



Chair's Report/Activity for February 2024

Dear Friends,

2024 is already speeding away and before you can blink an eye we will be in the bicentenary year of 2025. Lots going on, but lots left to do, not just for the 200th anniversary but to make sure that from 2026 onwards we put in place a lasting legacy of conservation, access, interpretation and education for the S&DR to give it the profile and status it deserves.

Work on the **S&DR walking/cycling route** continues which will link together the museums and sites along the line in one continuous path from Phoenix Row to Stockton. It's fair to say the better funding available in Durham will see this section built to the best standard including a new bridge over the Gaunless abutments at St Helen Auckland (for which we are expecting a public consultation design soon), as well as new landscaping at the Masons Arms Crossing, marking the place Locomotion set off from in September 1825. After commenting on earlier versions of the interpretation boards we're waiting to see final text. Work still goes on in Darlington and Stockton to try and achieve the best possible route within finances/time, but as long as the trail is suable for 2025 then we can always seek further improvements in yeas to come.

The major investment at **Hopetown/North Road** and for the **New Hall at Locomotion, Shildon** are both progressing well and should be open by the end of 2024, ready for the bicentenary year. A recent meeting with Network Rail over the new **Bank Top Station** (and works to original station) as part of East Coast Mainline improvements all look promising, but the timetable is tight for completion only by mid-2025 ready to welcome visitors for our bicentenary in September. Impressive how much research and thought has been put into necessary alterations to the historic station and there is a big fat history report available if anyone wants to read it, we can send a digital copy.

By the time many of you read this we will have had our first start up meeting with Tricolor Consultants on developing our **future Business Plan**. Supported by Durham, Darlington and Stockton Councils, this is an essential piece of work to carefully design and agree a long-term work plan for ourselves as Guardians of the Line, ensuring conservation, interpretation, access and interpretation are supported well into the future right through to the 250th celebrations! There will be a chance for all members to input t this process, but if you have thoughts, ideas and feeling about what we should be doing, how to finance it and engage as many people as possible do please come forward and help develop this plan.

Our campaign to purchase and restore **Heighington Station** launched just over a week ago with a major feature in the Northern Echo, since when we've had really good coverage across TV and printed news programmes both in the UK and overseas. We have a 'justgiving' donation page which has reached nearly £5,000 in the first week, and we've been contacted by a wide range of people and organisations who would like to

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support and help us. These include private individuals, business and charity trusts all inspired by the story of the S&DR and the world's oldest railway station. A lot of application forms and correspondence to follow up on now to turn interest into grants, but real hope we can reach our fund-raising target in time for 2025. Please do circulate the webpage details (<https://www.justgiving.com/campaign/save-heighington-station>) to everyone you know and spread the word. If you can't afford to donate then you can show your support by signing our petition at <https://forms.office.com/r/9sfYKNLbHr>

Members will recall the on-going concern and debate about the 'Hopetown name' for the revamped North Road Railway Museum. I've had additional talks with politicians at Darlington Council about this, but we still await a formal response. It would also be nice if they used the regional spelling waggon, rather than wagon in the name of the planned children's play area (Wagon Woods), but no one is responding to our request on this one either!

Interest in our work and the S&DR continues to grow and I have provided talks/lectures attended meetings, and corresponded with a variety of groups including the Rail Heritage Trust, Historic England, Hitachi Rail, Husqvarna, Shildon Railway Institute (well done on the launch of Dave Reynolds new book on the history of the Stute!), National Lottery Heritage Fund and of course our partners in Durham, Darlington and Stockton councils amongst many others. Interest and support from our local MPs and prospective parliamentary candidates is good and I'm grateful on behalf of the Friends for all of their interest.

We continue to work with Darlington Council on the restoration and possible acquisition of **Edward Pease's House** on Northgate in Darlington, both as an historic building fundamental to the S&DR story, and as an office/premises for the Friends. This would also help with the regeneration of Northgate. We have identified a long list of questions/repairs needed to the building before we feel we can take it on without placing ourselves in a difficult financial position, and look forward to working with the Towns Fund officer Chris Mains and Napper Architects on taking this forward during the next year.

As every month my thanks goes out to all our volunteers and trustees without which none of our work would be possible. We can of course always do with more active workers so if you have time or skills you can spare to help with then please do get in touch

2025 Planning.

Very little to specifically report on the 2025 Festival this month as we wait for the festival director Niccy Hallifax to bring all her planning together for a big launch this September.

As a reminder for contacts:

Cait Barratt the 'S&DR Heritage & Community Participation Manager' is the person to talk to regarding the S&DR community Fund which can provide grants of a few hundred to a few thousand pounds and which are available over the next 4 years to help people celebrate and conserve the S&DR, If you have an idea then get in touch with Cait and

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she will provide initial feedback on your idea and if it fits the community grant objectives encourage you to submit an application. Ideas can be submitted to Cait on the following email address s&drcommunitygrantsscheme@darlington.gov.uk. Cait also now has two officers supporting her in volunteer and education development and we hope to meet them at our March monthly meeting, contact details to follow.

The team of various officers in the local authorities including Niccy Hallifax the 2025 Festival Director, can all now be contacted through one single email address which is info@sdr200.co.uk which people should use for any general enquiries.

As ever if you want to discuss anything S&DR related drop me a line at Chair@sdr1825.org.uk.

All the best.

Niall Hammond,
Chair, Friends of the S&DR. 04/03/2024.

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Planning Officer's Report; S&DR Friends Meeting 7 March 2024

Any further updates or new applications will be reported at the meeting. Otherwise, this report will be taken as read unless members have comments or questions to raise. Decisions and new applications are highlighted in red.

1 DURHAM COUNTY

k DM/22/01891/FPA Craggwood Holiday Park proposed extension

There is still nothing further to report since last July's meeting.

l DM/23/00486/FPA Proposed Bluestone Solar Panel Farm, High Lands, Cockfield

This application was approved by the County Planning Committee on 11 January, subject to conditions and a legal agreement under the Wildlife and Countryside Act. We await consultation on the interpretation panel(s).

n DM/22/03739/FPA New wall etc at Northern Metal Recycling. Hackworth Industrial Park, Shildon

Further to previous reports, Council officers have confirmed that the hedge is to be removed and that Mr Bell is responsible for securing the Friends' approval of the design for the mural. The planning officer is investigating the excessive height of piles of scrap within the yard and spilling over the wall on to the trackbed.

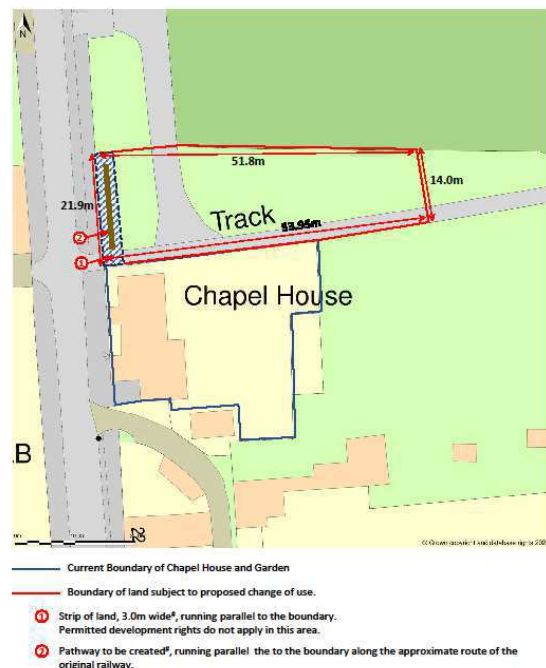
p DM/23/01151/FPA Change of use from agricultural land to private garden; Land North Of Chapel House Phoenix Row

Further to last month's report, **this application was approved** by delegated officer authority on 29th February. The earlier proposal for the track installation was abandoned and replaced by a proposal to reserve a 3 metre wide corridor inside the boundary carrying a path on the approximate line of the railway, see plan below. The officer's report confirms support for this from the Friends and the Design and Conservation Officer.

The permission has two conditions;

Condition 3 removes permitted development rights from the blue hatched area so that the railway corridor remains unobstructed; and

Condition 4 requires an interpretation board recognising the presence of the Stockton and Darlington Railway to be erected on site, in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. The interpretation board shall thereafter be retained for a minimum period of 10 years.



q DM/23/02905/FPA Erection of industrial buildings etc. Plot 3B Merchant Park, Millennium Way, Aycliffe Business Park

Further to last month's report, **the application was approved** subject to a legal agreement and conditions by the County Planning Committee on 6 February. The Local Plan policy for the S&DR was taken into account and the officer's report says; *'the proposal will cause no harm directly or indirectly to the assets due to the distance from the designated assets and the landscape buffer which sits between the proposal and the SDR.'*

r DM/23/03785/AD Erection and display of various directional signs and advertisements on the existing buildings and structures and around Locomotion NRM Shildon.

Further to last month's report, **this application was approved** by officer delegated authority on 31 January.

2 DARLINGTON BOROUGH

f 21/00529/FUL Residential development by Story Homes of 260 no. dwellings on Land To The West & South Of Station Road Station Road MIDDLETON ST GEORGE

Further to last month's report, Members will be updated on the receipt and use of the £10,000 towards research and interpretation of the S&DR when information becomes available.

i North Road Rail Heritage Quarter – Hopetown

23/00186/CON Details for the Head of Steam Station Building

Further to previous reports, the Conservation Officer's concerns regarding pipework in the Victorian toilets area and glazing details have largely been satisfied by revised drawings, but some details need to be resolved before approval can be granted.

24/00133/CON Details relating to alterations to the Hopetown Carriage works building

It is not proposed to comment on these relatively minor changes but members can view the proposals with the link https://publicaccess.darlington.gov.uk/online-applications/files/31B2CB6AF7C9B2F296A62657D90A9F43/pdf/24_00133_CON-PROPOSED_ELEVATIONS_CARRIAGE_WORKS-2043539.pdf

23/01175/DC Formation of a play area etc.

There is nothing further since last month's report.

m 21/01353/FUL Site of Former Corus Works (East Site) Whessoe Road

Still nothing further to report since December's meeting.

o 22/00213/FUL Installation of a solar farm on land north of Burtree Lane

Still nothing to report on the details for information displays and the walking and cycling route

p 22/01342/FULE Greater Faverdale (Burtree Garden Village) re-submission

More sets of drawings for Phase 1 have been submitted but they do not affect the comments we submitted a year ago and confirmed recently.

w 23/00632/OUT Outline planning application for the erection of 3 no. units for industrial/business/storage and distribution use, Land At Lingfield Point. Darlington

Further to previous reports, **this application was approved** on 27 February under delegated officer authority.

The officer's report says;

The Stockton-Darlington Railway Route runs immediately north of the adjacent highway. As such, consideration was given within the submission on the impact of the proposal in the setting of this with a Heritage Impact Assessment. This sets out the following: 'The original route of the Stockton and Darlington Railway runs along the northern side of the B6279 Tornado Way and is now followed by a cycle path forming part of a planned walking and cycling route along the full 26-mile route of the Stockton and Darlington Railway. It is not considered that the proposed development will have any impact upon any physical remains of the railway or its setting. It is anticipated that any future planned associated interpretation, opening of the route to provide a green way for leisure and tourist visits, and as an education resource, would be sited on the north side of the B6279 rather than on the south side adjacent to the Site and would not be affected by the proposed development'.

It is considered that the assessment made is accurate for the purposes of this application, but the comments from the Friends of Stockton and Darlington Railway are noted, in that careful consideration should be given to matters of design, including lighting and landscaping, which would be carefully considered at reserved matters stage, which would also be subject to consultation.

The permission is in outline and is subject to conditions and a section 106 agreement. A sustainable transport contribution will be used to enhance the walking and cycling routes in the vicinity of the development. The S&DR path alongside Tornado Way gives access to the site but the surface is beginning to fail in places and this should be repaired. We look forward to being consulted on detailed matters regarding landscaping and design of the buildings.

y Walking and Cycling Route; Mill Lane to St George's Way, Middleton St George.

24/00083/DC Upgrade works to provide a serviceable footpath/cycleway including re-surfacing and widening, removal of existing fencing, gates and stiles, replacement gates and bridge

We were requested for comments and advice by 4 March and the following was submitted;

Thank you for seeking the comments and advice of the Friends on this application. We support the application subject to the following comments.

The Statement of Community Involvement accurately records the comments made by the Friends regarding the design of access gates. These still stand.

In addition, it should be noted that this length of new path will add another important link in the S&DR Walking & Cycling Route. There will be a continuous purpose built footpath and cycleway extending approximately seven kilometres from here to the Haughton Road roundabout in Darlington. Unfortunately there is nowhere for walkers to sit and rest along the whole distance. The only proposal is at Fighting Cocks where the Friends are obliged to provide two picnic tables as a result of inheriting the condition attached to the conversion of the Fighting Cocks pub into a Sainsbury's Local store.

The Friends therefore recommend that simple bench seating be provided as part of the work to improve this section of path. This could be sponsored by local businesses if the budget is tight.

z 24/00179/FUL Erection of extension to form additional showroom and sales office; S G Petch Ltd McMullen Road

The new building will be seen from the S&DR Walking and Cycling Route running along the northern side of Tornado Way. There is no objection to it but the opportunity should be taken to improve the appearance of the site by planting some trees and a hedge along the site's northern boundary to screen or reduce the visual impact of the unsightly open area of car storage.



3 STOCKTON BOROUGH

b 23/0061/REM Details for phases 3-9 for the creation of new urban Park etc at Castlegate.

Further to previous reports, we still await the submission of details of all artworks, heritage details and interpretation signage artworks, as required by condition 6 of the planning permission.

l 23/1730/FU L and 23/1711/LBC Application of render to the existing single storey extension to include removal of 1no window and 1no door, replacement of 1no window and 1no door and installation of 1no roof lantern and other ancillary works. Layfield House, Urlay Nook Road, Eaglescliffe.

Further to previous reports we have been notified of revised plans. We have reaffirmed our earlier comments as follows

Thank you for notifying the Friends of the Stockton & Darlington Railway of revised plans. Unfortunately these still propose glazing panels to the kitchen doors to be out of keeping with the rest of the original windows in this listed building and the comments we submitted on 6 October stand.

m 23/1768/DCH discharge condition no5 (Soft Landscaping) of planning approval 21/2240/FUL - Erection of industrial/business units at Urlay Nook Road Eaglescliffe.

n 23/2223/FUL Erection of 87no. dwellings on land East Of Mandale Park Urlay Nook Road Eaglescliffe

There is nothing further to report since last month's meeting.

o 23/2250/DLO Prior approval for erection of new footbridge including lifts and new staircases, renewal of the existing footbridge, ticket office and taxi office, construction of new brick modular waiting shelter and taxi building. Eaglescliffe Railway Station.

Further to last month's report, **this application was approved** on 31 January

Ross Chisholm, Planning Officer, 04/03/2024

MIDDLESBROUGH DRAFT LOCAL PLAN

REPORT TO THE FRIENDS OF THE S&DR; 7 MARCH 2024

The Friends have been notified of the draft Middlesbrough Local Plan and the consultation period ends on 15th March.

Members may recall that we submitted comments on the Local Plan Scoping Report in January 2023. We requested that the Plan include a policy specific to the S&DR, to achieve consistency with similar policies in the Local Plans for Durham, Darlington and Stockton. The draft plan contains no such policy.

It is recommended that:-

i the response below be submitted to Middlesbrough Council; and

ii we invite the council's officers to discuss our recommendation to ensure that the heritage of the 1830 S&DR Middlesbrough extension is adequately protected.

Relevant extracts from the Draft Plan are set out at the end of this report. The full document can be accessed with the link

<https://www.middlesbrough.gov.uk/media/ysyiki25/draft-local-plan-2024.pdf>

RESPONSE

1 The following comments are submitted on behalf of the Friends of the Stockton & Darlington Railway (FSDR).

2 In January 2023 the Friends responded to consultation on the Local Plan Scoping Report, November 2022. The report identified Objective G, *'To recognise and value our historical and culturally important assets'* and said;
'The Local Plan will include policies that recognise our heritage assets and set out an approach for managing them in a way that protects and enhances their significance. Appropriate opportunities to secure their future use will be prioritised.'

3 The Friends responded, saying;
'The Friends of the Stockton & Darlington Railway note the proposed inclusion of policies for heritage assets. We recommend that the new plan contains a specific policy to protect, enhance and promote the understanding of the S&DR 1830 Middlesbrough Branch and Port Darlington, its remaining fabric and its setting. Such a policy would be consistent with corresponding policies in the adopted Local Plans for Durham County (policy 46), Darlington Borough (policy ENV2) and Stockton Borough (policy HE3). A policy should also be included to protect the surviving heritage assets and street pattern of the 'new town'. These policies can be informed by the Middlesbrough Branch Line Report 2018, included in the evidence library.'

4 The Friends would be grateful to learn if the Council prepared and published a report of consultations on the Scoping Report, setting out the comments received and the Council's responses to them. Paragraph 1.6 of the draft plan says *'Following the consultation 39 responses were received, and these comments have informed the development of the Draft Local Plan'*.

5 The Friends are disappointed that the draft plan does not contain a policy for the Stockton & Darlington Railway, as recommended by us and as included in the local plans of the other local planning authorities through which the early S&DR line ran. The Council should explain how it intends to protect the S&DR asset and why it is not necessary to include a specific policy.

6 The Draft Plan makes several references to heritage assets in pursuance of Objective G, and paragraphs 4.30, 8.2 and 8.7 describe the importance of the S&DR in establishing Middlesbrough as an industrial town. However, Policy HI3, Non-designated Heritage Assets, makes no reference to such assets of the former railway and Port Darlington. The nearest is a statement in the policy which says; *'Other buildings and features of design and architectural interest not included above* may also be considered non-designated heritage assets and therefore will also be subject to these requirements'*.

*The policy refers only to the Local List (published in 2011) and Archaeological Sites.

7 Non-designated assets described in The Historic Environment Audit (HEA) for the S&DR 1830 Branch Line to Middlesbrough, April 2018, may be covered by this statement, but it does not attach the importance that they deserve and the policy will not carry sufficient weight in making planning decisions. Heritage policies are frequently outweighed by claims of 'public benefit' (NPPF 208) and they need to be as clear and robust as possible.

8, The HEA was commissioned by the Borough Council and it contains a full history of the line, an account of the assets that exist and recommendations for action. Heritage Statements will be required for proposals for development on or near the S&DR line and they should pay regard to the findings of the HEA. The HEA recommends *'the new Local Plan for Middlesbrough should contain S&DR specific policies designed to protect the remains and the route of the branch line. This should harmonise planning policy across the whole S&DR route'*.

9 The Friends therefore recommend the following policy;

Policy HI4 – Stockton & Darlington Railway

1. The Council will support development which safeguards the route of the historic Stockton & Darlington railway Middlesbrough branch line of 1830 and associated structures, and which preserves and enhances this cultural asset, its archaeological remains and setting.

2. The Council will require any proposal for development on or adjacent to the line(s) to show how the proposal has regard to the preservation of any physical remains along the route(s) and their interpretation on the ground, and otherwise respects and interprets the route(s) where those remains no longer exist.

The purpose of this policy is to seek to ensure the continued preservation of these sections of the line and associated structures. The precise alignment is shown on the Policies Map.

10 The 1830 route to the river still has a railway track reaching into the AV Dawson/Port of Middlesbrough site on the former coal staiths. In the unfortunate event of the track being lifted, the policy we recommend would ensure that the rail corridor would be kept open and undeveloped. This should include the triangle of open land behind the railings on the south side of Depot Road where the original line fanned out to access the staiths. Furthermore, the rails currently crossing Depot Road next to the heritage mural and information panel should be retained as a lasting public reminder of the 1830 arrival of the railway and the birth of Middlesbrough as a commercial port and industrial town.

11 Omitting the policy is particularly disturbing given the Council's recent announcement to represent the railway heritage of the town at the new Middlesbrough Station and other cultural venues in the Borough. *'In partnership with artist-led organisation Navigator North, Middlesbrough Council has commissioned eight artists who will celebrate aspects of the town's rail heritage through a series of striking and imaginative pieces of public art.'* Including the policy would be consistent with a corporate approach to protect and promote this important aspect of the town's heritage.

12 The Friends support Policy EC4 for Middlehaven, in particular the requirement for new development to sustain and enhance the area's historic significance, including reflecting the traditional grid pattern of Middlehaven. This includes restoring the historic street pattern of the early 'new town' where the Friends look forward to the restoration and use of the Old Town Hall and the creation of an urban living environment.

Ross Chisholm
Planning Officer and Trustee
Friends of the Stockton & Darlington Railway
March 2024

DRAFT LOCAL PLAN EXTRACTS

The proposed formal policies of the draft plan are in **bold** type.

2 STRATEGY AND VISION

Local Plan Vision (2.8)

Our most historic and culturally important assets will continue to be protected and enhanced, so they can be cherished by our residents. Historic buildings will continue to be important in understanding Middlesbrough's past and help provide an attractive environment within which the economy prospers.

Policy ST1 Development Strategy

h. sustain and enhance our historic assets;

The 'New Town' is within the area for which the Middlesbrough Development Corporation (MDC) makes planning decisions.

Policy ST2 MDC Area

Development will be expected meet the requirements of the MDC Design Code (in preparation)

3 CREATING QUALITY PLACES

Policy CR2 General Development Principles

g. sustain and enhance heritage assets and their settings;

Policy CR3 Sustainable and High Quality Design

A Heritage Impact Assessment will be required for development affecting heritage assets, in accordance with Policy HI2.

Policy CR4 Developer Contributions

k. improvement to heritage assets (including repair or restoration of historic buildings and structures);

4 ECONOMIC GROWTH

Middlehaven

4.30 Middlehaven is located in the north of the Town Centre adjacent to the River Tees, centred on the dock. The St Hilda's area of Middlesbrough was the core of the original town centre built to serve Port Darlington, from the Middlesbrough branch line of the Stockton and Darlington Railway. As the world's first planned railway town, the area has historic significance, and is home to a number of Listed Buildings including the Transporter Bridge, old Town Hall, Dock Clock Tower and Custom House (now My Place).

4.36 Building upon the success of existing developments, and investments, the Council and the Middlesbrough Development Corporation will seek to work with its commercial partners to bring forward large scale development containing a mix of uses including leisure, commercial, employment, residential and education. Particular consideration will be given to achieving development of high quality design that contributes to the transformation of the area. Successful, locally distinctive design will sustain and enhance the historic significance of the area and its Listed Buildings and their settings, including contributing towards enabling appropriate, sustainable uses. In doing this, we will continue to protect and enhance the significance of buildings of cultural and historical importance and their settings, in order to find appropriate future uses for them

Policy EC4 Middlehaven

j. sustaining and enhancing the area's historic significance, including reflecting the traditional grid pattern of Middlehaven;

Culture

4.47 The Middlehaven area is undergoing a transformation. The site of the origins of Middlesbrough, between the railway line and the River Tees, it is characterised by a cluster of digital and creative businesses, which will be complemented by a new residential community with new housing, schools and public realm developments.

Policy EC6 Culture

m. to celebrate and interpret the rich heritage of this area, including assets such as the Old Town Hall, Transporter Bridge and the Dock Clock Tower.

8. MANAGING THE HISTORIC ENVIRONMENT

8.2 The speed of Middlesbrough's development from the early 19th century is unique. It grew from Middlesbrough Priory (a middle point between Durham Cathedral and Whitby Abbey), founded in 1119, to rural areas with tiny populations mostly owned by the Hustlers of Acklam and the Pennymans of Ormesby until 1801. In 1829 Joseph Pease and other Quaker businessmen purchased land in the area for 'Port Darlington' on the banks of the Tees; a year later a branch line was run in from the 1825 Stockton and Darlington Railway (S&DR). The construction of the branch line was the trigger for the S&DR to commission the first ever locomotive designed purely to haul passenger traffic. A town was planned to supply labour to the new coal port and Middlesbrough was born. The early town, called St Hilda's after the parish church that stood there until 1969, was centred on a market square, where the first town hall was built in 1846. This area was planned along a grid pattern, which was replicated across the town as rapid expansion continued up until the 20th century.

8.5 A 'heritage asset' is defined by the NPPF as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

8.7 There are key buildings and sites that are particularly representative of Middlesbrough's history, including early industrial and railway heritage and there are other buildings and sites that are rare survivors of an earlier time, including rural and agricultural heritage. Proposals that sustain and enhance Middlesbrough's industrial and railway heritage are welcomed. This includes:

- development in St Hilda's, Middlehaven, the world's first planned railway town;
- development around the 1830 Middlesbrough branch line of the Stockton and Darlington Railway and related heritage assets;

8.9 Policy HI1 Strategic Historic Environment

Strategic

Middlesbrough's historic environment is recognised as making a positive contribution to the borough's identity and potential for economic growth and regeneration. The Council will sustain and enhance the historic character of Middlesbrough, which includes historic areas, buildings, features, archaeological assets and their settings. Where development affecting designated or non-designated heritage assets or their settings is proposed, it must be of high quality, respecting its context and demonstrating a strong sense of place.

Non-Designated Heritage Assets

8.18 New non-designated Heritage Assets that contribute positively to Middlesbrough's historic environment may be identified during policy- and guidance-making and during preapplication or planning application stages, providing they meet criteria used to draw up Middlesbrough's Local List.

Local List

8.19 There are also a number of non-designated heritage assets within the borough, which although not designated, make a positive contribution to Middlesbrough's historic environment. Any proposals affecting non-designated heritage assets should be assessed by carefully weighing the loss or harm caused to the heritage asset against its significance.

8.20 Middlesbrough's Local List was adopted in 2011. The Local List contains non-designated Heritage Assets, buildings and site that have local significance. It identifies 91 buildings, structures, parks, gardens, and open spaces, in need of recognition and protection to manage change to and around them, because Middlesbrough is a relatively young settlement. The list can be viewed here <https://www.middlesbrough.gov.uk/planning-anddevelopment/conservation/middlesbrough-local-list/>

Archaeological Sites

8.21 Where development is likely to affect sites of known or possible archaeological interest, an archaeological evaluation will be required, the scope of which will be agreed with the Council. This will help to establish the significance of any archaeological remains prior to determination of a planning application, with mitigation measures and the steps to be taken to record, retain, incorporate, protect, enhance and, where appropriate, manage the archaeological interest, provided as part of the proposals.

Policy HI3 Non-Designated Heritage Assets

Local List

The Council has identified locally listed non-designated heritage assets for their contribution to the area, which should be considered when determining planning applications. Their importance to Middlesbrough and to the community will be considered, and account will be taken of the desirability to sustain and enhance their significance, including development in their settings. Development proposals should respect, support, and where possible, positively contribute to the significance of these heritage assets.

Development of Local List buildings and sites will be permitted providing they sustain and enhance their significance, proportionate to their level of significance including enabling sustainable uses for them.

Other buildings and features of design and architectural interest not included above may also be considered non-designated heritage assets and therefore will also be subject to these requirements. Where a development would result in harm to a non-designated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A HIA will be necessary to inform the decision.

Archaeological Sites

Development that has been identified as harmful to the significance of non-designated sites of equivalent significance to designated sites (including development within their setting), will only be permitted in exceptional circumstances and require clear and convincing justification.

Development that may affect a known or potential archaeological site, including its setting, should be accompanied by the results of a desk-top assessment. As a minimum, Middlesbrough's Historic Environment Record (HER), held by the Council, should be used to inform this.

PROPOSED S&DR CONSERVATION AREAS

REPORT TO THE FRIENDS OF THE S&DR; 7 MARCH 2024

Members will recall that the creation of conservation areas along the S&DR was a project in the Heritage Action Zone Plan. We made recommendations some time ago but work was delayed for various reasons.

NORTHGATE

The Darlington Council Conservation Officer, Gaby Rose, held a Teams online conference with Caroline Hardie and myself to discuss proposed extensions to the Northgate Conservation Area. We gave information we had on the buildings, features and areas being considered to add to the area. The intention is to extend it to the east, west and north of North Road Station to encompass areas of railway and industrial heritage significance.

A character assessment of the area has been completed and Gaby has submitted it with her report to her Planning Manager, David Hand. We understand that the report will be submitted to the Darlington Council Cabinet for approval to go out to public consultation, which will be required before the extensions can be formally designated.

I will be writing to Mr Hand asking if he will provide a timetable for the procedures as we consider it imperative that the extensions are designated without further delay.

MIDDLETON ST GEORGE

The Conservation Officer will turn her attention to a new conservation area for the abandoned section of the S&DR between the A66 Bypass and Oak Tree Junction later this year. Peter Bainbridge and I took Gaby on a tour of the Fighting Cocks Heritage Hub last year; she was very supportive of our ambitions and gave us some valuable advice. A draft boundary has already been proposed and Gaby will prepare a character assessment, using various reports published by the Friends and Archaeo-Environment over the years.

MYERS FLAT

We made recommendations to include the line in the northern part of the Borough, between Whiley Hill and Burtree Lane, including the important Myers Flat embankment. Unfortunately this did not obtain the support of the County Council conservation officers who were advising Darlington Council at the time.

It is still our ambition to promote this recommendation and we propose to arrange a meeting with the Conservation Officer and David Hand to consider this as part of a wider discussion on planning policy to maintain the shrinking rural gap between Darlington and Newton Aycliffe.

COUNTY DURHAM

Conservation Areas have been proposed for parts of the line in County Durham for a while now; we submitted comments and some consultation took place last year. However no progress has been made to designate them and we have been unable to obtain final boundaries or the character assessments for them.

Ross Chisholm
Planning Officer and Trustee
Friends of the S&DR
March 2024

Editor's Report

The Globe

The next Globe is due out in July 2024, so I am looking for contributions by the end of June. You can send them in as soon as you like however. If you are thinking of submitting something, ask me for the Guidance Notes for Contributors. This will save a lot of time when it comes to preparing The Globe and means you are less likely to be asked to make changes.

S&DR Podcasts

The first S&DR podcast went live on the 27th February. One will be published on the 27th of each month. The first one concentrated on the Opening Day of the S&DR. The section on Stars of the S&DR looked at civil engineer Thomas Storey. I need constant information on events and news please. If you'd like to be a guest on the podcast, please get in touch. More voices makes the podcast more interesting. You can join me in Shildon where we do the recording, we can chat on site or I can chat with you via phone, so you don't need to be local to take part.

If you haven't listened yet you can do so by clicking here:

<https://talesfromtherails.podbean.com/e/the-opening-day/>. The podcast lasts about 45 minutes, but you can pause anytime, or download so you can listen to in the car.

The next podcast (27th March) will be on just why the S&DR is so important.

S&DR Coffee Table Book

We have decided to delay seeking subscribers for the coffee table book until late April as the Save Heighington Station campaign has been rather all consuming.

We plan to ask subscribers to buy a copy in advance and in return they can be listed as a subscriber at the beginning (with another section for In Memory of....subscribers) and their copies will be numbered and signed. Details on how you can become a subscriber will be issued to all Friends before the end of April and put on our web site.

S&DR Music

Our application for funding to the S&DR Community Grant Scheme is *still* awaited. This was to produce authentically sounding music as played in 1825 on the Opening Day and which will be freely available to anyone who wishes to use it at their events. The grant panel it was supposed to go to in February was postponed and that had also been postponed.

Save Heighington @ Aycliffe Lane Station

Our new web pages for our Save Heighington Station campaign produced by Jonathan, Niall and myself went live in the last month, along with links to the Just Giving donations page and an online petition. The Just Giving page is an easy way for people to make donations from anywhere in the world and was compiled by Jonathan. The petitions page is a valuable tool in displaying community support for the project – vital when we come to apply for grant aid. This means that there are two different ways to support us and signing the petition costs nothing.

Publicity for our campaign took off with the article by Chris Lloyd in Echo Memories printed on the 24th February. This triggered interest from other media outlets in this country and abroad. So far, I am aware of, or have been interviewed for, coverage in BBC Look North, BBC Radio Tees, the Daily Telegraph, Daily Express, Guardian, The Washington Post for the USA and The Moncrieff Show in Ireland, and Rail Advent (web site). Channel 5 will be

covering it on the 5th March. Jonathan Ratcliffe is currently sending out the press release which Chris Lloyd helped us to prepare to all railway magazines. We have also promoted the campaign to railway Facebook pages; the Disused Stations page appears to be generating most interest.

The donations at the time of writing (3rd March) have reached £4,339 from 142 supporters which equates to just over 4% of our target. This is a wonderful spread of generosity from these supporters and the amount is slowly increasing even as I write this report.

Of particular interest is the correspondence arising from people who have seen the publicity. We have been sent a huge range of material including, memories (site of a proposal!), photographs (a childhood at the station), blogs (working at the pub), songs (yes, really!) and a video (by our chums Lonely Tower and Media), but most of all best wishes for our campaign and a sadness that it is necessary.

We now have leaflets promoting the campaign. I'll bring some with me to the monthly meeting and if you can think of anyone with money to spare who'd like to boost our donations, please grab a leaflet and wave it under their nose.

If you'd like to find out more about our campaign to save the world's oldest railway station, why not join us at our Heighington History Day on the 9th March, at St. Michael's Church, Heighington, 2-4.30pm. You can register by visiting our web site at www.sdr1825.org.uk and click on the [events tab](#).

You can donate here: <https://www.justgiving.com/campaign/save-heighington-station>

Our dedicated web page is here: <https://www.sdr1825.org.uk/save-heighington-station/> along with a link to our petition.

Our Save Heighington Facebook page is here: <https://www.sdr1825.org.uk/save-heighington-station/>

Webmaster's Report

Since our last meeting (until 3rd March) we have sold 15 products bringing in £160.23, the bulk of these have been renewal of memberships. Don't forget that we have a number of publications including second hand books for sale in our [online shop](#).

There was a flurry of sales of the Bob Hattersley maps in early February then they stopped. So a reminder that you can buy his lovely maps of the S&DR at our web site shop. They are A3 sized and printed on to art quality paper and cost £9.00 ex P&P.

<https://www.sdr1825.org.uk/product/map-stockton-darlington-railway-hattersley/>

I have now put A3 prints up for sale on the web site of John Dobbin's Opening Day of the S&DR. These were kindly donated by Darlington Borough Council and can be bought for £6 each here: <https://www.sdr1825.org.uk/product/print-opening-day-of-the-stockton-darlington-railway-dobbin/>

S&DR Costumes

I have had a meeting with dress maker Jennifer Frost and Niccy Hallifax, the Festival Director, regarding the costs and practicalities of having authentic period costumes made for 2025. Hopefully we will get some indication of costs before long.

Caroline Hardie

caroline@aenvironment.co.uk

Membership Report – 29 February 2024

Fees & Donations: - 27 September 2023 to 29 February 2024:-
Ordinary Members - £2781.52 (including donations of £277)
Corporate Members - £800
Total - £3581.52

Membership

Individual Members – **224.** (increase of 8 since last report – 7 new members & 1 member re-joined)

Members on Facebook – **32.14%**

Corporate Members – **16.**

Peter Bainbridge
Membership Secretary
29.02.2024

FRIENDS of the S&DR – 2025

‘HEAD of STEAM’ – One Act Play to be presented in 7/8 venues

Author: **BILL GIBSON**/Director: **LAURENCE SACH**/Cast: **CASTLE PLAYERS**

Thanks to John Raw for taking Laurence to 4 of the venues; Laurence knows the details of The Witham, and he will visit Darlington and Stockton venues imminently.

Thanks to Jonathan Ratcliffe for attending meetings & helping to produce a budget for the Workshops – now planned for May & end of summer – which has been submitted to Caitin Barratt. Laurence will draw up a budget for the tour. Laurence, Bill and I are working on improving the script. Bill’s research is accurate but we need to introduce more drama and this is proceeding well. We had a three hour meeting this week.

Ticket sales will be through Ticket Source; we will use all Festival & local publications. John Raw will enlist people in Shildon & venues to the west in manning the bar, door, etc. There will be 2 dates for presenting the play at the Shildon Railway Institute. The tour will commence in May 2025, ending on the weekends 19 and 26 September 2025.

BARNARD CASTLE: Cllr Chris Foote Wood (member of the Friends) is the lead council member for the 2025 celebrations. He has submitted a budget to Teesdale Action Partnership & we have had various meetings and its support seems to be forthcoming.; TAP might contribute to the funding of ‘Head of Steam’. Montalbo School has a railway layout in its garden; the children are involved & have been taught about the S&DR; the garden will be open to the public in 2025 summer holidays. There will be a two-week railway exhibition at The Witham leading up to the anniversary.

Chris and I have had a meeting with Glaxo; its 80th anniversary is next year; the site was opened in 1945 and was sited in Barney as it was away from any big cities and the war was still going on. The other reason it came to Barney was that there were 4 railway lines to carry its pharmaceuticals and Glaxo holds photographs.. We have spoken about the Crossing Keepers House which it owns and still bears the S&DR House Plaque, and the six railway seats. I have yet to finalise the circular walk.

OTHER: Tom Walker would like to give his talk ‘The Three Greeners of Etherley and a model steam engine’; Mike Norman would like to give his talk ‘It Wasn’t Rocket Science’.

We have 50 copies left of ‘Timothy Hackworth & the Locomotive’ by Robert Young.

I am continuing research on everything that might be useful for 2025 – something new every day!!

JANE HY.

Brusselton I G

D C C work along the section joining Brusselton to the western extreme of Hackworth Park has commence recently. See photo of the recently tarmac ed walk/cycle way. Note, recently installed lampposts to the right hand pavement, awaiting heads from left hand posts.

Further west B I G have arranged for the stone sleeper blocks, at Brusselton, that D C C wish to remove to allow for the cycling/walk route ,to be stored in a compound at Locomotion for a number of months. Bourne Again Gardens have at the very end of February cut back tidied the immediate area around the B I G installation at the Mason's Arms former level crossing.

The group will be having a stall at the Heighington on the 9th. The next meeting of this group will be taking place on the first Saturday in April 10.15 in the former Whistle Stop Cafe Redworth Road New Shildon.



E I W P C GROUP. - A talk was given by two of our members on the topic of the Etherley Inclines to the Gainford History Society on 12th February. The start of the section of cycling/walk route has had another false start, along at New Inn crossroads at the end of February.

The planning application in the grounds of the former(1880) Methodists Chapel has now (29/02/2024) been resolved, subject to two conditions, being placed on the current owners.

The gentle walk from the start, abandoned in early January ,has been re jiggered for Friday 15th, meet in Phoenix

Row for 10.30 ,sturdy foot ware. If you are intending to go, please register with jraw2883@aol.com

The next meeting of this sub-group will be taking place on Thursday 21st March, for 14.30.

W A S H

Regretfully nothing to report NO progress in trying to save Hummerbeck Bridge. No work on the cycling/walking route has commenced in our section.

John Raw hon sec