

Low Coniscliffe and Merrybent Parish Neighbourhood Plan

Consultation Report

Analysis of the consultation process with communities of Low Coniscliffe and Merrybent Parish in preparation of the Neighbourhood Plan.

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Introduction

Background to Neighbourhood Planning

Neighbourhood planning powers were introduced through the Localism Act 2011. They give communities the opportunity to shape and define how their area should grow and change in the future. Neighbourhood planning is a process, which is led by Town and Parish Councils and in non-Parish areas, by Neighbourhood Forums.

Darlington Borough Council, as Local Planning Authority for the area, has a duty to support those Town and Parish Councils and Neighbourhood Forums that are engaged in neighbourhood planning. The outcome of the process is the preparation of locally specific planning policies which must be used to guide decisions on planning applications.

Neighbourhood plans must be prepared in line with procedures established in national legislation and guidance. They are legal planning policy documents and for this reason, plans are subject to scrutiny when they are being prepared and before they come into legal force.

One of the key principles that underpins neighbourhood planning is the need to engage and consult with the local community and other local, regional and national stakeholders whose activities have an impact on the local area. It is good practice to start the process of plan preparation by agreeing to engage with all stakeholders and organisations at the beginning of the process and to continue to engage with people who live, work or have involvement with the area throughout the whole process.

Summary of engagement

The Parish Council supports the need for community engagement in the preparation of the neighbourhood plan in an open and transparent manner. To this end, the Parish Council formed the Neighbourhood Development Planning Steering Group and commissioned a Planning Consultant to act as an advisor.

Community engagement, began formerly with a public Drop-In Event on Saturday, 20th May 2017. The event was held at St Edwin's Church Hall, High Coniscliffe from 11.00 - 12.30 and was facilitated by members of the Parish Council, together with members of the Neighbourhood Development Planning Steering Group and the Parish Council's Neighbourhood Planning Consultant.

The objectives of the drop-in session were to explain the purpose and process of neighbourhood planning and to seek the opinions from the local community. The drop-in was attended by 42 people. The attendees were invited to make their views known about:

- what matters to them;
- what is good about living and working in the Parish; and
- what needs to be improved.

Post it Notes Exercise.

To facilitate the session, four large posters were attached to flipchart holders. Each poster displayed four questions. Members of the community were asked to write down their thoughts on post-it notes and place them on the relevant posters.

1. What do you think is good or unique about living in the parish?
2. What kind of development do you think is needed in the parish?
3. What do you think is not so good about living in the parish?
4. What do you think needs to be supported or protected within the parish?

Results

A total of 90 post it notes were collected and collated,

25 (28%) Post-it related to Q1. What do you think is good or unique about living in the parish?

24 (27%) for Q3. What do you think is not so good about living in the parish?

20 (22%) Post-it related to Q2. What kind of development do you think is needed in the parish?

and 21 (23%) for Q4. What do you think needs to be supported or protected within the parish?

Mapping exercise

Members of the community were invited to place markers on large printed maps of the Parish to highlight any areas where they believed there were issues for concern, or areas of opportunities for improvement.

Results

A total of 46 markers were sited.

30 (65%) highlighted a location of concern

16 (35%) showed areas which could be improved.

- 5 markers concerned the abandoned plot on Gate Lane
- 10 markers related to Low Coniscliffe
- 11 markers related to the Entrance to Low Coniscliffe from the A67
- 4 markers related to the green fields surrounding Low Coniscliffe
- 4 markers related to the area of Merrybent
- 3 markers related to Merrybent Drive
- 9 markers related to the proposed 'Coniscliffe Park' to be situated behind the Baydale Beck

Questionnaire

Further engagement by the local community was encouraged in the form of a questionnaire which was:

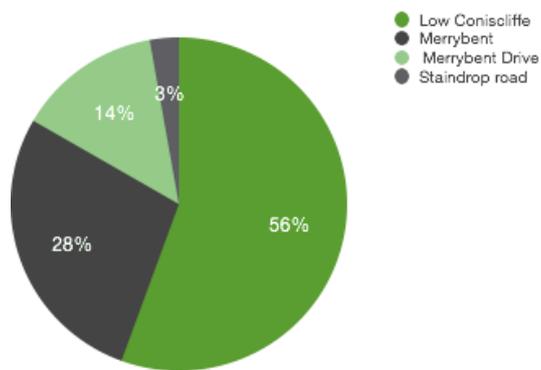
- Posted to all properties within the parish.
- To encourage feedback the questionnaires' included a stamped addressed envelope.
- Where possible, residents were contacted and reminded to complete it
- The questionnaire was also available via the neighbourhood planning website: lowconiscliffeandmerrybentplan.org.uk.

The deadline for responses was 1 July 2017.

Results

A total of 72 surveys were completed.

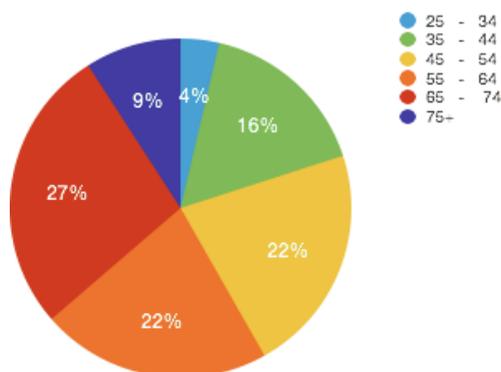
Village	Number (Percentile)
Low Coniscliffe	40 (56%)
Merrybent	20 (28%)
Merrybent Drive	10 (14%)
Staindrop Road.	2 (2.8%)



76% of respondents provided their age

Age Groups

Age group	Percentile
25 - 34	4%
35 - 44	16%
45 - 54	22%
55 - 64	22%
65 - 74	27%
75+	9%



46% of participants provided contact details and confirmed that they would be prepared to become more involved in the Neighbourhood Planning Process and play a greater role in the preparation of the Plan.

Analysis of the responses received during the community engagement drop-in session and questionnaire have been summarised in this report. The conclusions will help inform the next stage of preparation of the Neighbourhood Plan, the key element of which will be the preparation of a draft vision and objectives.

Findings

Themes highlighting Important Aspects of the Area

Rural Location

Questionnaire

The most important aspect of the Merrybent and Low Coniscliffe Parish according to those that responded to the questionnaire, is its rural location as identified by 51%(72 residents). A further 9%(72 residents) appreciated the rural location but also the parish's close proximity to the town of Darlington and all the facilities and amenities that it contains. Of those residents who completed the questionnaire, 35% (72 residents) identified the importance of the environment of the parish including its wildlife such as otters and foxes, as well as the hedgerows, flora and fauna. 18% identified the importance of the open space around the village and a further 14% (72 residents) commented on their appreciation of the river walks.

Post it Notes Analysis from Drop-in Event.

Of the 25 responses from residents, comments, which related to the good aspects of the area, 40% mentioned the rural walks and 48% expressed their appreciation of the rural feel of the village.

Overall.

Questionnaire

A total of 86% of participants commented on some aspect of the area's rural feel, examples of individual comments are listed below.

"Access & Availability of open countryside..."	"Access to open land and countryside..."	"Access to river & Darlington..."	"Area of natural beauty..."	"Beautiful area, feel at one with the countryside..."
"Clean, rural environment unspoilt by too much development..."	"Country aspects..."	"Country style living, but close to Darlington..."	"Countryside around village... entrance to village..."	"Countryside feel... natural habitat..."

"Countryside surroundings & village boundaries..."	"Countryside walks..."	"Diversity of Flora... fauna..."	"Feel the benefits of town, without being in it..."	"Good location away from town but on a main bus route..."
"Green Belt land..."	"Keeping the village rural... make it a conservation area..."	"Nature and rural surroundings..."	"Open aspects..."	"Open space... green fields..."
"Out of town..."	"Peaceful location... overlooks onto fields..."	"Quality of life... village feel..."	"Quiet country location..."	"Remote ... views..."
"River Walks..."	"Rural environment... feel..."	"Rural location..."	"Rural setting..."	"Small village..."
"Surrounded by fields... close to river..."	"Surrounded by open beautiful scenery..."	"Views across the open fields..."	"Village location..."	"Wildlife..."

Peacefulness

Questionnaire

Peacefulness was the second most popular theme highlighted from the consultation. The overall peaceful, safe and quiet nature within the Parish along with a low crime rate. 40% of the questionnaire participants and 52% of the post-it notes commented on the 'good aspects' in some way. Examples of the comments mentioned include:

"Quiet..."	"Relative tranquillity..."	"Low crime..."
"Peaceful..."	"Safe roads..."	"Safer thanks to lower speed limit..."
"Low theft & good behaviour..."	"Safe for kids to play..."	"Possibility for lower speed limit..."
"Safe for younger children..."	"Peace and tranquillity..."	"Not too many houses..."
"Peaceful setting..."	"Peaceful & feels like countryside..."	"Lack of traffic – safe for children & visitors..."

“Safe for Children to walk up main road for school bus...”

“Children can walk through main village...”

Community Spirit

Questionnaire

The third most popular aspect of living within the Parish was highlighted as the community spirit, with 39% of questionnaire respondents and 24% of positive post-it notes commenting on the community spirit. Examples of the types of phrases used by residents about the community include:

“Small Community...”

“Village life...atmosphere...”

“Not many houses...”

“Care for village...”

“Keep gardens to high standard...”

“Individual identity...”

“Hard-Working & helpful...”

“Good community activities...”

“Friendly...”

“Small enough to engender community spirit...”

“Friendly Village, welcome to all those who respect it...”

“Close...”

Other Issues

Questionnaire

Other issues commented on regarding the most important things people felt about the Parish were raised through the questionnaire are listed below:

“Access to river...”

“Active Parish Council...”

“Attractive entrance to Village...”

“Conservation area...”

“Conservation of house prices...”

“Conservation of rural location...”

“Cycling routes...”

“Diversity of house design...”

“Fresh air...”

“Good quality homes...”

“Historic Heritage...”

“Increases in traffic...”

“Local facilities...”

“Local Pub...”

“Local School...”

“Location...”

“Low Coni to have no further development...”

“Low density of housing...”

“Low traffic levels...”

“Maintenance of area... trees etc...”

“Merrybent to have no further development...”

“Nature...”

“No commercial buildings...”

“Parking difficulties”

“Public transport...”

“Quality of Life...”

“Retention of Village boundaries...”

“Right amount of properties.”

Most of the comments raised were both positive in relation to the current rural setting and the general style and location of the villages. Some concerns were raised including items such as parking difficulties, retention of village boundaries, increases in traffic.

Post it Notes Analysis from Drop-in Event.

Positive aspects about living in the parish raised are listed below:

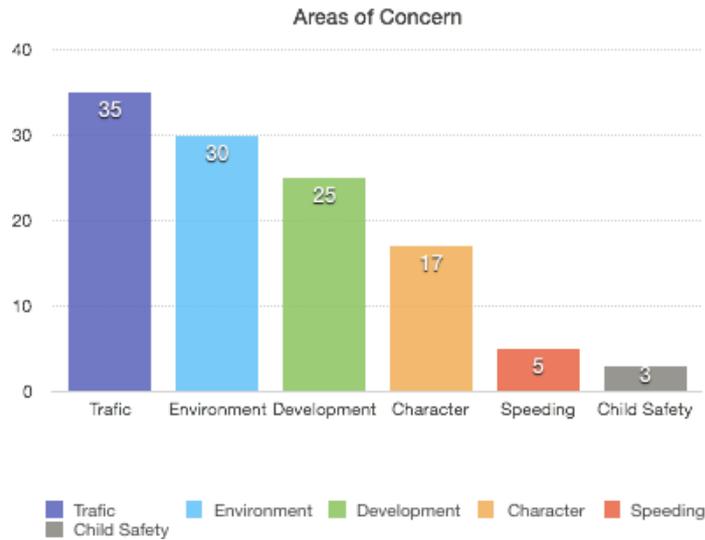
- Biodiversity
- Historic Heritage
- Local Tennis Club
- Not overdeveloped
- Tranquillity
- Variety of birds
- Flora and fauna
- Local pub
- Lovely Dog walks
- Proximity to river
- Transport links
- Variety of wildlife
- Hedgerows
- Local School
- Village Life
- Safety
- Varied wildlife
- Views

Main Areas of Concern

Increased Traffic

Questionnaire

The primary concern for those living within the parish is the ever-increasing amount of traffic within the area and potential for further difficulties resulting in future developments. 31 respondents (43%) mentioned this issue within their questionnaires and 4 participants (13%) of those who took part in the mapping exercise. Total 35. As well as this, 5 questionnaires (7%) stating their concern about the current speeding of cars within the parish, both within the villages and on the roads connecting them. The A67 is a very busy road, even more so during peak times with one resident stating that there is a bottleneck on Edinburgh Drive. 3 questionnaire responses identified concerns regarding the safety of children at play within the villages. Other concerns raised included one regarding Low Coniscliffe, having a single-track road on Back Lane which would be unable to cope with any increase in traffic. Also included were concerns over damage to the highways and access into and out of Low Coniscliffe becoming more difficult.



Overdevelopment/ Damage to Village Identity

Post it Notes Analysis from Drop-in Event.

25 participants (35%) were concerned about any future development. 17 participants (24%) raised worries/concerns about the loss of the character of the villages and loss of their unique identities. 2 participants expressed concerns that the villages could be subsumed into Darlington town and thereby lose their unique village feel. Other comments included concerns regarding decreasing community spirit and the risk that villages' unique history would be forgotten.

Environment

Questionnaire

30 of those who responded to the questionnaire (42%) were concerned about the environment in the event of any future development. This included;

"Loss of landscape..."	"Risk of river bank collapsing..."	"Loss of green fields..."
"Threat to community woodland..."	"Flood risk..."	"Loss of hedgerows..."
"Impact on wildlife & habitats...."	"Increase in pollution..."	"Increased footfall..."
"Trees..."	"Agricultural land..."	"Natural beauty..."
"Flora and fauna..."	"Loss of fields..."	"Loss of farmland..."

Post it Notes Analysis from Drop-in Event.

During the post-it note exercise, 4 participants commented on flood risk.

Other areas of concern

Questionnaire

Other concerns, including any consequences of future developments:

"Effect on house prices..."	"Effect on service..."	"Affordable housing may lower quality of area..."
"Air pollution..."	"Anti-Social Behaviour – quadbikes..."	"Congestion & litter at river..."
"Conservation..."	"Current planned development..."	"Dangerous junction at entrance to hamlet ..."
"Destroying village entrance..."	"Development is too compressed into a small area..."	"Expansion of motorway..."
"Future developments..."	"Grass cutting only carried out by community..."	"Harm to current views..."
"Harm to village community..."	"Higher concentration of people..."	"Commercial greed through development..."
"Inconsiderate parking..."	"Potential increase in crime..."	"Potential increase in anti-social behaviour..."
"Increased population..."	"Infrastructure pressures..."	"Lack of schools for new development..."
"Lack of smaller houses..."	"Large commercial vehicles coming through town..."	"Layby at west end..."
"Litter..."	"Loss of community spirit..."	"Loss of open space..."
"Loss of rural feeling..."	"Absorption into Darlington..."	"More residents..."
"No pedestrian crossing..."	"Increase in accidents..."	"Noise pollution..."
"Wrong type of houses being developed..."	"Over-expansion of existing buildings..."	"Overloading existing services..."
"Over-use of river paths..."	"Lack of parking..."	"Poor judgement of council..."

“Poor maintenance of greenery...”	“Power Grid sub-station improperly maintained...”	“Pressure on parking...”
“Pressure on facilities...”	“Pressure to develop...”	“Pressures on local funding...”
“Pressures on schools...”	“Proposed planning application...”	“Sewage system...”
“Shops will be needed...”	“Stress on services...”	“Threat of unused spaced being used down the line...”
“Too fast development...”	“Traffic noise...”	“Transport for the elderly...”
“Unruly children/parents...”	“Village accessibility...”	

Post it Notes Analysis from Drop-in Event.

Concerns raised via post-it note exercise:

“Abandoned Plot... (Low Coniscliffe)”	“Abundance of cars...”	“Busy Traffic – risk of it getting worse...”
“Cost of council tax...”	“Cyclist around river...”	“Dangerous entrance to village...”
“Dog waste...”	“Drainage system...”	“Entrance to village...”
“Flood risk...”	“Lack of spaces in schools for Local children...”	“Litter...”
“Narrow Lanes...”	“No play area for children...”	“No village hall...”
“Noise from motorway...”	“Proposed development...”	“Harm to village character...”
“Risk of increased footfall...”	“Risk of increase in accidents...”	“Risk of increased traffic...”
“Risk of large scale development...”	“Risk of lowering social aspect...”	“Risk of stressed education facilities...”
“Sewage system...”		

Mapping exercise from Drop-in Event.

Concerns raised via mapping exercise:

- Abandoned plot
- Loss of green space
- Harm to village entrance
- Environment
- Increasing traffic
- Village identity
- Flood risk
- No further development
- Wildlife/ Woodland

Changes the Community Would Like to See

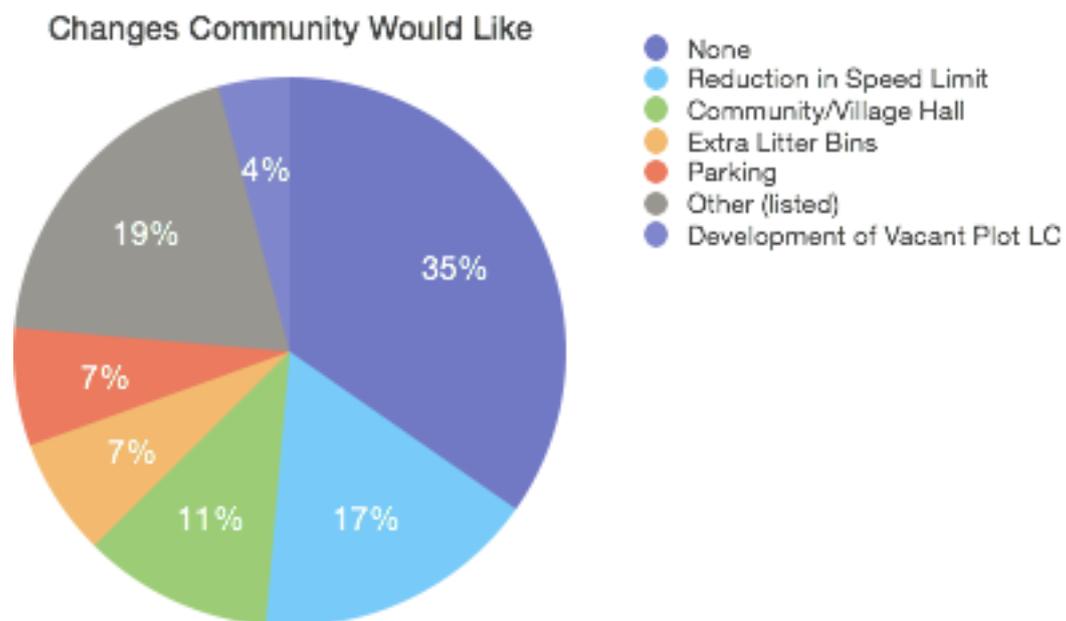
Questionnaire

With the data collated from the questionnaire. The most common response to this question was none – i.e. “the parish is fine as it is...” with a total of 25 (35%) participants answering this way.

The second most popular response is the reduction of speed limits with 12 participants (17%) asking for this. Examples of the restrictions wanted by participants included Low Coniscliffe to be reduced to a 20mph zone, the A67 exit from Darlington to be reduced to 40mph zone and Merrybent to be lowered to a 30mph zone.

The next most common response to this was the introduction of a community/village hall with 8 (11%) responses. Next was the introduction of more litter bins with 5 (7%) of responses to help alleviate the problem of litter and dog waste harming the villages’ images and appearances.

Combined with a total of 5 votes was the implementation of more parking and more considerate parking from the community and its visitors. 3 participants want the unused plot on Gate Lane to be used in some way.



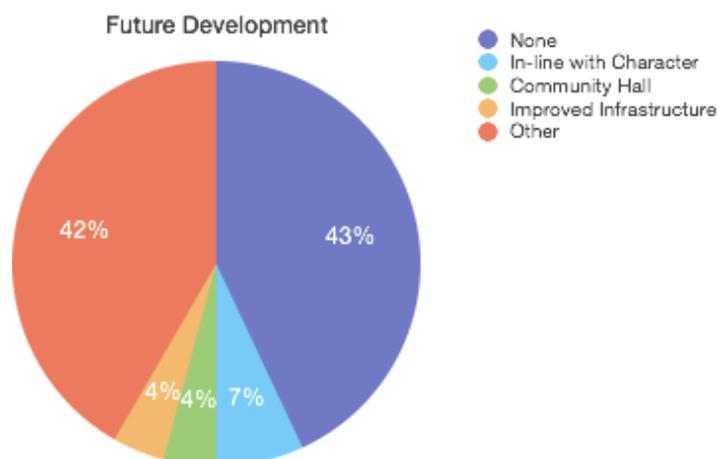
The following responses were provided by a single or two participants:

- CCTV
- Council plan to protect existing boundaries and rural surroundings
- Gas infrastructure
- Improved parking facilities
- Maintain develop the forest
- Opportunities for children
- Preservation of green areas for children
- Recognition of archaeological importance
- Safe area for children
- Speed Cameras
- Update bus shelters
- Clause preventing further development
- Crossing for school children
- Greater presence of environment agencies
- Improved river walk
- More social events
- People responsible for this removed from office
- Primary School
- Reduction in antisocial behaviour
- Shop
- Stronger enforcement of speeding offences
- Volunteers to maintain river walks and grass
- Conservation area
- Garden waste collection
- Improved entrance to town
- Legislate for speed cycling
- No cycling signs at river
- Police patrol
- Protection of villages from expansion
- Removal of poisonous plants
- Speed bumps
- Sustainable and affordable housing
- Woodland protection

Future Development

Questionnaire

The highest response to the need for future development was 'none' 31 (43%). 5 (7%) respondents stated that any developments that took place should be in line with the current character of the area, "they should be unique looking dwellings with individual designs, colours and so on...". 3(4%) of respondents were recommending a community hall, improved infrastructure (roads, schools, doctor's surgery etc.) and 3(4%) highlighted small affordable developments for younger families, retirees and the disabled. The final recommendation was for any developments that were to occur should be sympathetic to the environment.



42% of responses received one or two votes came under the category of other and are listed below;

"A more modest development plan..."	"Children's park closer to the village..."	"Community facilities..."
"Develop existing properties..."	"Development should respect current boundaries..."	"Discreet and on already developed land..."
"Widening of Back Lane / School extension..."	"Increase in school capacity..."	"Increased number of speed signs..."
"Kids play area..."	"Little as possible, preserve the scenery..."	"Parking facilities..."
"Public transport..."	"Development sympathetic to current village style..."	"Expansion no greater than 15% of current village size..."
"Transport links/ faster internet/ better phone coverage..."	"Water, sewage, electricity..."	

Post it Notes Analysis from Drop-in Event.

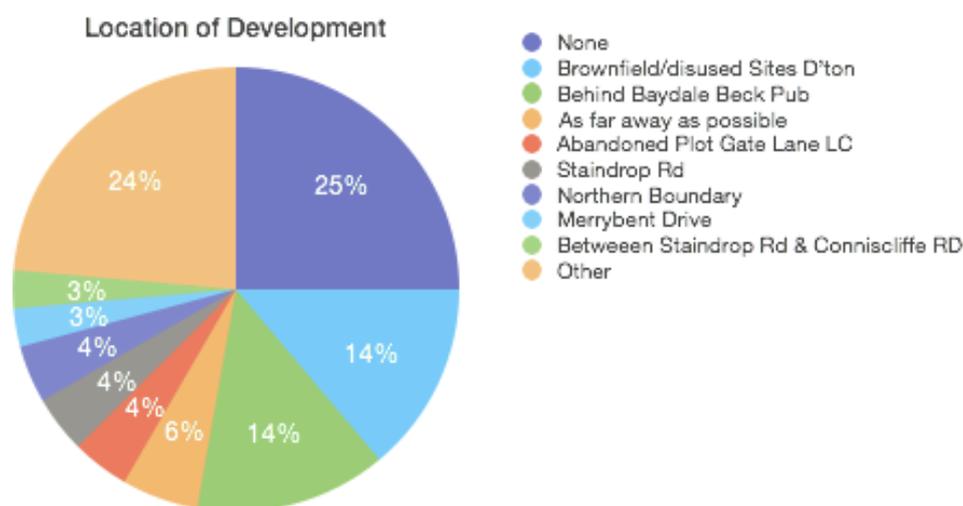
In the post-it note exercise, 5 (24%) of the responses said that any development that took place should be limited and sympathetic to the current village designs. 4 (19%) of the responses said that a village hall should be built. A further 4 (19%) of the participants said that the development should be on the smaller side. The rest of the responses were individual and are listed below:

"20mph Speed limit..."	"Abandoned site..."	"Affordable housing sympathetic to village design..."
"Bungalows not houses..."	"Children's play area..."	"Communal village parking..."
"Corner Shop..."	"Cycle paths..."	"Defibrillator..."
"High quality homes sympathetic to village designs..."	"Improved entrance/exit to town..."	"New builds must have adequate parking..."
"New builds have solar panels..."	"None which will extend current boundaries..."	"Phone box..."
"Silent tarmac on A1..."		

Location of Future Development

Questionnaire

18 questionnaire responses (25%) believed that the location for development should be 'none', i.e. they thought that no development is needed, required or wanted. 10 responses (14%) identified that any development that took place should occur on brownfield or disused sites within the centre of Darlington. 10 responses (14%) thought that a suitable place would be the proposed area behind the Baydale Beck (5 stipulated any development should be on a small scale, 5 did not stipulate the size) 4 responses (6%) thought that the location for any new developments should be "as far away as possible...". A further 3 groups of 3 responses (4% each) said that development should occur in the following three locations: on the abandoned plot at Gate Lane, behind Staindrop Road and on the northern boundary of the parish. Finally, a further 2 groups of 2 responses (3% each) said that any development should occur behind Merrybent Drive and that any development should be "sympathetic to the environment..."



Comments included:

"Areas where there is less environmental impact..."

"Areas with better infrastructure..."

"Carry out development at Blackwell first..."

"Closer towards the A1..."

"Coniscliffe Grange..."

"Coniscliffe Park..."

"Develop on existing plots before creating new ones..."

"Should be discussed after Brexit finalises..."

"Improve an existing farmyard..."

"North towards Mowden..."

"Only if properties are replaced and within existing boundaries..."

"Outskirts of Cockerton..."

"Re-develop existing areas in town..."

"Sewage pipelines..."

"Small scale development north of Staindrop Road..."

"Small scale developments and additions to existing properties..."

"Somewhere which will not stress sewage and waste systems..."

"Spotted Dog – Convert into a brewery/café/Post Office..." (Spotted Dog not within Parish boundary)

Mapping exercise from Drop-in Event.

During the Mapping exercise, residents were asked to place markers on locations within the parish and then comment in a logbook stating what opportunities exist. Their responses are stated below.

ID	Location	Key Words	
O1	Proposed Coniscliffe Park	Environment, towards Staindrop Road	Proposal of Coniscliffe Park: Provision of community woodland to screen vision from A67. Any build to be kept north, towards Staindrop road
O2	Merrybent	Merrybent drive	Infill of Merrybent Drive
O3	Merrybent	sympathetic development, eco-friendly	Possible sympathetic development of eco-friendly housing
O4	Proposed Coniscliffe Park	towards Staindrop road	Building along the northern boundary of the parish adjacent to Staindrop Road would be acceptable
O5	Proposed Coniscliffe Park	towards Staindrop road, sympathetic development	Possible sympathetic small development north of parish towards Staindrop road
O6	Low Coniscliffe green	community hall, play area	Potential site for village hall, grassed play area over archaeological site
O7	Merrybent Drive	environment	Extend existing community woodland from existing next to Merrybent Drive on east to Baydale Beck
O8	Merrybent Drive	North of Merrybent Drive	Extend housing development north of Merrybent Drive
O9	Low Coniscliffe entrance	increased traffic	Improve Access + slow A67 - mini roundabout
O10	Low Coniscliffe	parking restrictions	Double yellow no parking lines down wood lane
O11	Proposed Coniscliffe Park	strict boundaries	Allow Coniscliffe Park development in return for strict boundaries around current settlements
O12	Proposed Coniscliffe Park	increased traffic, village entrance	Proposed access to Coniscliffe Park will be a problem for access to Low Coniscliffe
O13	Low Coniscliffe	reduced speed limit	Speed restriction required
O14	Low Coniscliffe	environment	Loss of agricultural land to housing
O15	Proposed Coniscliffe Park	smaller scale development	Limited build typically 500 homes but maintain 300m green corridor to east of motorway
O16	Low Coniscliffe	Cycle Route	Cycle Route

Areas Which Require Support and Protection

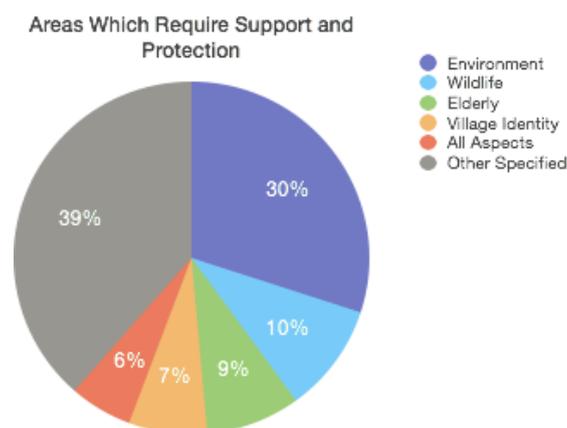
Questionnaire

The most common response to the question within the questionnaire regarding who/what needs support or protection within the parish was the environment, with 21 responses (30%) A further 7 (10%) respondents were more specific and said the wildlife while another 6 (8%) respondents said that the elderly need support or protection. 5 (7%) respondents said that the villages' identities need to be protected. 4 (6%) respondents said that all aspects of the parish need support or protection in some way. 5 different items were identified by 3 (4%) respondents including:

- Children
- Schools
- Green spaces
- Transport
- Nothing in the area

A further 7 areas were identified by 2 respondents (3%) each:

- Cyclists
- Roads
- Walking routes
- Facilities
- Village character
- Farmland
- Village status



The remaining responses were identified by one member of the community each:

- Ambience
- Drainage systems
- Hedgerows
- More frequent bus service
- Public footpaths
- River banks
- Safe roads
- Street lighting
- Village boundaries
- Walkers
- Children's activities
- Flood Prevention
- Legal support
- Parking
- Public transport
- Runners
- Sell pub to switched on business person
- Subdued lighting
- Village feel
- Doctors
- Green field sites
- Merrybent Forest
- Present amenities
- River access
- Rural aspects of area need to be maintained
- Street cleaning
- Tight control of developments
- Villagers

Post it Notes Analysis from Drop-in Event.

From the post-it note exercise, 9 responses (43%) mentioned that the hedgerows need to be protected while a further 5 responses (24%) said that the surrounding wildlife needs support. Both the open spaces and the villages' identities need support or protection according to 4 responses (19%) each. The trees in the area were mentioned for protection/support by 3 respondents (14%) while drainage systems, green spaces and small scale sympathetic builds were said by 2 respondents (10%) each. The remaining responses were identified by one member of the community each:

- Conservation site
- Farm
- Old buildings
- Parking near motorway
- Village boundaries
- Control of developments
- Farmers' fields
- Parish Council views
- Schools
- Walks
- Entrance to village
- Green space
- Parking
- Sympathetic development

Conclusion

Three methods of information gathering were used to gather the thoughts and opinions of the community of Low Coniscliffe and Merrybent Parish as to:

- what matters to them
- what is good about living and working in the Parish; and
- what needs to be improved.

A questionnaire was sent to all properties within the Parish and post it notes were used at the drop-in event, to answer the following four questions.

1. What do you think is good or unique about living in the parish?
2. What kind of development do you think is needed in the parish?
3. What do you think is not so good about living in the parish?
4. What do you think needs to be supported or protected within the parish?

A mapping exercise was also completed at the drop-in, where members of the community were invited to place markers on large printed maps of the Parish to highlight any areas where they believed there were issues for concern, or areas of opportunities for improvement.

The most frequently occurring positive aspects of living in this area according to those that participated in the drop-in event and questionnaire, were the rural location and all that entails, the peacefulness and the friendly community spirit. The respondents were most concerned with increasing traffic levels and the environmental impact. Most respondents would like to see no changes within the parish, while the next most popular responses were to reduce the current speed limits and introduce a community/village hall. Again, the most popular response to what development needs to occur within the area was none, with the next most common response being that any development that took place within the area should be in line and sympathetic to the design and aesthetic of the existing houses within the area. The location of developments again was

most commonly answered with none, coming up second was on brownfield sites within the town of Darlington. The third most frequent response was that the proposed site behind the Baydale Beck pub, would be appropriate, albeit on a much smaller scale and individually designed homes, not generic housing-estate type builds. The community thought that the areas which needed the most support and protection is the environment, the wildlife and older people.