

Darlington Local Plan

Inspector's Matters, Issues and Questions for Examination

Response on behalf of Taylor Wimpey (UK) Ltd

Matter 1 – Legal and Procedural Requirements and other General Matters

Q1.9. Does the Plan set an appropriate framework, and allow an appropriate role, for neighbourhood plans in the Borough? In particular:

- a) Does the Plan appropriately identify "strategic policies"?

Yes – Taylor Wimpey consider that the plan appropriately identifies strategic policies in line with the requirements of national policy. In particular, Taylor Wimpey support the identification of Coniscliffe Park South as a strategic housing allocation under policy H2 and the recognition of its importance in assisting to meet the market and affordable housing needs across the Borough over the plan period.

- b) Are the Council's proposed main modifications to policy H1 and the reasoned justification necessary to make the Plan sound with regard to the housing requirement figures for neighbourhood areas? If so, would they be effective in so doing?

Taylor Wimpey do not consider the Council's proposed modification to policy H1 to be effective with regards to the housing requirement figures for neighbourhood areas but do welcome the clarification that the figures in table 6. 1 are a minimum.

As outlined in our representations on Matter 4, it is envisaged that the Taylor Wimpey's site at Coniscliffe Park South will be completed within the plan period (by 2036) and therefore more dwellings are likely to come forward than outlined in the table. As such, the table should be amended to reinstate the original figure from Coniscliffe Park South so it is in line with Taylor Wimpey's delivery expectations.