

Comment

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| Consultee | Mr Jim Edwards (1250372) |
| Email Address | [REDACTED] |
| Address | [REDACTED] [REDACTED] [REDACTED] |
| Event Name | Darlington Local Plan 2016-2036 (Regulation 19) |
| Comment by | Mr Jim Edwards (1250372) |
| Comment ID | DBLPPS24 |
| Response Date | 29/08/20 22:28 |
| Consultation Point | Figure 1.1 Relationship of the Local Plan to other planning policy documents covering Darlington Borough (View) |
| Status | Processed |
| Submission Type | Web |
| Version | 0.3 |
| Question 1a | |
| Do you consider that the Local Plan is Legally compliant? | No |
| Question 1b | |
| Do you consider that the Local Plan sound? | No |
| Question 1c | |
| Do you consider that the Local Plan complies with the Duty to Cooperate? | No |
| Question 2 | |
| Do you consider that this part of the Local Plan is unsound because it is not: (tick all that apply) | <ul style="list-style-type: none">. Positively prepared. Effective. 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.

The plan is not positively prepared as it plans for excessive housing growth in excess of reasonable population and housing growth. It is therefore not justified or effective meaning the plan is not consistent with national policy.

KEY OBJECTIONS:

1. The level of housing development proposed for the borough as a whole is excessive and not justified. The nationally agreed approach of calculating housing need would result in the council planning an additional 177 dwellings to be built across the borough each year. The local plan proposes to build 492 dwellings each year far in excess of need.
2. Despite Low Coniscliffe and Merrybent being identified within the plan as rural villages, it states there is a need for 1520 dwellings to be built in the parish opposed to 24 identified in the neighbourhood plan.
3. Identifications of strategic housing allocation at Coniscliffe Park and its impact on Low Coniscliffe and Merrybent means the loss of identity of the parish and a significant impact on the environment.
4. Proposals for the parish do not reflect those contained within the neighbourhood plan that was supported strongly by the local community at a referendum in May 2019, particularly the settlement boundaries.
5. Policy Env 3 of the plan includes a list of rural gaps which identify areas that will be protected and improved however this list does not include Low Coniscliffe and Darlington.

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.

1. A significant reduction in overall housing requirement for the borough to reflect need.
2. The level of housing for Low Coniscliffe and Merrybent parish should reflect the needs of a rural parish which identified a need for only 24 dwellings in the Low Coniscliffe and Merrybent neighbourhood plan.
3. Deletion of the strategic allocation at Coniscliffe Park
4. The proposed policies maps for both Low Coniscliffe and Merrybent do not reflect those published in the Low Coniscliffe and Merrybent parish neighbourhood plan and should be amended.
5. Add 'the gap between Low Coniscliffe and the urban area' to the list of rural gaps.

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