



Examination of the Darlington Local Plan

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INSPECTOR'S NOTE NO. 5: SUPPLEMENTARY QUESTIONS TO THE COUNCIL

Introduction

In order to help inform the discussions at the relevant hearing sessions, the Council is requested to submit brief written responses to the following supplementary questions to the Programme Officer by **midday on Tuesday 18 2021**. Supplementary questions relating to matters 5 to 11 may be published in due course.

M1. Legal and procedural requirements and other general matters

Viability

An addendum to the Council's *Local Plan Viability Assessment* [CD08] was published on 7 May 2021 setting out assessments for the Skerningham and Greater Faverdale strategic sites proposed in the Plan.

The written statements submitted by Skerningham Estates Limited for matters 1 and 4 include a site specific viability assessment (appendix 1). The following SQs are specifically aimed at clarifying certain aspects of the Council's assessment, in order to aid the discussions at the relevant hearing sessions. Reference can also be made to Skerningham Estates' assessment during those sessions.

SQ1. Rows 50 to 54 in the Skerningham assessment table on page 3 include figures for "s106 costs" for transport, education, off-site infrastructure/highways, and biodiversity net gain. Row 67 includes a total of £23.7 million (rounded) for "other strategic infrastructure". Paragraph 7 under the heading "Skerningham viability key" on page 5 refers to row 67 and states that "the detailed costed breakdown is set out in the Infrastructure Costs box above". There is a box at the top of page 4 that includes a total of £48.7 million for "Infrastructure costs" including

drainage, open space, primary access road, bridge over railway, golf course relocation, neighbourhood centre, and education. Please clarify the difference between the £48.7 million and £23.7 million figures, and also how they relate to the figures for the “s106 costs” in rows 50 to 54. Similarly, for the Greater Faverdale site.

SQ2. Table 2 on page 39 of the *Local Plan Viability Assessment* [CD08] includes lists of wards that are assumed to be high, medium and low value for the purposes of the assessment. The wards seem to correspond to those indicated on the diagrammatic map in appendix E of the Plan (affordable housing requirements). The addendum to CD08 states that “it has been assumed that the strategic sites will create housing sites that broadly fit into two typologies: medium value areas and high value areas”. Please explain the rationale for that assumption, and how it relates to the wards identified as being high, medium, and low value in CD08.

SQ3. What is the justification for the assumption of £2 million for the golf club relocation, and has this been agreed with Darlington Golf Club?

M4. Housing development

Skerningham

SQ4. Policy H10 part i(vii) requires the relocation of Darlington Golf Club to a suitable location within the allocation. Figure 6.1 (masterplan framework) includes a symbol for “indicative golf club location” on the northern part of the site. Please provide a map that indicates (a) the extent of the existing golf course; (b) the area of community woodland referred to in policy H10 part i(iii); and (c) the likely position of the relocated club house, its vehicular access, and the extent of the relocated golf course based on the symbol included on Figure 6.1.

Housing supply

SQ5. The Council’s response to Q4.1 advises that housing monitoring is undertaken at the end of each financial year to record housing completions and demolitions and that a full update of the housing trajectory will be provided as soon as possible. It would be helpful if that updated trajectory was available at least a week before the matter 4 hearing sessions, and ideally before the start of the first hearing session. Please could the Council advise when the updated housing trajectory will be available to publish on the examination website.

William Fieldhouse

INSPECTOR
11 May 2021