

# MIDDLETON ST GEORGE PARISH NEIGHBOURHOOD PLAN

## Community actions



### Community action 1: Highway safety and traffic management

- Work with DBC to improve the safety of roads in the parish.

### Community action 2: Integrated approach to bus service provision

- Work with DBC, public transport providers and others to develop schemes to improve access to key services and facilities.

### Community action 3: Play area improvements

- Explore options for improvements to the current play area.

### Community action 4: Dog fouling

- Work with DBC to better control dog fouling across the parish.

### Community action 5: Wildflower meadow

- Explore options to create a wildflower meadow along Sadberge Road.

### Community action 6: Footpaths

- Work with DBC to deliver footpath improvements.

### Community action 7: Road improvements

- Explore options to improve the unadopted road from Station Road to the cricket club.

### Community action 8: Waterpark improvements

- Including lighting, clearance of undergrowth, extend and improve trails and road surface enhancements.

### Community action 9: Stockton and Darlington Railway

- Contribute to the delivery of a heritage action zone around the former railway line.

### Community action 10: Interpretation boards

- Explore options to install information boards at key parts of the parish.

### Community action 11: Overhead cables

- Work with DBC to seek the removal of overhead cables throughout the village.

### Community action 12: Facilities for young people

- Explore options to provide more facilities for young people.

### Community action 13: Facilities for older people

- Explore options to provide more facilities for older people.

### Community action 14: Improvements to the multi-use games area

- Explore options to make improvements to the area, including lighting and security.



## Next steps...

- We will make changes to the plan following feedback and submit it to Darlington Borough Council;
- There will be more consultation undertaken by Darlington Borough Council;
- The plan will then be examined by an independent examiner who will decide if it meets the various legal requirements;
- 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.

Thank you for taking the time to read this leaflet and we look forward to hearing your views.

[middleton-st-george.org.uk](http://middleton-st-george.org.uk)

# MIDDLETON ST GEORGE PARISH NEIGHBOURHOOD PLAN

Middleton St George Parish Council is leading the preparation of a  
neighbourhood plan for Middleton St George Parish

## WE NEED YOUR VIEWS ON OUR DRAFT PLAN

### What is a Neighbourhood Plan?

- The opportunity for local communities to prepare a neighbourhood plan was introduced in 2011. It enables people living and working in an area to guide where and how future development happens;
- Neighbourhood plans are prepared by the local communities through their town and parish councils, rather than being prepared by Darlington Borough Council;
- Our plan will be used to make decisions on planning applications, giving it genuine influence on the future of our area;
- Plans can include a range of policies, including those which: guide new development; conserve and enhance the environment; and support the provision of community facilities;
- Plans can also include community actions, which could be delivered by the parish council as well as other local groups and organisations.



### Plan preparation progress...

In May last year we ask you for your help to agree a vision and objectives for our plan. Informed by this feedback, as well as lots of extra work we have now prepared a draft neighbourhood plan. The draft plan includes 19 planning policies covering a range of issues which seek to protect what make our area special, as well as 14 community actions.

**We need your feedback to ensure that our neighbourhood plan reflects your views.**

### How to get involved...

This leaflet contains a summary of the draft plan. The draft plan and supporting information is available on the parish council website: [middleton-st-george.org.uk/neighbourhood-plan/](http://middleton-st-george.org.uk/neighbourhood-plan/)

If you do not have access to the internet, a hard copy of the plan, policies map and response form can be provided on request. Hard copies of the supporting documents are available to view at the parish council office. However, given the need to maintain social distancing, you will need to contact the parish council to make an appointment to view the documents. You can do this by emailing the parish council [msgclerk@aol.com](mailto:msgclerk@aol.com) or phoning 07722705008.

You can submit comments on the draft plan in the following ways:

- Online, by completing the survey on the parish council website;
- Sending comments to us in writing to Middleton St George Parish Council, 5 Whitebridge Drive, Darlington, DL1 3TY; or
- By emailing your comments to: [msgclerk@aol.com](mailto:msgclerk@aol.com).



We need your comments on the draft neighbourhood plan by 23 November 2020

# MIDDLETON ST GEORGE PARISH NEIGHBOURHOOD PLAN

## Vision

The vision sets out what the Middleton St George Neighbourhood Plan intends to achieve over the plan period to 2036, it informs all of the draft planning policies and community actions contained in the emerging plan:

*By 2036 the Middleton St George Neighbourhood Plan Area will comprise a sustainable and cohesive community. Improvements will have been made to the local environment and the management of traffic which enhance the quality of life of residents.*

*Middleton St George will provide accessible local facilities and its communities will be well-connected, via sustainable transport routes, to Darlington Town Centre and the wider Tees Valley area, whilst remaining visually distinct and separate from the conurbation.*

*The important historic and environmental character of the area will have been maintained and enhanced for future generations by ensuring new development is of an appropriate scale and design.*

## Objective 1 - Quality of life

### Policy MSG1: Sustainable development

- Identifies the importance of using brownfield land before greenfield, protecting residential amenity, protecting and enhancing the natural, built and historic environment, as well as infrastructure.

### Policy MSG2: Design

- Requires new development to conserve local distinctiveness by responding to the character of the area.

### Policy MSG3: Embedding energy efficiency and renewable energy

- Highlights the importance of incorporating sustainable design into new developments.

### Policy MSG4: General location of new development

- Identifies settlement boundaries for Middleton St George, Middleton One Row and Oak Tree.

### Policy MSG5: Green Infrastructure

- Requires new development to protect the existing green infrastructure network within the parish.

### Policy MSG6: Green wedge

- Identifies a green gap to protect the Middleton One Row Conservation Area, as well as prevent the coalescence of Middleton St George and Middleton One Row.

### Policy MSG7: Biodiversity

- Requires new development to protect and enhance biodiversity.



### Policy MSG8: Local green space

- Proposes the allocation of 18 sites to be protected from development in accordance with national green belt policy.

### Policy MSG9: Protected open space

- Proposes the allocation of 8 sites which will be protected from development unless specific criteria are met.

### Policy MSG10: Heritage assets

- Requires new development to protect heritage assets.

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# MIDDLETON ST GEORGE PARISH NEIGHBOURHOOD PLAN

## Objective 2 - Community well-being

### Policy MSG11: Housing mix

- Seeks to ensure that new housing meets identified local needs, not what housebuilders want to build.

### Policy MSG12: Affordable housing

- Requires the provision of affordable housing on sites of 10 or more dwellings.

### Policy MSG13: Community services and facilities

- Supports the provision of new services and facilities and seeks to resist the loss of existing facilities.

### Policy MSG14: Allotments

- Protects the three allotment sites from future development.

### Policy MSG15: Infrastructure

- Requires new development to provide the infrastructure that is related to it.



## Objective 3 - Local economy



### Policy MSG16: Employment and economic growth

- Supports proposals for the creation or protection of jobs.

### Policy MSG17: Tourism and leisure

- Supports the development of new visitor attractions and leisure facilities.

## Objective 4 - Connectivity

### Policy MSG18: Transport and new development

- Requires new development to be safely accessed, not significantly impact on traffic flows and provide appropriate parking provision.

### Policy MSG19: Active travel routes

- Protects the walking and cycling network within the parish and supports opportunities for its enhancement.

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