



Examination of the Darlington Local Plan

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INSPECTOR'S NOTE NO. 7: SUPPLEMENTARY QUESTIONS TO THE COUNCIL FOR MATTERS 5 TO 11

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 Monday 24 May 2021**.

M6. Gypsy and traveller accommodation

Existing sites

Paragraph 6.9.8 in the Plan refers to three existing council owned sites at Honeypot Lane and Rowan East and West, and a range of existing private dedicated smaller sites. The GTAA update 2017 [SD13] states that at the time of the update there were 138 permanent pitches with planning permission in the area and 24 transit pitches:

- 83 occupied pitches on 12 sites
- 18 vacant pitches
- 37 potential pitches

There were also 5 known unauthorised developments at the time of the survey.

SQ6. Please provide maps of all of the sites referred to in the Plan and GTAA update, and indicate the occupied, vacant and potential pitches along with the proposed extension to the Rowan / Rowan East Complex referred to in the Council's response to Q6.1.

Unimplemented permissions

SQ7. Paragraph 6.9.9 in the Plan refers to a significant number of unimplemented planning permissions on private land providing for small family units. Please provide a list of sites with extant planning permission indicating how many pitches on each. Exclude any that would involve double counting with the 18 vacant and 37 potential pitches identified in the GTAA.

M7. Economic Development

Greater Faverdale strategic site allocation

SQ8. Policy H11 proposes the development of approximately 200,000 sqm of employment space on the Greater Faverdale site. Policy E1 table 7.3 refers to 70ha gross and 49ha net for employment uses on the site. Are those references in policies H11 and E1 consistent with each other, and are they intended to represent the same proposal?

SQ9. Neither policy H11 nor policy E2 table 7.3 specify the uses proposed in the 200,000 sqm of employment floorspace or on the 70ha (gross) / 49ha (net) of employment land at Greater Faverdale. Is the proposal for B2, B8 and/or E(g) uses as suggested for other employment allocations? If so, to be clear and unambiguous, should that be specified in policies H11 and E2 table 7.3?

SQ10. Is "mixed use" in the first sentence of policy H11 intended to refer to the 2,000 homes, 200,000 sqm of employment space, and a neighbourhood centre (as proposed in part c)? Or is it also intended to allow for other types and quantities of development not specified in the policy?

M8. Town centres and retail development

Hierarchy of town centres

The existing Core Strategy 2011 (policy CS9) identifies a hierarchy of town centres :

- Darlington town centre (sub-regional centre)
- Cockerton and North Road centres (district centres)
- Mowden, Neasham Road, Whinfield, Yarm Road, West Park and Middleton St. George centres (local centres).

The Council's *Study to identify boundaries of new and existing district and local centres 2013* [OTH1] provides maps and information about all of the district and local centres identified in the Core Strategy.

SQ11. What evidence is there to justify the hierarchy of town centres proposed in the Plan: Darlington sub-regional centre; Cockerton district centre; and Mowden local centre? Why is each of the other town centres identified in the Core Strategy not included in the Plan's hierarchy?

Proposed neighbourhood centres

SQ12. Policies H10 and H11, relating to the Skertingham and Greater Faverdale strategic allocations, both propose neighbourhood centres providing community facilities to meet the day to day needs of residents including a health hub, primary school and local shops. Approximately how many square metres of floorspace for each of the retail and other uses proposed does the Council consider likely to be appropriate in those proposed neighbourhood centres?

M9. Transport

Orbital route

The map included in the Council's response to Q9.2 indicates the location of the seven road schemes listed in policy IN1 part Cvii and how they connect to the existing road network. It is suggested that collectively these proposed and existing roads are what is indicated on the key diagram with a red dashed line and described in the key as "new road and public transport routes". The response to PQ82 states that in effect this would be an orbital route of interconnected local link roads. The response to Q9.2 states that highway modelling work indicates that these routes, along with other mitigation measures, would create greater choice and alleviate congestion at pinch points.

SQ13. What new or improved public transport services are expected to be provided around, or along parts of, the proposed orbital route?

SQ15. If I were to conclude that the proposal to create an orbital road and public transport route around the urban area as indicated on the key diagram is justified, does policy IN1 part C(vii) need to be modified to clarify that is one of the objectives that the seven schemes listed are expected to achieve and how the those schemes are to be connected via the existing road network?

M10. Other strategic and development management policies

Rural gaps

SQ16. The Council's response to Q10.2 acknowledges that there would be benefits in identifying the rural gaps on the policies map and advises that

should this be considered necessary it would endeavour to undertake this. Please prepare maps showing the rural gaps between:

- Middleton St George and Middleton One Row
- Middleton St George and Oak Tree
- Hurworth on Tees and Hurworth Place
- Darlington and the village of Great Burdon
- Darlington and the village of Barmpton

Open space provision

SQ17. The Council's response to Q10.11 suggests that a further main modification may be required to include a formula for calculating the green infrastructure requirement in policy ENV5 or reasoned justification, based on the existing *Planning Obligations Supplementary Planning Document 2013* [SD56]. Please draft a potential main modification to policy ENV5 setting out an appropriate formula.

William Fieldhouse

INSPECTOR
14 May 2021