

## Low Coniscliffe Merrybent Neighbourhood Plan Visions, Themes Objectives

Number	Yes/No	Q1. Do you support the draft vision for the Neighbourhood Plan?
<b>Comment</b>		
1	Yes	Nil
2	Yes	
3	Yes	Yes - with reservations - the wording states "New development will be a scale & design etc. etc." Let me be clear I'm talking about developing the odd house to fill in a gap. NOT developing whole fields
4	Yes	Nil
5	Yes	
6	Yes	We are in total agreement that the villages maintain their individual identity and <u>do not</u> become part of the large conurbation of Darlington
7	Yes	Nil
8	Yes	Any new housing be in keeping with that of both villages - attached map of Low Conl. & M/bent from 2013 giving proposed developments only to take place within red box to Darlington Borough plan
9	Yes	Nil
10	Yes	Nil
11	Yes	I believe this is an excellent Vision Statement for our Neighbourhood Plan
12	Yes	Nil
13	Yes	Nil
14	Yes	Nil
15	Yes	Nil
16	Yes	Nil
17	Yes	Nil
18	Yes	In the absence of a Local Plan we need to ensure that the vision for the neighbourhood plan seeks to protect the rural environment - which I believe it does
19	Yes	Nil
20	Yes	Nil
21	Yes	Nil
22	Yes	The plan is only relevant if the local borough council in Darlington will listen to and respect/act on the locals wishes
23	Yes	We 100% support the draft vision
24	Yes	Nil
25	Yes	Nil
26	Yes	Nil
27	Yes	Nil
28	Yes	Nil
29	Yes	Nil
30	Yes	Nil
31	Yes	Nil

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32	Yes	Nil
33	Yes	Nil
34	Yes	Nil
35	Yes	Nil
36	Yes	Nil
37	Yes	Nil
38	Yes	Nil
39	Yes	Nil
40	Yes	Nil
41	Yes	Nil
42	Yes	Nil

Low Coniscliffe & Merrybent Neighbourhood Plan Visions, Themes & Objectives		
Number	Yes?No	Objectives
<b>Q2. Do you support the draft objectives for the Neighbourhood Plan?</b>		
<b>Comment</b>		
1	Yes	Nil
2	Yes	Nil
3	Yes	Yes - but what about Objective 3 - "Vibrant & Thriving community" & supporting the provision of housing to meet the needs. Can someone tell me what these "needs" are? What are these community facilities & services
4	Yes	Nil
5	Yes	Nil
6	Yes	Traffic is not effectively managed at the present time - there is parking on the pavements & Back Lane is blocked to large vehicles - e.g. Emergency vehicles. Narrow access to & from village to main road
7	Yes	Nil
8	Yes	Nil
9	Yes	Nil
10	Yes	Nil
11	Yes	Just a thought - To protect and sustain the historic heritage of the Parish
12	Yes	Nil
13	Yes	Nil
14	Yes	Nil
15	Yes	Nil
16	Yes	Nil
17	Yes	Nil
18	Yes	Yes I believe that the draft objectives cover all of the Parish's requirements for now & in the future
19	Yes	Nil
20	Yes	Nil
21	Yes	Nil

22	Yes	Nil
23	Yes	100% support
24	Yes	Parish councilors have worked hard to improve village amenities e.g. broadband provision and summer fetes. These efforts should continue, but there remains a lack of community spirit and cohesion - no community centers V. poor pub and dining facilities
25	Yes	Nil
26	Yes	Nil
27	Yes	Nil
28	Yes	Nil
29	Yes	Nil
30	Yes	Nil
31	Yes	Nil
32	Yes	Nil
33	Yes	Nil
34	Yes	Nil
35	Yes	Nil
36	Yes	Nil
37	Yes	Nil
38	Yes	Nil
39	Yes	Nil
40	Yes	Nil
41	Yes	Nil
42	Yes	Nil

Number	Yes/No	Low Coniscliffe & Merrybent Neighbourhood Plan Visions, Themes & Objectives
<b>Q3. Do you support the draft planning policy themes?</b>		
<b>Comment</b>		
1	Yes	Nil
2	Yes	Nil
3	Yes	Nil
4	Yes	Nil
5	Yes	Movement & Connectivity: Recognition that the Parish attracts visitors from Darlington and further afield to enjoy walking, cycling, fishing, bird watching, nature and ensure a welcoming and accessible experience
6	Yes	Green spaces should be preserved & protected from development. This is vital for future generations.
7	Yes	Nil
8	Yes	If any new development takes place West & North of the Baydale Beck it should include Drs surgery, Pharmacy, shops & a transport system with an increased number of affordable housing.
9	Yes	Nil
10	Yes	Nil
11	Yes	Good Themes - Just a thought. - Protect and maintain the rural identity by green belt breaks to prevent the village from being subsumed into urban development
12	Yes	Nil
13	Yes	Nil
14	Yes	Pedestrian access from the main road is poor
15	Yes	Nil
16	Yes	Nil
17	Yes	Nil
18	Yes	Yes I believe that the draft policy themes will be the building blocks on which a draft plan will be developed.
19	Yes	Nil
20	Yes	Nil
21	Yes	Nil
22	Yes	Nil

23	Yes	100% support
24	Yes	Built environment: Lax planning approval in the past has led to a mish-mash of structures and designs in Low Coniscliffe :- C + Cotswold villages. This is not reversible. See Q5
25	Yes	Improved signage clearly identifying established pathways and cycle routes, public rights of way, bridleways etc.
26	Yes	Nil
27	Yes	Nil
28	Yes	Nil
29	Yes	Nil
30	Yes	Nil
31	Yes	Nil
32	Yes	Nil
33	Yes	Nil
34	Yes	Nil
35	Yes	Nil
36	Yes	Nil
37	Yes	Nil
38	Yes	Nil
39	Yes	Nil
40	Yes	Nil
41	Yes	Nil
42	Yes	Nil

Number	Low Coniscliffe & Merrybent Neighbourhood Plan Visions, Themes & Objectives
	Q4. Do you feel that the Neighbourhood Plan should identify any areas for development or protection e.g. for housing or employment or 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.
	<b>Comment</b>
1	Protect rural views by extension of community woodland - Merrybent Drive to Baydale Beck public house. No alteration to Coniscliffe - No access to proposed Coniscliffe Park
2	Pre existing village boundaries should be maintained along with rural landscape. Most development should be around infill and small individual developments on Parish boundary
3	After speaking to friends & neighbours who have lived at Low Coniscliffe & Merrybent, I have come to the conclusion that the overwhelming opinions from the people is that we would prefer absolutely no developments at all. We all came to live here because we liked what we saw. To who's benefit will any proposed development benefit. Probable answers. a)The Council. b) The developer. c) The Land Owner
4	Nil
5	Preservation of a green corridor alongside the River Tees and the Baydale Beck for leisure use. Need for smaller independent properties that will allow local residents to downsize into as there space requirements shrink.
6	Green space ought to be protected - fields to East & West of village. <b>(Map provided 6)</b>
7	Nil
8	<b>(Map provided *)</b>
9	1. Provided designated play area for children. No specific site at the moment. Any additional housing will make the need even greater. 2. Widen the Back Lane as it is very difficult to get a car through at the moment. 3. Extra parking for visitors. Parking at the moment is very difficult most of this will involve land purchase and the goodwill of current owners.
10	Near to Staindrop Rd
11	I consider the villages and developments within the parish have unique identities and therefore should be protected by retaining clear green belts which surround the present developments. The individual identity is of utmost importance to the families who have chosen to live here and bring up families.
12	It is important that the Parish Council make any decisions on change to the villages, and not Darlington Borough Council.
13	Nil
14	No

15	If there is a need to build more houses in the West End of town, which I doubt, I think the development would be much better suited overlooking Cockerton Common rather than effectively joining Low Coniscliffe to Darlington. Any development should take into account the total environmental impact before anything else is considered - Housing targets are irrelevant!
16	Nil
17	Feel that green space between Darlington & the villages should be protected to maintain the villages own identities.
18	This Parish has very recently been subjected to planning applications for 1,600 new dwellings. I believe that any new dwellings should be concentrated to the North of the parish boundary.
19	Nil
20	Nil
21	Protect green space/gaps to prevent urbanization. 'some' development to the 'North' of the Parish only with improved infrastructure. No spine road exit onto the A67 (Coniscliffe rd). Extend community forest from East to West to act as green barrier. Possible in-fill. Consider housing needs of the elderly.
22	All existing green spaces around the current housing should be protected where possible, although local planning policy appears to work against this by approving development.
23	I feel all green areas should be preserved there is no need to build housing estates here.
24	Difficult to identify green spaces within L.C. other than the river walk, which is a very valuable asset and not likely to be affected by new development: with the exception of increased usage by families (ok) and dog walker (not ok!)
25	Maintain as much greenbelt as practical to preserve this established community
26	We have to keep the 1520 North of Coniscliffe Road towards Staindrop Road and maintain community woodland from existing Coniscliffe road to the Baydale Beck
27	Nil
28	Protect green space. Parks & play space for children.
29	Low Coniscliffe should remain as the tranquil village it is now within its current boundaries - any development should be restricted to current building plots. Why not exit the 37 houses onto the A67 via the entrance to LC as is?
30	I think we should apply for green belt status for surrounding farm fields
31	Nil
32	Nil
33	Areas on map shown as no build ===== and where development could be allowed ===== ( <b>Map provided 33</b> )
34	Areas of protection no building shown on map coloured red. Community forest must be protected. Areas for development shown as map as orange. ( <b>Map provided 34</b> )
35	Nil



36	Nil
37	Nil
38	Nil
39	Yes to identifying areas for development and protection to preserve rural environment and heritage of the small villages to preserve historical character of Low Coniscliffe. To preserve the river valley , woodland and wildlife infil and modest expansion is acceptable provided the above are preserved and development is sympathetic to the historical character of Low Coniscliffe.
40	I feel it is important to protect the scenic road entrance into Low Coniscliffe. I believe the proposed field regarding housing should in no way smother the character of Low Coniscliffe, interfering with wildlife in this beautiful location of the River Tees. I could accept a few houses, but keeping to the character of this country life location.
41	It is improtant to preserve the rural surroundings.
42	Nil

Number	Low Coniscliffe & Merrybent Neighbourhood Plan Visions, Themes & Objectives
Q5. Please indicate any other issues that you feel the Neighbourhood Plan should cover?	
Column1	Comment
1	Nil
2	Nil
3	Nil
4	Nil
5	Community & visitor parking! Particularly within and at the periphery of any approvals for Coniscliffe Park development. Parish Hall? Is there a need and support?
6	Community services are either stretched or non-existent at present
7	Traffic is already a problem in the village so increased housing will make the problem even worse.
8	Nil
9	Please see answer to question 4. ( 1. Provided designated play area for children. No specific site at the moment. Any additional housing will make the need even greater. 2. Widen the Back Lane as it is very difficult to get a car through at the moment. 3. Extra parking for visitors. Parking at the moment is very difficult most of this will involve land purchase and the goodwill of current owners.)
10	No
11	I believe the Local Authority should appreciate and recognise the overwhelming wishes of the local community and positively engage with those who are preparing this Neighbourhood Plan to insure it is incorporated into any future development plan the Local Authority is preparing. In regard to areas (additional) it should consider - I believe the historic heritage and individual identity should be fundamentally referenced as an item for protection
12	Very satisfied with the way the Parish Council is pursuing these matters.
13	Nil
14	1) There is no place for the communities of Low Cons & Merrybent to meet. The ribbon development of the villages rather prevents any sense of community and High Connie seems a long way a way. 2) Fishermen have complained about the management of the river thro' the barrage at Stockton; there are fewer ???of fish
15	What are the long term objectives for the neighbourhood? What is the current age demographic? How will it change with or without development ? Traffic congestion is a major issue that must be considered for any development
16	Nil
17	Nil

18	Nil
19	Nil
20	We bought this house because it was in a village. We do not want to be swallowed up by Darlington town. Darlington is just becoming a massive housing estate! Keep the integrity of the village
21	Farmland heritage, all Grade II land. Employment in creates and future generations needs. Protection of hedgerows & trees. Protect public right of ways. Conservation status. Protection of wildlife (Flora/Flora)
22	If the building of 37 new homes adjacent to village as application by Wards goes ahead, then I think Parish should attempt to get a wider road coming into the village, stop driveway access through hedge and link to proposed roundabout on A67 near Baydale Beck pub. Better access to houses on new estate if they must be built. This will stop congestion into village?
23	It breaks my heart that there is even a thought of wanton destruction of the land around Baydale beck and the River Tees in our area. If these plans are accepted where will it end!!! Turn any green belt land into soulless housing estates is bad enough but with the waterways as mentioned above this area supports much more diverse flora and fauna. All this will be lost for ours and future generations and this cannot be allowed to happen. We really need to preserve our wildlife or it will be gone forever!!
24	There is no design theme or visual aspect continuity in L.C. However there may be scope to minimise the building of multi-storey structures which would destroy the village atmosphere. We should guard against any initial planning approval being subsequently compromised by the erection of higher density housing. I feel that the council will approve new development in order to comply with its legal responsibilities and we should accept the need for additional housing. 'No Development" is not a useful stance. Rather the nature of the development should be our main focus
25	Ensure that land/property owned by non residents is properly maintained e.g. Northern Powergrid land housing the substation in Merrybent.
26	As already outlined!
27	Not additional but traffic is a concern with potential developments. Busy now!
28	Nil
29	Do we yet have any indication how the widening of the A1 will affect Low Coniscliffe?
30	I think the Plan covers everything needed to submit and the main points are highlighted. Thank you. Mo
31	Nil
32	Nil
33	Nil
34	To keep all bridleways and footpaths where they are situated. Protection of all hedgerows and trees. Look into allocating land for car parking for walkers. Safety for the community if increased housing.
35	Stress the importance of green space, no matter how small for the wellbeing of the community

36	Nil
37	Nil
38	Nil
39	Large scale development of 10 units & above should be restricted to the North Eastern areas of the Parish. Preservation of agricultural land as a major contributor to the local economy. Preservation of the Teesdale Way, bridleways community forest and public footpaths as they currently exist - natural landscape views and environment.
40	Nil
41	That it is kept to the Northern side and the wildlife is protected
42	A 20 m.p.h. limit should be put in place in Low Coniscliffe as cars, motor bikes often speed down the straight of Gate Lane. Often there are children cycling round the village and they do sometimes run into the road to retrieve balls etc. It is also difficult in reversing out of driveways when cars are speeding and parked cars block visibility.