

Comment

Consultee Mr David Boyd (1250937)

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Event Name Darlington Local Plan 2016-2036 (Regulation 19)

Comment by Mr David Boyd (1250937)

Comment ID DBLPPS440

Response Date 17/09/20 09:08

Consultation Point Policy H 1 Housing Requirement (Strategic Policy)
([View](#))

Status Processed

Submission Type Email

Version 0.3

Question 1b

Do you consider that the Local Plan sound? No

Question 2

Do you consider that this part of the Local Plan is unsound because it is not: (tick all that apply)

- Positively prepared
- Justified
- Consistent with national policy

Question 3a

Your Comments

Please give details of why you consider that this part of the Local Plan is not legally compliant or unsound or fails to comply with the Duty to Cooperate.

Firstly, I would like to say that the plan is out of date as since its drafting, there have been various alterations re: Brexit which I believe have not been taken into consideration. Also with the effects of Covid-19, how can an out of date plan truly assess the current economy and predict any future projections without up to date information.

The NPPF has a standard method to calculate housing need and any proposed plan requires to clearly demonstrate that exceptional circumstances exist, using well evidenced and justifiable methods; this plan does not. There is no clear demonstration and of how the figures the plan have used would justify the extra housing which is suggested to be required....

Even the Strategic Housing Market Assessment 2017 which was commissioned by Darlington Borough Council itself, stated that on the whole market signals do not indicate any need for housing adjustment. Therefore I see that there are no justifiable exceptional circumstances which exist to justify the increased housing requirement.

Question 4

Changes Sought

Please Note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. There is the opportunity to attach Word or PDF files before submitting your comment.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues identified for examination.

Please set out what change(s) to the Local Plan you consider necessary to make it legally compliant or sound. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text.

I would like to see an up to date plan, which would include the suggested impacts that the latest Brexit outcomes and covid-19 pandemic will have on the economy and future growth.

I would also like to see a clear and understandable breakdown of why the extra housing is required in line with the NPPF standard methodology and how they can be justified as exceptional.

Question 5

Attendance at Examination Hearings

If your representation is seeking a change, do you consider it necessary to participate in the examination hearings? No, I do not wish to participate at the examination hearings

Question 6

Do you request to be notified that the Local Plan has been submitted to the Secretary of State for independent examination under section 22(3) of the regulations and to be notified of the adoption of the Local Plan? Yes, I request to be notified