

Comment

Consultee	Jo-Anne Garrick (1175795)
Email Address	[REDACTED]
Company / Organisation	Low Coniscliffe and Merrybent Parish Council
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod354
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Email
Version	0.7
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	MM27
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
Do you consider the Plan, incorporating the proposed Modification is Sound?	No
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.

The proposed modification would see the addition of supporting text (paragraphs 6.1.10-6.1.11) which seeks to explain the approach to the identification of the neighbourhood area requirements. Paragraph 66 of the NPPF is clear that the housing requirement for neighbourhood areas should reflect the overall strategy for the pattern and scale of development and any relevant allocations. The wording proposed suggests that no consideration was given to the overall strategy/ spatial distribution and that it was merely the result of sites put forward by developers. Also, no consideration was given to the evidence base that has informed neighbourhood plans.

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.

Neighbourhood area requirements should reflect the overall strategy for the pattern and scale of development, informed by local evidence of housing need. The neighbourhood area requirement for LC&M should be amended to 23, reflecting the LC&M Neighbourhood Plan and its housing needs assessment.

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Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod355
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Email
Version	0.6
Files	LM
Question 1	
Which document/modification does this representation relate to?	Policies Map Modification Schedule *
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	PM 3
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
Do you consider the Plan, incorporating the proposed Modification is Sound?	No
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LC&M PC welcome the councils proposed modifications to capture green corridors. However, these do not reflect the wildlife corridors and green approach identified in the LC&M Neighbourhood Plan (see extract attached). LC&MPC are concerned that this will result in confusion and a lack of clarity in application.

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.

Amend the policies map to ensure that the green corridors reflect existing allocations within the LC&M Neighbourhood Plan.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod356
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Email
Version	0.6
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	MM 11
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
Do you consider the Plan, incorporating the proposed Modification is Sound?	No
Question 4	

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Whilst LC&M PC support the reference to the National Design Guide the parish council is concerned that the policy as proposed to be modified may result in confusion regarding the role of design codes and design policies within neighbourhood plans which are also an important consideration.

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Amend policy DC1 and/ or the supporting text to highlight that neighbourhood plan design codes and policies are also a relevant consideration. Regard should not only be had to the Darlington Design SPD and National Design Guide.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod357
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Email
Version	0.7
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	MM 133
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
Do you consider the Plan, incorporating the proposed Modification is Sound?	No
Question 4	

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The strengthened references to green infrastructure proposed by the modification are welcomed. However, LC&M PC are concerned that without a specific acknowledgement within either policy ENV4 or the supporting text that green infrastructure assets can also be identified within neighbourhood plans that there could be a lack of clarity in the application of this policy.

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.

Amend policy ENV4 or the relevant supporting text to highlight that green infrastructure assets can also be identified within neighbourhood plans.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod359
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Email
Version	0.6
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	MM 23
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
Do you consider the Plan, incorporating the proposed Modification is Sound?	No
Question 4	

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The proposed modification would see the addition of the word 'minimum' to the final paragraph of policy H1 (above table 1). Whilst the NPPF requires minimum housing numbers at the local authority level, paragraph 66 does not refer to a minimum number in the context of identifying housing requirements for neighbourhood plan areas. LC&M PC also maintain their objection to the level of housing identified for the LC&M Neighbourhood Area, which is contrary to the spatial approach of the plan. The parish only includes 0.7% of the population of the borough, the level of development proposed is completely disproportionate to this. Furthermore, it has not been identified to take account of the housing needs of the parish.

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.

Remove reference to the neighbourhood area requirements being minimum as it conflicts with the provisions of the NPPF. Amend the neighbourhood area requirement for LC&M to 23, reflecting the LC&M Neighbourhood Plan and its housing needs assessment.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod360
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Email
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	MM 35
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
Do you consider the Plan, incorporating the proposed Modification is Sound?	No
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The proposed modification has not removed the proposed allocations at Coniscliffe Park (sites 41 and 249). Low Coniscliffe and Merrybent are classified within policy SH1 as rural villages and new development should protect and where possible enhance the character of these villages, including their relationship and setting with the surrounding countryside. The allocations are clearly contrary to the settlement hierarchy and not appropriate within a rural parish. Coniscliffe Park has not been justified as the most appropriate location for housing development. Coniscliffe Park lies in the open countryside and is physically detached from the urban area. The development of the site would result in the coalescence of Darlington and Low Coniscliffe. In addition, the development would remove the delineation between Low Coniscliffe and Merrybent, effectively merging both settlements. This clearly conflicts with the vision, aims and objectives of the local plan and policy SH1. As well as being contrary to the vision and policies of the LC&M Neighbourhood Plan, including the established settlement boundaries. The overarching approach of the neighbourhood plan is that the parish will remain the gateway to Darlington but will be visually distinct and separate from the conurbation, also, that new development will respect the rural setting of the parish.

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In order to make the plan sound, LC&MPC submit that the Coniscliffe Park sites should be removed from the local plan.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod361
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Email
Version	0.5
Question 1	
Which document/modification does this representation relate to?	Policies Map Modification Schedule *
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	PM 2
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
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The modifications proposed by the council fail to refer to the rural gap between Darlington and the rural villages Low Coniscliffe and Merrybent. As previously explained, this approach is clearly contrary to the vision of the plan which is that Darlington will have “maintained its identity as a cohesive historic market town situated amongst countryside and villages...”. Without this rural gap, there is a significant risk that the villages will be consumed by the conurbation and that future development would not protect and enhance the landscape character, setting and identity of the area. Furthermore, it could risk the loss of connectivity of the green infrastructure network and associated biodiversity

Question 5

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Amend the policies map to include a rural gap between Darlington and the rural villages Low Coniscliffe and Merrybent.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod362
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Email
Version	0.6
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	MM 185
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
Do you consider the Plan, incorporating the proposed Modification is Sound?	No
Question 4	

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The additional text regarding the need to distinguish between the main urban area and countryside is supported. However, there is a need for the housing allocation statement for site 249 to include clear reference to significant landscaping.

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.

Amend the housing allocation statement for site 249 (criterion 'e') to read: "... A robust and significantly landscaped boundary would also be required along the western edge of the site to distinguish between the main urban area and surrounding countryside."

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Low Coniscliffe and Merrybent Parish Council (Jo-Anne Garrick - 1175795)
Comment ID	DBLPMod363
Response Date	24/11/21 12:00
Status	Processed
Submission Type	Letter
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	MM 182
Question 2	
What best describes the nature of your representation?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
Do you consider the Plan, incorporating the proposed Modification is Sound?	No
Question 4	

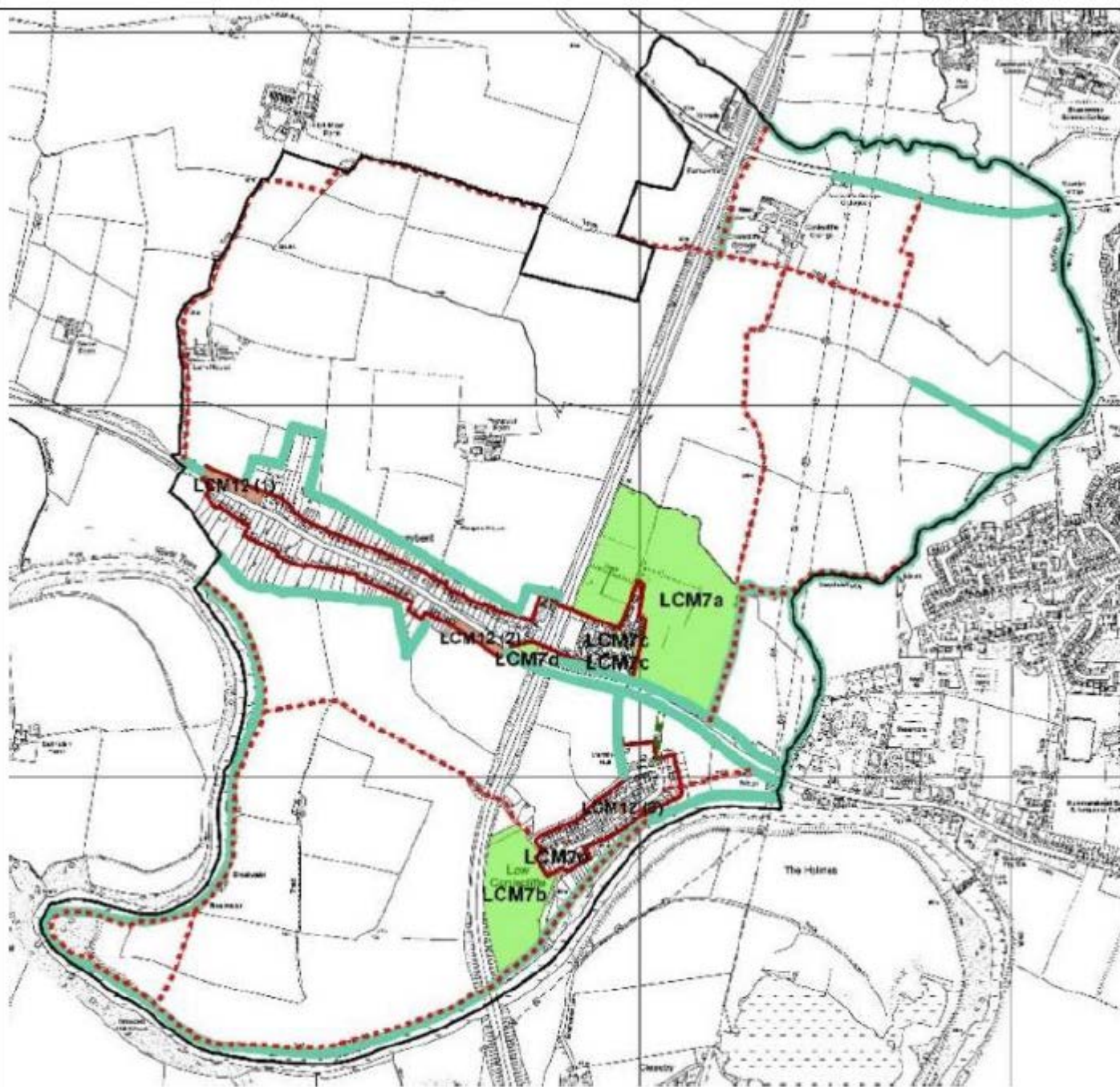
Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report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

The inclusion of reference to landscaping in criterion 'i' for site 41 is supported in principle, however LC&M PC submit that in order for the policy to be sound reference to 'appropriate' landscaping should be amended to 'significant' landscaping and that landscaping should not only be on the western boundary of the site. The policy should also be amended to ensure clarity as to the need for the landscaping.

Question 5

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Amend the housing allocation statement for site 41 to read: "Significant landscaping should be provided as part of the development of scheme, particularly on the western boundary with the adjoining Local Green Space (ref LGS14 Merrybent Community Woodland) and with the agricultural land to the north. This should ensure a rural gap is maintained between the main urban area and the rural villages of Low Coniscliffe and Merrybent."



- Green Approach (LCM 4)
- Wildlife Corridors (LCM 6)
- Local Green Space (LCM 7)
- Designated Heritage Assets (LCM10)
- Settlement Boundaries (LCM 11)
- Housing allocations (LCM 12)
- Public Rights of Way (LCM 19)