



WEARDALE TASK FORCE

Consultation on the Proposed Renewable
Energy Village at Eastgate

Final Report

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Executive Summary

The idea of developing regeneration proposals for the Weardale Works site at Eastgate around renewable energy originates from local residents in an initial round of consultation undertaken in 2002 on the future of the Dale. In subsequently consulting in 2003 on a proposed vision for the Dale, as set out within 'Renewing Weardale: the Way Forward' and containing within it seven flagship projects, many people were excited and inspired by the main flagship project – the proposed redevelopment of the cement works to create a renewable energy village. Since then, the viability of on-site geothermal energy, a key component of the proposal, has been confirmed and a concept for the redevelopment of the site has been prepared.

Most recently, Weardale Task Force sought the views of local residents on matters of detail relating to the redevelopment of the cement works and its quarries, and in particular on the proposed renewable energy model village – the intention being that this consultation would inform development of the site master plan in advance of an outline planning application to be submitted in 2006.

The consultation, which ran from July to October 2005, used a Task Force Eastgate Special newsletter, an edition of 'Wear Valley Matters' (circulated to all households) given over almost exclusively to Eastgate, meetings with local groups and organisations, and consultation events and displays to stimulate local contribution and debate. In all cases, the concept plans prepared for the redevelopment of the site provided the key focus.

As part of this process, the KSA Partnership was appointed to act as facilitator, helping residents engage with the ideas being put forward. The KSA Partnership was also appointed to provide an independent analysis of responses received: it is this analyses upon which this report focuses.

The consultation focussed on two key questions:

- Is the balance of what is being proposed (on the old works site) in terms of proposed uses about right or does it need to be changed?
- How do we best integrate the proposed development into the Weardale community?

115 responses were received and over 70 people attended the open meetings. In general people were excited by the ideas and liked what was being proposed. Others expressed constructive concerns and suggested useful ways in which the ideas could be improved. Five key messages emerged:

- Most people felt the balance of proposals was about right. Many people made suggestions about how the concept could be improved and some identified areas of concern over impact on the local community.
- There is a need to create employment opportunities in the Dale but people want to see the proposals produce the right kind of jobs.
- There is a widespread view that the development should include affordable housing. A few people question whether Eastgate is the best location for affordable housing.
- Many people liked the ideas as presented although some people think that the concept needs to be more cohesive, and there are concerns over the commercial viability of some aspects of what is proposed.
- People want the proposals to maximise the benefits to local residents.

Based on the results of the consultation process, four key areas of focus have been identified for the Weardale Task Force to address as the project moves to the next phase:

- The need for absolute clarity about what the proposals are trying to achieve.
- The importance of putting the right team in place to oversee the implementation of the proposals.
- The need for engaging people in a continuing dialogue about the proposals.
- The need to build confidence and demonstrate that it will work.

1. Introduction: The consultation process

This report provides an independent analysis, undertaken by the KSA Partnership, of responses received as part of the recent consultation process undertaken by the Weardale Task Force on the potential redevelopment of Weardale Works at Eastgate to create a renewable energy model village and associated uses and attractions.

Two years ago, the Weardale Task Force consulted residents of the Dale on 'Renewing Weardale: the Way Forward'. This contained a proposed vision for the whole Dale and identified seven flagship projects – the major one being the establishment of the renewable energy model village. The original idea of developing proposals on the old cement works site at Eastgate around its unique green energy potential had come from local residents in an initial round of consultation, undertaken in 2002, in which views on the future of the Dale were sought.

The response of the majority of residents to the overall strategy proposed in 'Renewing Weardale: the Way Forward' and to the proposed renewable energy model village was positive.

Since then, proposals have progressed and the viability of the on-site geothermal energy, a key aspect of the proposed renewable energy model village, has been confirmed. Concept plans for the redevelopment of the site have also been prepared. It was these that formed the main focus of the recently held public consultation exercise and on which local residents were asked to express their views on matters of detail (as opposed to the principle of the concept which had already been consulted upon). Responses received are to inform the preparation of an outline planning application for the redevelopment of the site which is programmed for submission in 2006.

The KSA Partnership was also appointed to facilitate the public consultation process and help residents engage with the ideas being put forward. The consultation ran from July to October 2005 and included:

- An edition of 'Wear Valley Matters' given over largely to Eastgate (and circulated to all households in the district).
- An 'Eastgate Special' newsletter produced by the Weardale Task Force.

- Meetings with local groups and organisations e.g. Wolsingham Parish Council, Weardale Community Partnership and Stanhope Market Towns Initiative
- Consultation Events at Bishop Auckland, Crook, Stanhope and Eastgate
- Displays at St John's Chapel, Stanhope Dales Centre, Wolsingham Library, Bishop Auckland Town Hall and Crook Civic Centre

The design concept for the Eastgate Renewable Energy Model Village has four interconnected areas:

- The Renewable Energy Model Village on the former works site incorporating housing, business units, a station and related developments for the Weardale Railway preservation service, visitor centre, hot springs attraction, fish farm and leisure facilities
- The Riverside Meadows including narrow gauge railway, visitor parking and riverside footpath
- The Slopes including funicular railway, dry toboggan run, adventure areas, sculpture trail and ski training area
- The Tops including wind turbines, commercial quarrying, a second narrow gauge railway, rock park, café and restaurant, bird watching centre

The consultation centred on asking two key questions about what was proposed:

- ***Is the balance of what is being proposed (on the old works site) about right or does it need to be changed?***
 - The balance of uses proposed in particular between employment and housing
 - The need to include affordable housing
 - The need to retain development within the existing footprint of the site
- ***How do we best integrate the proposed development into the Weardale community?***
 - The need for leisure or community facilities

- The linkage to the site including traffic management
- How the local community should be involved in the possible project management board being considered for the overall planning and eventual running of the site.
- Traditional or modern design

Our analysis and comments are made in response to the above questions and adopts the following structure:

Section 2 Analyses and presents the most repeated messages emerging from the consultation covering:

- A summary of the key messages (2.1)
- Most repeated messages of support (2.2)
- Most repeated concerns (2.3)
- Other suggestions and ideas for consideration and inclusion (2.4)

Section 3 Presents suggestions to the Weardale Task Force for moving forward.

Annex 1 Provides a detailed summary overview of responses based on feedback from consultation forms, written responses, and consultation meetings.

2. The most repeated messages from the consultation

In total 115 responses were received. This included written responses from Weardale Community Partnership, the Weardale Society, an article in The Source magazine and four individual written responses. In addition 71 people discussed the proposals in detail at the 4 consultation events.

This report and analysis concentrates on capturing the most commonly repeated messages from the whole consultation process.

2.1 Key Messages

There were 5 big overall messages which came through strongly in the consultation process:

- **Most people felt the balance of proposals was about right. Many people made suggestions about how the concept could be improved, some identified areas of concern over impact on the local community.**
- **There is a need to create employment opportunities in the Dale but people want to see the proposals produce the right kind of jobs.**
- **There is a wide spread view that the development should include affordable housing. A few people question whether Eastgate is the best location for affordable housing.**
- **Many people liked the ideas as presented, some people think that the concept needs to be more cohesive and there are concerns over the commercial viability of some aspects of what is proposed.**
- **People want the proposals to maximise the benefits to local residents.**

Our analysis found 22 commonly repeated messages from the whole consultation process. They fall into four categories – supportive comments, concerns, detailed feedback about the proposals and suggestions/ideas for inclusion. The following commentary refers to the findings of the whole consultation process but we have

included measures of the extent and strength of feeling where this is possible from the analysis of consultation questionnaires.

2.2 Most repeated messages of support

1. **There is support for the concept.** There is a body of support for the concept and the proposals as presented.
2. **The development has the potential to breathe new life into the Dale.** The proposals are potentially of great significance in bringing something new to the Dale and/or providing a quantum mass for existing proposals e.g. the Weardale Railway.
3. **The site presents an opportunity to exploit something unique and exciting.** The geo-thermal properties of the site present an opportunity not to be missed.
4. **The development has the potential to provide much needed jobs and housing.** The proposals are important in helping to secure the long term future of the Dale.

2.3 Most repeated concerns

5. **The proposals are too complex.** The concept as presented includes too many things and there is a need for a clearer, coherent overall vision linked to who the scheme is for.
6. **Benefits should be more focused on meeting the needs of local people.** The opportunities presented by the proposals should satisfy the needs of local people first and protect and enhance the future of life in the Dale. The benefits need to be clear.
7. **The impact in terms of traffic.** The proposals have the potential to add to existing traffic problems.
8. **The impact it will have on the community.** People were concerned that the scale and scope of the proposals could impact detrimentally on Eastgate

Village, existing local businesses, local wildlife and countryside and the built environment (e.g. Eastgate Conservation Area).

9. **Whether it is a viable long term solution.** There are questions about the viability of the proposals given previous failures e.g. the Weardale Railway. There are also fears that the proposal will fail to attract sufficient funding or enough visitors to sustain it in the long term.
10. **Some opportunities have been missed or not exploited fully.** There should be a focus on building long term skills in the Dale in environmental technologies to give residents access to more than just low paid jobs.

2.4 Most repeated feedback on the detailed proposals

11. **There is support for the balance within the proposals as presented.**

Most people think that the balance of the proposals is about right, some think that it needs to change. A greater emphasis on business and job opportunities and too much housing were the most common comments. Others noted that the balance is too biased towards tourists rather than local people.

Of the 103 returned questionnaires:

42 said the balance was about right

24 said the balance needed to change

9 said there wasn't enough information to make a judgement, and

23 made general comments

12. **Employment is a primary concern.** Long term quality jobs to replace those that were lost in the Dale is the most important consideration for local residents.
13. **There is a need for affordable housing.** Most people think there should be affordable housing included in the proposals. It is important to retain young people to secure the future of the Dale and the cost and availability of housing is a factor. There needs to be controls to ensure that affordable housing remains accessible for local people into the future. Some question the suitability of the Eastgate site for affordable housing (especially social

housing) and point out other affordable housing developments and opportunities elsewhere in the Dale.

Of the 103 returned questionnaires:

76 said affordable housing should be included

9 said there should be no affordable housing

15 made other comments

- 14. Development of the model village should be limited to the area occupied by the old works buildings and should respect the local landscape and character.** Most people think it is appropriate to retain the built development within the site formerly occupied by the works site. Some say it could extend beyond the footprint if there was a sound business case provided that it doesn't include the compulsory purchase of surrounding land or spoil the local landscape and character.

Of the 103 returned questionnaires:

76 said development should be limited to the former works site

9 said it shouldn't

6 said not necessarily

10 made other comments

- 15. There is a greater need for sports and leisure facilities than there is for meeting facilities.** More people would prefer the bias of development of community facilities to be towards sporting and leisure facilities pointing to the availability of existing meeting spaces elsewhere in the Dale.

Of the 103 returned questionnaires:

41 said there should be a bias towards sport and leisure

19 said the split should be 50/50

5 said the bias should be towards community/meeting facilities

7 said ask local people/do more research

8 pointed to previous closures

3 said the market should decide, and

13 made other comments

- 16. There is a need for multiple solutions to deal with the impact of traffic.** A wide range of suggestions were made to slow traffic down and

manage the expected increase in traffic flows including park and ride, use of the railway, positioning of car parks.

- 17. There should be a diversity of interests represented on the management board.** People think it is important to have community representation on the management board. This should include a diverse range of interests including local residents, existing committees (parish and county councils etc.), and people with the necessary skills, attitudes and enthusiasm to deliver the project effectively.

Of the 103 returned questionnaires:

27 said representation should include local residents

26 said parish councils/other existing bodies should be represented, and

50 made other comments and suggestions

- 18. There is a preference for vernacular design although some modern design could be incorporated.** Most people would prefer local materials and techniques to be used. A significant number said that good design that blended vernacular and modern could also be appropriate.

Of the 103 returned questionnaires:

51 said the design should reflect the local vernacular

31 said a mix of old and new could be appropriate

10 said the design should be iconic/high tech, and

11 made other comments

- 19. The built development needs to respect the sites green credentials.**

All stages of the development should minimise the impact on the site and surrounding area and reflect the theme of environmental sustainability.

2.5 Other suggestions and ideas for consideration/inclusion

A number of suggestions and representations were made about how the proposals could be improved:

- 20. There were a number of other ideas and suggestions about what else should be incorporated.** These include:

- Weardale Centre for Sustainable Living
- Healthy Living Centre
- Cycling and mountain biking linked to coast to coast cycle route
- British Geo-thermal centre
- Wildlife centre
- Classroom and teaching facility for environmental education
- Training facility to develop local skills
- Climbing centre
- Christian drop in centre
- Traditional skills, crafts and products
- Electric bicycle hire to reduce car trips

21. A small number of people challenged whether the development should take place at all:

- 5 people felt there should be no development. They were concerned about the impact on the community, the ability to integrate any development successfully into the local environment, and the strength of the existing business case. They felt restoration to a greenfield site was the best option.
- 2 people felt attention should be focused elsewhere. For them, investment should be focused in other areas and on existing facilities rather than 'putting all the eggs in one basket' at Eastgate.

3. Moving Forward

Based on the results of the consultation process we have identified four key areas of focus for the Weardale Task Force as the project moves to the next phase:

- **The need for absolute clarity about what the proposals are trying to achieve.** There is a need for a strong workable vision and concept that people can sign up to.
- **The importance of putting the right team in place to oversee the implementation of the proposals.** It is important to get the right people in place to deliver the project effectively.
- **The need to engage people in a continuing dialogue about the proposals.** People need to be kept informed about what is going on and involved in the decision making process from here onwards.
- **The need to build confidence and demonstrate that it will work.** People need to see a strong business case that will convince them that the development will deliver the benefits they expect from it.

ANNEX 1 – Summary of consultation responses

Annex A1.1 Summarises the key points of support that were received during the consultation process

Annex A1.2 Summarises the key points of concern which were received during the consultation process

Sources of information are identified separately in the table structure: responses on the consultation response forms, responses from the consultation events, written responses.

Annex 1.3 Summarises feed back on the proposals tested in the consultation

Annex 1.3.1 Summarises the responses to the consultation question: 'Is the balance of what is proposed about right or does it need to change?'

Annex 1.3.2 Summarises the responses to the consultation question: 'How do we best integrate the proposed development into the Weardale community?'

In each case the responses are presented in a table. The first section summarises responses from the consultation events, the second section summarises responses from the consultation forms, and the third section summarises written responses. The second section of the table analyses the 103 responses forms which were received. In addition, seven detailed written responses were received from: Weardale Community Partnership, the Weardale Society, an article published in the Source Magazine, four individual responses.

Where the same comment was made more than once the frequency of response is shown and the responses placed in rank order. The most commonly held views are therefore at the top of these lists.

Annex 1.4 Summarises the ideas and suggestions which were made to take the concept further.

A1.1 Support

Consultation Responses

Approach

- Bold venture that deserves to succeed
- Like the boldness of the vision
- Support for project

Benefits

- Significant local importance
- Employment and Housing provides a future for the people of the Dale
- Maintains the Dale as a vibrant community
- Employment is primary focus for action
- Like certain elements (alpine coaster)
- Benefits to dale (cheap electricity, construction jobs)
- Potential to breathe new life into the Dale

Opportunities

- Addresses need for affordable housing for local people that is protected into the future
- Appropriate to exploit geothermal properties of site
- Opportunity to put the Dale back on the map and show what it can do

- Opportunity for the Dale to lead (Green credentials of the site)

Consultation Events

Approach

- Opportunity not to be missed
- Challenging project

Opportunities

- Geo-thermal proposals

Other written responses

Approach

- Broadly welcome the proposals (Weardale Community Partnership)
- Supportive of the concept (Wolsingham Parish Council)
- Supportive of the concept (Stanhope Market Towns Initiative)
- Using geo- thermal properties is exciting and represents opportunity to be research centre (Weardale Society)

A1.2 Concerns

Consultation Responses

Focus

- Too ambitious
- Too many things included
- Proposal needs to be more focused
- Is it distinctive enough? (there are other renewable energy developments)
- The development should be pitched at meeting the needs of local people first
- Need to become national attraction
- Shouldn't become a Theme Park
- Need for a unique Weardale theme
- Who is the development for?

Traffic

- Increase in and impact of Traffic
- Traffic especially as this is a green development
- Existing traffic problems

Sustainability

- Is this sustainable in the long term? e.g. the Earth Centre
- What contribution does it make to the Dale in the long term?
- Will it attract enough visitors

Deliverability

- Ability of Wear Valley District Council to deliver the proposal
- That the vision won't become a reality
- Need to start small

Impact

- Impact of new housing on Eastgate
- Scale of the development too big and out of scale with surroundings
- Impact on Eastgate Conservation Area
- The impact on existing local businesses (e.g. Hotel, organic carp farm)
- Impact on valley infrastructure (e.g. emergency services)

Need

- Already adequate leisure facilities in Wear Valley
- Previous leisure facilities closed due to lack of funding/use
- Lessons from history e.g. previous failure of Weardale Railway
- Facilities are provided and protected for future generations of locals (e.g. housing, leisure centre)

Consultation Events

Focus

- Who are the proposals for?

- Preventing it becoming a theme park
- Making it exclusive/unique to Weardale
- Needs to benefit the whole of Weardale
- Too complex and too much included
- Broad based scheme – can it reconcile local and visitor facilities?

Traffic

- Impact of traffic

Sustainability

- Not sustainable in the long term
- Viability of the Railway
- Are there enough natural resources to make it viable
- Will the facilities be used

Deliverability

- How is revenue generated and can it be sustained?

Impact

- Impact on existing facilities
- Development will spoil community and the Dale
- Impact on existing businesses (shops and B&Bs)
- Out of scale with rest of the Dale

- Impact on wildlife and listed buildings
- Impact of wind turbines
- Impact on local house prices
- Who owns the site and what happens to existing landowners

Need

- Not enough information on which to make a decision/ response
- Who would want to live there?
- What kind of jobs and how many opportunities will be for local people
- Need to retain the culture of the Dale
- Is this it or is something else coming next?

Other written responses

Traffic

- Impact of roads and traffic (Westgate Resident)
- Potential to remove/reduce the need for cars by providing others forms of access to the site (Individual)
- Existing congestion and inadequacy of existing road system (Eastgate Resident)

Sustainability

- Concerned about the viability and amount of public money needed to fund the development (Wolsingham Parish Council)
- Concerned about the viability of the scheme (Weardale Community Partnership)

- Will enough visitors be generated (Eastgate Resident)

Impact

- Visual and noise impact of the proposed wind turbines (Westgate Resident)
- Light pollution (Westgate Resident)
- Ability of the Dale infrastructure to cope with expansion e.g. emergency services (Westgate Resident)

A1.3 Feedback on the proposals from consultation

A1.3.1 Is the balance of what is being proposed (on the old works site) about right or does it need to be changed?

- 1 Do you think the balance of uses for the works site we are showing in our concept to be appropriate – in particular, the balance between employment and housing?
- 2 Do you think there should be some affordable housing for local people within the residential component?
- 3 Do you think it is appropriate for the built development to be largely limited to the area previously occupied by the works buildings?

Stanhope meeting

Balance

- Need for greater range of residential accommodation
- Need for greater range of visitor accommodation
- Commerciality will determine balance
- Leave space for future ideas

- Need to maximise jobs for local people
- Too heavily balanced to tourists
- Too many houses

Affordable Housing

- Housing should be protected for people who work on the site (not a commuter village)
- Desperate need for affordable housing

Bishop Auckland meeting

Affordable Housing

- Local house prices are too high for young people

Eastgate

Balance

- Concern about the number and type of jobs
- Large scale and bigger than expected
- History of the site tells us that leisure and industrial units have been tried and have failed
- Concerns about number of housing

Affordable housing

- Already existing capacity in the Dale
- No social housing in this location (other sites approved elsewhere)

Crook

Balance

- Looks OK but might not be if the balance changes
- Importance of all year round jobs
- Needs to be commercially led

Affordable housing

- Need to retain young people in the Dale
- Need for affordable housing but does it need to be on this site

Built up area

- Development needs to find its optimum size

Consultation Responses (number in brackets indicates frequency)**Balance**

- Balance about right (42)*
- Need for employment bias (16)*
- Balance not right (15)*
- Then.....
- Too much housing (7)
- Housing not appropriate in this sort of development (visitor attraction) (2)
- Limit housing component to what needed to meet local needs
- Need more employment
- Need the right kind of jobs
- Need employment opportunities to support housing development
- Project needs to be market driven (scale and components)

Affordable Housing

- Affordable housing should be included (76)*

Then.....

- No affordable housing (9)
- Controls to keep affordable housing available limited to locals or those employed on site(8)
- Need for affordable housing to keep local people (especially young) here (5)
- All housing should be affordable (3)
- Need for sheltered housing (2)
- Some housing should be affordable (2)
- Needs of villagers before second home owners (2)
- Plans for affordable housing elsewhere in Valley (2)
- Not social housing

Built-up area

- Limited to the area occupied by the old works buildings (76)*
- Could expand beyond works site (15)*

Then.....

- Need to retain countryside/green belt feel (2)
- Prefer more focused limited development that only used part of the site
- Less than works site
- Need to minimise impact on biodiversity
- No compulsory purchase of adjoining land

Other written responses

Balance

- Importance of replacing the jobs that were lost (Weardale Society)
- Too many houses proposed and concerned about the impact on Eastgate (Weardale Society)
- All year round jobs are an important need (Weardale Society)

Affordable Housing

- Importance of retaining young families in the area for future of the Dale (Weardale Society)
- Need housing for rent with protected tenancies (Individual)

Built up area

- The development should respect landscape and special character of the Dale (Weardale Society)
- Development should not adversely affect Weardale residents, especially those in Eastgate (Weardale Society)

A1.3.2 How do we best integrate the proposed development into the Weardale community?

- 4 There is a community/leisure centre indicated on our plan. What do you think the balance should be between meeting and sports facilities?**
- 5 Our plan indicates we would like to slow down traffic on the main road as it passes through Eastgate and the entrance to the works site. Have you any suggestions on how this should be achieved?**
- 6 We are suggesting that the new body to be established to oversee the planning, promotion and eventual management of the old works and quarries site should include local community representation. Do you agree and if so have you any thoughts on what form this representation should take**
- 7 Do you feel that the development should be of a particular style? For instance, should it reflect the local vernacular (e.g. the use of local stone and styles found in nearby villages) or should it be more modern, hi-tech?**

<p>Stanhope</p> <p>Community/Leisure</p> <ul style="list-style-type: none"> <input type="checkbox"/> Questions of viability of leisure facility given local village halls <p>Design</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housing is too separate from Eastgate village 	<p>Bishop Auckland</p> <p>Community/leisure</p> <ul style="list-style-type: none"> <input type="checkbox"/> Balance of leisure and community facilities <p>Design</p> <ul style="list-style-type: none"> <input type="checkbox"/> Should be a blend of styles (old and new)
<p>Eastgate</p> <p>Representation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Local community should be represented from this point forward <input type="checkbox"/> <p>Community/Leisure</p> <ul style="list-style-type: none"> <input type="checkbox"/> Leisure facilities don't work <input type="checkbox"/> Meeting facilities not needed 	<p>Crook</p> <p>Representation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Accountable and non profit making delivery vehicle <p>Design</p> <ul style="list-style-type: none"> <input type="checkbox"/> Design needs to respect commercial aspirations and heritage and character of the Dale

Consultation Responses (number in brackets indicates frequency)	Other written responses
<p>Traffic measures</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Impose 30mph limit (15)</i> <input type="checkbox"/> <i>Road humps (9)</i> <input type="checkbox"/> <i>Roundabouts (9)</i> <input type="checkbox"/> <i>Speed signs and road markings (8)</i> <input type="checkbox"/> <i>Speed cameras (7)</i> <input type="checkbox"/> <i>Traffic lights (7)</i> <p>Then.....</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Changes to road layout (5)</i> <input type="checkbox"/> <i>Impose 20mph limit (4)</i> <input type="checkbox"/> <i>Traffic calming (3)</i> <input type="checkbox"/> <i>Park and Ride scheme (3)</i> <input type="checkbox"/> <i>Divert traffic before the village (3)</i> <input type="checkbox"/> <i>Deceleration lanes (2)</i> <input type="checkbox"/> <i>No traffic calming/minimise impact on locals who need to travel (2)</i> <input type="checkbox"/> <i>No road widening (2)</i> <input type="checkbox"/> <i>Traffic needs to be slowed especially motorbikes</i> <input type="checkbox"/> <i>Measures that maintain village character</i> <input type="checkbox"/> <i>Road widening</i> <p>Community Representation</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Community representation is needed (38)</i> <input type="checkbox"/> <i>Local residents should be represented (27)</i> <input type="checkbox"/> <i>Representation from existing bodies like parish council/councillors should be included (26)</i> <input type="checkbox"/> <i>Representation should include people with range of necessary skills, attitudes and enthusiasm (14)</i> <p>Then.....</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Youth organisations/young people represented(5)</i> <input type="checkbox"/> <i>Representation from farming community (4)</i> <input type="checkbox"/> <i>Non political (4)</i> 	<p>Community Representation</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>WCP should have a voice within the delivery vehicle (Weardale Community Partnership)</i> <input type="checkbox"/> <i>Parish Council's should be represented (Weardale Society)</i>

<ul style="list-style-type: none"> <input type="checkbox"/> Not simply tokenistic representation from local community (2) <input type="checkbox"/> Represent diversity of interests (2) <input type="checkbox"/> Representation from Hauliers (2) <input type="checkbox"/> Elected community representatives (3) <input type="checkbox"/> Balance between locals, experts and partners <input type="checkbox"/> Independent and accountable (2) <input type="checkbox"/> Business representation (2) <input type="checkbox"/> Local advisors <input type="checkbox"/> Board of Trustees <input type="checkbox"/> Advisory Group of local residents and executive committee of professional people <input type="checkbox"/> Mix of local and regional interests <input type="checkbox"/> Facility manager should be a local <p>Design</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Should reflect local vernacular (51)</i> <input type="checkbox"/> <i>Good design that integrates vernacular and modern (31)</i> <p>Then.....</p> <ul style="list-style-type: none"> <input type="checkbox"/> High tech and iconic design(10) <input type="checkbox"/> Exciting design (make a regional statement) <input type="checkbox"/> Design should reflect environmental sustainability and low impact (7) <input type="checkbox"/> Local materials in a contemporary style <p>Community/Leisure Facility</p> <ul style="list-style-type: none"> <input type="checkbox"/> <i>Leisure/sports bias (41)</i> <input type="checkbox"/> <i>50-50 community and leisure (19)</i> <input type="checkbox"/> <i>Adequate meeting facilities already in the Dale (13)</i> <p>Then.....</p> <ul style="list-style-type: none"> <input type="checkbox"/> Local community should decide balance of activities (7) <input type="checkbox"/> Meetings bias (5) <input type="checkbox"/> Lack of indoor sporting facilities (5) <input type="checkbox"/> Market should decide the balance of facilities (3) <input type="checkbox"/> Need for larger scale sports in the Dale <input type="checkbox"/> Importance of improving health (3) <input type="checkbox"/> Local facilities should come first 	<p>Design</p> <ul style="list-style-type: none"> <input type="checkbox"/> Development to be in harmony with the essential character of the Dale (Weardale Society)
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A1.4 Moving forward

Consultation Responses

Implementation Body

- Adequate local community representation with a clear mechanism for local people to be able to feed in their views
- Implementation body should not be overpaid quango
- People on the implementation team with the right skills, knowledge and experience
- Need for direct involvement and acceptance of those affected the most

Information and Communication

- Need to provide more information (how much employment, what happens next)
- Transparency in how implementation body works
- Need for ongoing information for local people about what is happening
- Importance of listening to local people
- Need for firm proposals to respond to

Building Evidence Base

- Gathering evidence on the impact of the proposals (e.g. Environmental Impact Assessment)
- Producing evidence for the need for the proposals
- Need to survey local people
- Need to consult local groups about their specific needs and how they can be met (e.g. sport and leisure)
- Consultation with young people about the proposals
- Visual Impact assessment/noise assessment of the wind turbines

Maximise benefits

- Need to overcome the wide range of logistical problems
- Need to ensure development creates employment opportunities for local people
- Respecting the wildlife habitats during the redevelopment

Delivering the project

- The importance of having a strong workable concept, consulting on it and then seeing it through to implementation (keeping your nerve)
- Need for a clear vision and objectives for the development
- Need to convince people it will be delivered (experience of Weardale Railway)
- Delivering the Railway
- Using the development to integrate with and support business in the Dale
- Phased implementation and evaluation
- Getting all partners and interested groups pulling in the same direction

Consultation Events**Implementation Body**

- Need for clear focus (not all things to all people)

Information and Communication

- How do the proposals link together (is there a quantum mass?)

- What other ideas are there?

Building Evidence database

- Need to produce information and research to support claims
- Prove that there is interest and that the development is viable
- Need to publish research already done
- Why should it work this time (Railway, fish farm)
- Needs to show it is sustainable and viable
- The river floods

Maximise benefits

- How to protect and include existing livelihoods into the project

Delivering the project

- Impact on local community during construction

Other written responses

Implementation Body

- Need a governing body (Individual)

Information and Communication

- Concern that some residents didn't receive copies of 'Wear Valley Matters' (Weardale Community Partnership)

Building Evidence database

- The railway is essential to the development (Weardale Society)
- Need for impact assessment on existing businesses in the Dale (Weardale Society)

Maximise benefits

- Use the development to support local farmers and their produce (Individual)

A1.4 Ideas and Suggestions

Consultation Responses

Suggestions for inclusion

- Weardale Centre for Sustainable Living (sustainable and affordable housing around an organic cooperative; cheap public transport; field study centre; renewable energy centre; research centre; AONB, visitor centre; outdoor pursuits centre)
- Extend to include cycling and mountain biking linking up with coast to coast cycle route
- Develop British Geo-Centre as part of the complex
- Develop a Wildlife Centre
- Incorporate a classroom or teaching facility for environmental education
- Incorporate provision for training
- Incorporate Organic living into the scheme
- Indoor/outdoor climbing centre
- Christian Drop in Centre
- Incorporate traditional skills associated with the Dale (wood turning, weaving, blacksmith)
- Electric bicycle hire

Alternative Development

- Spread investment throughout the Dale (not all eggs in one basket)
- Funding for existing leisure facilities in Wear Valley

No Development

Return the site to green belt/ green field (5)

Scrap it and start again

Consultation Events

Suggestions for inclusion

Need to link into local produce (fruit and vegetables)

Need for investment in public transport

Need for educational classroom

Develop skills locally associated with land management, tourism and environmental industries

Opportunity to link with education and enterprise culture

No development

No development at all

Consequences for people living in the village

Other written responses

Suggestions for inclusion

Healthy Living Centre (Weardale Community Partnership)

History and techniques of local farming (Weardale Society)

Greater potential to produce substantial amounts of electricity by using a binary plant and drilling to a greater depth. Opportunity to export electricity to surrounding projects (Individual).

Alternative Development

- Sustainable and affordable housing; cheap public transport; field study centre; renewable energy centre; research centre; integration into North Pennines AONB; visitor centre; outdoor pursuits centre (The Source Article)