

Mr G Raistrick's response to the Darlington Local Plan Examination
Inspector's Matter, Issues and Questions

Hedley Planning Services are instructed by Mr G Raistrick in support of Land at Heighcroft House, Heighington. Mr Raistrick's land is in single ownership and has not been considered either in the Darlington Housing and Employment Land Availability Assessment (HELAA, March 2018) or in the Heighington and Middleton St George - Draft Spatial Plan Consultation (December 2017).

Matter 10

Other strategic and development management policies

Q10.1. – Q10.4.

No Comments

Q10.1. Subject to the Council's proposed modifications, would policy ENV1 provide an unambiguous approach so that it is evident how a decision maker should react to a development proposal that affects the historic environment when read alongside relevant parts of the NPPF, PPG and the statutory tests?

We generally support Policy ENV1 but object to part B) Conservation Areas, which states that "*Built development will not be permitted on public and private open spaces within or adjacent to conservation areas*".

Public and private open spaces within or adjacent to CA's may be most sustainable location for development and the *Planning (Listed Buildings and Conservation Areas) Act 1990* and national guidance in both the NPPF and PPG provides specific protection for buildings and areas of special architectural and historic interest. Further protection and additional constraints are not required and is not "sound".

Representations were made to the Darlington Borough Draft Heighington Conservation Area Appraisal Consultation by our client, Mr G Raistrick (please see Appendix C of Regulation 19 Representations). As set out in the representation, there are a number of factual inaccuracies, omissions or other errors that were highlighted, including errors which impact on the understanding of the special interest of the village. These representations were prepared with the support of Sarah Dyer IHBC MRTPI (Sarah Dyer Heritage). Given paragraph 9.1.19 states that proposals will be determined with reference to these Conservation Area Character Appraisals this is a concern.

Q10.2.– Q10.9.

No Comment

Q10.10. Subject to the Council's proposed modification, is policy ENV4 consistent with national policy? Is it necessary to identify other sites on the policies map in addition to those already included or that the Council proposes to add so that the geographical areas to which the policy will apply are defined?

Mr Raistrick supports the identification of sites and geographical areas to which this policy will apply.

Q10.11. – Q10.13

No Comment