

## Comment

|                               |   |
|-------------------------------|---|
| <b>Consultee</b>              | Stuart Timmiss (1164625)  |
| <b>Email Address</b>          | [REDACTED]  |
| <b>Company / Organisation</b> | Durham County Council (Planning Policy)   |
| <b>Address</b>                | [REDACTED]<br>[REDACTED]<br>[REDACTED]  |
| <b>Event Name</b>             | Darlington Local Plan 2016-2036 (Regulation 19)                                       |
| <b>Comment by</b>             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)                   |
| <b>Comment ID</b>             | DBLPPS417   |
| <b>Response Date</b>          | 16/09/20 08:47  |
| <b>Consultation Point</b>     | Policy DC 2 Flood Risk & Water Management (Strategic Policy) ( <a href="#">View</a> ) |
| <b>Status</b>                 | Processed   |
| <b>Submission Type</b>        | Email   |
| <b>Version</b>                | 0.6   |
| <b>Question 2</b>             |   |

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

**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.**

With regard to the Flood Risk & Water Management policy (DC2), we have no issues to raise in relation to this policy. We would continue to welcome discussions regarding opportunities for any cross boundary or catchment scale flood mitigation projects.

## Comment

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| Address                | [REDACTED]   |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                            |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)        |
| Comment ID             | DBLPPS421  |
| Response Date          | 16/09/20 08:47   |
| Consultation Point     | Policy H 1 Housing Requirement (Strategic Policy) ( <a href="#">View</a> ) |
| Status                 | Processed  |
| Submission Type        | Email  |
| Version                | 0.6  |

### Question 2

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

### Question 3a

#### Your Comments

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From a County Durham perspective, the approach to calculating housing need has been simplified following the publication of the Government's standard methodology and this should normally limit scope for debate upon this issue at future local plan examinations. However, by departing from the Government's methodology it does require Darlington BC to fully justify its OAN to any future Local Plan Inspector. It is considered that this is not a matter which we should provide comment upon.

### 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**

Yes, I request to be notified

**regulations and to be notified of the adoption of the  
Local Plan?**

## Comment

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| Email Address          | [REDACTED]   |
| Company / Organisation | Durham County Council (Planning Policy)                                    |
| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]                                     |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                            |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)        |
| Comment ID             | DBLPPS424  |
| Response Date          | 16/09/20 08:47   |
| Consultation Point     | Policy H 2 Housing Allocations (Strategic Policy) ( <a href="#">View</a> ) |
| Status                 | Processed  |
| Submission Type        | Email  |
| Version                | 0.5  |
| Question 2             |  |

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

**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.**

Durham County Council note the focus of the Draft Plan on two strategic allocation policies, Policy H10 and Policy H11. As well as these policies, we note Policy H2 explains the housing allocations by Urban Extensions, Urban Area and Villages with a number of Urban Extensions planned.

We welcome further discussions, as necessary, on the implications of major developments on the highways network in County Durham.

## Comment

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| <b>Address</b>                | [REDACTED]<br>[REDACTED]<br>[REDACTED]                                 |
| <b>Event Name</b>             | Darlington Local Plan 2016-2036 (Regulation 19)                        |
| <b>Comment by</b>             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)    |
| <b>Comment ID</b>             | DBLPPS425  |
| <b>Response Date</b>          | 16/09/20 08:47   |
| <b>Consultation Point</b>     | Policy H 9 Gypsy and Travellers Accommodation ( <a href="#">View</a> ) |
| <b>Status</b>                 | Processed  |
| <b>Submission Type</b>        | Email  |
| <b>Version</b>                | 0.5  |
| <b>Question 2</b>             |  |

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

**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.**

Durham County Council welcome Darlington's commitment to providing for the needs of Gypsies and Travellers.

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| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]  |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)   |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)                               |
| Comment ID             | DBLPPS426   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | Policy E 3 Darlington Farmers Auction Mart Relocation (Strategic Policy) ( <a href="#">View</a> ) |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.7   |
| Question 2             |   |

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**Question 3a**

**Your Comments**

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This section contains a policy on Darlington Farmers Auction Mart Relocation (E3) which will relocate the mart from its current site in the town centre to Humbleton Farm on the A68. Durham County Council welcome this and the benefits that it will bring to the surrounding rural areas of North Yorkshire and County Durham. We would welcome continued discussions on the cross boundary implications of this.

## Comment

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| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]   |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                                    |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)                |
| Comment ID             | DBLPPS427  |
| Response Date          | 16/09/20 08:47   |
| Consultation Point     | Policy E 1 Safeguarding Existing Employment Opportunities ( <a href="#">View</a> ) |
| Status                 | Processed  |
| Submission Type        | Email  |
| Version                | 0.5  |
| Question 2             |  |

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**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.**

We note the safeguarded employment site at Aycliffe close to the Durham County boundary and note the connections between Aycliffe and Newton Aycliffe.

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| Address                | [REDACTED]  |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                               |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)           |
| Comment ID             | DBLPPS428   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | Policy E 2 Employment Allocations (Strategic Policy) ( <a href="#">View</a> ) |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.5   |
| Question 2             |   |

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**Question 3a**

**Your Comments**

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We also note the new employment proposal east of Heighington, also upon the boundary. These adjoin existing designations and allocations within the existing Sedgefield Local Plan and the emerging County Durham Plan and we support their inclusion providing logical locations for employment.

We recognise the marked increase in employment land planned for across the Borough within the Plan period. This figure has more than doubled from 80 ha of land designated for employment within the previous Draft Plan, to 172 ha allocated within this Submission Draft. We support Darlington Borough Council's ambitions to boost economic growth across their Borough and welcome further discussions, as necessary, on any implications major developments may have on the highways network in County Durham.



## Comment

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| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]                              |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                     |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625) |
| Comment ID             | DBLPPS429   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | Policy TC 1 Darlington Town Centre ( <a href="#">View</a> )         |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.4   |
| Question 2             |   |

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**Question 3a**

**Your Comments**

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We note the recognition of Darlington's role as a sub-regional centre not just for the Tees Valley but also for neighbouring parts of North Yorkshire and south and west Durham. We note the recognition and promotion this gives Darlington as a market town.

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| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]                              |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                     |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625) |
| Comment ID             | DBLPPS430   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | 9 ENVIRONMENT ( <a href="#">View</a> )                              |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.4   |
| Question 2             |   |

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

**Question 3a**

**Your Comments**

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With the exception of the Darlington and Stockton Railway policy (addressed below), none of these policies raise issues of strategic or local importance with County Durham. We welcome the opportunity to continue to work jointly with Darlington BC on cross-boundary projects such as the Heritage Action Zone and encourage continued partnership working in this regard.

## Comment

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| Company / Organisation | Durham County Council (Planning Policy)   |
| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]  |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)   |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)                             |
| Comment ID             | DBLPPS431   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | Policy ENV 2 Stockton and Darlington Railway (S&DR) (Strategic Policy) ( <a href="#">View</a> ) |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.6   |
| Question 2             |   |

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

**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.**

This policy sets out the approach to the Darlington and Stockton Railway, including the trackbed and branchlines. Durham County Council welcome the acknowledgement of the importance of the assets connected to the railway and also the acknowledgement of the importance of partnership working with us.

Following our concerns relating to the application of a 50m 'corridor' for the trackbed and branchlines - which was likely to prove overly restrictive and difficult to implement - we are pleased to note the removal of this proposal. We remain committed to working with Darlington Borough Council to ensure a comprehensive and consistent policy approach for the asset.

## Comment

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| Company / Organisation | Durham County Council (Planning Policy)                             |
| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]                              |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                     |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625) |
| Comment ID             | DBLPPS432   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | 10 TRANSPORT AND INFRASTRUCTURE ( <a href="#">View</a> )            |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.4   |
| Question 2             |   |

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**Question 3a**

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The policies of this section generally are welcomed and do not cause any strategic issues for Durham County Council. We would however welcome continued discussion with Darlington Borough Council around issues connected to the provision of infrastructure.

## Comment

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| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]  |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)   |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)   |
| Comment ID             | DBLPPS433   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | Policy IN 10 Supporting the Delivery of Community and Social Infrastructure (Strategic Policy) ( <a href="#">View</a> ) |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.4   |
| Question 2             |   |

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**Question 3a**

**Your Comments**

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Durham County Council welcome Darlington's approach to secure s106 contributions to infrastructure and in particular education. It is acknowledged that parents living in County Durham apply to Darlington Borough Council for school places and vice-versa. It is requested therefore that when a planning application is submitted to Darlington Borough Council which is close to the County Durham boundary or the closest school is in County Durham that the Pupil Place Planning team at Durham County Council are consulted during the planning process.

## Comment

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| Company / Organisation | Durham County Council (Planning Policy)  |
| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]   |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)  |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625)                                |
| Comment ID             | DBLPPS434  |
| Response Date          | 16/09/20 08:47   |
| Consultation Point     | Policy IN 1 Delivering a Sustainable Transport Network (Strategic Policy) ( <a href="#">View</a> ) |
| Status                 | Processed  |
| Submission Type        | Email  |
| Version                | 0.6  |
| Question 2             |  |

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**Question 3a**

**Your Comments**

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Durham County Council welcome the implementation of the Darlington High Speed 2 Growth Hub, which encompasses new platforms at Darlington rail station as part of a commercial redevelopment, delivering a 21st century rail gateway ready for HS2 and Northern Powerhouse Rail. This will bring benefits to all of the North East and wider North of England, and will help to improve infrastructure benefitting the economy and prosperity of County Durham.

We also welcome the acknowledgement that improvements are required to Bank Top Station to improve rail links from Teesport to Hitachi at Newton Aycliffe. DCC recognise there are capacity constraints on the ECML at Bank Top stations and local trains crossing the lines may contribute to the lack of capacity at the station for EMCL services. Therefore, DCC is supportive of the station expansion because of the potential benefits of removing this significant bottleneck. Station improvements at Bank Top could remove an existing bottleneck and increase the regularity of strategic services on the ECML which would have a positive impact for services entering the County. Notwithstanding our strong support for

station upgrades, DCC would appreciate consideration of how any station improvements may impact on the northern services on the Bishop line which currently accommodates services from Bishop Auckland to Saltburn. This site will also be served well by the acknowledged need for improved east-west road connectivity along the A66 from the A1(M) (including the Northern Link Road), which we also welcome.

Teesport is an important international gateway and road links to the Newton Aycliffe Business Park and Forrest Park will be enhanced by the Northern Link road and investment on the A66. We also welcome more platform space for freight transportation. Further co-operation and discussion on these issues should take place to ensure that issues relevant to County Durham continue to be considered.

## Comment

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| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]                              |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                     |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625) |
| Comment ID             | DBLPPS435   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | Policy IN 5 Airport Safety ( <a href="#">View</a> )                 |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.4   |

### Question 2

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### Question 3a

#### Your Comments

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The recognition of the need to protect the Safeguarding Zone and Public Safety Zone around Teesside International Airport is also supported and welcomed. We welcome further co-operation on this issue to ensure that these zones are protected from development which could potentially prejudice safe operation of the airport.



## Comment

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| Address                | [REDACTED]<br>[REDACTED]<br>[REDACTED]                              |
| Event Name             | Darlington Local Plan 2016-2036 (Regulation 19)                     |
| Comment by             | Durham County Council (Planning Policy) ( Stuart Timmiss - 1164625) |
| Comment ID             | DBLPPS436   |
| Response Date          | 16/09/20 08:47  |
| Consultation Point     | Duty to Co-operate ( <a href="#">View</a> )                         |
| Status                 | Processed   |
| Submission Type        | Email   |
| Version                | 0.5   |
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**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 Council looks forward to continuing to work with Darlington Borough Council on planning matters of joint interest under the Duty to Cooperate.