

Your feedback notes

Q1: Do you support the draft vision for the Neighbourhood Plan? Yes No

If you have any comments on the draft vision or have answered 'no' please explain below.

Q2: Do you support the draft objectives for the Neighbourhood Plan? Yes No

If you have any comments on the draft objectives or have answered 'no', please explain below.

Q3: Do you support the draft planning policy themes? Yes No

If you have any comments, or have answered 'no' please explain below.

Q4: Do you feel the Neighbourhood Plan should identify any areas for development or protection e.g. for housing or employment or protected green space. If so, please explain why you feel the area/ site should be identified and also describe its location, it would be helpful if you could attach a map to your response.

Q5: Are there any other issues that you feel the Neighbourhood Plan should cover?

It would be helpful if you could include your email address so we can keep you informed of progress with the Neighbourhood Plan and discuss your response in more detail if needed.

The above is for your notes. Please return the attached feedback form.

lowconiscliffeandmerrybentneighbourhoodplan.org.uk

LOW CONISCLIFFE & MERRYBENT PARISH NEIGHBOURHOOD PLAN

Low Coniscliffe & Merrybent Parish Council is leading the preparation of a Neighbourhood Plan for Low Coniscliffe & Merrybent Parish

We need your views to help us shape the future of your Parish!

What is a Neighbourhood Plan?

- They include policies that will be used as the starting point for making decisions on planning applications;
- Plans are prepared by the local community, through the Parish Council rather than being prepared by Darlington Borough Council;
- Neighbourhood Plans can include a range of planning policies, including those which: guide new housing development; conserve and enhance the environment; and support the provision of community facilities;
- They are a powerful tool to ensure the community gets the right types of development in the right place;
- They can include community actions, which will be delivered alongside other organisations working with the Parish Council.



Plan preparation progress...

Engagement in the proposed Low Coniscliffe & Merrybent Neighbourhood Plan began in May this year with a drop in event and community questionnaire. We received a lot of useful feedback both at and following the event.

Full details of the comments made at the event and through the community questionnaire are available on the Neighbourhood Plan website: www.lowconiscliffeandmerrybentneighbourhoodplan.org.uk

The comments that were made have helped us to develop a draft vision and objectives for your Neighbourhood Plan.

We need your feedback to ensure that the Neighbourhood Plan reflects the views of the local community.

How to get involved...



This leaflet contains the draft version and objectives and also provides information on the types of planning policies and issues the Plan could look to address.

You can submit comments in the following ways:

- By completing the separate feedback form and sending it:

Mr Mark Bailey, Parish Clerk, 9 Woodcrest Road, Darlington DL3 8EF

Or Email to: markbail@aol.com

Your feedback will be used to help inform the preparation of a Draft Neighbourhood Plan, we therefore need your views on the Draft Vision and Objectives by 25 August 2017.

LOW CONISCLIFFE & MERRYBENT PARISH NEIGHBOURHOOD PLAN

Draft Vision

The draft vision sets out what the Low Coniscliffe & Merrybent Neighbourhood Plan intends to achieve, it will inform all of the planning policies contained in the Plan:

Low Coniscliffe and Merrybent villages will maintain their individual identities as sustainable, thriving communities, accessible to people of all ages. The Parish will remain a gateway to Darlington, but visually distinct and separate from the conurbation. New development will be a scale and design which respects the rural setting of the Parish, conserves and enhances its unique rural and riverside environment, open spaces and heritage, for the benefit of current and future generations.

Draft Objectives

Objective 1 - Natural Environment:

- Conserving and enhancing the peaceful, tranquil and beautiful nature of the natural environment of the Parish.

Objective 2 - Built Environment:

- Ensuring that new development contributes positively to the built environment of the Parish by conserving and respecting the traditional style, scale, density and feel of buildings and places across the Parish.

Objective 3 - Vibrant and Thriving Community:

- Building on the strong sense of community across the Parish by: supporting the provision of housing to meet identified needs and retaining and enhancing important community facilities and services.

Objective 4 - Movement and Connectivity:

- Ensuring that the environmental quality of the Parish is protected by effectively managing traffic as well as supporting opportunities to improve sustainable travel.



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Draft Planning Policy Themes

Natural Environment:

- Ensuring new development preserves and enhances the positive landscape character of the Parish;
- Ensuring new development protects and where possible enhances biodiversity;
- Protection and enhancement of hedgerows and trees;
- Identification of areas of green space that are important to the community to protect them from inappropriate development.

Built Environment

- Good design - ensuring new development preserves local distinctiveness and respects the existing rural character of the Parish;
- Conservation and enhancement of heritage assets.

Vibrant and Thriving Community

- Provision of the type of housing that is needed by the local community. This could also include the allocation of sites for development or identification of settlement boundaries;
- Resisting the loss of existing services and supporting the provision of new local services;
- Ensuring new development provides the required infrastructure.

Movement and connectivity

- Ensuring the impact of traffic from new development is effectively managed;
- Provision of appropriate levels of parking within new development;
- Supporting the development, protection and enhancement of active travel routes e.g. established pathways and cycle routes, public rights of way, bridleways and informal paths.



Next steps...

- Comments on the draft vision, objectives and planning policy themes will be used to inform the preparation of a Draft Neighbourhood Plan;
- We will be asking for your feedback on the Draft Neighbourhood Plan later in 2017;
- We will then make changes to the Plan following feedback and submit the Plan to Darlington Borough Council;
- The Plan will then be examined by an independent examiner early in 2018;
- There will then be a local referendum - if the majority of those voting are in favour of the Plan, it will be brought into legal force by Darlington Borough Council and used in the determination of planning applications.

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