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CPO Inquiry Presentation

Darlington Station Gateway East

Client: Darlington Borough Council	201019
Contractor: Willmott Dixon	SGMSCP
Issue	DRAFT 01
Issue Date	13/12/2021
Checked	AR
Produced By	GD
Name	GDE Presentation - Without Text

# CPO Objections

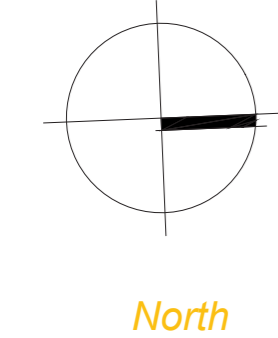
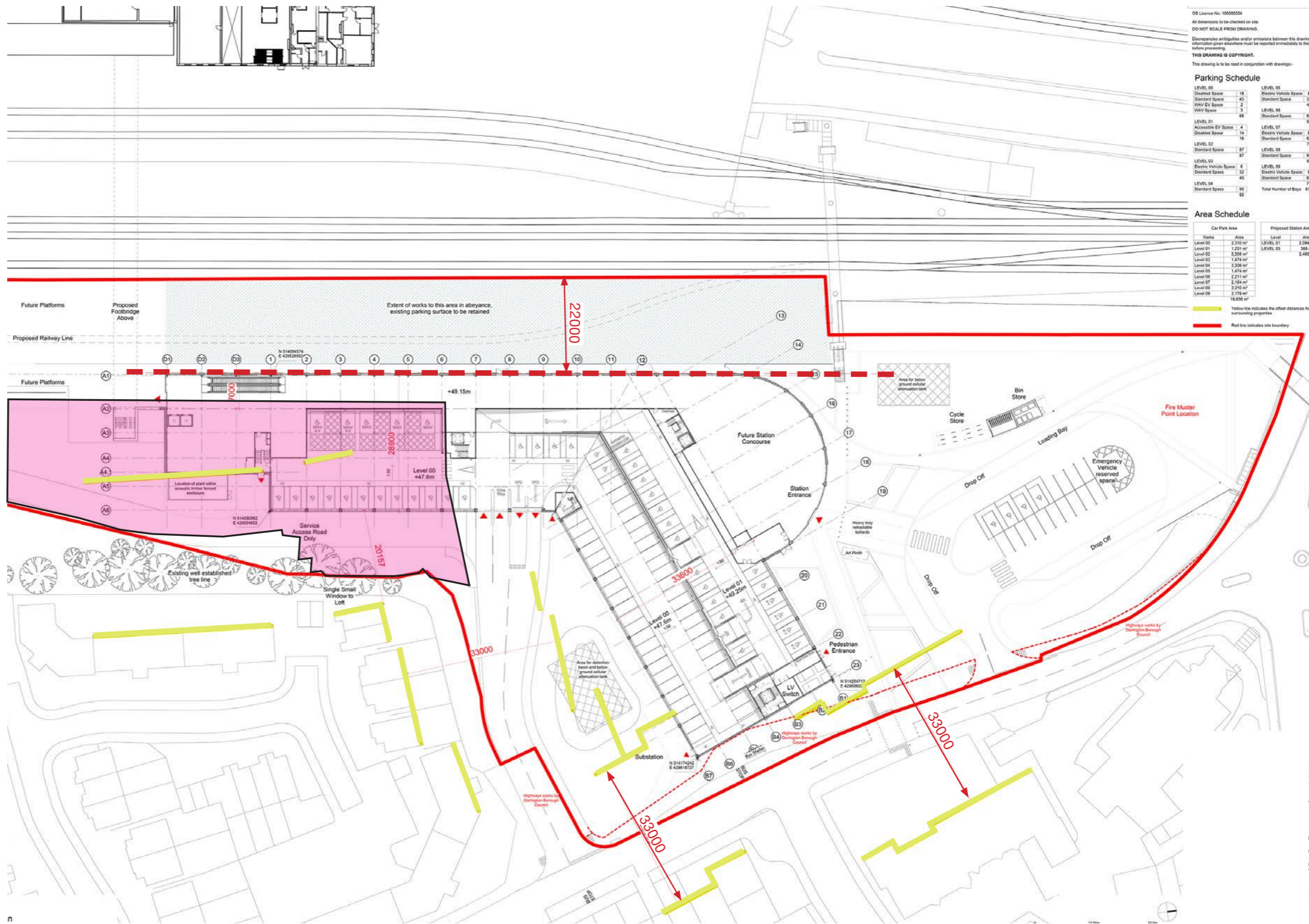
## CPO Site 27

Plot No. 27: Part of LNER operated Car Park in third party ownership, this objection notes that:

1. The economic, environmental and social benefits of the CPO Scheme have not been identified; and
2. The causal link between such benefits and CPO Scheme are not identified

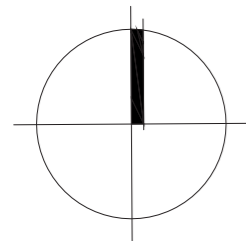


CPO Site 27



# CPO Site 27

The proposed MSCP and concourse is located within a large part of Plot 27 due to the constraints detailed above. The expansion of the station and proposed scheme is not feasible without the inclusion of Plot 27.



North

- Land to be acquired
- Under Acquiring Authority Control or Network Rail Land
- Not under Acquiring Authority Control but not objecting and negotiations progressing
- Not under Acquiring Authority Control and objecting to the CPO



## CPO Site 27 Benefits

- Improved capacity – The proposals will deliver faster and more frequent train journeys.
- Improved regional connections - The proposals will act as a connectivity gateway for those living and working in the wider Tees Valley City Region.
- Improved local connections – The proposals will improve connections to Central Park. The proposals will improve connections to the East Darlington where there is a higher proportion of deprived wards.
- Improved accessibility – The proposals will open the station up to those who have previously experienced issues accessing the site particularly from the east.
- Improved safety - The public realm improvements will increase the inclusivity and perceived safety of the station.
- Improved passenger facilities – the proposals provide enhanced facilities which will encourage use of public transport.
- Improved working environment – The proposals provide an improved working environment.
- Improved visual amenity – Public realm improvements providing associated improved amenity for neighbouring occupiers.
- Improved townscape and landscape - The proposals improve the townscape and landscape.
- Improved the heritage setting - The public realm improvements respect and enhance the heritage setting of the grade II\* listed Darlington Station and the grade II St. John's Church.
- Support to cultural opportunities – The proposals will act as a focus for celebrating the 200 year anniversary for the Darlington to Stockton railway in 2025.

## Plot No.12: D'Ton chip shop & Plot No.14: 16 Neasham Rd.

The separate objections have been joined as the same arguments apply to both sites.

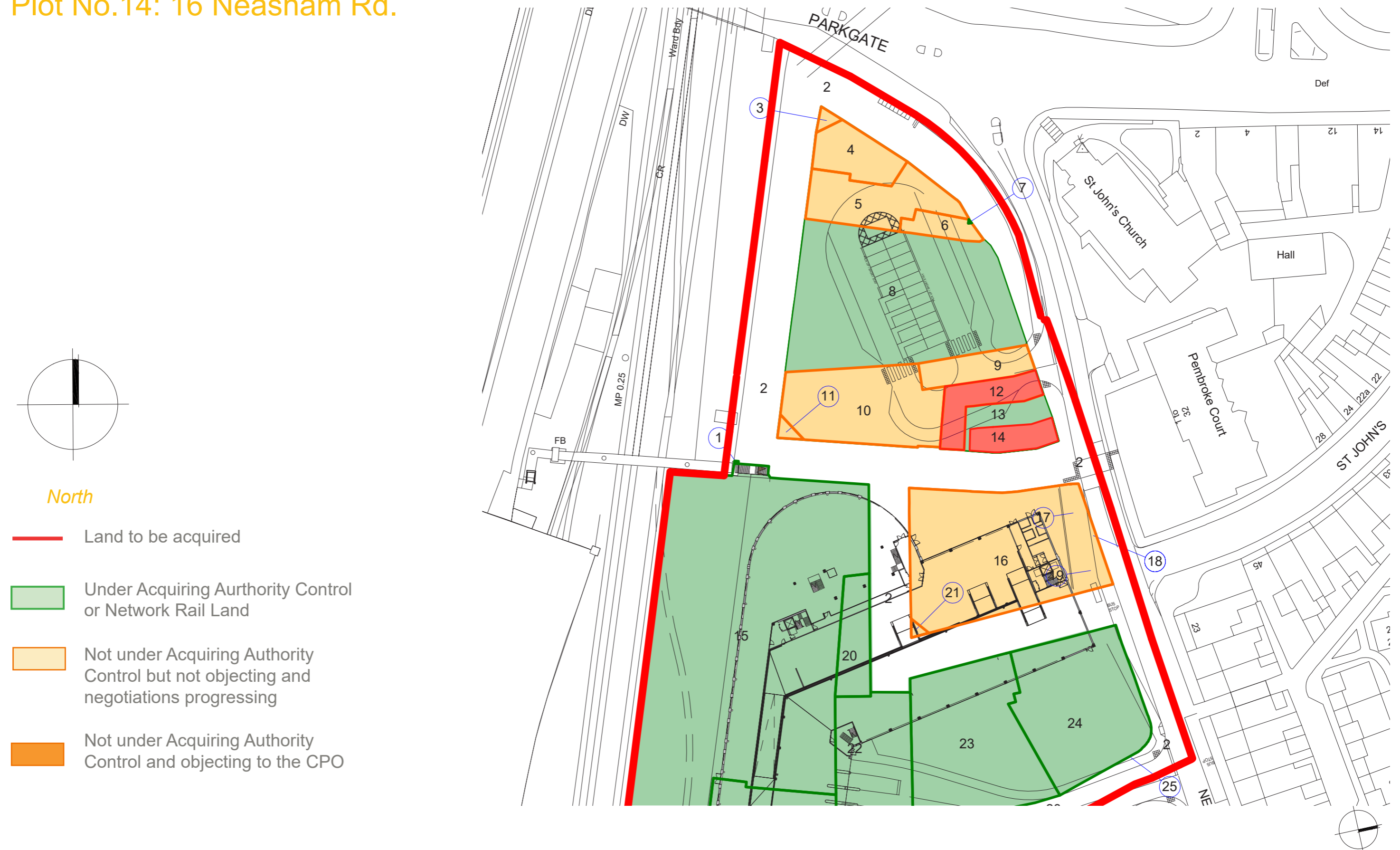
This objection to Plot 12 notes that:

1. There is no need to acquire the property for the CPO Scheme.

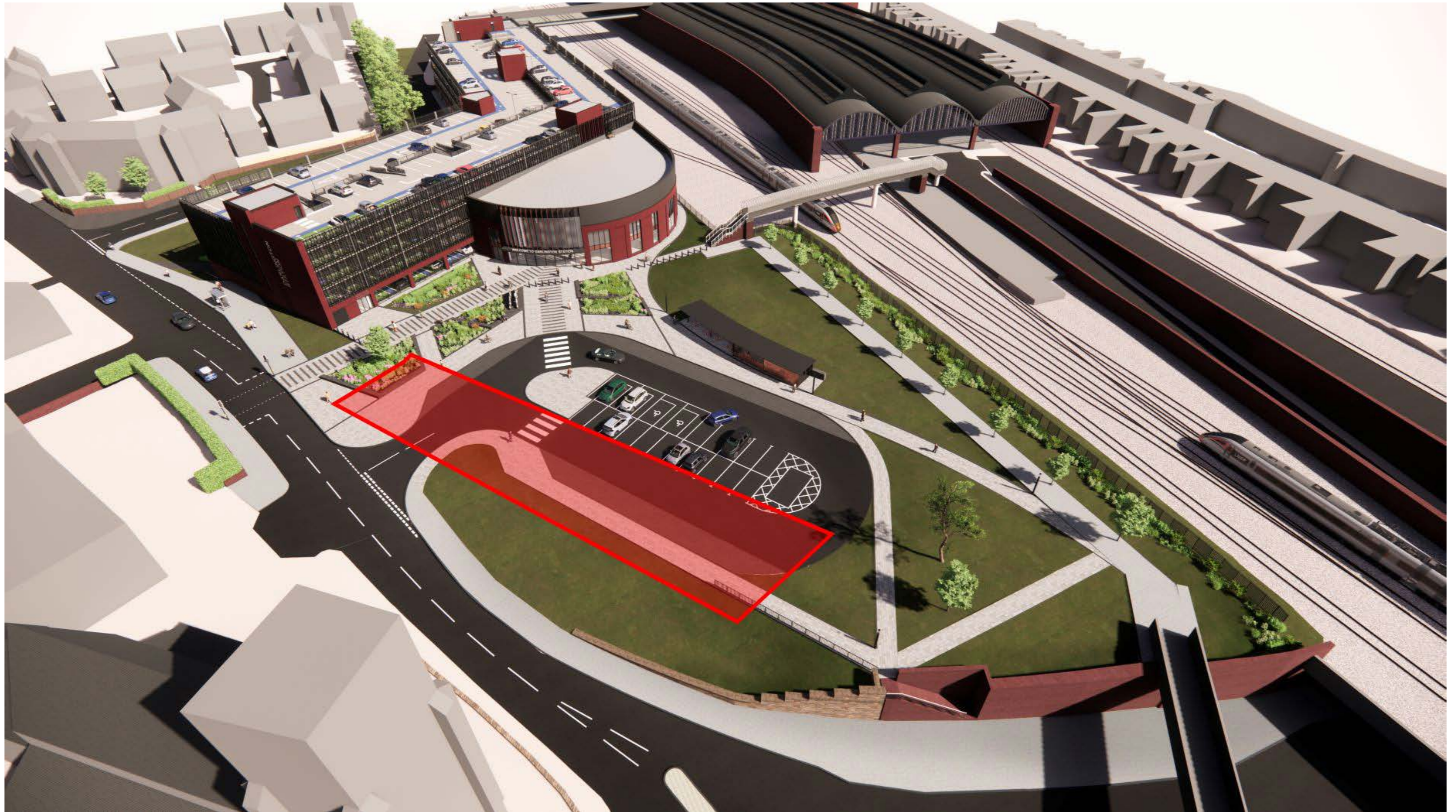


- CPO Objection
- No Objection
- HoT's agreed

Plot No.12: D'Ton chip shop &  
Plot No.14: 16 Neasham Rd.



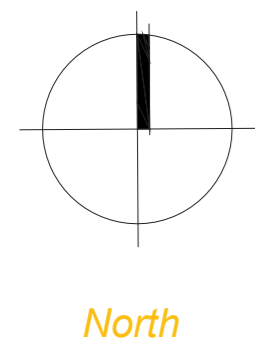
Plot No.12: D'Ton chip shop &  
Plot No.14: 16 Neasham Rd.



Plot No.12: D'Ton chip shop &  
Plot No.14: 16 Neasham Rd.



43 (West)



- Land to be acquired
- Under Acquiring Authority Control or Network Rail Land
- Not under Acquiring Authority Control but not objecting and negotiations progressing
- Not under Acquiring Authority Control and objecting to the CPO



## Gateway West



## Gateway West



## Gateway East



## Gateway East



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