

written statement for Matter 3 subjects

Wednesday 26 May pm

Development limits

Appendix 3 of the Spatial Distribution of Development Topic Paper sets out the methodology used by the Council to define the development limits as shown on the policies map. The Council's response to PQ12 advises that the development limits in the local plan adopted in 1997 were used as a starting point and that a number of criteria and principles were applied to set development limits for the new plan. The limits were drawn around the "main built form" of a settlement whilst also incorporating the proposed housing and employment development sites. Wherever possible, the development limit follows clearly defined permanent features. The Council has proposed changes to the policies map so that the development limits to Low Coniscliffe and Merrybent villages reflect the settlement boundaries of the made Low Coniscliffe and Merrybent Neighbourhood Plan. Q3.4.

Are the development limits to the Darlington urban area, three service villages, and eight rural villages defined on the policies map based on evidence that is relevant, up to date, adequate and proportionate?

Q3.5. Are the Council's proposed changes to the development limits to Low Coniscliffe and Merrybent villages necessary to make the Plan sound?

Should the DBC local plan mirror the approved LC&M NP for all development and if not why not, the Local Plan does not fit with DBC policy SH1 in particular the suggested Coniscliffe Park.