

PROJECT REPORT

DEVELOPMENT OF A CONCEPT STATEMENT FOR FORMER COLLIERY SITE AT EASINGTON COLLIERY, EAST DURHAM

This report is meant to supplement [Concept statements - Delivering sustainable development in the Sustainable Communities Growth Areas](#) in the Sustainable Communities Growth Areas (Natural England and Planning Co-operative Feb 2007) – a hands-on guide on how to develop concept statements. It is hoped that the experiences made here can help with the development of concept statements elsewhere.

1. INTRODUCTION

The project was launched in November 2009 when Natural England sought expressions of interest from authorities in N E England for a pilot which could demonstrate the benefits of concept statements for a housing scheme of between 50 – 1500 homes; on land in the ownership or under the control of a local authority.

The scheme was expected to provide professional community consultation leading to a published concept statement which could encapsulate the development principles of the site and identify the best way forward for housing and associated development based on a consensus of people's views.

Durham County Council were chosen to take a scheme forward based on a site in their ownership that had previously been the colliery at the village of Easington Colliery on the Durham Heritage Coast between Seaham and Peterlee.

2. THE SITE

The colliery site lies to the east of the village of Easington Colliery, adjacent to the Durham Heritage Coast and bounded by the Durham coast railway line (see attached map -, **Appendix 1**). Until 2000 it was the home of the pithead and associated workings of the former colliery. The site is 30 ha in size. Extensive land reclamation has restored the area as open grassland but it has always been identified as having the potential to fulfil a wider role within the community as a new housing development – and the former District of Easington's adopted Local Plan had recognised this. Its site and situation are valuable partly because it could assist in the regeneration of the village (through potential rehousing from clearance areas and through providing a better and more sustainable mix of housing) and partly because it has the potential to enhance and improve access to the Heritage Coast and link into the unique flora and fauna of the Magnesian Limestone here and develops a landscape scheme that fits in with the associated green infrastructure. A concept statement could lay the foundations for reconciling these two key requirements.

It is a key strategic site in one of the priority regeneration coalfield communities and is identified in the Programme of Development as a Growth Point (South & East Durham Growth Point) housing site. The site is also located in the area of the Limestone Landscapes partnership, which is based on the National Character Area of the Durham Magnesian Limestone Plateau. The site is in ownership of Durham County Council and development was currently scheduled to start in 2012/13.

The recently adopted Regeneration Statement for the county sets out the need to facilitate housing growth through the South & East Durham Growth Point while

supporting housing renewal and development across the area.

New housing in this location would support the economically marginal shops and other services situated on the main street of the colliery; provide extra weight to the case for a rail halt on the nearby railway line and strengthen the local community and associated housing market.

3. THE PROCESS

3.1 Project Financing Arrangements

Natural England provided £6,000 towards the scheme (primarily to pay for an 'enabler', who would lead the consultation exercise with stakeholders and the community and develop and design the concept statement in an interactive process. The County Council provided an equivalent sum in kind to cover project management, project administration; communication materials, room hire and associated costs. The Councils funding was primarily taken from its Growth Point revenue budget

Costs spanned two financial years from 2009/10 to 2010/11

A Memorandum of Agreement between Durham County Council and Natural England was agreed and signed on 19th January 2010

3.2 Appointment of an Enabler

A brief was prepared and agreed and issued to consultancies that had expressed an interest. The electronic tendering procedures of the County Council were adopted.

It was expected that companies would be able to demonstrate knowledge and expertise in the theory and practice of concept statements and that companies must be able to demonstrate experience of handling public consultation events and delivering outcomes from these events that reflect (as much as possible) consensus over issues identified.

The evaluation criteria are set out in **Appendix 2**

The request for quotations was sent out on 3rd February with a 7 day turnaround.

Three companies were requested to quote:

Groundwork NE

Planning Cooperative

KSA Partnership

Interviews were scheduled for 11th February. The two remaining companies were both interviewed and a decision made on the strength of the evaluation criteria to choose Planning Cooperative (Richard Silson). The planning Co-operative "invented" concept statements and has since then developed a good number of concept statements, for example in the East of England.

Following negotiation, a consultancy fee of £7,700 was agreed

3.3 Agreed Outputs

The following were agreed as the key outputs by Natural England and DCC

- Liaison with DCC on event preparation x 2 (workshop design & development of

material) and preparation of draft and final concept statement

- Enabling at two consultation events
- A fully designed final Concept Statement for the Easington Colliery Site
- A report with a narrative on how the concept statement was developed including recommendations for policy; adoption of this concept statement as Area Action Plan (AAP) or Development Planning Document (DPD) and a wider policy on concept statements for major developments in County Durham's LDF
- A powerpoint presentation aimed at a policy target audience for awareness raising/advocacy purposes and a powerpoint presentation for the feedback event

3.4 Inception

The first meeting of the project team was held on 3rd March and details of the timetable and contracting arrangements were discussed. It was agreed that the first of the consultation events would be held on Monday 29th March followed by a further one later in the Spring.

The first would be for key stakeholders and would be relatively formal. The second would be a drop in session for all residents.

3.5 Project Team Meetings

Regular team meetings took place over the course of the project and included:

David Siddle - Growth Point Coordinator and project manager

Steve Bhomwick – Environment and Design Manager

Jill Waite - Housing Regeneration Team Leader

Andrew Wood – Planning Policy officer

Gary Shears

Ingo Schüder – Natural England Sustainable Land Use Delivery Leader

4. THE EVENTS

4.1 29TH March Stakeholder Workshop

This took place at the Easington Colliery Social Welfare Club (invitation for the day attached – **Appendix 3**; programme for the day attached – **Appendix 4A**).

It attracted over 30 people representing a variety of organisations (see **Appendix 4B**) and provided opportunities to learn more about the principles behind concept statements; the opportunities and constraints of the site and the ways in which competing land use interests could be reconciled. It included a visit to the site itself.

A presentation about the nature and benefits of concept statements and introducing the task in hand was given. The presentation is available as a separate document.

An important element of the workshop was that all participants went on site. This helped each participant with seeing the “lie of the land” first hand and being inspired by the positive assets of the site to develop their individual ideas for site development.

The key output was a first draft of the concept statement (**Appendix 5** see Concept Statement section below)

4.2 17th May Community Consultation Event

This also took place at the Social Welfare Club and took the form of a 'drop in' exhibition from 10.30am to 4.00pm. It attracted over 60 visitors (see **Appendix 6**). Attendees were asked to complete a questionnaire (see **Appendix 7**).

Attendance levels were sufficiently high to justify transferring the exhibition to the library in Easington Colliery (about 500m up the road) for the remainder of the week where a further 12 questionnaires were completed.

The summary of results from the questionnaire are attached in **Appendix 10**

The event was publicised in the following ways:

- Through posters in shop windows
- Through a poster at the Social Welfare Club
- Through Accent Housing Association (who have many properties in the area)
- Through an advert in the Heritage Coast magazine
- Through the circulation list of email addresses and invitees for the first event

Examples of the flyer/poster are attached (**Appendix 8**)

The event made use of a number of exhibition information boards about aspects of sustainable development (green roofs, zero carbon homes, Sustainable Urban Drainage Systems SUDS) (boards are available as a separate document). Residents also had the opportunity to walk over the site. This proved helpful for informal conversations and understanding and addressing individual concerns.

Some issues and concerns about the specific housing development as presented by the draft concept statement were raised. These were from local residents concerned about losing the view onto the sea or who would in the future have houses rather than a greenspace immediately adjacent to their own houses.

Otherwise the outline design, the main objectives and proposed new features were broadly supported.

4.3 20th July - Final Community Consultation

This took place at the Victory Club in Easington Colliery on Tuesday 20th July and was attended by about 35 residents including both local councillors. Publicity had included small posters for shop windows/public buildings and posted notes to residents in Office Street. (it was an oversight but each of the attendees to the drop in session in May should have received an invitation and this was pointed out to us at that meeting and rectified for this meeting).

The venue was a good meeting room but it was hampered by its close proximity to the bar which meant that one or two of the regulars wanted to heckle from the back.

The meeting incorporated an introduction from the Project Manager (David Siddle) followed by a more extensive description of the process from Richard Silson of the Planning Coop.

The presentations are available as a separate document.

There was representation from the local councillors who helped keep the meeting focussed and sought to secure consensus on the way forward. There was a strong

tendency to bring into the discussion the overall problems of the settlement (especially shopping, private landlords and poor environment) rather than focus on the site in question.

It was concluded that

- (i) the issues related to the overall problems of the settlement should be raised at a new officer working group on the Colliery
- (ii) that the recommendations should be put forward to the Directorates management team (the 'RED' management team)
- (iii) that a further meeting should take place in three months time to review progress

5. THE CONCEPT STATEMENT

The first draft was produced after the first stakeholder event and was distributed to councillors, officers and other key stakeholders for comments. After some small revisions the A3 map and associated text became the centrepiece for the subsequent public exhibition (this document is available in high resolution on the [North East Green Infrastructure pages](#)).

Following receipt of questionnaires and comments the second draft was produced in readiness for the final consultation event in July. Some changes were incorporated into the second draft as follows:

1. Amend extent of housing areas by:
 - Creating a green and light pink cross hatched area (diagonal stripes) to denote 'either/or' in the area north of Office Street through to access road (emphasise the need for housing to incorporate good design and green spaces within it)
 - Retain housing adjacent to Tower Street
 - Suggest possible housing as an alternative to community garden (use cross hatching again) in the 'sunken' area to west of railway line
2. Identify site of pit wheel/garden and existing childrens playground on the plan
3. Suggest possible new/alternative location for playground adjacent to proposed visitor centre
4. Emphasise in the new concept statement the need to offer better access to the beach (through the 'underbridge' especially)
5. provide an annotated note adjacent to car park to suggest its relocation to a more appropriate site (though cannot prescribe where this will be at present)

Overall the concept statement has produced proposals that significantly curtail the extent of housing development on the site to key fringe areas close to the existing settlement whilst allowing for the remainder of the area to have the potential to develop as a recreational area of green space.

A key message back to the Council was a need to look at the wider environment in the village to assess how the area as a whole can be regenerated. Particular concerns were raised about the quality of the existing private sector housing stock; the absence of development on in-fill sites; the fate of the derelict school site and the

poor provision of shops and other amenities along the main street.

6. THE RESOURCES EMPLOYED

The Council established a multi-disciplinary team that worked with Natural England for the duration of the project. It consisted of:

1. A project manager from the Housing Service
2. Administrative support from Planning (in the first instance) and then from the housing service
3. General support from key members of the Environment and Sustainability section of Planning.

Originally the Council's costs were estimated to be around £5292 and given the hours committed to the scheme as well as resource materials and room hire etc this would seem a fair reflection of outturn costs.

7. THE LESSONS LEARNT

The process has been a very productive one that has helped to bring the council and residents together. It has exposed a number of 'running sores' that have sometimes distracted work away from the site in question. Overall the lessons learnt are

- (i) that community consultation is an invigorating means to understand needs and aspirations
- (ii) that using the concept statement process helps to focus on a site that requires local engagement, insights and support in order to progress its development
- (iii) the concept statement brought a site to life that had previously been a rather general housing allocation without any reference to local feelings and perceptions
- (iv) using a building for meetings close to the site brings in residents and easily accommodates for a site visit
- (v) publicity for the meetings must be good and comprehensive
- (vi) the site visits helped to encourage discussion, especially for stakeholders not so familiar with the site
- (vii) the engagement of local councillors helps to give the process legitimacy
- (viii) there is a need to distinguish between site specific issues and those relating to the community as a whole
- (ix) when dealing with a community such as Easington Colliery; one of the most deprived in the North East; there is a strong tendency to be drawn into ancillary issues – not necessarily a bad thing but one that can mean extra discussion and debate
- (x) the concept statement had to find a balanced route between harnessing the sense of ambition for the community and responding to a sense of

- disillusion that was also apparent
- (xi) continued dialogue with the community is now essential to prevent the process being perceived to be abandoned
 - (xii) links between this 'one off' process and the ongoing LDF consultation is essential
 - (xiii) developing a concept statement has helped towards a more sustainable housing development for Easington Colliery
 - (xiv) the concept statement process helped to 'make real' the new localism agenda promoted by the new Coalition government

Key lessons learnt

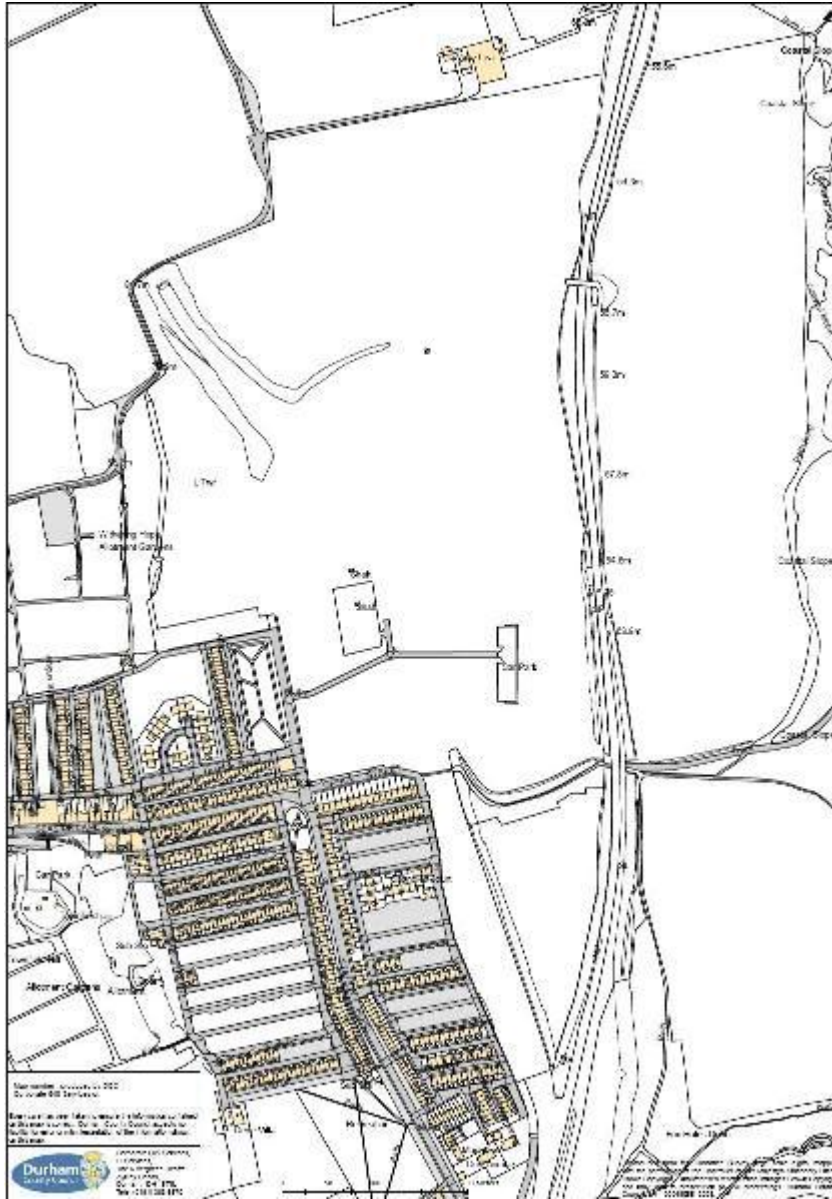
- *how to improve development of concept statements in the future and the way forward*
 - link development of concept statement more closely to existing community groups - and ensure they are included in first stakeholder meeting
 - Could use electronic communication including emails and a web link to publicise our approach. Use of IT for feedback as well.
 - To take the process in-house and reduce dependency on external consultants and thereby costs in the future a project team with specific responsibilities - especially graphic design would be needed. Plus corporate commitment to the process.
 - The key challenge will be to how to keep this 'live' into the future. Need to keep in touch with Area Action Partnerships

8. FUTURE ACTION

The following steps will be taken:

1. Amendment of housing provision for the next iteration of the Strategic Land Availability Assessment
2. Incorporation of allocated land for housing in the County Durham plan (due for publication in late 2011)
3. The promotion of the concept statement process as a useful way for establishing the scope for development with the community at an early stage in the development process
4. Explore the idea of a Community Land Trust that could engage the community on a long term basis

APPENDIX 1 MAP OF SITE



APPENDIX 2

EVALUATION OF QUOTATIONS

The Council will evaluate the Quotations on the following:

- 1 **70% Quality,**
- 2 **30% Price Evaluation**

Tenderer(s) submissions must address each of the Evaluation Criteria outlined below and complete the Pricing Schedule below. It is critical that Tenderer(s) provide complete and detailed proposals as their submissions will be scored against each of the Evaluation Criteria as per the weighting identified. Submissions must follow the format and sequence of the Criteria outlined. Only the answers to each of the Criteria will be assessed against those particular Criteria. Evaluators will not be able to cross reference information from answers to other Criteria.

Tenders will be scored initially by individual Officers of the Evaluation Panel, comprising of Representatives from Economic Development and Regeneration within Durham County Council. Thereafter a moderation meeting will be held where individual scores will be reviewed and debated and a consensus score will be reached for each organisation. All members of the Evaluation Team will have equal status. Scorings (zero to five) for the Quality Criteria will be applied to the various responses and weightings applied to these scores in line with the Evaluation Criteria outlined in this document. An interpretation of the zero to five scorings is outlined below:

Assessment	Score	Interpretation
Excellent	5	Exceeds the requirement. Exceptional demonstration by the organisation of the relevant ability, understanding, skills, resource & quality measures required to provide the supplies / services. Response identifies factors that will offer potential added value, with evidence to support the response
Good	4	Satisfies the requirement with minor additional benefits. Above average demonstration by the organisation of the relevant ability, understanding, skills, resource & quality measures required to provide the supplies / services. Response identifies factors that will offer potential added value, with evidence to support the response
Acceptable	3	Satisfies the requirement. Demonstration by the organisation of the relevant ability, understanding, skills, and resource & quality measures required to provide the supplies / services, with evidence to support the response.
Minor Reservations	2	Satisfies the requirement with minor reservations. Some minor reservations of the organisation's relevant ability, understanding, skills and resource & quality measures required to provide the supplies / services, with little or no evidence to support the response.

Serious Reservations	1	Satisfies the requirement with major reservations. Considerable reservations of the organisation's relevant ability, understanding, skills, and resource & quality measures required to provide the supplies / services, with little or no evidence to support the response.
Unacceptable	0	Does not meet the requirement. Does not comply and/or insufficient information provided to demonstrate that the Tenderer has the ability, understanding, skills, resource & quality measures required to provide the supplies / services, with little or no evidence to support the response.

These scores will then be applied against the Evaluation Criteria weightings outlined overleaf.

Tenderers will note that there are a series of High Level Criteria which carry an overall percentage of the mark e.g. 30%. Within each High Level Criteria there may be a series of Sub Level Criteria. Each of the Sub Level Criteria is given a percentage weighting which when totalled together forms 100% of each High Level Criteria.

PRICE SCORE

The Price Score will be evaluated against the Pricing Schedules submitted by Tenderers (see Pricing Schedule below).

Tenderers are requested to submit their hourly and daily rates for the Key Individuals involved in delivering this Project.

Tenderers are to outline the number of days required to carry out the requirements of the Project.

Tenderers costs are to include all travelling and subsistence expenditure, including any 'capped' expenses. It should also include all incidental costs

EVALUATION CRITERIA

<i>Level of Evaluation Criteria</i>	Evaluation Criteria	Marking Scale	Overall % Weighting
High Level 1	Consultancy Methodology		40 %
Sub Level 1.1	Bidders are required to outline the Methodology they would use to assist in the effective organisation of two consultation events.	0 - 5	30% of High Level Criteria 1
Sub Level 1.2	Bidders are required to outline the approach they would take to fulfilling the role of 'enabler' at the consultation events	0 - 5	30% of High Level Criteria 1
Sub Level 1.3	Bidders are required to provide a fully costed workplan of how they would envisage this work being delivered indicating the key personnel and the time you consider would be dedicated to the project	0 - 5	20% of High Level Criteria 1
Sub Level 1.4	Bidders are to compile a Statement at the end of the process that is the product of the consultation processes which will be the Concept Statement for the site	0 - 5	20% of High Level Criteria 1
High Level 2	Skills and Capability of Company – this should comprise skills and capability of your Organisation in relation to the requirements of the outlined consultancy.		10 %
Sub Level 2.1	Case studies and Two Referees that can be contacted immediately	0 - 5	50% of High Level Criteria 2
Sub Level 2.2	Examples of Similar Projects	0 - 5	50% of High Level Criteria 2
High Level 3	Skills and Capability of Staff – this should comprise details about the Key Consultants who will form the Tenderers team with regard to the requirements of the outlined Consultancy		20%
Sub Level 3.1	Allocated Staff, CV's and Alignment with Required Work Packages	0 - 5	100% of High Level Criteria 3
High Level 4	Price		30 %
Sub Level 4.1	Reference Pricing Schedule		100% of High Level Criteria 4

APPENDIX 3

Invitation to Stakeholder Consultation Day – 29th March

Dear

Site of Easington Colliery, Easington Colliery Development of a Concept Statement for Potential New Housing

The site of the former colliery at Easington Colliery has been designated as a possible housing site for several years. It is however a challenging site to develop because of its proximity to the Heritage Coast, the nature of the land as a former tip and because it has to link in with the needs of the existing community.

The Council have recently commissioned the Planning Co-operative to help with a concept statement – a preliminary piece of work which seeks to draw out what the key ingredients are to a successful development appropriate to the site and location.

The first step in this process is a workshop of relevant stakeholders, to identify the principles that should guide any development and the reason I am writing to you is to invite you to Easington Social Welfare Centre on Monday 29th March to discuss the options and opportunities in what will be the first event of its kind in the North East.

The day will run from 10.00 to 4.00pm with coffee available from 9.30. It is important that key stakeholders take part and your personal participation will help to make it a success. Lunch and other refreshments will be provided during the event.

A site visit is also included as part of the day so appropriate outdoor footwear and clothing will be needed.

The background to what constitutes a concept statement is explained on the attached sheet. The aim at the meeting will be to achieve consensus of what type of development will bring out the best for the site and for the community and it will be followed by a further meeting at a later date involving members of the wider community.

Please let Christine Smith (Christine.smith@durham.gov.uk), telephone 0191 383 4076, know by 19th March whether you will attend. Spare places will be offered to others so please let us know as soon as possible.

I hope to hear from you

Yours sincerely

Christine T Smith

APPENDIX 4A

Programme for consultation event on 29th March

Programme

- 9.30 Coffee
- 10.00 Introductions, purpose of the day
- 10.15 Presentation on the process
- 11.00 Briefing from the local planning authority on planning context
- 11.15 Coffee
- 11.30 Site visit in small groups to identify the assets of the site / area
- 12.30 Reconvene and agree list of assets

- 13.00 LUNCH

- 13.45 Group work to discuss development principles
- 14.30 Group work to illustrate the principles
- 15.30 Brief (5 minute) presentations from each group, discussion
- 16.00 Workshop ends

APPENDIX 4B**29th March 2010 – Concept Statement Meeting Easington Colliery - Attendees**

Sarah Wickerson	Environment Agency
Chris Dodds	Ben Bailey Homes
Christine Stoker	Easington in Bloom
Phil Jones	ONE
Michael Fishwick	Accent Foundation
Bob Dicker	National Trust
Janet Orrock	Play England
Richard Silson	Planning Co-operative
Councillor David Boyes	Durham County Council
Councillor Neil Foster	Durham County Council
Councillor Alan Barker	Durham County Council
Mark Dickinson	Bank Developments
David Siddle	Durham County Council
Steve Bhowmick	Durham County Council
Gary Shears	Durham County Council
Andy Wood	Durham County Council
Jill Waite	Durham County Council
Stephen MacDonald	Durham County Council
Coralie Niven	Durham County Council (Heritage Coast)
Nicola Duckworth	Durham County Council
Victoria Lloyd	Durham County Council
Brad Tooze	Natural England
Ingo Schuder	Natural England
Grant Foley	Durham County Council
Gemma Tate	Groundwork

Appendix 5: Draft concept statement from stakeholder workshop

Assets of the site

Very large, open and elevated area with spectacular views of the coastline and a wide panorama of the village and surrounding countryside

Ponds, small areas of young woodland, shrubs, grasses and flowers create a variety of habitats and provide a buffer area to the adjoining SSSI.

Pedestrian links to the adjoining Heritage Coast, recently restored after years of tipping, a long distance footpath network and the local wooded 'Denes'

Celebration of coal mining in the time-line, the miners' cage monument and the remembrance garden, tranquil and evocative, with serious tales to tell

Strong urban form - red brick terraces - characteristic of mining areas

Good range of independent local shops and facilities including a new primary school and a planned new secondary school, and a strong sense of cohesion and loyalty to both people and place. A proud and active community.

Strategic position midway between Tyne and Tees with both rail and trunk road access to employment, shopping and urban recreation

The Concept

Housing-led regeneration linked to a tourist / visitor strategy focussed on the Heritage Coast and the legacy of this site for coal mining in County Durham. The aim is to bring in people, activities and prosperity to reverse the current decline and change the profile of the village, re-balancing the community through steady and sustained development of good quality family housing set in a unique and attractive environment.



Landmark feature close to the miners' cage celebrating the mining heritage and providing interpretation of the many fine outward views. Linked to a network of new paths with enhanced access to the heritage coast and various play events along them. Surrounding area retained/enhanced for its biodiversity value.



New streams created by breaking out culverts and using sustainable drainage with ponds to improve water quality, manage flows and create new habitats as part of improvements to the car park. Possible link to existing biodiversity ponds.



Proposed visitor centre on the site of the old shaft if possible and otherwise located by the improved car park area. Cafe, information, local routes and places of interest. Providing skills training and employment for local people.



Distinct housing areas of differing densities and styles with good planting including street trees, community gardens based on the area in front of Abbot Street, and where the streets act as community / play spaces rather than mere roads.



Areas of green space within new housing formed by trees planted to reinforce the existing woodland and new hedges to structure the space into discrete areas and provide potential pedestrian routes from the village to the monument and coast



An area of community gardens for both produce and play, sheltered from the winds by high embankments and overlooked by new housing along the western boundary. Designed and laid out by the community with Groundwork.



Footpath link to Whitelea Farm which should be explored as a possible craft / skills / holiday educational centre with connections to the long distance footpath linked with National Trust land and the wooded Denes northwards along the coast

EASINGTON COLLIERY FORMER COAL MINE SITE DRAFT CONCEPT STATEMENT Spring 2010



Development Principles

Enhance the interest and appeal of the open space with selective planting, other new habitat and the breakout of culverts to form surface water features and new paths with a range of play/activity areas. To be delivered as a green infrastructure network maintaining the sense of wild openness across the greater part of the hill, reinforcing the role of the site as a buffer to the more sensitive environment in the SSSI.

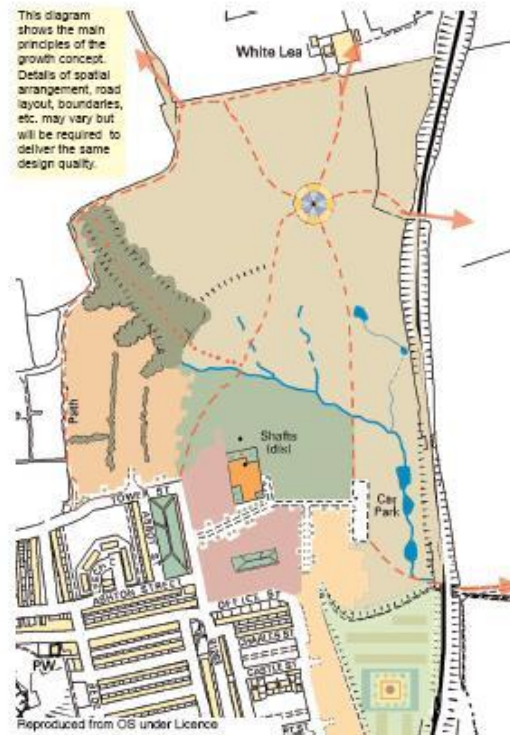
Reinforce the monument as a focal point for the community and a visitor destination, with further interpretation of the heritage of the site and the panoramic views, and improved links to the Heritage Coast and long distance footpath including robust interactive signage based on the existing model of metal plaques in the ground but further developed.

Provision of a visitor centre with cafe, shop and engaging information about the local area with local skills development / employment and tied in with the on-going promotion of a new rail halt close by the site.

New housing confined to sites adjacent the village developed with good quality family homes built to high standards of insulation and energy efficiency. Layouts to reflect the strong urban form of the surrounding area but with much more green space in the form of individual and community gardens, green links to the village, hill and coast and with roads treated as community / play spaces (Manual for Streets).

All detailed design decisions and refinement of these principles to be undertaken with the local community to embed a sense of ownership, involvement and responsibility. An example would be a local competition for public art designs as part of the hill top feature and along the new access routes.

These principles could be endorsed by the village community and the Council as applying to all aspects of change within Easington Colliery. The energy of the community could also be harnessed to implement some of the physical works, (led by Groundwork?) to foster cooperation and commitment to the long term regeneration of the village



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APPENDIX 6**Attendance List - May event**

No.	NAME	ADDRESS
1	Mr C Dunn	4 Londonderry, EC
2	Mr & Mrs D Rivers	EC
3	Mr & Mrs Susan Robinson	EC
4	Thomas Hart	EC
5	Noble	EC
6	Mrs Y O'Donnell	EC
7	Mrs N Connor	EC
8	Dr David Boyes (Cllr)	EC
9	Michael Fishwick – Accent	Social Welfare - EC
10	Russell Wilson – Accent	Shipley
11	Will Jennings – Accent	Shipley
12	Elizabeth Harbottle	Castle St, EC
13	Paul Harbottle	Castle St, EC
14	Thomas Sharp	EC
15	Dora Laverick	EC
16	Maurice Havelock + 1	Office St, EC
17	Gemma Robinson	EC
18	Michael Solan	EC
19	John Handy	EC
20	Mrs Robson	EC
21	Donna Caddich	EC
22	Len Morton	Easington Village
23	Alan A Pallister	EC
24	John Brown	EC
25	Jenny Brown	EC
26	Alan Summers	E R Association
27	Heather Wood	EC
28	John Wood	EC
29	Wanda Graham	Accent Foundation
30	Mark Brown	Accent Foundation
31	Nicola Glaister	EC
32	Sharon Brown	EC
33	Christine Stoker	EC
34	J Wood	Office St, EC
35	G Musgrave	Office St, EC
36	G Tempest	Office St, EC
37	Mrs Armstrong	Glenhurst Cottages
38	M Waddell	Glenhurst Cottages
39	A Barker	Glebe Tce
40	B Nutter	Castle Eden
41	Julie Anson	DCC
42	John Tindale	DCC
43	Frank Wood	EC
44	L Burnham	EC
45	T Goulding	EC
46	S Handy	EC
47	D Handy	EC
48	T Williams	EC
49	M Harbottle	EC
50	Mary Peel	Gateshead
51	Stephen Armstrong	Groundwork
52	J K Moyle	2 Gardener Court EC
53	K Moyle	2 Gardener Court EC
54	E Morland	11 Seaside Lane, South, EC
55	I Morland	11 Seaside Lane, South, EC

APPENDIX 7

SAMPLE QUESTIONNAIRE

Questionnaire

We have a few questions we would like you to answer if you can. This will help us refine the concept statement into a final version for the Council to endorse and use to promote the proposals.

GENERAL QUESTIONS

- a) What is your overall view of the concept statement?
(Please Circle)

Very good good OK not good poor

- b) Are the principles the right ones to guide the regeneration of this area?

Yes / No

- c) If there are any principles missing from the list, or that you do not agree with, add your suggestions below

SPECIFIC QUESTIONS

- 1) Do you agree with the proposed housing areas?

Yes / No

If not, where else could it go?

- 2) What sort of housing would most benefit the village? Why?

- 3) Do you agree with the idea of a visitor centre on the site?

Yes / No

- 4) Do you agree with a community garden?

Yes / No

- 5) Do you support the ideas to celebrate the mining industry here and attract visitors to the site? (please circle)

Not at all not really only a bit yes, a lot

- 6) Are there any other activities that could be included to help with this?

- 7) Are there any improvements would like to see to the draft Concept Statement?

- 8) What could the road layout be like to help make the area a safe neighbourhood?

(you can draw on one of the large scale plans in the exhibition if you like)

FINALLY AN OPEN QUESTION

If you had one wish to make Easington Colliery a better place in the next ten years what would it be?

Thank you for your time.

Please return the completed questionnaire to staff or put in the box.

APPENDIX 8

Flyer/poster for community consultation event



CONSULTATION EVENT

Easington Colliery – the former colliery site

Consultation on future planning and housing options

Monday May 17th 10.30am – 4.00pm

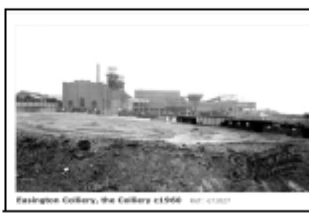
Easington Colliery Social Welfare Centre, Seaside Lane

DROP IN SESSION WITH OPPORTUNITIES FOR SITE VISTS AT 11.00AM
AND 1.30PM

What are your ideas for how the former pit head site could be developed for mixed housing and leisure use?

Come and have your say in creating an improved quality of place for your neighbourhood.

Join planning and housing staff for an informal discussion during the course of the day!



*Further details – Catherine Findlay or David Siddle
Durham County Council - 0191 383 4011*

APPENDIX 9 FURTHER PUBLICITY

9A Article as published in SUSTENANCE (County Durham Sustainability and Environment Partnership Newsletter) June 2010

NEW IDEAS FOR BRINGING PLANNING TO THE COMMUNITY

A new partnership initiative between the County Council and Natural England has made an impact in Easington Colliery where publicity on the future of the old pithead site attracted around 60 people to visit an exhibition during the course of Monday May 17th. The event proved so popular, it continued in Easington Colliery Library for the remainder of the week.

The idea is to develop a 'Concept Statement' that can act as a starting point for future plans. The statement is a simple document that sets out what people regard as important. Ideas so far explored include improving the amenities for people visiting the Heritage Coast; providing new opportunities for recreation through a community garden and looking at options for small scale developments of new affordable and market housing.

A final version of plans is now being drawn up and will then be the subject of a further meeting with the community in June or July.

To find out more about the guidance on concept statements – Delivering sustainable development, please email LA21@durham.gov.uk

9B Press release (12 May 2010) for local paper to invite to community consultation event 17 May 2010

Your chance to have a say

Members of the public are being invited to a consultation event to discuss plans for the former Pit Head site at Easington Colliery.

Durham County Council is working on developing a set of development ideas for the site.

David Siddle, Growth Point Coordinator for the Council, said: "Following the closure of the colliery, the site has been reclaimed for open space but it has potential to be much more.

"The task is to get the best for the people of Easington; whether that be housing leisure or other uses whilst protecting and improving the Heritage Coastline."

A consultation event has been arranged for Monday 17 May between 10.30am and 4.00pm at the Social Welfare Centre at Easington Colliery.

There will be opportunities to visit the site at 11:00am and 1.30pm.

Further details can be obtained from David Siddle.

Tel: 0191 383 5627

Ends

APPENDIX 10 Summary of Results of Questionnaires

Each section of the main questionnaire has been collated and put in a main table to show the overall response from the questionnaires received. The following tables are taken from the main spread of data collated from the 54 questionnaires.

a) Overall View of Concept b) Are principles right?

a) Overall View of Concept	b) Are Principles right?		N/A:
	Yes	No	
Very good = 7 (3)	6 (3)		
Good = 12 (5)	9 (4)	2	
Okay = 5 (3)	4 (2)		
Not Good = 9		8	
Poor = 7 (1)		7 (1)	
Total:	19 (9)	17 (1)	5 (3)

This table shows the spread of questionnaires in relation to the 'overall view of the concept'. Forty people indicated their preference and the spread indicates that over half are within the range okay- very good. Within this range 19 (9) have indicated yes to the principles, while 17 (1) have indicated no. This indicates that although over half have suggested they are within the range okay- very good, the difference between agreement or not with the principles is only 2.

(N/A refers to not answered in the questionnaire).

c) 'Principles Missing' from questionnaires	
grouped themes	Total number indicating themes
N/A	23 (9)
Access to Beach/Improving beach	2
New Shops/development of high streets	4
Demolition of school building/old houses	3
Environmental factors/ not enough green areas/ parks /land left open/communal gardens	6
Facilities for Children	1 (4)
People Principles/ consideration for people living near pit.	3
Railway Station next to Car Park	1
No housing	3 (1)
No change	1

This table indicates the number of people who made remarks on the questionnaire in regard to principles missing (general question c). The themes are broadly grouped into areas where indication was most common. The total number of entries shows some people chose to include more than one principle missing within their questionnaire.

The table shows 23 (9) people have either indicated none missing or n/a (no entry made). 6 people have indicated environmental factors are a concern, 4 indicate new shops and development of high street as a factor. Whilst a broader spread show demolition of old houses, consideration of people and no housing to be developed.

? Proposed Housing Areas

Yes/No (41)	Proposed Housing Areas
Yes	15 (7)
No	23 (3)
N/A	3 (3)
Total:	41 (13)

The table indicates that the difference between those that indicated yes to the proposed housing and those that indicated no is 8 against and (4) (in favour) .

1) If not, where else?

Proposed Ideas for other Housing Areas: (theme based)	Totals:
Nearer to existing Housing	1
In place suggested for community gardens	2
Not on open spaces	1
Move to hawthorn Reclaimed Site	1

This table indicates the spread of proposed housing areas, where people have indicated an opinion as to where else the housing might be best placed. This is in relation to the people who have indicated in the table above, no to the proposed housing. Out of the 23 (3) entries for 'no' to the proposed housing area, 6 suggested a range of other land, 5 Wembley specifically, whilst the range appears broadly spread between the other areas.

Not in front of residential property	1
East of railway	1
Areas where houses have been demolished	2
None needed	2
Wembley	5
Old Colliery houses/ Old School/main street	1 (2)
Other land inc not near Chandler Court/ ground up to playground/not down middle of lane/park/Top Field	6 (1)
Total:	23 (3)

2) What sort of housing most benefit? Why?

Type of Housing:	Responses	Why?
Affordable	12	To attract a broad mix/ low income area/attract Easington people
Quality	2 (3)	
Bungalows	9 (3)	Elderly population/ age of population
2-3 bed room	3 (1)	
Rented or Private	4	Cheap rental houses/ no executive
Executive type Housing	2	mid price
None	5	Too many empty/ existing houses need to be sorted out
ECO friendly	1	None in area
Only Rented	1	
Only Private	1	More than enough social housing/ need to vet people/ landlords
Family	(3)	to rent not buy
All types	(1)	
N/A	7 (6)	No comments

This table shows the spread of answers in regard to what sort of housing would most benefit the village. The responses total more than 41 due to multiple answers. Bungalows are mentioned (9) (3) affordable housing seems to be the most popular with 12 people indicating this is important, whilst 5 people indicate no more housing needed.

The following two tables show the outcome for the following questions: 3) Visitor centre, 4) Garden?

Indicated by yes/no	Yes:	No:	N/A
Visitor Centre	29 (7)	7 (4)	5 (2)
Garden	30 (11)	8	3 (2)

Clear support for both

5) Mining?

Indicated by Scale	Yes, alot	Only a bit	Not really	Not al all	N/A
Mining	24 (6)	8 (2)	3 (1)	2 (1)	4 (3)

This table indicates the outcome scales for question 5) mining? Over half indicate this to be important for the heritage of Easington.

6) Activities?

Activities (broad themes)	Number of people:
Leisure inc: swimming pool/tennis court/football/cricket	4 (1)
Environment inc: park/landscape gardens/more access to beach/walks advertised	8 (1)
Children and Youth inc: cycle track/skate boarding/youth clubs/play area for children/open air events	5 (3)
Shops inc: new improved shops	3
Educating Children Re Mining	(1)
N/A	21 (7)

This table indicates the activities proposed in the questionnaire. Half made no comment (n/a).

The activities are grouped into broad themes and indicate the environment to be an important factor for the inclusion of more activities for the village and activities for children and young people.

7) Improvements to Concept Statement

Improvements to Concept Statement (themes)	Spread of people indicating their preferences for improvements
N/A	20 (10)
More feedback/good idea/need to show specifics	3
Young people need places to go and get involved	1 (1)
Existing homes into account inc. no building on pit land	2
Green areas	3 (1)
Housing not to block residents view/minimum houses/regenerate original houses	4
Include whole of Easington in plan	3
Railway Station	1 (1)
No Landlords	1
Improve shops	2
Environment not housing	1

The table indicates that 20 (10) people have not provided ideas for improvement to the statement. However 4 people have indicated housing to be re-thought/evaluated / possible regeneration of old houses. 3 people have indicated they would like more specific detail and feedback.

Another 3 have suggested including the whole of Easington in the concept statement.

8) Road layout to help make safer neighbourhood

Road layout to help make safer neighbourhood?	Spread of people indicating their preferences for road layout
Access to coastal walks/beaches	1
Well lit/no alleys	1 (2)
Paths made smaller/roads bigger/parking more accessible	4 (2)
Speed bumps	1 (2)
Inform people of intention	1
Caution on visitor centre sitting over shaft- move toward road	1
no change	(2)
N/A	32 (7)

Open Question

Open Question Themes:	Spread of people indicating one wish to make Easington Colliery better
Demolition of houses/Old School/replace with modern homes/new railway station	7 (5)
Commitment and Investment/ respect for Colliery/ improve communities prospects	5 (1)
Prevent landlords shying out of responsibilities/get rid of landlords	6 (1)
Improve shopping area	5 (3)
No drugs/yobs/unruly behaviour/get rid of all rubbish coming into village	3 (2)
No housing on pit site	1
Allotment idea not practical	1
Only homes needed bungalow for retirement	1
clean up beach	(1)
N/A	12 (1)

12 (1) people have chosen to leave the open question blank,

Most frequently raised issues are:

- demolition of old buildings
- control of landlords in the area
- commitment and investment
- shops
- the drugs/yobs and unruly behaviour point relates to the