund	1.000	1.000	0.000	0.000
Contribution to/(from) balances	(8.417)	(10.396)	(10.356)	(9.735)
Closing balance	17.203	7.807	(2.549)	(12.284)

This page is intentionally left blank

Capital Medium Term Financial Plan 2023/24 - 2026/27					Appendix 7
	2023/24	2024/25	2025/26	2026/27	Total
	£'000	£'000	£'000	£'000	£'000
Children, Families & Learning					
School Condition Allocations	<i>159</i>	<i>159</i>	<i>159</i>	<i>159</i>	636
	<i>159</i>	<i>159</i>	<i>159</i>	<i>159</i>	636
Housing					
Adaptations / Lifts	200	212	218	225	855
Heating replacement programme	1,225	1,295	1,334	1,374	5,227
Structural works	400	424	437	450	1,711
Lifeline Services	150	159	164	169	641
Repairs before painting	60	66	68	70	264
Roofing	1,000	1,100	683	703	3,485
Garages	25	27	52	53	156
External Works (footpaths, fencing, etc.)	200	210	221	232	862
Pavement Crossing	32	34	36	37	138
Window and Door Replacement Programme	1,400	1,484	1,558	1,605	6,047
IPM works	2,760	2,898	3,043	3,134	11,835
Energy Efficiency	1,000	1,060	1,092	1,125	4,276
Communal Works	150	159	164	169	641
New build (net of HE grant)/regeneration	15,673	11,546	11,138	-	38,357
Fees	310	326	333	340	1,309
	24,585	20,999	20,538	9,684	75,806
Transport					
Highway Maintenance	<i>1,206</i>	<i>1,206</i>	<i>1,206</i>	<i>1,206</i>	4,824
Integrated Transport	<i>893</i>	<i>893</i>	<i>893</i>	<i>893</i>	3,572
Pothole Funding	<i>969</i>	<i>969</i>	<i>969</i>	<i>969</i>	3,876
	3,068	3,068	3,068	3,068	12,272
Other Capital Programmes					
Disabled Facility Grants	1,063	1,063	1,063	1,063	4,252
	1,063	1,063	1,063	1,063	4,252
Council funded Schemes					
Whinfield School Roof Replacement	1,124	-	-	-	1,124
Essential Works to Skerne river bridge	50	-	-	-	50
Essential Play area equipment replacement	60	50	40	50	200
Total Council Funded Schemes	1,234	50	40	50	1,374
Self Financing schemes					
Development of Office Block at Priestgate	-	2,000	8,000	-	10,000
Northern Echo Building refurbishment	3,000	2,500	-	-	5,500
Skinnergate office/commercial space	1,000	600	-	-	1,600
Total Council Self Financing Schemes	4,000	5,100	8,000	-	17,100
Total Spending Plans	34,109	30,439	32,868	14,024	111,440
Funded by:					
Capital Grants	7,890	7,290	6,290	4,290	25,760
HRA Revenue Contributions	12,609	12,150	12,097	9,381	46,237
HRA Capital Receipts	303	303	303	303	1,212
Borrowing	11,673	8,546	8,138	-	28,357
Corporate Resources	1,234	50	40	50	1,374
Self Financing	400	2,100	6,000	-	8,500
Total Resources	34,109	30,439	32,868	14,024	111,440
Commitments - see above	34,109	30,439	32,868	14,024	111,440
Resources Available for Investment	0	(0)	(0)	0	0

Figures shown in italics are estimates, awaiting confirmation of funding streams.

This page is intentionally left blank