

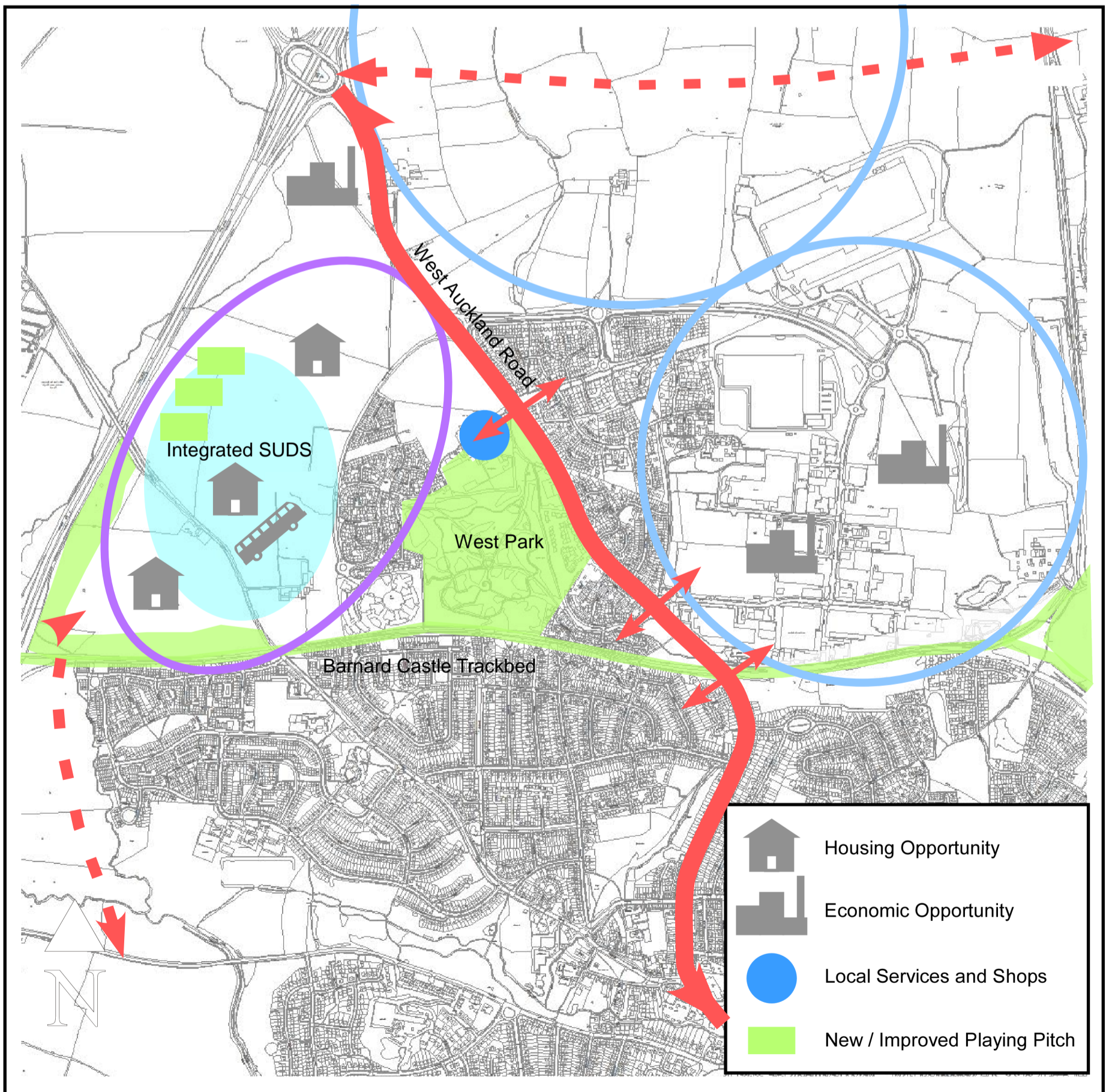
# DARLINGTON NORTH WEST GROWTH ZONE - DELIVERING THE VISION

The creation of a new suburb and employment area in Darlington with great access to jobs and the countryside and benefitting from the natural and built assets in the area. Building on the high quality award winning development at West Park and economic growth successes such as Argos and Aldi this part of town will accommodate the growth ambitions of the town, taking advantage of excellent road links.

KEY PROGRAMME OUTCOMES

MOVEMENT	GREEN INFRASTRUCTURE	DESIGN QUALITY	JOBS, GOODS AND SERVICES	HOUSING
<p>Reduce severance of West Auckland Road</p> <p>Safeguard West Park to Staindrop Road link and links to Whessoe Road</p> <p>Integrated cycling provision</p> <p>Bus connectivity and new homes within 300m of a stop.</p> <p>Safe and walkable street network</p>	<p>Good natural surveillance over green infrastructure and off-road paths</p> <p>The retention of existing hedges, trees and habitats</p> <p>Enhanced playing pitch provision</p> <p>New creative play spaces</p> <p>Connect to existing green infrastructure</p>	<p>Design SPD compliant new developments</p> <p>Integration with existing housing</p> <p>High quality gateway development on prestige employment sites.</p> <p>High quality public spaces</p> <p>Integrated SUDS</p>	<p>Increased employment opportunities in the area</p> <p>Local shops, schools and services in West Park local centre</p> <p>Shops and services within 300m of every resident</p> <p>'Shovel ready' sites identified and promoted</p>	<p>Mix of tenures throughout the area as a whole</p> <p>Good levels of amenity in terms of acoustics and air quality</p> <p>A mix of densities across the site making a good edge to the countryside.</p> <p>Provision of appropriate facilities</p>

ACTIONS TO DELIVER OVERLEAF



# DARLINGTON NORTH WEST GROWTH ZONE - DELIVERING THE VISION

1

## WEST PARK GARDEN VILLAGE MASTERPLAN

A joint masterplan incorporating DBC land that is in the control of Bussey and Armstrong. Outlining the spatial vision for the site allied to design guidance, quality criteria and place making. Must ensure a suitable mix of housing, connectivity with existing communities and means of overcoming the site constraints and opportunities. Scope to include potential employment land to the north.

Key Stakeholders: DBC, Bussey and Armstrong Homes, Members, Environment Agency, Highways Agency local residents.

2

## FAVERDALE EMPLOYMENT SITES

A masterplan articulating a spatial vision for the employment sites both proposed and existing in the area. Scope to include Faverdale reserve site, High Faverdale Farm, Faverdale Industrial Estate, and the rationalisation of existing stock to meet the needs of business.

Key Stakeholders: Local residents., development partners, inward investors, existing landowners, the business community, Members.

3

## BARNARD CASTLE TRACK BED

The improvement of the track bed as a green infrastructure asset in terms of access, quality, amenity, ecological value and as a sustainable transport route.

Key Stakeholders: DBC, local residents., development partners, Members.

4

## A68 STRATEGIC TRANSPORT MITIGATION WORKS

4.1. The securing and outline design for a link to Staindrop Road from West Park. Will release new housing sites beyond the life of the Local Plan. Feasibility and cost plan needs to be developed to identify key constraints, impacts on habitats and landowners.

4.2. The securing and outline design for improved connectivity to Whessoe Road either using the existing network with modifications or as part of the development of the Faverdale strategic and reserve sites or a combination of the two.

Key Stakeholders: DBC, local residents., development partners, landowners, Members.

5

## LOCAL CENTRE / FOODSTORE

The identification of a the best location for a new foodstore to serve the north west of Darlington taking into consideration existing services, access, highways and retail impact. Interdependencies with 1.

Key Stakeholders: DBC, local residents, community development workers, Members.

6

## BUSINESS ENGAGEMENT\*

Ongoing engagement to ensure that business can develop and flourish in the area and continue to provide employment and training.

Key Stakeholders: DBC, local businesses.

7

## HOUSING SITES

The identification of further new housing opportunities in the area ensuring good access to goods, services and jobs.

Key Stakeholders: DBC, development partners, land owners local residents, Members.

8

## s106 and PLANNING GAIN\*

Securing appropriate contributions to delivering public goods and infrastructure in the area from a variety of developments.

Key Stakeholders: DBC, development partners, inward investors, landowners, local residents, Members.

9

## COMMUNICATIONS PLAN#

Managing internal and external stakeholder relationships at programme level.

Key Stakeholders: Identified above.

\* Business as usual activity - no PID or products required.

# Programme Level Activity - Forms part of the programme documentation