

**EXAMINATION OF DARLINGTON LOCAL PLAN**  
**BANKS PROPERTY RESPONSES TO INSPECTOR'S NOTE 4:**  
**MATTER 10. OTHER STRATEGIC AND DEVELOPMENT**  
**MANAGEMENT POLICIES**

**FILE NOTE**

LP/NE/3915/PL-2

**1 Matter 10. Other strategic and development management policies**

*Sustainable design principles and climate change (policy DC1)*

*Q.10.1. Subject to the Council's proposed modification, is policy DC1 consistent with national policy and will it be effective in helping to ensure that development in the Borough is of good design?*

Whilst the Council's proposed modification changes the emphasis from 'follow' to 'consider' the design principles of the Darlington Design of New Development SPD, policy DC1 still refers to an SPD that is over 10 years old and is yet to be replaced. We do not believe that an SPD which is over 10 years old and was written prior to the first National Planning Policy Framework (2012) and the National Design Guide (2019) should be referenced within a strategic policy. Inevitably planning and design policy has changed over the past decade and there are a number of parts of the SPD that are no longer supported by national policy and guidance. Similarly, reference cannot be made to an SPD that is yet to be drafted. Therefore, Policy DC1 is not consistent with national planning policy.

To ensure policy DC1 is consistent with national policy, the reference to an out of date SPD must be deleted. References could continue to be made within the supporting text as is currently included in paragraph 5.1.3 but no references to the SPD should be made in the strategic policy wording.

*Q10.4. Subject to the Council's proposed modification, does policy DC4 set out a sound approach to safeguarding amenity?*

Banks property support the proposed modification by the Council to remove the reference to excessive movements of heavy goods vehicles from policy DC4. Subject to the proposed modification, Banks Property believe that Policy DC4 sets out a sound approach to safeguarding amenity.

J Seabury  
4 May 2021