

WAYS TO GET IN TOUCH

We are writing to consult with residents and other stakeholders about proposals to develop an area of land to the south of Sadberge. We are interested in listening to the views of the community to help us shape development at the site. This consultation follows 'pre-application' discussions with Darlington Borough Council. A copy of this information leaflet and a site location plan are already available online at www.elgplanning.co.uk/consultation.

We would welcome your comments on the proposed development by **Wednesday 29th March 2017**.

There are four ways in which you can make your views known:

1. Complete and submit the electronic form available at: www.elgplanning.co.uk/contact
2. Write to our Planning Consultants: England Lyle Good, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH
3. Send an email to: consultation@elgplanning.co.uk leaving your name and address along with your comments
4. Comment via Twitter or LinkedIn

THE PLANNING SYSTEM

Anyone proposing new development must apply to the local council for planning consent. An important part of the development management process is to facilitate public participation. The council planners are required to consider the planning 'merits' of your views alongside a range of other evidence when forming a decision.

What is this consultation in aid of? Has a planning application been submitted?

This consultation is made in advance of a planning application submission. It is considered good practice for an applicant to consult the community before finalising their planning submission to support maximum possible participation of the local community in planning decisions. We anticipate that a planning application will be submitted within the next several weeks. The council will undertake a second round of consultation, as a statutory part of the planning process.

How do the planners ensure that the development does not harm the environment or result in unacceptable impact on services and infrastructure (roads, schools, etc.)?

The planners rely on the input of technical expert opinion and key stakeholders including engineers, the local education authority, etc. to provide evidence to help planners form a decision on a balance of evidence within certain legal parameters. Planners provide a recommendation. A decision is then taken by the elected planning committee of the local council.

COMMUNITY CONSULTATION



PROPOSED RESIDENTIAL DEVELOPMENT Land at Middleton Lane, Sadberge

ELG

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March 2017

THE PROPOSED DEVELOPMENT

A housing development is proposed for a site located on the southern edge of Sadberge, off Middleton Lane. The development will comprise 25 houses with a range of housing types and sizes, which will be sympathetic to the local character. Please see the site plan (right) and street scene visual (below).

This consultation exercise is a genuine attempt to provide the local community the opportunity to help to shape the proposed development. We realise that some may oppose the principle of any new development in the village. However, given the undersupply of housing land across the Borough of Darlington (significantly lower than the requirement outlined by the government), there is a need to identify a range of suitable housing sites to meet housing needs. Darlington's smaller settlements have an important role to play in providing much needed housing.

Finally, as part of any planning submission we will be addressing various technical constraints such as flood risk and heritage. This information along with the rest of the planning application submission will be submitted to Darlington Borough Council in due course.

We look forward to your comments on the draft proposals.

