

Darlington Local Plan Examination in Public
Response to Inspectors Matters, Issues and Questions
Made on Behalf of Bellway Homes

Matter 9- Transport and Other Infrastructure**Introduction**

- 1.1 This Hearing Statement is made on behalf of Bellway Homes (our 'Client') in advance of making verbal representations at the Examination in Public of the Darlington Local Plan. Our Client has made comments throughout the local plan consultation process, including at the Pre-Submission Draft stage in June 2018 and Submission Draft in August 2020.
- 1.2 This Hearing Statement represents our Client's view on the overarching policies and targets in the Plan, but is also specifically related to our Client's land interest at Great Burdon (housing allocation reference 20). The site is an allocated urban extension to the east of the main urban area with an indicative yield of 1,250 homes, including 500 which are estimated to be delivered during the plan period. Bellway Homes does have other land interests on the edge of the town, including at Burtree Lane.
- 1.3 Our response to the relevant questions in Matter 9 are found below. We have had specific regard to the tests of soundness outlined in the National Planning Policy Framework (NPPF); namely that the policies in the Local Plan must be justified, effective, positively planned and consistent with national policy in order to be found sound.

Q9.7 Subject to the Council's proposed modification, are the requirements of policy IN4 relating to car and cycle parking, including reference to having regard to local circumstances and the standards set out in the Tees Valley Highway Design Guide, sound?

- 1.4 In terms of car parking, the policy is not sound. We have highlighted in our response to Matter 1 the impact that the installation of electric vehicle charging points for every residential dwelling can have an impact on the viability of a development particularly due to the associated infrastructure involved including sub-stations, cables etc. The Policy needs to be amended to ensure that viability is taken into account and the potential impact on housing delivery.
- 1.5 In terms of cycle parking, the proposed modification helps to clear any ambiguity between several infrastructure policies (IN1, IN2 and IN4) and ensures this element of the policy is sound.