



Examination of the Darlington Local Plan

Inspector: William Fieldhouse

Programme Officer: Liz Sheard

Tel: 01325 406656

Email: programmeofficer@darlington.gov.uk

Address: Darlington Town Hall, Feethams, Darlington DL1 5QT

Examination webpage: www.darlington.gov.uk/local-plan-exam

INSPECTOR'S NOTE NO. 11: ACTION POINTS FOLLOWING WEEK TWO HEARINGS

Introduction

Further to the discussions at the week two hearing sessions, the following actions are required. I consider these to be necessary at this stage of the examination to inform my consideration of whether the Plan is sound and/or how it could be made sound by main modifications. I may decide in due course that other or different main modifications are required, including to the parts of the Plan that I refer to below.

Responses should be submitted to the Programme Officer by **midday on Friday 2 July 2021** unless otherwise specified.

M4: Housing development

Policy H1: Housing requirement

AP9. Council to prepare a main modification to policy H1 to express the minimum housing requirement as a single figure of 9,840 net additional homes in the period 2016 to 2036 and annual rate of 492 dwellings per year as drafted in response to AP6, but to also delete the second paragraph starting "The minimum requirement will be met through ...".

AP10. Council to prepare a main modification to the penultimate paragraph of policy H1 to clarify the types of site and location outside development limits that it applies to. This could refer to sites being well related to the built up area (or similar, rather than to development limits), and clarify what is meant by a "sustainable site". Consider whether paragraph 6.2.6 needs to be modified to clarify that the reduced time limits are to ensure that the site would make a "positive contribution" to the five year supply, and that small sites can make a positive contribution.

Policy H2: Housing supply

AP11. Council to amend its proposed main modification to policy H2 (and any other parts of the Plan as necessary) to delete references to housing allocations being “strategic” or “non-strategic”.

AP12. Council to prepare a main modification to the reasoned justification for policy H2 to include a summary of the overall housing supply expected in the period 2016 to 2036 in a similar format to the table on page 1 of the revised response to SQ5 [DBC6.2], but also to summarise the additional capacity that exists on the West Park Garden Village commitment (339 dwellings) and relevant housing allocations (total 5,614 dwellings) that is assumed to be delivered after 2036.

AP13. Council to prepare a main modification to the reasoned justification for policy H2 to include the five requirement on 1 April 2021 as set out in response to FSQ1 [DBC10], and to summarise the five year supply on that date in a similar format to the summary table on page 6 of the revised response to SQ5 [DBC6.2].

AP14. Council to provide information about the number of dwellings proposed on major and small sites that had planning permissions that expired. This should be based on data over a relevant time period, and include the percentage of total commitments (at the relevant time) that those figures represent.

AP15. Council to provide information to clarify the total number of dwellings that will be provided on small sites (less than one hectare) during the period 2016 to 2036 and the percentage that this represents of the requirement of 9,840 dwellings for that period. This can include small site completions, commitments, windfalls assumed in the Plan, and any other small sites on the brownfield register.

Site 41 Coniscliffe Park South

AP16. Council to prepare a main modification to the housing allocation statement (Appendix B) for site 41 Coniscliffe Park South to:

- Delete reference in the first sentence to the site being bound by the A1(M) to the west.
- Include a requirement to ensure the provision of appropriate landscaping on the western boundary with the adjoining Local Green Space [ref LGS14] and with the agricultural land to the north.
- Combine parts (e) and (i) to clarify the requirements relating to public rights of way that cross the site and for providing good quality pedestrian and cycle connections to the existing urban area to the east of Baydale Beck.
- Amend part (j) to clarify the requirement for the layout and landscaping on the southern part of the site fronting the A67.

Site 249 Coniscliffe Park North

AP17. Council to prepare a main modification to the housing allocation statement (Appendix B) for site 249 Coniscliffe Park North to:

- Delete reference in the second sentence to the site being bound by the A1(M) to the west.
- Combine parts (e) and (l) to clarify the requirements relating to the landscaping of the western edge of the site.

Site 392 Elm Tree Farm

AP18. Council to prepare a main modification to the housing allocation statement (Appendix B) for site ref 392 Elm Tree Farm to:

- Delete part (b) relating to farm buildings.
- Amend part (c) to clarify the requirement relating to the Green Lane historic track.
- Delete or amend part (d) to accurately reflect the landscape sensitivity of the site.
- Delete reference to the Skerningham masterplan area in the first sentence and delete part (f).

Site 403 Blackwell Grange

AP19. Council to amend its proposed main modification [DBC7] to the housing allocation statement (Appendix B) for site ref 403 Blackwell Grange to combine and clarify the requirements relating to an ecological survey and mitigation.

AP20. Council to amend the policies map to remove housing site 403 from the Green Wedge designation, and to extend the Green Wedge designation on the land to the north of site 403 so that it corresponds to the boundary of the parkland with the built up area to the west and north.

Policy H3: Development limits

AP21. Council to prepare amendments to the policies map to alter the development limits as described in its response to response to AP8 [DBC11].

Policy H10: Skerningham strategic site allocation

AP22. Council to prepare main modifications to the Plan to take account of the discussions about the Skerningham strategic allocation on 15 and 17 June and the amendments proposed to policy H10 in DBC2 and DBC13. Further consideration should be given to:

- Clarifying the expected phasing of housing development on different parts of the site and how this is coordinated with the provision of transport, community and green infrastructure, up to and after 2036.
- Clarifying the approach proposed in the third paragraph relating to the preparation of a comprehensive masterplan and design code following community consultation, including in terms of the sequencing of events and who is responsible.
- Ensuring that the policy reflects, rather than refers to, the "Garden Community Principles" and "Healthy New Town approach".
- Whether part (b) should refer to "food and drink" facilities (rather than "leisure").
- Whether part (d) should provide greater clarity on when new schools are expected to be required (related to the number of new homes completed).
- Whether part (g) needs to provide greater clarity on when construction of parts of the local distributor road should start and when that road needs to be completed (related to the number of new homes completed).
- Whether greater clarity should be provided about the access arrangements for the homes that are proposed to be built before they are served by the proposed local distributor road.
- The approach to the provision and protection of green infrastructure and the "rural gaps" between the proposed development and villages of Barmpton and Great Burdon.
- Clarify the relationship between the proposal for a review of infrastructure requirements prior to the occupation of the 1,650th dwelling and the need to review and potentially update the Plan.

AP23. Following liaison with representatives of Skerningham Estates Limited, Council to provide an indicative plan showing how the site could be developed if the existing golf club were not to be relocated. The plan should be accompanied by a note summarising significant changes to the proposal including the numbers of dwellings that could be delivered and the location and nature of other elements of the proposal.

AP24. Council to consider whether the "Skerningham Masterplan Framework" (Figure 6.1) needs to be modified to reflect its responses to the above action points. Irrespective of that, Figure 6.1 should be modified to delete reference to the "Proposed Northern Link Road Route" and "Potential Link Road Connection".

M5: Meeting particular housing needs

Policy H4: Housing mix

AP25. Council to prepare a main modification to the first sentence of policy H4 so that it refers to "... the most up to date Strategic Housing Market Assessment and other relevant evidence" (or similar).

Policy H5: Affordable housing

AP26. Council to consider whether the tenure split of affordable housing set out in its proposed main modification to policy H5 may significantly prejudice the ability to meet the identified affordable housing need of specific groups. If necessary, Council to prepare an amended main modification to policy H5.

AP27. Council to prepare a main modification to policy H5 to delete part (a) relating to "executive housing schemes" and to amend part (d) to ensure that the approach would contribute to the objective of creating mixed and balanced communities.

M6: Gypsy and traveller accommodation

AP28. Council to prepare a main modification to policy H9 and reasoned justification to clarify how the identified need for gypsy and traveller accommodation is expected to be met including on capacity on existing sites, sites with planning permission granted since 2017, and proposed extensions to the Rowan and Honey Pot sites.

AP29. Council to prepare amendments to the policies map to identify the proposed extensions to the Rowan and Honey Pot sites.

Other

AP30. Council to prepare a note and annotated plan to explain the justification for the extent of the Green Wedge and Rural Gap designations around Great Burdon as shown on the amended policies map [DBC4.1]. This should propose amendments to those designations if necessary to make the Plan sound. The response to this action point to be submitted to the Programme Officer by **midday on Tuesday 22 June 2021**.

William Fieldhouse

21 June 2021