

ID no.	Respondent name	Role/organisation	Response type/date	Summary of response
MSG-01	Leona White-Hannant	Development director; Darlington Borough Council	Email 13/01/2025 (re: 13/01/2025)	Requests that Hopetown Darlington and the Centre for Local Studies are listed in chapter 7.0 Sources.
MSG-02	Catherine Gilsenan	Resident in assessment area; MSG Parish Council	Online portal 14/01/2025 (re: 21/01/2025, email)	Fully supports proposal for MSG CA including the additional boundary inclusions to those proposed by Durham CC. Agrees that draft accurately describes the significance, character and appearance of MSG. States that MSG is a lovely place to live, with a great community, and that historic assets need to be preserved. States that the overdevelopment of housing is causing problems for the village in terms of impact on historic assets, nature and tranquillity.
MSG-03	John S Wheeler	Resident in Middleton One Row; Local History Group; Friends of the S&DR	In person 20/01/2025 (re: 21/01/2025, email), by email 21/01/2025	Acknowledges that draft is very wide ranging and done with commendable thoroughness. Suggests not to reference areas outside proposed CA and not to stray into pre-industrial history. Raises concern that lack of regard for the history of MSG is still embedded in planning policies and actions of developers, with the result that village is turning into a characterless small town with a traffic problem. Suggests that a far better impression of the history can be obtained from documentary sources than by coming to see it, as almost all of it has been cleared, and that it might be unwise to talk-up village as a place of interest when a visit is so likely to lead to disappointment. Believes that CA designation is skewed in its value. Thinks that terraces along Yarm Road and Station Road are nothing special. Believes that the owners and occupiers of these and other more significant building types are unlikely to have the resources or inclination to restore them to their original form. States that the Square has nothing left of its original Victorian character and that the only traceable relic of the very significant ironworks is now that short section of unattractive retaining wall in a litter-strewn back lane. Points out that the only substantial survival of our industrial past is the reservoirs. Raises concern that the removal of trees from the banks has opened up views onto new housing estates and that in the future there could be pressure to remove the water and flatten the reservoirs. Concludes that the boundary proposal by Durham CC seems much more sensible as it restricts itself to the immediate subject (S&DR), although the exact boundary could be discussed, for example whether it should include the former station buildings or the Whinnies nature reserve, but that any further extension would seem to have little merit and only impose restrictions on property owners. Provides further information and corrections on a range of factual/historical matters.
MSG-04	Ross Chisholm	Friends of the S&DR	Email 23/01/2025 (re: 23/01/2025)	Supports proposed CA boundaries as areas 1 to 5 cover railway heritage and areas 6-9 show how a village community emerged following the coming of the S&DR railway and the businesses and industries it generated. Provides further information and corrections on a range of matters.
MSG-05	Rebecca Lombard-Earl	Resident in proposed CA boundary	Email 31/01/2025 (re: 31/01/2025)	States that it's imperative that village's cultural and industrial heritage is saved as it has lost so much, e.g. the big industrial building (the last of its kind in the whole of the area) that was demolished for Woodlands Green. Is particularly interested in saving the area behind Station Road that spans 22 properties which was allotments and food growing space; it is full of fruit trees and wildlife and would be tragic if it was chopped down as it's one of the few remaining areas for wildlife. States that village already unnecessarily lost 1500sqm of ancient hedgerow at the water park, with a spurious claim to risk of collapse of the banks of the ponds. States that MSG lost the oldest ticket office on the D&SR to a Sainsbury's store, who have made no effort to support heritage. Provides further information on a range of factual/historical/other matters.

ID no.	Respondent name	Role/organisation	Response type/date	Summary of response
MSG-06	Darren Smith	Resident in assessment area	Online portal 31/01/2025 (re: 10/02/2025, email)	Supports proposed CA as with so many greenspaces being used for housing, it's imperative that local wildlife and ecosystems are preserved. Agrees that draft accurately describes the significance, character and appearance of MSG because photos taken prove the character of the area. Believes that nature reserve and surrounding trees are the most positive aspects about MSG, which should be protected. Considers house building as a major concern for MSG. Suggests that by stopping cutting down trees for new housing, and planting more trees than cutting down and seeding grass verges with flowers positive change could be implemented. Supports proposed CA boundary line. Advises to keep village as green as possible and to encourage more wildlife to areas and gardens through initiatives.
MSG-07	Andrew Etherington	Resident in assessment area	Online portal 31/01/2025 (re: 10/02/2025, email)	Supports proposed CA as habitat is destroyed by building houses, and natural habitat is critical for future generations. Agrees that draft accurately describes the significance, character and appearance of MSG. Believes that nature around village is the most positive aspect about MSG, which should be protected, and too much house building without infrastructure improvements is the most negative. Considers building houses that look like little boxes and destroying habitats as major concerns for MSG. Suggests that by providing more wildlife and stopping building houses positive change could be implemented. Supports proposed CA boundary line.
MSG-08	Susan Bell	Resident in assessment area	Email 03/02/2025 (re: 10/02/2025)	Supports proposed CA to prevent any further damage, to protect the village's historical assets and the future of the village in regards to any alterations or new build properties and buildings. Agrees that draft accurately describes the significance, character and appearance of MSG - it is an interesting and well written report, and has learnt from it. Believes that greenspaces, green corridor, the area around the old station house and centre of the village are the most positive aspects about MSG, which should be protected. States that MSG is a lovely place to live with walks in the countryside just minutes away, and that it has excellent transport links to nearby towns. Is concerned that MSG is in danger of losing its village feel (it may have already) due to over development of new unsuitable housing which increases traffic movement and causes parking issues. Considers the development of greenspaces/farmland for more housing as a major concern, as well as the closure of shops/businesses. States that old MSG industrial sites have all been built on, so developers need to look elsewhere, and that the housing that is currently being built is not affordable to first-time buyers. Suggests that by implementing the CA with Art 4 Direction some control on development and the nature of future alterations could be monitored much better. Agrees with proposed CA inclusions but also wants the field at the top of Woodlands Green and cricket pitch to be designated.
MSG-09	Ross Chisholm on behalf of the Friends of the S&DR	Friends of the S&DR	Email 07/02/2025 (re: 10/02/2025)	Support proposed CA boundaries for the following reasons: The protection and enhancement of the former S&DR trackbed, now part of the S&DR Walking and Cycling Route, and the green corridor in which it is situated, is important justification for proposed designation. There would be no Middleton St George as we know it today without the S&DR. The coming of the railway in 1825 led to the creation of an industrial settlement outside the Durham Coalfield in what was an entirely rural agricultural area; a noteworthy example at an early date in railway history. Unfortunately nothing remains of this industrial heritage apart from a few traces of former property boundaries as their sites were completely cleared and redeveloped for modern housing estates. However, the houses built for the workers and other employees have survived as evidence of this heritage. Their inclusion within the proposed designated area will help raise awareness of the importance of the S&DR in the history of the village. Finally, the Friends offer their help to Council on a range of issues and opportunities identified in the draft.

ID no.	Respondent name	Role/organisation	Response type/date	Summary of response
MSG-10	Jules Brown	Historic England	Email 18/02/2025 (re: 18/02/2025)	<p>Welcomes that DBC appraised part of borough associated with the S&DR to identify as new CA. Concerned that more work is needed to clearly identify the special architectural or historic interest that DBC sees as desirable to conserve or enhance, and to use this to reconsider the boundaries proposed. Concerned that proposed designation may have implications for authority when meeting duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the areas. Concerned that it is not clear all three tasks in <i>Conservation Area Appraisal, Designation & Management in Historic England Advice Note 1</i> para 11 have been fully met, particularly tasks (a) and (b). Believes that it is not clear that all of the parts proposed for designation meet policy and advice, and encourages to be clearer on the conclusions. States that appraisal contains a great deal of valuable information to reveal the historical and architectural interest of the study area, but concerned that it does not clearly conclude that this interest is special. Agrees that study area's interest turns on its historical links to the very high significance of the S&DR, yet it is not clear that this history can be experienced sufficiently strongly in the character and appearance of the townscape today. Believes that the level of change is high, removing or concealing much of what would allow its important early to mid-nineteenth century history to be experienced, in particular: the townscape scene around the Square and the terraced housing along Station Road and Yarm Road. Queries the special interest of the water park and why the ridge-furrow fields have not been considered for designation. Advises to publish management proposals needed to secure enhancement at the same time as designation, in order to show it is desirable, and to indicate how it would be delivered. Encourages to consider whether some issues might be better resolved through means other than a CA, such as the neighbourhood plan, local listing, the Local Plan or a supplementary planning document and non-planning activity, like managing the natural environment, redesigning highways, or engaging with local history. Suggests that if designation is pursued, a separate, new CAA should be adopted and the current appraisal of the wider study area placed in the HER, and to make any new appraisal more visual than the current one.</p>
MSG-11	Alan McNab	Parish Council	Email 19/02/2025 (re: 19/02/2025)	Agrees to accept the recommendations for the Fighting Cocks Conservation Area.
MSG-12a	Ross Willis	Resident in proposed CA boundary	Email 20/02/2025 (re: 21/02/2025)	Provides additional information including drawings about the mission hall.
MSG-12b	Ross Willis	Resident in proposed CA boundary	Online portal 20/02/2025 (re: 24/02/2025, email)	<p>Supports proposed CA as a lot of the soul of the village has been lost, and it's time what is left was protected and enhanced. Agrees that draft accurately describes the significance, character and appearance of MSG as key pertinent points are hit. States that the most positive points about MSG are its agricultural and industrial heritage, and its undeniable links to the SDR. Would love to enhance and bring back the character that has been lost of poorly upgraded property. States that over-development with soulless housing does not benefit the CA. States that negative change has occurred by landlords not maintaining properties sympathetically. Suggests to enhance properties with a nod to their cultural past. States that positive change can be implemented by providing a list of products that can aid in people's decision-making when renovating housing, and key information be delivered to residents within the CA. Supports proposed CA boundary as it protects the main routes through original village. Believes that ridge and furrow sites on farms should be protected, noting that a housing estate is literally ripping through one now. Believes that CA is overall a positive thing and should help enhance the character of buildings.</p>
MSG-13	Nick Boldini	HER/archaeology Durham County Council	Email 21/02/2025 (re: 21/02/2025)	Has no comments with regards to Archaeology.

ID no.	Respondent name	Role/organisation	Response type/date	Summary of response
MSG-14	Lisa Heath	Resident in assessment area	Online portal 23/02/2025 (re: 24/02/2025, email)	States that draft outlines in detail the many reasons why MSG would benefit from being a CA, and that in particular the greenspaces, including allotments and individually owned gardens must be retained in CA as they provide areas for wildlife to live and flourish. States that greenspaces have been reduced significantly from the excessive housing developments, and that there is a clear and proven correlation between psychological well-being and being around nature. Adds that of great importance to the identity of the village are various structures, such as the Methodist Chapel, which are all described in detail and hold significant historical importance. Agrees that draft accurately describes the significance, character and appearance of MSG as it outlines historical importance of the village. States that history of the village should be protected, and that structures should be sensitively preserved and the little greenspace that is left should not be desecrated by further buildings. States that the most negative aspects of MSG are losing the history of the village and losing greenspaces - which make a village a village, and not a town. Suggests to preserve the identity that is left and preserve the green areas. Agrees with proposed CA boundary but adds that the whole village needs protecting from becoming a town and losing its character, aesthetic look, community spirit and historical legacy. Strongly supports the draft and hopes this is implemented.
MSG-15	Tony Hodgson	Resident of Oak Tree	Email 23/02/2025 (re: 24/02/2025)	Has witnessed the demise of a very small community which has significantly grown through housing development over recent years, contributing to the village losing its community spirit. Not against the ongoing expansion but feels that local amenities should be considered and highlighted, as local infrastructure is not up to demand that these changes have made. Wholeheartedly agrees that the area highlighted should become a CA. Agrees that draft accurately describes the significance, character and appearance of MSG - it's very impressive and comprehensive document showcasing the village's history. States that the most positive aspects of the village are the older features, Cricket Club, Water park, Havelock Arms, old railway footpath, railway Station. Suggests that more investment should go into community projects and local security. States that there is limited CCTV throughout the village, and that this could be enhanced, as this would be a good crime deterrent along with better evidential opportunities should crimes increase. States that the most negative aspect has without a doubt been the growth of housing without any addition to basic amenities or road layout. Also mentions that there are very limited resources for children of school age or late teens to do activities. Reiterates that the main threat is the village losing its identity as a village and becoming a small town with little extra amenities. Suggests that positive change would come from a transparent planning system, whereby decisions for additional building are both rigorously scrutinised and sanctioned by the local Parish council. Moreover, if the positive steps were taken to slow the increase in new developments and to add additional community resources then this would reduce the negative impact. Fully agrees with the proposed CA boundary and wish it could be extended. Queries whether the area be governed by preservation orders etc, to keep the natural tree lines and habitat. Strongly objects to any development in this specific CA.