
Darlington Local Plan Examination**Hearing statement prepared on behalf of Middleton St George Parish Council****Matter 2 Statement – Amount of development needed in the Borough
April 2021****1. Introduction and context**

- 1.1 This statement has been prepared by Jo-Anne Garrick Ltd on behalf of Middleton St George Parish Council (MSGPC). The parish council has made detailed representations at each stage of the preparation of the Darlington Local Plan (DLP). Furthermore, MSGPC engages fully in development management process, providing detailed comments on planning applications within and potentially impacting on the parish.
- 1.2 On 13 April 2021, MSGPC submitted the Middleton St George Neighbourhood Plan (MSGNP) to Darlington Borough Council (DBC) for examination. The plan has been subject to significant community engagement and substantial evidence work to inform the planning policy approach.
- 1.3 MSGPC is therefore an important stakeholder in the plan making process and welcome the opportunity to participate in the examination process.

2. Response to the Inspector's Matters, Issues and QuestionsEconomic growth and employment land requirements (Q2.1 and Q2.2)

- 2.1 MSGPC does not have any specific comments to make in response to these questions, but they wish to reserve the right to make further representations regarding these issues in so far as they may impact on the parish.
- 2.2 MSGPC fully supports the statements submitted by the Darlington Green Party and CPRE Durham with regards to economic growth and employment land requirements.

Household growth and housing requirements

Q2.3:

- 2.3 MSGPC considers that both the minimum requirement of 422 net additional dwellings and target of 492 net additional dwellings are not justified, positively prepared or consistent with national planning policy. It is accepted that increased housing provision above that resulting from the standard method calculation is the starting point for the determination of the number of homes needed. However, PPG (ID:2a-010-20201216 and 015-20190220) identifies a number of circumstances where increases in housing need are likely to exceed past trends. Within the DBC area there are no growth

strategies with funding in place, no strategic infrastructure improvements, nor is it suggested that DBC has agreed to take on unmet need from neighbouring authorities.

- 2.4 It is fully accepted that those matters identified above are not an exhaustive list of reasons to provide support for increase housing provision. However, MSGPC submit that DBC has not provided the evidence to justify such a vast increase and full consideration has not been given to the level of development delivered in recent years as well as that with planning permission.
- 2.5 MSGPC fully supports the statements submitted by the Darlington Green Party and CPRE Durham with regards to the additional dwelling requirements.

Q2.4:

- 2.6 In response to Q2.4 regarding the identification of the housing requirement as a range, MSGPC has no detailed comments on this approach, however, is concerned that this could result in ambiguity and therefore has the potential for the policy to be ineffective.

Other development needs (Q2.5)

- 2.7 MSGPC does not have any specific comments to make in response to question Q2.5, but they wish to reserve the right to make further representations regarding this issue in so far as it may impact on the parish.