

## Comment

<b>Consultee</b>	Josh Plant (1250947)
<b>Email Address</b>	[REDACTED]
<b>Company / Organisation</b>	Gladman Developments
<b>Address</b>	unknown Unknown unknown
<b>Event Name</b>	Local Plan 2016-2036 Proposed Modifications
<b>Comment by</b>	Gladman Developments ( Josh Plant - 1250947)
<b>Comment ID</b>	DBLPMod513
<b>Response Date</b>	29/11/21 14:50
<b>Status</b>	Processed
<b>Submission Type</b>	Email
<b>Version</b>	0.4

### Question 1

**Which document/modification does this representation relate to?** Main Modification Schedule \*

**\* Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM10

### Question 2

**What best describes the nature of your representation?** Support

### Question 4

**Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.**

Gladman support the proposed modifications to Policy SD1 which seek to ensure consistency with national policy guidance and provides greater clarity in the application of development plan policies.

### Question 5

**Please set out what changes you consider necessary to make the Plan legally compliant or sound and why, thinking about what you identified in Question 4. It will be helpful if you are able to put forward your suggested revised wording or any policy or text. Please be as precise as possible.**

n/a

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Company / Organisation	Gladman Developments
Address	unknown Unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Gladman Developments ( Josh Plant - 1250947)
Comment ID	DBLPMod514
Response Date	29/11/21 14:53
Status	Processed
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Version	0.4

### Question 1

**Which document/modification does this representation relate to?** Main Modification Schedule \*

**\* Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM11

### Question 2

**What best describes the nature of your representation?** Support

### Question 4

**Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.**

Policy DC1 – policy wording – paragraph 1It is considered that the above proposed modification provides greater flexibility in the application of design principles and allows for consideration of design on a site-by-site basis. In addition, it ensures consistency with revisions to national policy guidance, in this regard Gladman support the proposed main modification to Policy DC1.

### Question 5

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n/a

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<b>Address</b>	unknown Unknown unknown
<b>Event Name</b>	Local Plan 2016-2036 Proposed Modifications
<b>Comment by</b>	Gladman Developments ( Josh Plant - 1250947)
<b>Comment ID</b>	DBLPMod516
<b>Response Date</b>	29/11/21 14:58
<b>Status</b>	Processed
<b>Submission Type</b>	Email
<b>Version</b>	0.3

### Question 1

**Which document/modification does this representation relate to?** Main Modification Schedule \*

**\* Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM25

### Question 2

**What best describes the nature of your representation?** Support

### Question 4

**Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.**

Gladman support the amendments to Policy H1 which removes references to a housing requirement range and a figure of 422 dwellings per annum (dpa) before setting a minimum requirement of 492 dpa. Through setting the housing requirement at 492 dpa, rather than a housing requirement range, it provides greater clarity for decision makers and ensures housing growth is aligned with the wider economic aspirations of the Plan.

Indeed, a minimum housing requirement of 492 dpa is justified through the evidence prepared to support the Darlington Borough Local Plan primarily, the SHMA (SD09). Following consideration of all relevant factors such as demographics, market signals and economic growth, the SHMA concluded that the appropriate housing requirement for Darlington was 492 dwellings per annum.

#### **Question 5**

**Please set out what changes you consider necessary to make the Plan legally compliant or sound and why, thinking about what you identified in Question 4. It will be helpful if you are able to put forward your suggested revised wording or any policy or text. Please be as precise as possible.**

n/a

## Comment

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<b>Address</b>	unknown Unknown unknown
<b>Event Name</b>	Local Plan 2016-2036 Proposed Modifications
<b>Comment by</b>	Gladman Developments ( Josh Plant - 1250947)
<b>Comment ID</b>	DBLPMod520
<b>Response Date</b>	29/11/21 15:04
<b>Status</b>	Processed
<b>Submission Type</b>	Email
<b>Version</b>	0.5

### Question 1

**Which document/modification does this representation relate to?** Main Modification Schedule \*

**\* Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM41

### Question 2

**What best describes the nature of your representation?** Support

### Question 3 Legally Compliant and Sound

**Do you consider the Plan, incorporating the proposed Modification is Sound?** Yes

### Question 4

**Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.**

Gladman support main modification 41 which is justified through the latest Strategic Housing Market Assessment published in 2020 and has been further analysed through the Council's response to IN16 – Action Points and amended from 47% to 45%. The SHMA details the number of houses in the current stock which are capable of meeting the needs of people with long term illnesses or disabilities and considers that at least 4,948 households will require adapted homes by 2036. It then goes on to assess the separate need for wheelchair accessible dwellings M4(3) standards and ensures the two differing requirements are not 'double counted' within the M4(2) standards requirement in Policy H4. Removing 9% M4(3) requirements from the overall need for M4(2) standards (54%), concluding an overall need for 45% of all new homes to be M4(2) standard. In this regard, the proposed main modification ensures Policy H4 is sound and justified through the supporting evidence base.

#### **Question 5**

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n/a



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<b>Event Name</b>	Local Plan 2016-2036 Proposed Modifications
<b>Comment by</b>	Gladman Developments ( Josh Plant - 1250947)
<b>Comment ID</b>	DBLPMMod522
<b>Response Date</b>	29/11/21 15:09
<b>Status</b>	Processed
<b>Submission Type</b>	Email
<b>Version</b>	0.3

### Question 1

**Which document/modification does this representation relate to?** Main Modification Schedule \*

**\* Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM161

### Question 2

**What best describes the nature of your representation?** Support

### Question 4

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Gladman consider that Main Modification 161 provides greater clarity in the application of Policy IN2 part d noting that it is expected 80% of dwellings, rather than the entire site should be within 400 metres walking distance of a bus stop served by a regular service.

Notwithstanding the above, it is suggested that further flexibility is required in the policy wording that avoids strictly expecting all dwellings to be within a 400-metre distance to a bus stop.

In addition, Gladman support the further clarity which is provided in relation to developer contributions and welcome the flexibility in the policy through the use of, 'where appropriate'.

#### **Question 5**

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n/a

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Company / Organisation	Gladman Developments
Address	unknown Unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Gladman Developments ( Josh Plant - 1250947)
Comment ID	DBLPMod523
Response Date	29/11/21 15:14
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Submission Type	Email
Version	0.4

### Question 1

Which document/modification does this representation relate to?	Main Modification Schedule *
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* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	185
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### Question 2

What best describes the nature of your representation?	Support
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### Question 4

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Gladman support the minor amendments to Site 249 in Main Modifications 185 which seek to provide presentational and technical clarity alongside consistency in the housing delivery figures.

### Question 5

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n/a