

Statement of Common Ground

Between: Darlington Borough Council and:
Story Homes Limited and Bellway Homes (North
East Division)

Darlington Borough Local Plan 2016-36 Proposed Submission (August 2020):

Draft Policy H2: Housing Allocations (Strategic
Policy) – Great Burdon

May 2020

1. Introduction

- 1.1 This Statement of Common Ground has been prepared jointly by Darlington Borough Council, Story Homes and Bellway Homes (North East Division) (here known as “the Developer Group”).
- 1.2 The Statement relates to the draft policy H2: Housing Allocations (Strategic Policy), specifically the emerging allocation of land at Great Burdon (Site Reference 20) as included within the Submission Version of the Darlington Borough Local Plan.
- 1.3 The Statement sets out the Areas of Common Ground between the Parties.

2. Background

- 2.1 Land at Great Burdon is a proposed strategic urban extension housing allocation in the 'Darlington Borough Local Plan – Proposed Submission Local Plan 2016 – 2036' (August 2020). It is referred to as 'Great Burdon (strategic)' in the Plan and allocated under Policy H2 with 500 dwellings to be delivered during the Plan Period and 750 dwellings beyond 2036. It is identified as Site 20 in Appendix B – 'Housing and Employment Allocation Statements'.
- 2.2 The site was also included in the previous iteration of the emerging Local Plan which was published in June 2018 where it was allocated for 550 dwellings during the Plan period and 700 dwellings beyond 2036. Part of the site was also part of the Eastern Urban Fringe strategic allocation in the adopted Core Strategy (2011).
- 2.3 Collaboratively the site is under the control of Story Homes and Bellway Homes. Through representations previously submitted and meetings with Darlington Borough Council, both Story Homes and Bellway Homes have consistently expressed clear support for the site's allocation and the Council's decision to bring forward a growth-led Local Plan.
- 2.4 Story Homes and Bellway Homes have continued to refine proposals for the scheme at Great Burdon. This has largely been undertaken via the instruction or update of technical evidence and the enhancement of the Masterplan. Whilst the Developer Group had previously expressed the site capacity as approximately 1,500 homes within a Vision Document that was prepared in 2014, this has now been reduced to 1,250 new homes. A direct result of the Master-planning process following updated technical evidence.
- 2.5 The Developer Group recently prepared an Infrastructure Delivery Statement, which was appended to the joint Representations to the Submission Version of the Darlington Local Plan in September 2020. In this document, the Developer Group explored the sites capacity in detail and provided greater clarity to the delivery and viability of homes at Great Burdon.
- 2.6 Story Homes and Bellway Homes believe there is betterment to the Council's delivery trajectory. Whilst Darlington Borough Council note that 500 homes can be delivered within the Plan-Period, the Developer Group believed that it is realistic to deliver 625 homes within the Plan-Period. More detail of this can be found within the Infrastructure Delivery Statement (Appendix 3).
- 2.7 The Developer Group believes that approximately 625 new homes can be achieved on-site and within the Plan Period. In order to meet the indicative yield of 1250 homes within the site, as directed by the Local Plan, alongside the necessary infrastructure requirements the Developer Group has sought to align the north western extent of the scheme with the presence of a Gas Pipeline (see Appendix 1 for Graphic Detailing suggested re-alignment of Green Wedge Boundary). As opposed to the boundary created by the policy designation ENV4 (g) 'Green Wedge'.
- 2.8 The Green Wedge boundary is largely defined through the presence of historic field boundaries. Instead, the Developer Group wishes to align the Green Wedge boundary with the gas pipelines present in the north west corner of the site. This will create a logical, and defensible physical boundary, whilst also maintaining a degree of separation from the listed farmhouses.

- 2.9 The Developer Group believes that the presence of development in part of the north western extent of the scheme is warranted to deliver the full capacity requirement and to ensure that the initial northern phase does not carry an excessive relative burden of infrastructure costs at the early stage of delivery, such as elongated sections of the link road.
- 2.10 Story Homes and Bellway Homes, jointly, have previously commissioned Landscape and Heritage Assessments of the development impact on the significance of the value of the nearby heritage assets including the SAM Starfish RAF Decoy site and the listed farmhouses to the north west of the site (associated with Great Burdon village). It is considered that the resultant effect of development in this location would not demonstrably impact the listed farmhouses to the north west of the scheme nor would it undermine the Green Wedge designation. The Developer Group considers that the SAM can be successfully integrated within the scheme at the detailed design stage.
- 2.11 The preparation of the infrastructure Delivery Statement and current update of the Masterplan has allowed the Developer Group to fully understand the infrastructure requirements of the scheme. The site will be accessed to the north via a new junction formed with the A1150 (Darlington Road). At present this is proposed to be via a new signal-controlled junction. The proposed southern access will utilise the existing signal-controlled junction along the southern boundary of the site. A distributor link road is to be delivered through the site connecting the two access points.
- 2.12 The Developer Group considers it appropriate to align the delivery of infrastructure on-site with the delivery of homes. This will not only ensure infrastructure is delivered in a timely and appropriate manner but ensure viability does not impede delivery. The Developer Group does not consider that there will be a negative impact as a result of the proposals. Due to the uplift in delivery of homes from 500 units (Darlington Borough Council's assumption) within the Plan Period to approximately 625 homes, as noted in the Infrastructure Delivery Statement, there will naturally be an uplift in the degree of infrastructure delivered within the Plan Period.

3. Common Ground

3.1 It is common ground between the Parties that:

- a) Land at Great Burdon is a suitable and sustainable location for major residential development within the Borough and presents an opportunity to deliver a significant amount of housing within the Plan Period and beyond.
- b) The delivery of homes at Great Burdon is significant in meeting the housing needs of the Borough but also the Vision and Objectives of the emerging Darlington Local Plan. Land at Great Burdon can deliver above the Council's expected delivery trajectory within the Plan Period and significantly boost the supply of housing within the Borough.
- c) The land at Great Burdon is in part constrained by the presence of physical assets (water courses, over-head electricity lines and heritage assets) and as such alternative methods of delivery and design will be explored by the Developer Group and Darlington Borough Council collaboratively.
- d) Policy ENV4 (g) 'Green Wedge' will be respected and maintained within the scheme for Great Burdon. The Council has indicated that it will be acceptable for any development proposal to be provided on part of the currently defined 'Green wedge' provided that a separation is maintained between the development and Great Burdon. The proposal shown at figure 2 to Appendix 1 is considered appropriate. This will provide a defensible boundary and retain an appropriate separation between the existing development edge at Great Burdon Village and the new development edge. The treatment of the edge of the new development in this area will be designed to respect the natural and heritage assets (listed farmhouses) within proximity to the site. The Developer Group will work collaboratively with Darlington Borough Council to bring forward a suitable scheme.
- e) The land at Great Burdon will feature access from both the north at a new junction formed on the A1150 (Darlington Road) and the south utilising the existing signal control on the B6279. A distributor link road will be provided within the scheme, this will be delivered in a phased manner which is linked to the delivery of homes whilst ensuring the viability of the scheme is not impacted upon. With the uplift on Darlington Borough Council's delivery trajectory, it is considered that a significant portion of necessary infrastructure will be delivered within the Plan Period.

4. Declaration

Signed on behalf of Darlington Borough Council:

Name:

Date:

Signature:

Signed on behalf of Bellway Homes (North East Division):

Name:

Date:

Signature:

Signed on behalf of Story Homes Limited:

Name:

Date:

Signature:

Appendix 1: Graphics Detailing suggested re-alignment of Green Wedge Boundary

Figure 1: Green Wedge Boundary as identified through Emerging Darlington Local Plan

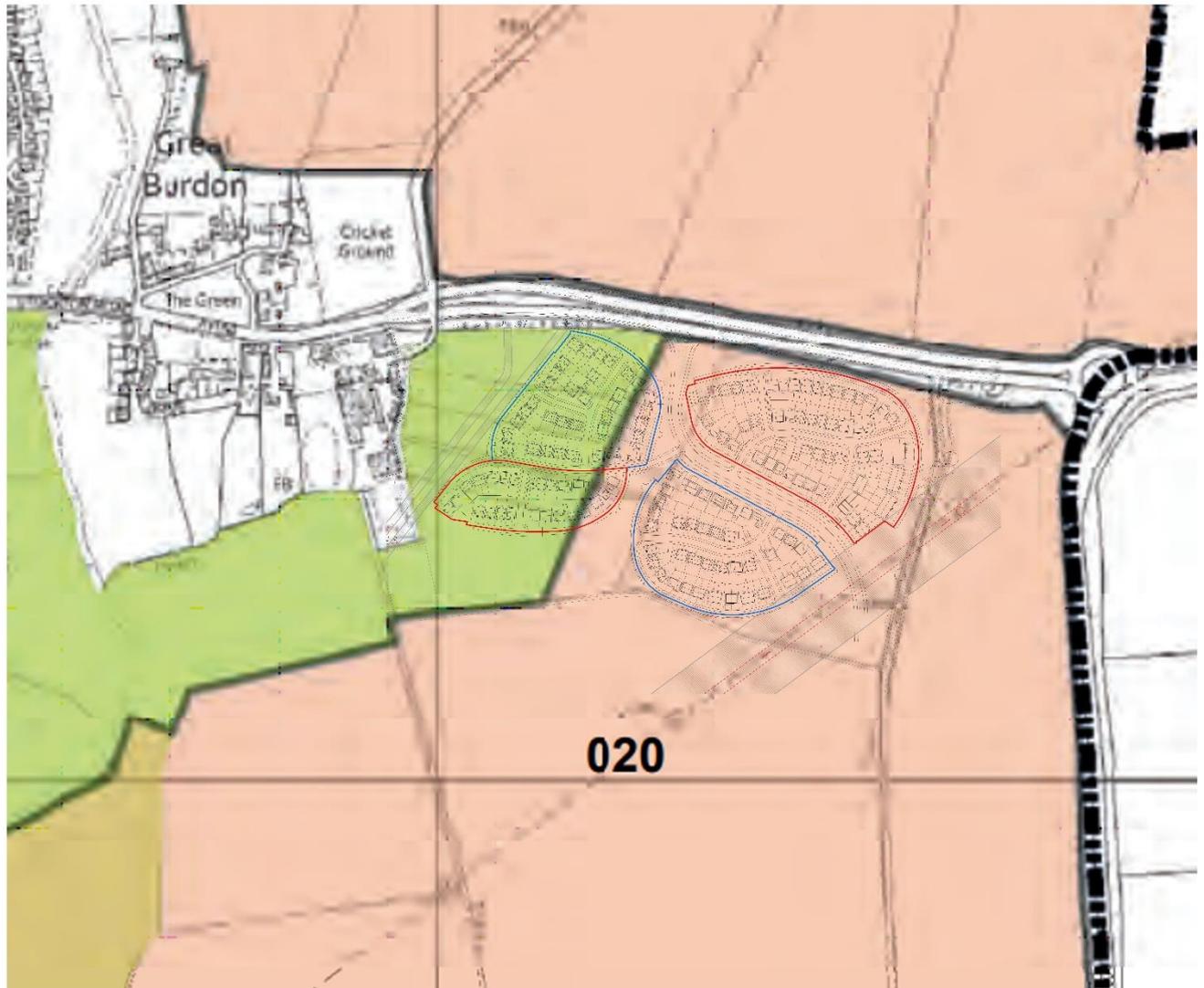
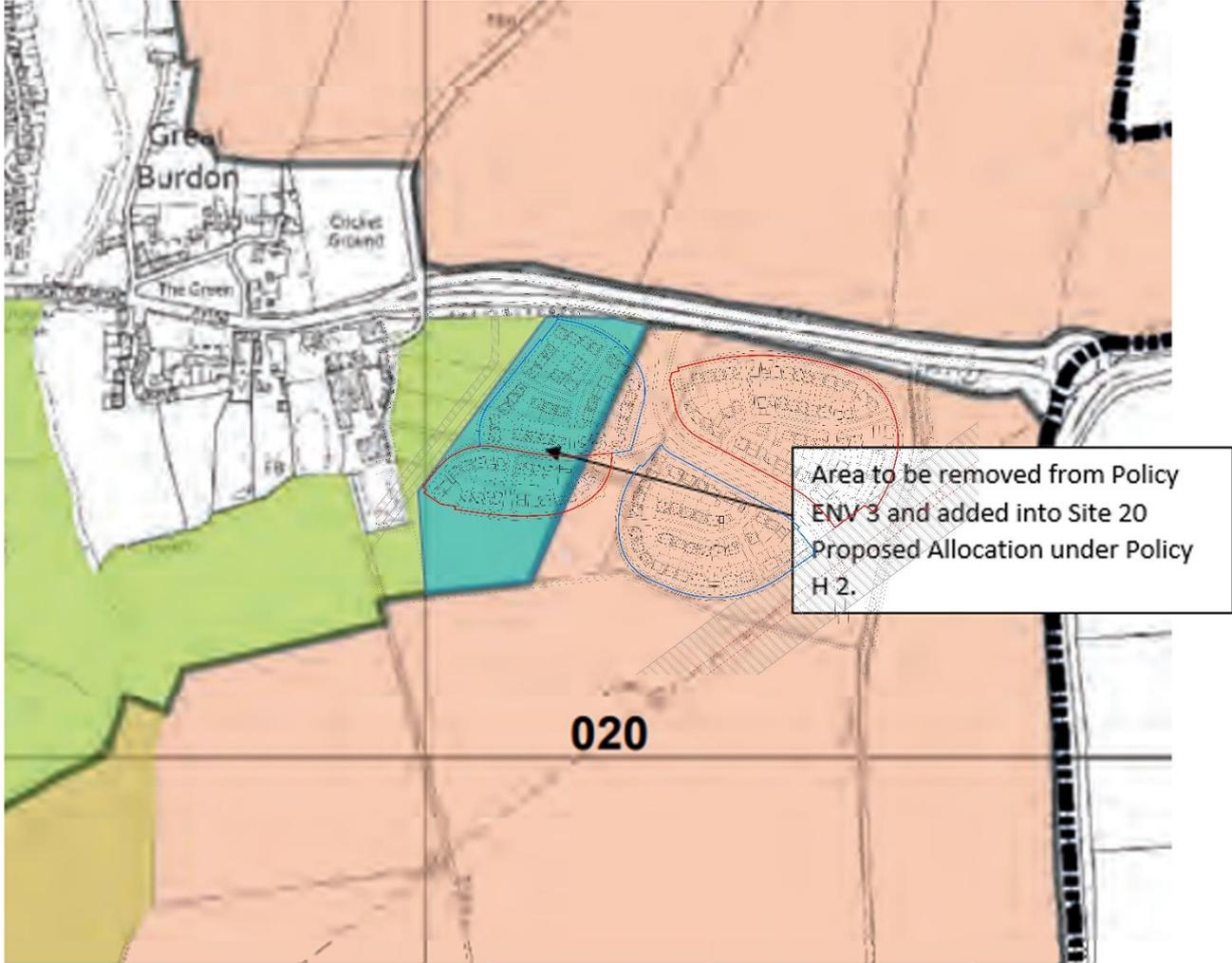


Figure 2: Suggested area to be removed from ENV 3 'Green Wedge' and be included within proposed Allocation Site 20 (Policy H2)



Appendix 2: Context Plan for Great Burdon

1. Vehicle access to the site from the surrounding road at 1500 West Township Way (M272).
2. Distributor road links - will run north-south street through the site (M272).
3. Development to be concentrated on the western part of the site to the west of the River Skerne.
4. The western area of the site is within flood zone 2 and flood zone 3.
5. The River Skerne of the River Skerne (the river) is a natural watercourse and is a public right of way across the western part of the site.
6. Local recreation and green infrastructure links are shown in green. Additional green buffer zones are shown in blue.
7. Interconnectivity to existing green infrastructure.
8. Historic field boundaries are shown.
9. Strategic green corridors provided to inform the layout of the site.
10. Historic field boundaries are shown.
11. A public right of way crosses the western part of the site.
12. A public right of way crosses the western part of the site.



Statement of Common Ground

Between: Darlington Borough Council and:
Story Homes Limited and Bellway Homes (North
East Division)

**Darlington Borough Local Plan 2016-36 Proposed
Submission (August 2020):**

Draft Policy H2: Housing Allocations (Strategic
Policy) – Great Burdon

May 2020

1. Introduction

- 1.1 This Statement of Common Ground has been prepared jointly by Darlington Borough Council, Story Homes and Bellway Homes (North East Division) (here known as "the Developer Group").
- 1.2 The Statement relates to the draft policy H2: Housing Allocations (Strategic Policy), specifically the emerging allocation of land at Great Burdon (Site Reference 20) as included within the Submission Version of the Darlington Borough Local Plan.
- 1.3 The Statement sets out the Areas of Common Ground between the Parties.

2. Background

- 2.1 Land at Great Burdon is a proposed strategic urban extension housing allocation in the 'Darlington Borough Local Plan – Proposed Submission Local Plan 2016 – 2036' (August 2020). It is referred to as 'Great Burdon (strategic)' in the Plan and allocated under Policy H2 with 500 dwellings to be delivered during the Plan Period and 750 dwellings beyond 2036. It is identified as Site 20 in Appendix B – 'Housing and Employment Allocation Statements'.
- 2.2 The site was also included in the previous iteration of the emerging Local Plan which was published in June 2018 where it was allocated for 550 dwellings during the Plan period and 700 dwellings beyond 2036. Part of the site was also part of the Eastern Urban Fringe strategic allocation in the adopted Core Strategy (2011).
- 2.3 Collaboratively the site is under the control of Story Homes and Bellway Homes. Through representations previously submitted and meetings with Darlington Borough Council, both Story Homes and Bellway Homes have consistently expressed clear support for the site's allocation and the Council's decision to bring forward a growth-led Local Plan.
- 2.4 Story Homes and Bellway Homes have continued to refine proposals for the scheme at Great Burdon. This has largely been undertaken via the instruction or update of technical evidence and the enhancement of the Masterplan. Whilst the Developer Group had previously expressed the site capacity as approximately 1,500 homes within a Vision Document that was prepared in 2014, this has now been reduced to 1,250 new homes. A direct result of the Master-planning process following updated technical evidence.
- 2.5 The Developer Group recently prepared an Infrastructure Delivery Statement, which was appended to the joint Representations to the Submission Version of the Darlington Local Plan in September 2020. In this document, the Developer Group explored the sites capacity in detail and provided greater clarity to the delivery and viability of homes at Great Burdon.
- 2.6 Story Homes and Bellway Homes believe there is betterment to the Council's delivery trajectory. Whilst Darlington Borough Council note that 500 homes can be delivered within the Plan-Period, the Developer Group believed that it is realistic to deliver 625 homes within the Plan-Period. More detail of this can be found within the Infrastructure Delivery Statement (Appendix 3).
- 2.7 The Developer Group believes that approximately 625 new homes can be achieved on-site and within the Plan Period. In order to meet the indicative yield of 1250 homes within the site, as directed by the Local Plan, alongside the necessary infrastructure requirements the Developer Group has sought to align the north western extent of the scheme with the presence of a Gas Pipeline (see Appendix 1 for Graphic Detailing suggested re-alignment of Green Wedge Boundary). As opposed to the boundary created by the policy designation ENV4 (g) 'Green Wedge'.
- 2.8 The Green Wedge boundary is largely defined through the presence of historic field boundaries. Instead, the Developer Group wishes to align the Green Wedge boundary with the gas pipelines present in the north west corner of the site. This will create a logical, and defensible physical boundary, whilst also maintaining a degree of separation from the listed farmhouses.

- 2.9 The Developer Group believes that the presence of development in part of the north western extent of the scheme is warranted to deliver the full capacity requirement and to ensure that the initial northern phase does not carry an excessive relative burden of infrastructure costs at the early stage of delivery, such as elongated sections of the link road.
- 2.10 Story Homes and Bellway Homes, jointly, have previously commissioned Landscape and Heritage Assessments of the development impact on the significance of the value of the nearby heritage assets including the SAM Starfish RAF Decoy site and the listed farmhouses to the north west of the site (associated with Great Burdon village). It is considered that the resultant effect of development in this location would not demonstrably impact the listed farmhouses to the north west of the scheme nor would it undermine the Green Wedge designation. The Developer Group considers that the SAM can be successfully integrated within the scheme at the detailed design stage.
- 2.11 The preparation of the infrastructure Delivery Statement and current update of the Masterplan has allowed the Developer Group to fully understand the infrastructure requirements of the scheme. The site will be accessed to the north via a new junction formed with the A1150 (Darlington Road). At present this is proposed to be via a new signal-controlled junction. The proposed southern access will utilise the existing signal-controlled junction along the southern boundary of the site. A distributor link road is to be delivered through the site connecting the two access points.
- 2.12 The Developer Group considers it appropriate to align the delivery of infrastructure on-site with the delivery of homes. This will not only ensure infrastructure is delivered in a timely and appropriate manner but ensure viability does not impede delivery. The Developer Group does not consider that there will be a negative impact as a result of the proposals. Due to the uplift in delivery of homes from 500 units (Darlington Borough Council's assumption) within the Plan Period to approximately 625 homes, as noted in the Infrastructure Delivery Statement, there will naturally be an uplift in the degree of infrastructure delivered within the Plan Period.

3. Common Ground

3.1 It is common ground between the Parties that:

- a) Land at Great Burdon is a suitable and sustainable location for major residential development within the Borough and presents an opportunity to deliver a significant amount of housing within the Plan Period and beyond.
- b) The delivery of homes at Great Burdon is significant in meeting the housing needs of the Borough but also the Vision and Objectives of the emerging Darlington Local Plan. Land at Great Burdon can deliver above the Council's expected delivery trajectory within the Plan Period and significantly boost the supply of housing within the Borough.
- c) The land at Great Burdon is in part constrained by the presence of physical assets (water courses, over-head electricity lines and heritage assets) and as such alternative methods of delivery and design will be explored by the Developer Group and Darlington Borough Council collaboratively.
- d) Policy ENV4 (g) 'Green Wedge' will be respected and maintained within the scheme for Great Burdon. The Council has indicated that it will be acceptable for any development proposal to be provided on part of the currently defined 'Green wedge' provided that a separation is maintained between the development and Great Burdon. The proposal shown at figure 2 to Appendix 1 is considered appropriate. This will provide a defensible boundary and retain an appropriate separation between the existing development edge at Great Burdon Village and the new development edge. The treatment of the edge of the new development in this area will be designed to respect the natural and heritage assets (listed farmhouses) within proximity to the site. The Developer Group will work collaboratively with Darlington Borough Council to bring forward a suitable scheme.
- e) The land at Great Burdon will feature access from both the north at a new junction formed on the A1150 (Darlington Road) and the south utilising the existing signal control on the B6279. A distributor link road will be provided within the scheme, this will be delivered in a phased manner which is linked to the delivery of homes whilst ensuring the viability of the scheme is not impacted upon. With the uplift on Darlington Borough Council's delivery trajectory, it is considered that a significant portion of necessary infrastructure will be delivered within the Plan Period.

4. Declaration

Signed on behalf of Darlington Borough Council:

Name: Ian Williams

Date: 7/5/21

Signature:



Signed on behalf of Bellway Homes (North East Division):

Name: MARK MAKEWEEY

Date: 06/05/2021

Signature:



Signed on behalf of Story Homes Limited:

Name: JOAN WINSTANLEY

Date: 06/05/2021

Signature:



Appendix 1: Graphics Detailing suggested re-alignment of Green Wedge Boundary

Figure 1: Green Wedge Boundary as identified through Emerging Darlington Local Plan

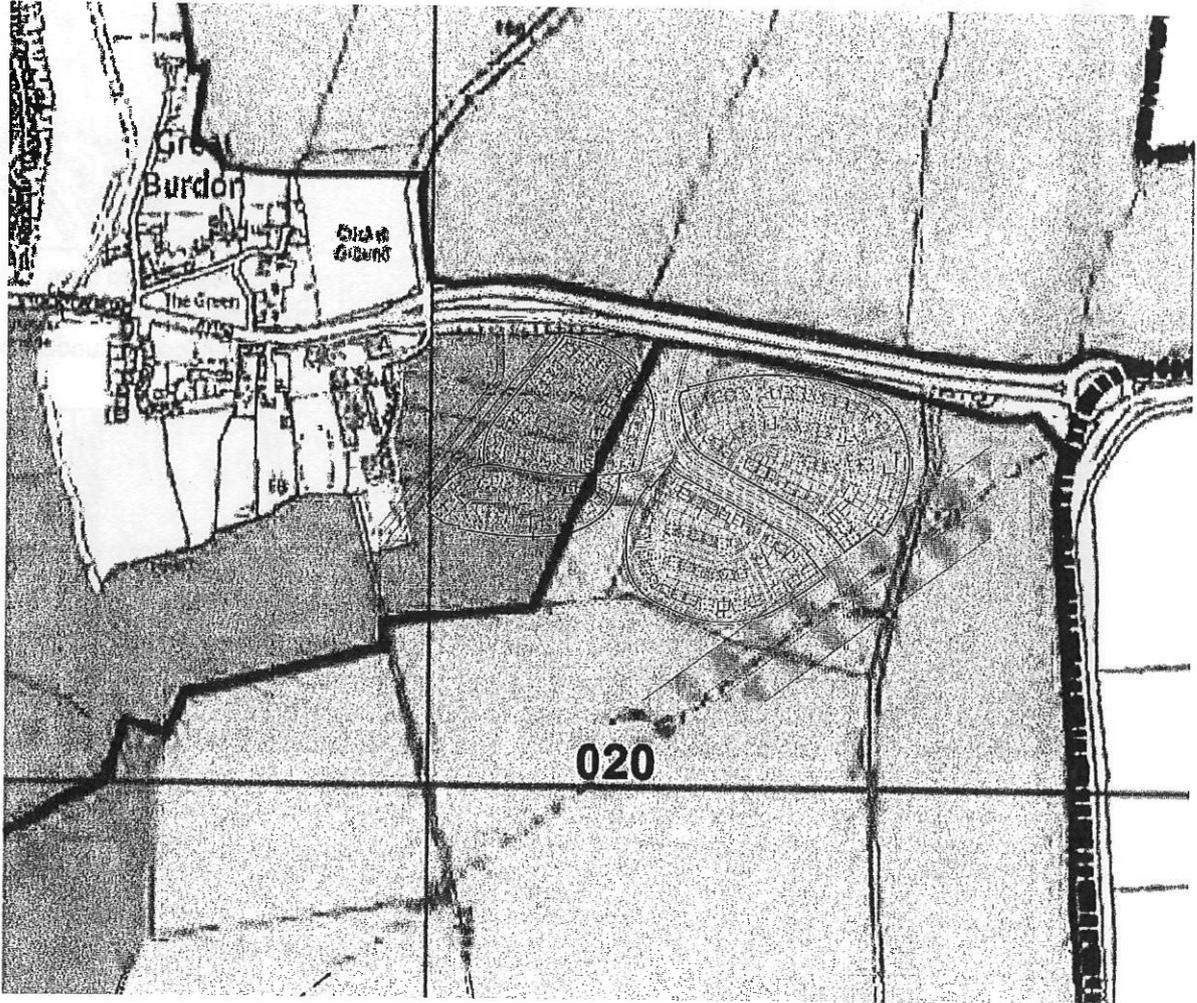
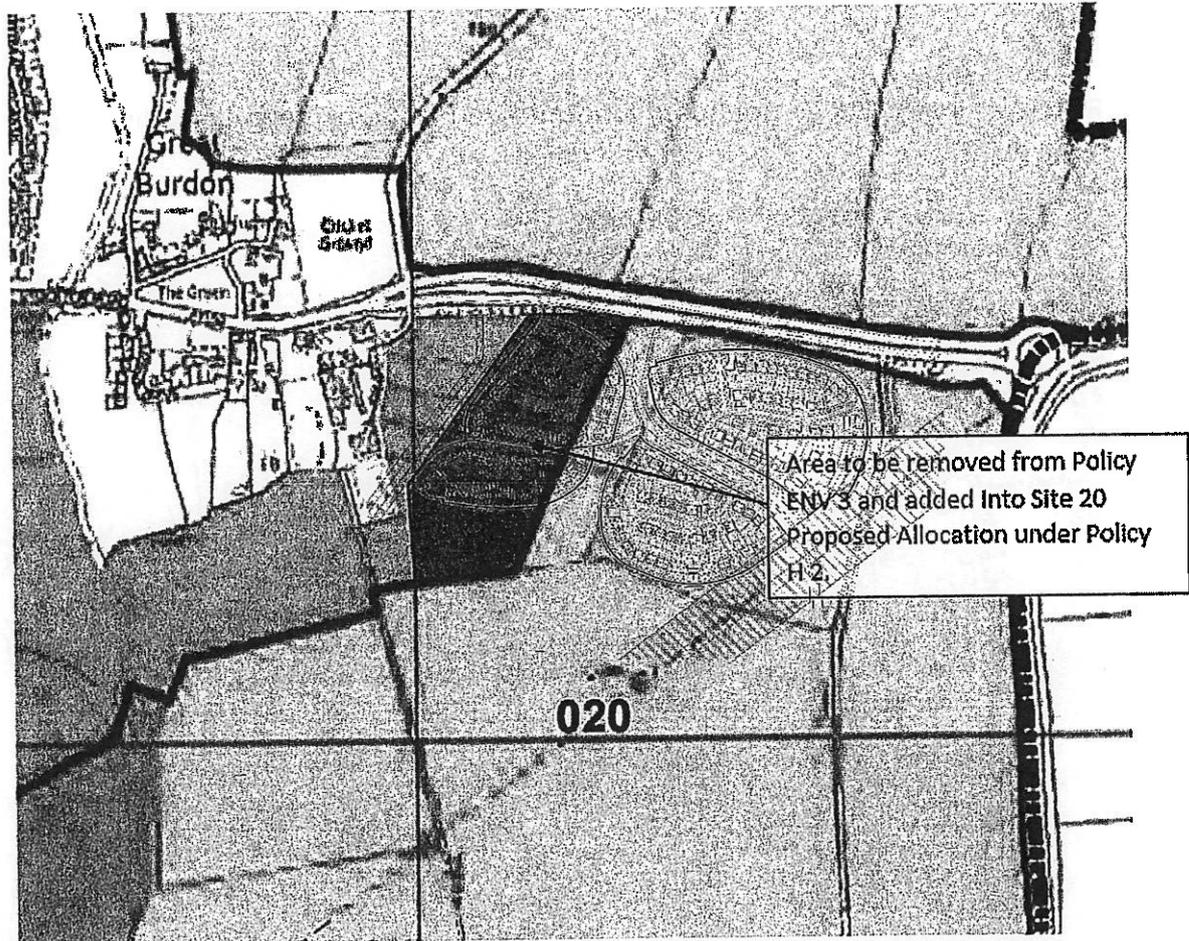


Figure 2: Suggested area to be removed from ENV 3 'Green Wedge' and be included within proposed Allocation Site 20 (Policy H2)



Appendix 2: Context Plan for Great Burdon

