

Comment

Consultee	Mr John Raine (1250920)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr John Raine (1250920)
Comment ID	DBLPPS419
Response Date	17/09/20 15:50
Consultation Point	Policy H 1 Housing Requirement (Strategic Policy) (View)
Status	Processed
Submission Type	Web
Version	0.4
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.

To be considered 'sound' the local plan must be:

Positively prepared – it should seek to meet the needs of the area to achieve sustainable development.

Justified - It should have an appropriate strategy when considering reasonable alternatives, the choice of strategy should be based on evidence.

Effective – it must be able to be delivered over the life of the plan and based on joint working strategic matters

Consistent with national policy so it enables the delivery of sustainable development.

My Parish Council believes that the plan is not positively prepared as it plans for excessive housing growth, far in excess of any reasonable level of population and housing growth. the overall strategy is therefore not justified or effective.

Therefore, the Local Plan is not consistent with national policy.

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 the overall housing requirement for the borough to reflect the need.
- 2 The level of housing planned for Low Coniscliffe and Merrybent Parish should reflect the needs of the rural parish which identified the need for 24 dwellings in Low Coniscliffe and Merrybent Parish 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 to those adopted.
- 5 Add the gap between Low Coniscliffe and the urban area to the list of rural gaps.

These changes have been suggested by Low Coniscliffe and Merrybent Parish Council and they speak for me.

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