



Coxhoe and Quarrington Hill Neighbourhood Plan

Community Engagement Event 9th April
2015

Report

Introduction

This document is a report of the Neighbourhood Planning community engagement event that took place in Coxhoe Village Hall on 9th March. 16 members of the public, five councillors and a member of Coxhoe Community Partnership also attended the event. The event was facilitated by officers from Durham Community action.

The event incorporated an exhibition and presentation on the background to Neighbourhood Planning and the main issues developed so far. The participants were split into two groups and a series of 'workshops' looking at small groups of individual key issues. Participants were asked to think about what is good and bad about Coxhoe and Quarrington Hill as well as what would make things better. They were also asked to determine what sites may be available for development. The next section records what the two groups said.

Group 1 results

Workshop 1

Housing and Settlement Boundary

- The location of schools and the travel distance for residents of Coxhoe leads to the separation of the community and family and worries about the village becoming too big for community spirit.
- CO/05 – Land up for sale with approval for 9 houses which might lift the area as it is run down at present. The residents of the cottages in front of the land want to keep their view. It was suggested that this land could be earmarked for elderly housing (bungalows) which would keep building to a low level so as not to ruin views of current residents.
- More housing is required for the elderly and plans should prioritise where this should be put.
- If more houses are going to be built, residents would like a say in the type of housing and the look of the housing e.g. would like more cottages and style in keeping with the older parts of the village
- E2 – the old school site would be good for parking
- CO 10/13/30 – the same land owner has all three plots and group would worry that if plots 10 and 13 are built on it would be possible that the larger site of 30 would be built on too. It doesn't seem a good way to develop the village as the housing would be on the periphery and the village amenities in the centre would be too far from housing.
- Plots 27 & 28 could possibly be more suitable for housing as they would be closer to the village centre and would block disturbance from the motorway. However access is poor at the moment so would need to think about access from A1. Again, specification on types of housing would like cottages not boxes
- CO21 & 23 – would prefer to be earmarked for elderly housing e.g. bungalows
- PA/02 – Parkhill development is going ahead so no say
- CO24 – potential housing site, potential football ground. Not good for medical centre as it is up hill. Have yellow stickered as it could spoil the village due to hill top location and roads around could not handle the traffic. Group would prefer limited building with green space and a play park in this area.
- Health centre would be best at the bottom of the hill for access for the elderly, preferably on the road into Parkhill
- PA/02 – Building would take away natural corridor between Parkhill and Coxhoe. Felt it would be a good area for a secondary school. If housing was allowed it would be difficult to stop housing in the fields around. Have stickered yellow for possibly school site.
- CO/29 – No access at the moment (possibility of access along disused railway?). Could lead to better access to that area which means other sites could become available for housing.

- CO/22 – Site has been identified prior to this meeting as suitable for 104 houses, Identified by the group as possible location for surgery or primary school. Also a worry that if CO/22 goes ahead for housing it opens up access for CO/26, 27, 28 & 29 and makes CO/32 vulnerable so the group would mark Co/26, 27 & 29 red . CO/21, 22, 23 yellow stickered but with restrictions that housing would be bungalows and small cottages.
- Group would worry that by specifying big blocks of land as you are at risk of getting big developments and breaking up the community.
- School is on the edge of the village so admissions can be difficult for some as they go by distance. It would be good for schools and leisure to be together.
- CO/28 and 32 would round off the village and would be near leisure facilities. Have yellow and red stickered as would not be happy for housing due to traffic and worry about opening up 29 if 32 becomes accessible. Would like to see an extension of playing fields on site 28.
- Possible secondary school on 32.

Workshop 2

Education and Health

Schools

- PA/02 and CO22/32 all identified as possible locations for schools.
- It was suggested that PA/02 would be a good location for secondary and primary school and could be built up to be similar to the Education Village in Darlington, some people suggested that this site would be too far out for a primary school.
- It was discussed that a combined site would save money, but it would be better to have the primary in the middle of the village.
- A secondary school should be quite central to both villages.
- Although there was a difference of opinion as to where the site should be, there was a consensus that a school was needed.
- CO22 was identified as a good site for a primary school
- CO28 and 32 were suggested as locations for a primary and secondary school, issues raised regarding location as they are on the periphery of the village which would affect admissions which is based on distance.

Health

- Current medical centre cannot be expanded, is on a hill with no parking.
- Village care was identified as a good site, but would need to discuss with current businesses at the site. This is also near the location proposed for accommodation for the elderly. Issues could arise regarding the pharmacy being at the other end of the village but combined pharmacy & medical practice proposed to rectify this.
- Option 1 – Village Care (need to be sensitive to businesses on site currently)
- Option 2 – Old School site- mixed feelings because of traffic and access
- Option 3 – On the village green, next to Catholic Church. Difficulties in that it is a long way from housing and need to consider aging population

Workshop 3

Shopping, Car Parking and Industry

Car Parking

- Old School site was suggested as a good area for a long stay car park, also green space behind the Co-op and behind Gatenby's.
- There is an option for the Co-op and village hall to merge car parks which would create more spaces with a walkway created through the church yard to access the rest of the village.
- It was suggested that the wide paths could be used to park on a diagonal rather than parallel to accommodate more cars near the shops
- Long term parking options required for workers.
- It was discussed that the Leisure Centre Car Park does get busy during the day, it was suggested that workers could be offered to be part of a scheme and possibly could extend leisure centre car park.
- It was highlighted that parking at The Avenue near the shop is a nightmare.
- It was discussed that there should be a 30 minute parking restriction outside the shops, it was pointed out that certain businesses were not happy with this suggestion as their services take longer (e.g. opticians). Possibly look at charges for long term, medium term and short term parking.
- Another suggestion was to move long term parking to PA/02 as a park and ride for commuters who get the bus into Durham/Newcastle, counteracted with the idea that Coxhoe residents shouldn't have to provide long term parking for people living outside of the village. Residents worried about long term parking being pushed into the estates if restrictions implemented in the village.

Industry

- Site CO/32 could be a potential for industry although issues regarding access were raised. The group would prefer looking at small industry such as workshops and small manufacturing.
- It was proposed that industry should be in a place where it cannot be seen.
- Question raised if the area was designated as industrial space, can the parish control who rents these out?
- It was suggested that office units would be welcome and pointed out the The Limes was a designated industrial area of the village that no-one took up.

Shopping

- Would like independent shops not supermarkets.

Workshop 4

Ecology and Heritage, Environment and Play and other issues

- It was suggested that more could be made of the connection to Elizabeth Barret Browning, possibly walks and signs pointing to the connection

- Highlight the connection to tile and pottery maker Rav Carnaby at Belgrave House
- Preserve the stone walls which are currently not in good condition
- Make more of links to limestone (links back to housing and protecting and preserving heritage)
- Protect Gattonby's (Old Co-op), area needs tidying up.
- Would be good to have an identical gate on the other side of the old railway crossing (suggested that this might be happening), would be good to have studs in the road to show where the railway used to run and highlight the villages industrial heritage.
- Would like to see agriculture and green fields around the boundaries of the village, it was mentioned that the farmers were selling land so this land would need to be earmarked for something else to stop development of houses.
- CO/28 – Coxhoe United talked about using this space for 3G pitches
- CO/31 – Play area and green space for picnics leads onto woods which is a good area for walks.
- Important to protect and develop Coxhoe woods.
- Would not be good to put goal posts on village green as it is too close to the road
- It was suggested that the old tip could be used for industry if it is possible to build on this site. It would be good to use this area as mix of business, industry or leisure. Area could possibly be used for a nature reserve with a lake and could be incorporated into the Browning Walk
- Plots 33 and 34 could be used as industry or green fields

Points from Maps

The group identified sites, **Green** sites were acceptable, **Yellow** sites a possibility and **red** sites unacceptable:

- 5 – Housing for elderly (bungalows so as not to affect view of houses on front of land). Might lift the area as run down at the moment. **Green**
- 10 – **Yellow** Would worry that building on this would open up possibility of building on larger site 30
- 12 **Green** – possible location for school
- 13 - **Yellow** Would worry that building on this would open up possibility of building on larger site 30
- 21 – **Yellow** Housing for elderly (bungalows/small cottages) and possible site for the surgery. Restrictions on any housing to be for elderly (bungalows/small cottages)
- 22 - **Green** & **Yellow** Elderley housing (bungalows/small cottages), Medical Centre or school
- 23 - **Yellow** Housing for elderly (bungalows/small cottages)
- 24 – **Yellow** and **Red** limited with possibly small amount of housing and green space/play area
- 26 – **Red** too far for central facilities in the village

27– Red too far for central facilities in the village
 28– Yellow and Red more suitable than other locations and would block out disturbance from motorway. Would round off the village and be near facilities. Coxhoe United talked about 3G pitches here.
 29– Red too far from central facilities in the village and would like to keep as agricultural
 30 – Red keep as agriculture, housing would make the village disconnected.
 31 – Green specifically to be used for a picnic area
 32 – Yellow and Red Housing would round off the village and be near leisure facilities. Also possible for industry
 33– Red too far from central facilities in the village. Industry or green fields
 34– Red too far from central facilities in the village. Industry or green fields
 PA/02 – Green, Yellow & Red not for housing but development for leisure & schools
 Not numbered but site of old tip used for industry or leisure
 Old School site – good for parking or housing for the elderly

Group 2 Results

Workshop 1

Housing and Settlement Boundary

- How many people are buying older houses?
- New people buying new developments
- Changes in present estate in terms of people staying there longer
- Terraced houses tend to be bigger and people generally stay there
- New houses smaller than older houses
- Older houses have more land
- Older houses are being improved and are becoming more expensive
- Coxhoe has lots of green space which makes it attractive
- Coxhoe did have a community feel, but other people moving in (outsiders)
- How do you engage with new people moving into the village?
- In front of the Paddock would be ideal for Doctors Surgery
- Both Parish Plans have identified houses for older people
- Types of housing i.e. bungalows, flats need to be looked at.
- Land for potential development
- No village greens development
- No Doctors Surgery where miners memorial is
- Doctors surgery has to be central for all of the village
- No to housing on the upper green – important piece of open space
- Possibility of housing on land near sports centre (28)
- Need to assess access
- Potential for housing at (24) but would lose the football ground (Beechfield Park) – very uneven land
- Want to keep football ground as it's well used
- Possible development at (22) as long as Railway Line was kept and land to rear of Coronation Terrace

- No to development at (13) The Hollow known as the Claypit but possible part could be
- No to development on (30)
- Is (5) better for bungalows (the paddock) not suitable for two story houses
- Land behind Co-op used for Doctors Surgery? Could there be parking problems?

Workshop 2

Education and Health

Education

- All feel that new primary school is needed
- Secondary school children have to travel
- Swap housing development for school development (22)
- Primary School other side of A177 (32)
- Require a secondary school (PA2)

Health

- Land behind old Coop, Coxhoe Timber Services could be big enough for Doctors Surgery. Might have a problem with access.
- Next to sports centre could be possibility for Doctors Surgery
- Doctors Surgery needs to be central
- Potential site at Old School
- Need to look at bigger building to deliver health services and car parking
- Village Green is central to village but no development
- Strip up from Talbots is an option
- Village green would be ideal in terms of walking
- Big green at Grove possibly GP Surgery

Workshop 3

Shopping, Car Parking, Industry

Shopping

- Great high street – good range of shops
- More commercial properties
- Access to shops
- High street serves local passing trade
- Specialised shops
- Chemist inside surgery
- Shops are thriving, not many empty shops

Industry

- Lots of locals commute out of the village
- Land opposite bypass for industrial estate

- Small business centre i.e. office space (24)

Car parks

- Stopping car park will have knock on effect in the rest of the village
- Land for long stay parking
- Cabelts Land
- Use bottom village green for better parking (opp coronation terrace)
- Speed humps taking out
- Land around co-op
- Possible use of church car park

Workshop 4

Ecology and Heritage, Environment and Play and other issues

Heritage

- New people don't know about history of the village
- History trail would be valuable
- Village Atlas, Timeline for village, village green improvements still going ahead and on going
- Neighbourhood Plan gives more access to section 106 monies
- Need to achieve section 106 money for village
- Environment
- Litter picks in small areas, own streets for example
- Dog dirt needs to be looked at

Play

- Outdoor watersports at lake
- Small spaces could be cultivated to make the village better
- Need to find people to volunteer to help in village
- Need to engage people in the village
- Community cinema, run from Village Hall

Priorities

Housing

- Bungalows/disabled/accessible (possible look at potential site for all)
- Village Green
- Football Fields

Education & Health

- No development on village green unless central site not available (not new houses)
- Need new Primary
- Location 32 or 22 for surgery
- Identify housing
- Do need Secondary School with other villages (west Bowburn)

Shopping,, Car Parking, Industry

- Public Transport excellent
- Small Business Centre
- Identify areas for car parks
- Pharmacy Issues
- Shop Keeper Issues

Ecology & Heritage, Environment & Play, Other Issues

- Heritage previously well received
- People new to the village
- Village Atlas – people, places needs funding
- Section 106 monies funding village green, railway gate, school. Achieved application within the community
- Neighbourhood plan - better choice
- Up skill workforce
- Play – not enough area
- Volunteers – finding ways. Engagement, what's in it, is that with outsiders
- Cinema – sponsorship, funding, come to hall 1st time

Points from Maps

The group identified sites, **Green** sites were acceptable, **Yellow** sites a possibility and **red** sites unacceptable:

- 5 – **Green** better for bungalows (the paddock) not suitable for two story houses
- 6 – **Red** not for surgery
- 13 - **Red** no to development
- 22 - **Yellow** possibly school or surgery as long as Railway Line was kept and land to rear of Coronation Terrace
- 24 – **Yellow** possibility of housing
- 28– **Yellow** possibility of housing
- 30 – **Red** no to development

Football ground – **Red**

Co-op – **Green** for surgery

Old School – **Yellow** – possibly for surgery

Green Crescent - **Yellow** – possibly for surgery

Other Issues raised

Other Issues

Issues sheets were available throughout the event and participants were asked to complete these the results are as follows:

Village of Concern	Priority	Issue of Concern	How can the issue be resolved/improved
Coxhoe	High	Coxhoe does not end at the traffic lights. I feel the area above there, leading down to the A1?? is often ignored. It is often the first area seen by people driving through and is often poorly maintained etc.	Council/Parish Council not to forget it
Coxhoe		Still really just litter and dog fouling which I don't think will ever be resolved. Also lack of county Nursery in Coxhoe	
	High	Parking in front of shops should be limited to 30 minutes	
	High	Shops to be small independent ones not big supermarkets	
	Medium	More play areas in village	
	Low	Can leisure centre car park be extended into a long stay car park	
	Medium	stop visitors parking long stay in the streets from people parking all day	
	Low	Change building next to club into an indoor shopping market	
Coxhoe	Medium	Would prefer to keep the village independent shops, no chains	
Coxhoe	Medium	Getting the village updates/messages/meeting dates to everyone. Doesn't seem to be a central place that residents can go to get info. Maybe this will mean more people get involved and attend meetings	Website, Facebook etc. More leaflets through doors that people take notice of.
Coxhoe	High	Sites for Doctor's Surgery, school. Both are too small and in difficult places to access	Money and new sites
Coxhoe	High	School, Green areas need saving, doctors, play areas	Stop building houses on green land

Quotes from the Day

Address was always Parkhill, Coxhoe. But Parkhill now making Coxhoe & Bowburn one

6 shop units would have been lovely rather than 6 houses being developed.

Land for car parking for shop workers as the workers cars stop the shoppers parking.

People are selfish, what's in it for them to volunteer

Landsdown, how can people get through when cars park in so many places?

That would make a lovely golf course – or a school!

If the developers merge that and that, can we not just limit numbers.

You have to ask yourself, how many more houses can Coxhoe handle?

I didn't quite realise that the site for the housing was that big.

We can't get the volunteers that are needed.

Separation of children and schools segregates families and the community spirit.

Shocked that every kid has to travel to get to school.

Coxhoe is not a friendly place for those who work full time but it's changing now

School leavers don't have the up skills for jobs

Personally, I came here to live in a village, so 100 more houses here and there, and before we know it I will be living in a town.

If you look at the Railways, there's gates. It would be nice to have another set on the other side.

It's about balancing nature and development

People need jobs, why aren't there more local entrepreneurs?

Many people use their free bus passes, so park in village and community centre car park and then get bus to Newcastle. This is grid locking the car parking spaces.

Main streets needs parking restrictions but fears restriction will move cars from centre onto estates

Want to support businesses and make them thrive but a long stay car park is needed.

Can big paths be pulled in to make parking on an angle rather than parallel?