

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