



# SADBERGE PARISH PLAN



## BACKGROUND DOCUMENT

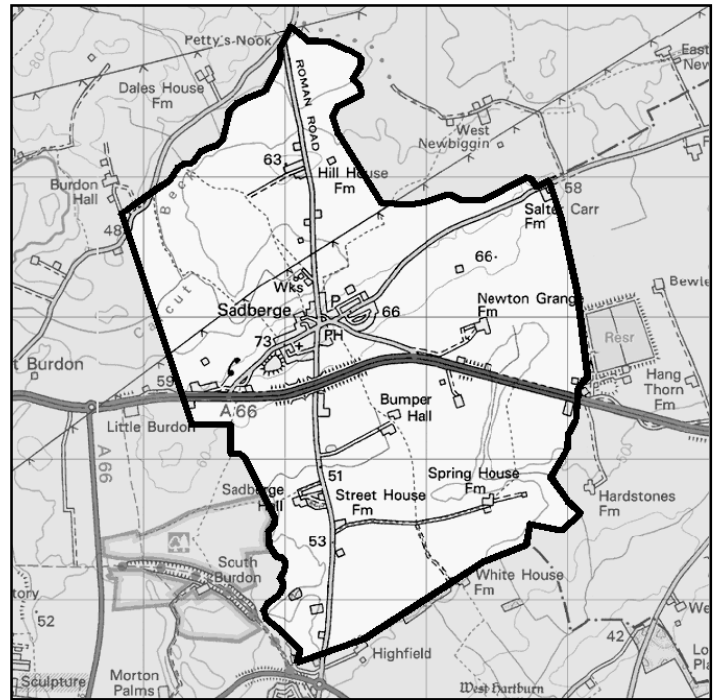
### Introduction

This document provides background information relevant to the Sadberge Parish Plan. Alastair Mackenzie has some more detailed information, including a brief overview of the history of Sadberge. This will shortly be made available on the new Sadberge web site at [www.sadberge.org.uk](http://www.sadberge.org.uk).

### Overview

Sadberge is a rural parish within the Borough of Darlington in the north-east of England. The parish of Sadberge consists of the village of Sadberge and, in the surrounding countryside, five farms and about ten other dwellings.

Sadberge village is a small, pretty village of approximately 300 houses and 630 residents, situated on a hill on the north side of the A66 between Darlington and Teesside. The village name derives from the Viking term Setberg, meaning "flat topped hill", and Sadberge was once the capital or Wappentake of the Viking settled area north of the Tees. Today, its pleasant surroundings and easy access to the A66 make it popular with professional people working in Darlington or Teesside. Sadberge is also home to a significant number of elderly people, many of whom have lived in the village for considerable lengths of time. The number of young families in the village has declined to a low number.



### Local Government

Sadberge is one of the twenty-six parishes that make up the rural part of the Borough of Darlington. The current Sadberge Parish Councillors are Millie Scaife (Chair), Stuart Best (Vice Chair), Beatrice Cuthbertson, Rowland Glew, Arthur Sanders, Malcolm Schott and Renny Vickers. Sadberge Parish Council has an annual budget of around £3,000.

The Parish of Sadberge is part of the Sadberge & Whessoe ward, which is one of the twenty-four wards that make up the Borough of Darlington. The Darlington Borough Council Ward Councillor for Sadberge & Whessoe is Brian Jones. Darlington Borough Council became a Unitary Authority in 1997. It has an annual budget of nearly £100 million and employs about 4,500 people. The Council is currently under Labour control.

Together with the boroughs of Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees, Darlington is part of the Tees Valley sub-region. The Tees Valley Joint Strategy Unit provides support for the Tees Valley boroughs by formulating sub-regional strategies, influencing national government and providing information and forecasts for the sub-region. The Tees Valley Structure Plan was adopted in February 2004.

The Government Office for the North East (GO-NE) represents ten central government departments across the North-East region. Based in Newcastle, its role is to deliver, influence and develop government programmes and initiatives at a regional and local level.

## **Darlington Borough Council's Local Development Framework**

The current statutory Local Plan for Darlington – the **Borough of Darlington Local Plan** – was adopted in November 1997 and subsequently amended in 2001. This plan, which covered the period from 1997 to 2006, has guided most of the day-to-day planning decisions in the Borough of Darlington. The Town and Country Planning Act 1990 and the Planning and Compensation Act 1991 required decisions on planning applications to accord with the Borough of Darlington Local Plan unless material considerations indicated otherwise.

Under the provisions of the Planning and Compulsory Purchase Act 2004, Local Plans are being replaced by Local Development Frameworks (LDF's). A Local Development Framework will consist of Development Plan Documents and Supplementary Planning Documents. Development Plan Documents must go through an extensive consultation process and an independent examination before they are adopted. Supplementary Planning Documents go through simpler procedures and do not require an independent examination.

Each Local Planning Authority must publish a Local Development Scheme, which is effectively the project plan for the preparation of its Local Development Framework. The Local Development Scheme specifies the Development Plan Documents and Supplementary Planning Documents that will make up the Local Development Framework, and gives a timetable for the preparation of these documents.

Darlington Borough Council is planning to produce the following Development Plan Documents:-

- A **Statement of Community Involvement** explaining how interested parties – including the local community – can be involved in the production of the Local Development Framework. The final version was published in November 2005.
- A **Core Strategy** setting out the high-level vision, strategy and policies for development in the Borough of Darlington. A "preferred options" document was issued in 2005. The Core Strategy will probably be submitted for external examination in early 2007 and adopted in early 2008.
- A **Development Policies** document containing the generic policies against which individual development proposals will be assessed.
- A **Darlington Town Centre** document providing the planning framework for the future development of Darlington town centre.

Darlington Borough Council intends to produce a number of Supplementary Planning Documents, including ones on Residential Design Guidelines, Buildings in the Countryside, Open Land, Planning Obligations and Housing Type, Mix and Tenure.

It may be possible for the relevant parts of the Sadberge Parish Plan to be adopted as a Supplementary Planning Document within the Darlington Local Development Framework. However, this will only be possible if (a) they are compatible with the Core Strategy and the other elements of the Local Development Framework and (b) they have been subjected to the appropriate levels of consultation and scrutiny. The feasibility of satisfying the requirements is still being investigated.

### **Local Development Framework – Core Strategy**

The Core Strategy document deals with the "big picture" and the principles that will guide development in the Borough of Darlington. It does not go into details about the intentions for specific sites. Relevant quotes from the Core Strategy: Preferred Options document are as follows:-

*"The Local Development framework should make a major contribution towards achieving sustainable development, that is, development that meets the needs of the present without compromising the ability of future generations to meet their own needs."*

*"What makes a community sustainable is a well-integrated mix of decent housing of different sizes and tenures to support a wide range of households of different sizes, ages and incomes."* [Quote from a consultation paper published by the Office of the Deputy Prime Minister in 2005.]

One of the aims of the Core Strategy is to *"promote developments that conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and minimise the risk of flooding or pollution."*

*"The net number of new homes to be built [in the Borough] 2004 to 2021 will be set by the Regional Spatial Strategy (5,300 as recently submitted to the Secretary of State)."*

*"New development in the Borough's villages and hamlets will be limited to small-scale developments that help sustain their vibrancy and reflect their individual character and appearance."*

*"Development within the villages will be encouraged where this meets identified local needs. Preference will be given to development within, and exceptionally (affordable housing and local employment or services only) adjacent to, the villages best provided with local services such as Heighington, Hurworth / Hurworth Place and Middleton St. George / Middleton One Row, followed by within Bishopston, High Coniscliffe and Sadberge."*

It will be the policy that new housing will not be permitted *"on greenfield land at the edge of a village, irrespective of its relationship to the development limits in the existing Local Plan, except any affordable housing 'exceptions' proposals adjacent to better serviced villages"*.

*"Local renewable energy schemes, such as wind power, energy from waste, biogas and energy crops should be encouraged, provided that there is no conflict with other Core Strategy Policies."*

It will be the policy to *"promote development that will facilitate easy, safe and convenient access to facilities and services for all sections of the community by a range of modes of transport"*. This will be done by, amongst other things, *"requiring development to be designed so as to promote walking, cycling and the use of public transport"* and *"requiring development wherever appropriate to provide for sustainable travel options from the outset, such as providing bus services to or into it"*.

### **Growth of Sadberge Village**

The table to the right indicates when the more recent parts of Sadberge were built.

A total of 19 individual private houses were also built in Sadberge between 1946 and 2005.

### **Facilities**

Sadberge Village has a village Post Office and shop, two pubs, a church and a village hall. There is an equipped children's play area on the south-east edge of the village, and Hampass (to the east of the church) is also designated as a children's play area. Outside the village (beside the A66) there is a petrol station and an Indian restaurant.

A pre-school group operates in the village hall.

Darlington town centre is 5.6 miles from Sadberge.

The nearest police station, library and leisure centre are all in or near Darlington town centre. A travelling library visits Sadberge every three weeks.

Durham Tees Valley International Airport is 4.7 miles from Sadberge. Darlington railway station, which is on the main East Coast Main Line, is 5.7 miles from Sadberge.

Darlington Memorial Hospital is 5.4 miles away, and there is an NHS Walk-In Centre near the centre of Darlington (5.6 miles). There are doctor's surgeries in Middleton St. George (2.5 miles) and Whinfield (2.9 miles). A doctor from the Middleton St. George surgery holds a minor ailments clinic in Sadberge Village Hall on two afternoons per week, and prescriptions can be collected at Sadberge Post Office. There are dentist's surgeries in Haughton (2.4 miles) and Middleton St. George (2.4 miles).

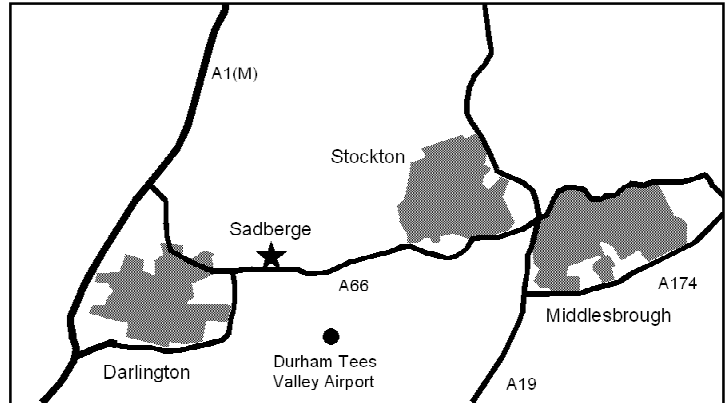
The nearest primary school is in Middleton St. George (2.4 miles), and there are secondary schools in Haughton (2.7 miles) and Hurworth (6.7 miles).

Year(s)	Area	Number
1929 to 1954	Norton Road	22 council houses and 2 private houses
	Norton Crescent	25 council houses
1960	Abbey Road	34 private bungalows.
	Dale Road	25 private bungalows.
	East View	6 private houses.
1961	The Orchard	6 council houses and 4 council bungalows.
1966	East Close	13 private houses.
1970	Beacon Grange Park	16 private houses.
1972	The Orchard	3 council bungalows.
	Berry Court	3 council bungalows.
1990	Stainton View	4 council flats.
2000	Goodwood Close	14 private houses.

The nearest supermarkets are in Whinfield (2.6 miles) and at Morton Park (3.5 miles). There is a cash point in Sadberge Post Office. Apart from that, the nearest cash machine is at the supermarket in Whinfield.

### **Transport Links by Road, Rail and Air**

For people with cars, Sadberge has excellent road connections to both local and national destinations. The A66 dual carriageway runs just south of the village, making it very easy to drive west to Darlington or east to Middlesbrough, Stockton-on-Tees and the Teesside industrial areas. The A1(M), the main north-south road in the north-east of England, is a short distance away to the west of Darlington.



Sadberge is also very conveniently situated for travel by rail and by air.

- Darlington railway station, 5.7 miles away, is on the East Coast Main Line railway. The journey time to London is about 2 hours 40 minutes.
- Durham Tees Valley airport is less than five miles from Sadberge. There are regular flights to the main hub airports of Heathrow and Amsterdam and also flights to a range of other destinations.

These road, rail and air links make Sadberge a very convenient place to live for people who have their own cars and wish to commute to work in Darlington or Teesside and/or make business trips to Newcastle, London and beyond. However, travel from Sadberge is much less convenient for people who have to rely on public transport.

### **Bus Services**

JSB's number 97 service between Heighington and Stillington passes through Sadberge once every two hours between 8 a.m. and 6 p.m. It enables people from Sadberge to travel to Morton Park and Darlington town centre.

Until April 2006, Arriva's number 98 / 99 service between Darlington and Redcar passed through Sadberge once per hour during the day, with additional buses during the morning and evening peak periods. Darlington Borough Council subsidised an evening service (up to 11:30 p.m.) on this route. The 98 / 99 service enabled people from Sadberge to travel to Whinfield and Darlington town centre in one direction and Stockton in the other direction.

At the end of April 2006 Arriva withdrew the 98 / 99 service from Sadberge. (It now goes straight along the A66 between Darlington and Stockton.) Darlington Borough Council now subsidises a new number 17 service that travels backwards and forwards between Darlington and Sadberge every two hours during the day, enabling people from Sadberge to travel to Whinfield and Darlington town centre.

There are now no bus services through Sadberge in the evenings or on Sundays.

### **Post Office**

The village Post Office and shop is a focal point for Sadberge. Arthur Sanders, who has been running the Post Office and shop for the last 19 years, will be retiring later this year, and it is uncertain whether the Post Office will remain open after Arthur retires. The shop would not be viable without the Post Office.

The Post Office provides an important service for Sadberge residents needing to collect pensions or benefit payments. However, use of the Post Office has declined over the last few years as more pensions have been paid directly into bank accounts and people have made increasing use of direct debits and on-line banking. Also, it appears that many Sadberge residents never use either the Post Office or the shop, and the shop has been losing money over the last 2 – 3 years.

Discussions are taking place to try to arrange for someone to take over running the Post Office and shop when Arthur retires, but the Post Office and shop will only survive if local residents make more use of them.

### **Village Hall**

Sadberge Village Hall Association (SVHA) was formed in 1967 to "maintain and manage the village hall and to provide social and community activities for the residents of Sadberge and the immediately surrounding neighbourhood". Membership of SVHA is open to all Sadberge residents. The membership fee is currently £2 per person per year.

The construction of Sadberge Village Hall was completed in 1977. The premises comprise the former village school (built in 1850), which now contains the Pre-School Room and the Dance Studio, and an extension (built in 1977) containing the Main Hall, Coffee Lounge, kitchen and toilets. The Coffee Lounge, with its panoramic views out over the farmland to the north of Sadberge, is a unique feature amongst village halls in the local area.

SVHA's turnover (excluding projects) is approximately £10,000 per year. Darlington Borough Council used to give an annual grant towards the costs of running the village hall, but that was stopped at the end of 2002. At present, income from hiring out rooms, fund-raising functions, a lottery, bingo and membership fees is sufficient to cover the hall's day-to-day running costs. Any refurbishment projects need to be paid for out of one-off grants and donations.

Year(s)	Project
2003 / 2004	New windows were fitted in the Dance Studio.
2004	The toilets were refurbished with the help of a grant from Awards for All.
2005	A new patio area was laid at the east side of the building. The Entrance Hall was redecorated and new flooring was laid. New front doors were installed with the help of a grant from Darlington Borough Council.
2006	A new central heating system was installed at a cost of £25,000 with the help of grants from the Rural Enterprise Scheme and Awards for All.

Over the last three years the SVHA Management Committee has taken active steps to improve the condition of the village hall. See the table on the right. Sadberge Village Hall is now a very attractive venue for a variety of activities and functions. The village hall has a Premises Licence, allowing cash bars to be run in conjunction with functions held in the hall, and there is a wireless Internet access facility funded by a grant from Awards for All.

There has been a large increase in use of the village hall over the last few years. Hall facilities are hired out for a variety of activities, such as badminton, keep fit classes, Morris dancing, Ward Councillor's surgeries, band practices, dance school examinations and private parties. The SVHA Management Committee organises a range of social and fundraising events, including a weekly Coffee Shop, monthly lunches, dinner dances, jazz evenings and an annual Christmas fair. In 2005 Darlington Borough Council's Community Learning Service started putting on a range of adult education classes in Sadberge Village Hall. However, although these classes were popular with local people, they have now been discontinued because of funding restrictions.

### **Sadberge Primary School**

Sadberge Infant and Junior School closed in 2004, and the local primary school is now St. George's in Middleton St. George. St. George's moved into a brand new £3M building in March 2006.

The primary school site in Sadberge is owned by Darlington Borough Council, which has indicated that it intends to sell the site for housing development. The future of the adjacent playing field has still to be decided. It is very unlikely that planning permission would be given to build on the playing field.

### **Pre-School Group**

A Play School started up in the Village Hall in 1975. It then moved to the Primary School building, where it operated until the Primary School closed in 2004. Sadberge Pre-School Group now uses the Pre-School Room in the Village Hall, but is currently looking for alternative accommodation.

The Pre-School Group offers pre-school education following the Foundation Stage curriculum. It is registered to provide care for up to 21 children between the ages of two and four. The Pre-School Group runs five days a week during term time, with a main session from 9:15 a.m. until 12 noon and an optional extra hour from 12 noon until 1 p.m.

Recent changes in legislative requirements have put a strain on the Pre-School Group's financial position.

### **Youth Club**

In the 1960's a youth club operated in the Institute (which was a wooden hut situated where the Berry Court bungalows now stand). The youth club moved to the new Village Hall in the 1970's, but stopped in the late 1990's due to lack of support from the parents.

### **St. Andrew's Church**

St. Andrew's church is situated on a small hill in the centre of the village. It has been a religious site and of military significance since Roman times, but the present building dates from 1831.

St. Andrew's is an Anglican church within the Diocese of Durham and the Deanery of Darlington. Services are classically Anglican in style, and seek to meet the needs of all who wish to come. A loop system has been installed to help the hard of hearing.

Rev. Paul Neville is the Rector of St. Andrew's in plurality with St. Laurence Church, Middleton St. George.

"Roundabout", the monthly village newsletter issued by the church, is delivered free to every home in the village. It contains village as well as church news and the costs are covered by a variety of generous local sponsors.

### **Sadberge Reservoir**

The reservoir to the south-west of Sadberge was constructed by the Tees Valley Water Board in 1885. The jubilee stone, a limestone boulder that was discovered during the excavation of the reservoir, was placed on the village green in 1887 as a memorial to Queen Victoria's Diamond Jubilee.

The Sadberge reservoir was emptied in 1985 when the reservoir at Long Newton was expanded.

In 1997 Bellway Homes applied for planning permission to build 25 houses on the old reservoir site. Permission was refused.

In January 2006 Northumbrian Water, which owns the old reservoir, was granted planning permission to demolish the reservoir and landscape the site. They intend to make a breach in the side of the reservoir so that anyone who gets into it can get out again, but are putting the demolition work on hold while they enter into further consultation about the long-term future of the site.

### **Traffic**

In April 2002 a new grade separated junction on the A66 was opened and the two gaps in the A66 central reservation were closed. The effects were that:-

- vehicles travelling to Sadberge along the A66 from the Stockton direction now come into Sadberge northbound on Middleton Road rather than westbound on Stockton Road, and
- vehicles travelling from Sadberge towards Darlington now leave Sadberge southbound on Middleton Road rather than westbound on Darlington Road.

Analysis of data from traffic surveys carried out in 1997 and 2000 showed that, as expected, the implementation of the grade separated junction on the A66 has reduced westbound traffic flows on both Stockton Road and Darlington Road and increased traffic flows in both directions on Middleton Road.

In addition to this "traffic diversion" effect, and after taking account of the general background increase in traffic volumes, between the dates of the two surveys there were:-

- A significant increase in traffic in both directions on the north-south route through Sadberge; i.e. on Middleton Road and Hill House Lane.
- An increase in eastbound traffic on Stockton Road.
- A decrease in traffic in both directions on Norton Road.

It appears likely that (a) the increase in traffic on the north-south route through Sadberge is due to drivers using Sadberge as a route between the Middleton St. George area and the A1(M) to the north of Darlington, and (b) the increase in eastbound traffic on Stockton Road is due to drivers from the Middleton St. George area avoiding the difficult and dangerous right turn on to the eastbound A66 at Long Newton. A new grade separated junction is scheduled to be built at Long Newton in 2006 / 2007.

New traffic calming measures are currently being installed on Middleton Road and Hill House Lane. More noticeable road markings and Rippleprint are already in place, and there will be a new 40 mph buffer zone on Middleton Road to the south of Sadberge.

Another traffic survey will be carried out in July 2006 as part of the work on the Sadberge Parish Plan.

### **Development of Durham Tees Valley Airport**

The Peel Airports Group bought a 75% interest in Durham Tees Valley Airport in April 2003. Between 2003 and 2005 the new owners spent £4m on improvements to the terminal building and new car parks and One North East funded the building of a new access road. In mid-2005 a new 'Flightlink' bus service started running between the airport and Darlington railway station. In January 2006 work began on a £1.3million scheme to completely revamp the frontage of the airport terminal.

Durham Tees Valley Airport has been granted planning permission to build an Employment Park on a 250 acre brownfield site on the south side of the airport. The Airport still intends to develop the south side of the airport, but not to the extent that was originally intended.

In 2005 the Airport submitted two further planning applications to the local planning authorities in Stockton and Darlington Borough Councils.

One application was for permission to (a) extend and refurbish the terminal building and passenger facilities to accommodate 3 million passengers per year and (b) build a Cargo and Maintenance Village to cater for around 26,000 tonnes of freight per annum.

The other application was to build an aviation-related Business Park on land between the existing airport and the Oak Tree housing estate. This North Side Business Park will include 18,600 square metres of high quality office space and a 100-bed 'lodge-style' hotel and restaurant.

Passenger numbers have grown from about 500,000 in 1997 to 905,000 in 2005. Passenger growth forecasts indicate that the current infrastructure capacity of 1.2 million passengers per year will be reached by 2007. The airport terminal extension is intended to cater for a continued increase in passenger numbers to 3 million per year by 2015.

The airport handled about 1,000 tonnes of cargo in 2004. This rose to over 4,000 tonnes in 2005, mainly due to the start-up of TNT freight operations at the airport. Forecasts are for the cargo to increase to nearly 10,000 tonnes per year by 2008, jumping up to about 17,000 tonnes per year when the Cargo and Maintenance Village opens in 2011 and reaching 26,000 tonnes per year by 2015.

The airport currently provides the equivalent of around 750 jobs and supports a further 190 to 260 jobs within the Tees Valley. If the developments go ahead as planned then by 2015 the airport could be employing almost 2,700 people, supporting hundreds more jobs within the local area and adding £120million a year into the local economy.

### **Contact Information**

If you have any comments about the contents of this document, or if you know of any additional information that should be included in it, then please contact Alastair Mackenzie (01325-333333).