

Comment

Agent Mrs Louise Wood (1248918)

Email Address [REDACTED]

Address [REDACTED]
[REDACTED]
[REDACTED]

Consultee MR RI Morgan (1250851)

Address [REDACTED]
[REDACTED]
[REDACTED]

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

Comment by MR RI Morgan (1250851)

Comment ID DBLPPS182

Response Date 14/09/20 15:01

Consultation Point Policy H 2 Housing Allocations (Strategic Policy)
([View](#))

Status Processed

Submission Type Email

Version 0.9

Files [Response Form H2 Combined.pdf](#)

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
- . Effective
- . Justified

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.

See attached representations

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.

See attached representations

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

Question 7

Please **upload any supporting documents** here. Please do not include any signatures or other personal data such as home addresses which you would not wish to see published on the Council's website.

[Response Form H2 Combined.pdf](#)

Comment

Agent Mrs Louise Wood (1248918)

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Address [REDACTED]
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[REDACTED]

Consultee MR RI Morgan (1250851)

Address [REDACTED]
[REDACTED]
[REDACTED]

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

Comment by MR RI Morgan (1250851)

Comment ID DBLPPS183

Response Date 14/09/20 15:03

Consultation Point Policy H 3 Development Limits (Strategic Policy)
([View](#))

Status Processed

Submission Type Email

Version 0.7

Files [Response Form H3 Combined.pdf](#)

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
- . Effective
- . Justified

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.

See attached representations

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[Response Form H3 Combined.pdf](#)



Office Use Only

Ref No:

Date Received:

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Proposed Submission Local Plan 2016-2036

Representation Form

Thank you for your interest in planning in Darlington. Please complete the form in black ink or type. The main method for representation responses to be submitted is via our online consultation portal darlington.objective.co.uk/portal. We would recommend that if you have a lot to say, or would like to comment on multiple areas of the plan, you reply this way. If you need help filling in this form please contact the Planning Policy Team on 01325 406724.

All comments received will be acknowledged and your feedback will help inform the Darlington Borough Local Plan Document. You can read the Proposed Submission Local Plan, and find other related material and details about the consultation on the Council's website www.darlington.gov.uk/localplan or at the Town Hall Customer Service Centre (by appointment).

Part A: Your Details

1. Your Contact Details	2. Agent Details (if applicable)
Title: <input type="text"/>	Title: <input type="text"/>
Name: <input type="text"/>	Name: <input type="text"/>
Organisation/ Group: <input type="text"/>	Organisation/ Group: <input type="text"/>
<input type="text"/>	Address: <input type="text"/>
<input type="text"/>	Post Code: <input type="text"/>
Telephone number: <input type="text"/>	Telephone: <input type="text"/>
Email address: <input type="text"/>	Email address: <input type="text"/>
<p>If you have supplied an e-mail address, are you happy for it to be the main way that the Council contacts you about future consultations on planning policy documents?</p>	
Yes <input type="checkbox"/>	No <input type="checkbox"/>

Please return the completed form by 17 September 2020 to: Planning Policy Team
 Darlington Borough Council
 Town Hall
 Darlington DL1 5QT

Or Email : planning.policy@darlington.gov.uk

If you are replying on behalf of a group, how many people does it represent?

Part B: Your Representation – Please use a separate Part B for each representation

1: To which part of the Local Plan does your representation relate? (Please state the policy reference, paragraph number, figure number or Policies Map reference)

Policy Paragraph Figure/
Table Policies
Map

2: Do you consider that the Local Plan is:

- | | | |
|--|------------------------------|-----------------------------|
| a. Legally compliant | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| b. Sound | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| c. Complies with the Duty to Cooperate | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

If you have entered 'no' to Question 2 (b), please continue to Question 3. In all other circumstances, please go to Question 4.

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

Positively prepared	<input type="checkbox"/>	Justified	<input type="checkbox"/>
Effective	<input type="checkbox"/>	Consistent with national policy	<input type="checkbox"/>

4. Your Comments

Please give details of why you consider that part of the Local Plan is not legally compliant or not sound or fails to comply with the Duty to Cooperate. If you wish to support any of these aspects, please also use this box to set out your comments.

(Please continue on a separate sheet or expand this box if necessary)

5: Changes Sought

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.

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Yes, I wish to participate at the examination hearings

No, I do not wish to participate at the examination hearings

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Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination hearings.

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?

No, I do not request to be notified

Yes, I request to be notified

Part C: Declaration

How we will use your personal information

The personal information you provide on this form will be processed in accordance with General Data Protection Regulations 2018. The information you provide will only be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004 (as amended), and may be used by the Council to contact you if necessary regarding your submission. Your name, organisation and comments will be made available for public inspection when displaying and reporting the outcome of the statutory consultation stage, and cannot be treated as confidential. You will not be asked for any unnecessary information, and in order to protect personal data, we will not publish signatures, telephone numbers, addresses or email addresses on the internet.

Your details will be kept until the Local Plan is adopted plus a further five years to evidence that a fair and transparent process has been followed. Processing is kept to minimum and data will only be processed in accordance with the law. When other agencies are involved in the preparation of the Local Plan, we may need to share details about you to enable us to work together for your benefit. Information shared on this basis will be reused for any other purpose. We will take all reasonable precautions to protect your personal data from accidental or deliberate loss or unauthorised disclosure.

Please sign and date this form. Forms signed electronically will be accepted.

Declaration:

By completing and signing this form I agree to my name, organisation and representations being made available for public inspection on the internet.

Signature:

Date:

We would also like to retain your contact details on our database to keep you informed of future Local Plan consultations and updates.

Yes, please add me to your database

No, I do not wish to be added to your database

Darlington Borough Local Plan (August 2020)

Proposed Submission Local Plan 2016 – 2036

Representations on behalf of Mr R I Morgan

Policy H2 – Housing Allocations and Policy H3 – Development Limits

Mr R I Morgan would like to take this opportunity to object that his site in Merrybent has not been included in the development limits for the village of Merrybent (Policy H3) and does not form a housing allocation (Policy H2).

The site (see figure 1 below) sits to north west of the village of Merrybent and is approximately 0.4ha in size. It has been allocated for housing in the Low Coniscliffe and Merrybent Neighbourhood Plan (LC&MNP) and also sits within the development limits as set by the Neighbourhood Plan. It is considered that the housing allocation and revised development limits should be carried through into the new Local Plan for Darlington.



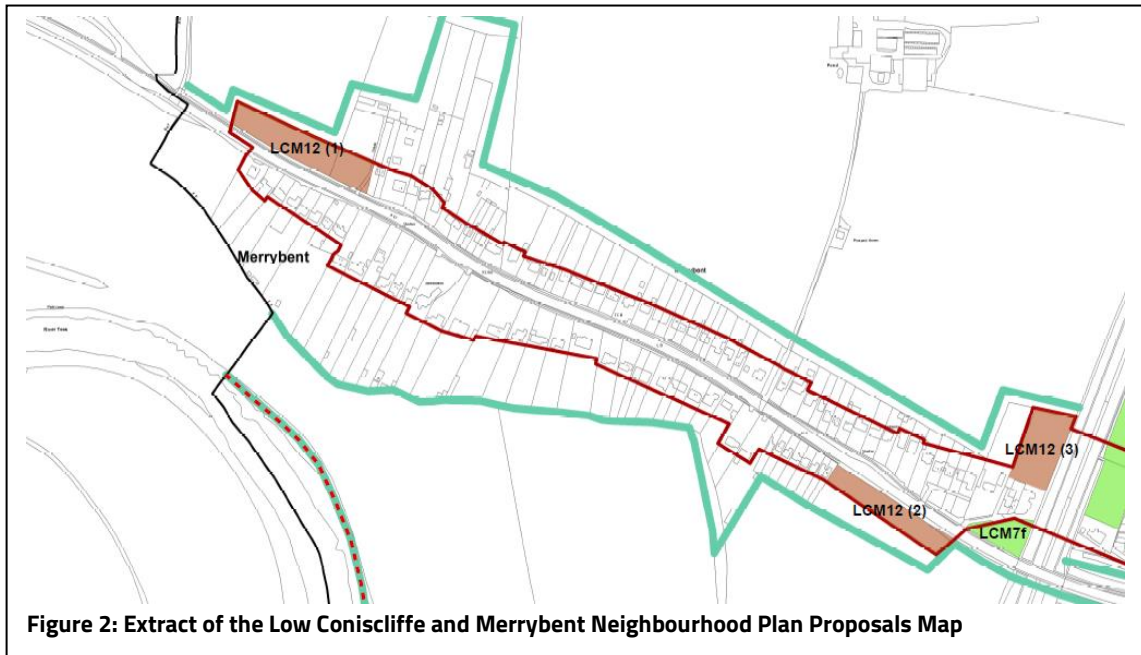


Figure 2: Extract of the Low Coniscliffe and Merrybent Neighbourhood Plan Proposals Map

The Low Coniscliffe and Merrybent Neighbourhood Plan was adopted, following a local referendum in May 2019. The development limits for Merrybent are defined by the red line on Figure 2 above, and wrap tightly around the village envelope, but extend to encompass the housing allocations, as set by Policy LCM12. The site in question is identified as allocation LCM12 (1) and has indicative capacity of 12no. dwellings. An outline application has recently been submitted to Darlington Borough Council for the erection of 10no. dwellings on site, which is pending consideration (LPA Ref: 20/00574/OUT). The site to the immediate south of the site also forms part of this allocation, and planning permission has been granted for the erection of 2no. dwellings, and construction is underway (LPA Ref: 19/00711/FUL).

The proposed development limits for Merrybent under Local Plan Policy H3 wrap tightly around the current village envelope, and generally reflect the previous development limits from the 1997 Local Plan. It is considered that by failing to take into account the housing allocations, and development limits established by the LC&MNP, the new Local Plan for Darlington has not been **prepared positively**, nor it is **justified**, as required by paragraph 35 of the NPPF.

In light of the above, Mr R I Morgan seeks that the development limits for Merrybent are extended to represent those of the made Neighbourhood Plan, and the housing allocations from the Neighbourhood Plan should be carried forward into the Local Plan also.



<i>Office Use Only</i>
Ref No:
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Proposed Submission Local Plan 2016-2036

Representation Form

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<input type="text"/>	Address: <input type="text"/>
<input type="text"/>	Post C
Telephone number: <input type="text"/>	Teleph
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Yes <input type="checkbox"/>	No <input type="checkbox"/>

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Table Policies Map

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Positively prepared	<input type="checkbox"/>	Justified	<input type="checkbox"/>
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Please give details of why you consider that part of the Local Plan is not legally compliant or not sound or fails to comply with the Duty to Cooperate. If you wish to support any of these aspects, please also use this box to set out your comments.

A large, empty rectangular box with a thin black border, intended for the user to provide their comments. It occupies most of the page below the introductory text.

(Please continue on a separate sheet or expand this box if necessary)

5: Changes Sought

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Date:

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Darlington Borough Local Plan (August 2020)

Proposed Submission Local Plan 2016 – 2036

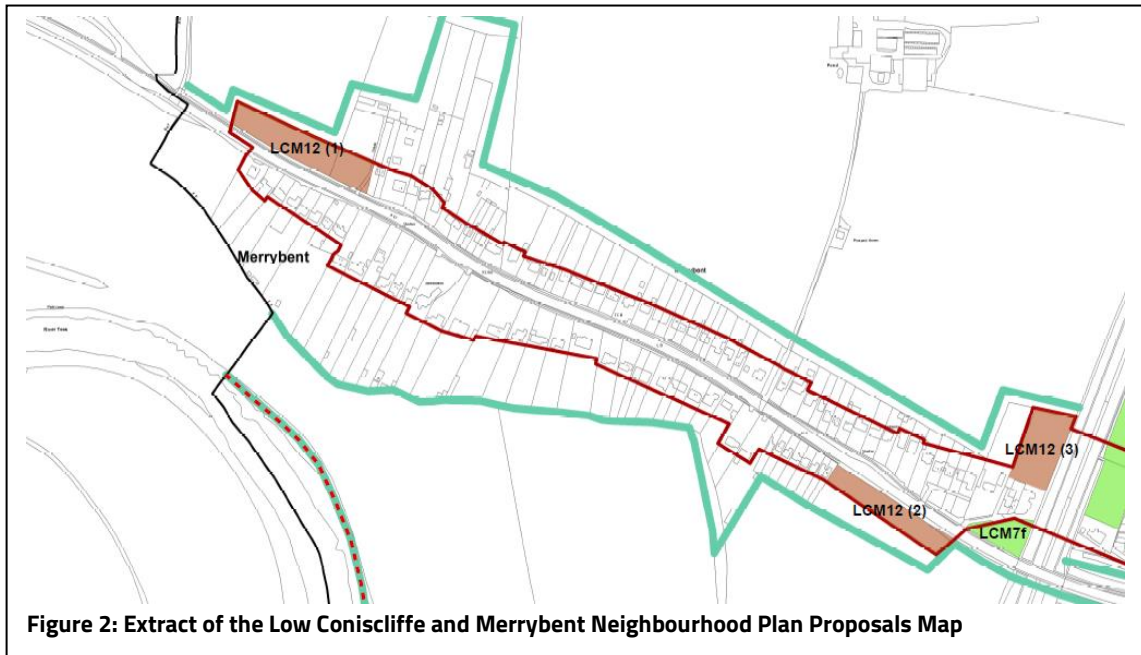
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