

Comment

Agent	Steven Longstaff (1177637)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Consultee	Taylor Wimpey UK Ltd (1177639)
Email Address	[REDACTED]
Address	n/a n/a n/a
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Taylor Wimpey UK Ltd (1177639)
Comment ID	DBLPMod375
Response Date	23/11/21 16:07
Status	Processed
Submission Type	Email
Version	0.2
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	MM23 and 24
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 Legally Compliant?	Yes
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.

Taylor Wimpey UK Ltd (TW) fully support the proposed modification to make it clear that the proposed neighbourhood plan area requirement figures are a minimum.

This is important to ensure clarity in the event that sites which are residential allocations in neighbourhood plan areas, such as Coniscliffe Park, come forward at a quicker rate than anticipated. It is however considered that the effectiveness of the policy could be further improved by adding a further sentence to paragraph 6.1.10 (MM27) to confirm that there is nothing stopping sites delivering at a faster rate than currently anticipated and delivering more than outlined in table 6.1.

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.

As above.

Comment

Agent	Steven Longstaff (1177637)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Consultee	Taylor Wimpey UK Ltd (1177639)
Email Address	[REDACTED]
Address	n/a n/a n/a
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Taylor Wimpey UK Ltd (1177639)
Comment ID	DBLPMod376
Response Date	23/11/21 16:07
Status	Processed
Submission Type	Email
Version	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?	Object
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	Yes
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.

Taylor Wimpey UK Ltd (TW) continue to object to criteria d. of policy IN2 as there is nothing in national planning policy to support this requirement and, as such, this element of the policy is not sound.

It is envisaged that the suggested 400m requirement has been obtained from the document entitled 'Guidelines for Planning for Public Transport in Developments' published in 1999 by the Institute of Highways and Transportation (IHT) where paragraph 6.20 states:

"the maximum walking distance to a bus stop should not exceed 400m and preferably be no more than 300m"

However, it should be noted that the document also makes it clear that these walk distances are not fixed stating that:

"These distances are quoted for guidance and should not be followed slavishly if that would lead to complex or indirect bus routes". (paragraph 6.20, my underlining). "Bus stops should, ideally, be located to minimise walking distances, yet maximise the potential catchment areas" (paragraph 6.26). Furthermore, there appears to be no reference to any research or empirical evidence within 'Planning for Public Transport in Developments' to back up the suggestion that the maximum walk distance to a bus stop should be 400m and TW are not aware of any other document that does this.

By contrast, another report published by the IHT in 2000, 'Guidelines for Providing for Journeys on Foot', does provide some empirical evidence stating that on average people are prepared to walk 1.0km (paragraph 3.30) and that this figure differs little by age or sex, remaining constant since 1975. In the same section of the document Table 3.2 goes on to suggest that the same 1.0km distance is an acceptable walking distance for commuters.

In summary, the two IHT documents do not appear to 'marry up'. The more recent document suggests 1km, not 400m. In comparing the two, the 400m maximum walking distance in 'Planning for Public Transport in Developments' is introduced with no apparent research/evidence and in any event the document describes that it "should not be followed slavishly".

In contrast 'Providing for Journeys on Foot' does provide evidence to suggest that people, on average, are prepared to walk much further than 400m, indeed up to 1,000m. Additionally by providing a range of distances in Table 3.2, this IHT document implies that people are prepared to walk greater distances to different land uses and their associated 'attractiveness'. On this basis, Taylor Wimpey consider that the Council's approach is overly onerous, and the draft policy does not accord with NPPF.

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 requirement and consider each site on its merits.

Comment

Agent	Steven Longstaff (1177637)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Consultee	Taylor Wimpey UK Ltd (1177639)
Email Address	[REDACTED]
Address	n/a n/a n/a
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Taylor Wimpey UK Ltd (1177639)
Comment ID	DBLPMod377
Response Date	23/11/21 16:07
Status	Processed
Submission Type	Email
Version	0.3
Files	MM182 - TWUK.pdf
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	MM182
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 Legally Compliant?	Yes

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.

See attached submission.

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



DARLINGTON
Borough Council

Office use only

Ref No:

Date Received:

Date Acknowledged:

Darlington Local Plan Proposed Modifications Consultation

Comments Form

Thank you for your interest in the proposed modifications to the Local Plan and associated documents. Please complete the form in black ink or type. The main method for consultation responses to be submitted is via our online consultation portal <http://darlington-consult.objective.co.uk/portal>. We would recommend that if you have a lot to say you reply this way. If you need help filling in this form please contact the Planning Policy Team on 01325 406724.

All comments received will be acknowledged and passed on to the Inspector conducting the examination of the Darlington Local Plan. The Modifications are proposed without prejudice to the Inspectors' final conclusions of the plan, which will take into account all of the representations submitted in response to this consultation.

You can view the Main Modifications, modifications to the Policies Map, Sustainability Appraisal of the modifications and the Habitats Regulations Assessment of the Modifications on the Council's website at <https://darlington.objective.co.uk/portal/>, or a paper copy of the documents can also be viewed at the Council Customer Contact Centre, or Darlington and Cockerton Libraries, during normal opening hours.

Your Contact Details	Agent Contact Details (if applicable)
Name: Chris Haggon	Name: Steven Longstaff
Organisation: Taylor Wimpey UK Ltd	Organisation: ELG Planning
Address: C/O Agent	Address: 55 Coniscliffe Road, Darlington
Postcode:	Postcode: DL3 7EH
Telephone:	Telephone: 07725970806
E-mail:	E-mail: steven@elgplanning.co.uk
If you have supplied an e-mail address, are you happy for it to be the main way that the Council contacts you about future consultations on planning policy documents?	
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The contact name and a summary of all the comments made as part of this representation may be made available on the Council's website. In compliance with the General Data Protection Regulations (GDPR) and the Data Protection Act 2018, the personal information you have provided will only be used by the Council for the purposes of preparing the Local Plan and associated documents.	

Thank you for your interest in the Local Plan. Please tick the following boxes so we know whether or not you wish to be contacted again about planning in Darlington:

<input checked="" type="checkbox"/>	I wish to be notified of the progress of the Local Plan
<input type="checkbox"/>	I wish to be consulted on other planning documents being prepared by the Council

**Forms must be completed and returned to the council by 5pm on
Thursday 25th November 2021.**

Your comments on the Proposed Modifications to the Local Plan

Question 1

Which Document/Modification does this representation relate to?
(Please tick one per comment and include modification number where appropriate)

- | | | |
|-------------------------------------|---|--------------------------------|
| <input checked="" type="checkbox"/> | Main Modification Schedule | Reference number: MM__182_____ |
| <input type="checkbox"/> | Policies Map Modification Schedule | Reference number: PM_____ |
| <input type="checkbox"/> | Sustainability Appraisal Report Addendum | |
| <input type="checkbox"/> | Habitats Regulations Screening Assessment Report Addendum | |
| <input type="checkbox"/> | Minor Modifications Schedule | Reference number: MIN_____ |

Question 2

What best describes the nature of your representation?

Support	v	Object	
---------	---	--------	--

Please tick as appropriate

Question 3

Do you consider the Plan, incorporating the proposed Modification is:

a) Legally compliant	Yes	v	No	
b) Sound	Yes	v	No	

Please tick as appropriate

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.

Taylor Wimpey UK Ltd (TW) have no concerns with the proposed modifications to the issues and requirements for site 041 (Coniscliffe Park South).

As you are aware, an outline planning application is pending (ref: 17/00632/OUTE) on the site for up to 535 dwellings and the submitted Development Framework Plan and masterplanning that took place over a number of years has informed the issues and requirements set out in the emerging Local Plan.

TW's comments on each modification is therefore set out below:

Criteria C

c. A small part of the site on the eastern edge adjacent to Baydale Beck valley is within flood zone 2 and 3. This should be reflected in the site layout and development directed away from this area in line with the sequential approach. No development should be within FZ3b (with exception to essential infrastructure or water compatible development).

TW have no concerns over confirmation being included that no development should be within FZ3b. The Development Framework Plan submitted alongside the pending planning application does not include any built

development with this area and it is proposed to be part of the green infrastructure provision across the site.

Criteria E

e. A public right of way crosses the site north south and across the centre of the site. This should be considered in site layout. The development will also provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck.

The existing Public Rights of Way across the site have been incorporated into the Development Framework Plan submitted with the pending outline planning application and will be retained in their existing alignments.

In terms of pedestrian and cycle connections crossing the Baydale Beck, there is an existing footbridge across the Beck in the north eastern corner of the site as shown below:



During the course of the pending outline planning application, it was agreed that this is sufficient to ensure appropriate connectivity from Consicliffe Park South to the existing urban area.

Criteria I

Appropriate landscaping should be provided as part of a development scheme on the western boundary with the adjoining Local Green Space (ref LGS14 Merrybent Community Woodland) and with the agricultural land to the north

The Development Framework Plan submitted and considered as part of the outline planning application incorporates appropriate buffers along the western and northern boundaries. No issues have been raised by the Council's professional officers or statutory consultees during the planning application process and the committee report for the application confirmed:

"A Landscape and Visual Impact Assessment submitted in support of the application concludes that the site has the potential to accommodate a well-planned residential development without causing significant harm to the wider settlement or local landscape context. The scale and size of the development would be in keeping with the existing residential character at the edge of Darlington.

The Assessment also considers views from a number of points outside of the site (for example, the existing dwellings to the east, the community woodland and Merrybent Drive to the west and the Baydale Beck to the south) and also from the public footpaths and Rights of Way in and around the site. The Assessment concludes that none of these areas would be adversely affected and a high quality residential development could be created which minimises detrimental environmental effects.

Officers accept the findings of the Assessment and whilst such matters will be considered as one detail with the submission of Reserved Matters application, the layout of the Masterplan shows that the site can be satisfactorily redeveloped for residential purposes. A planning condition would be imposed to ensure the Reserved Matters submissions are carried out in accordance with the Masterplan”.

An extract from the Development Framework Plan is provided below showing the indicative buffers to the western and northern boundaries.

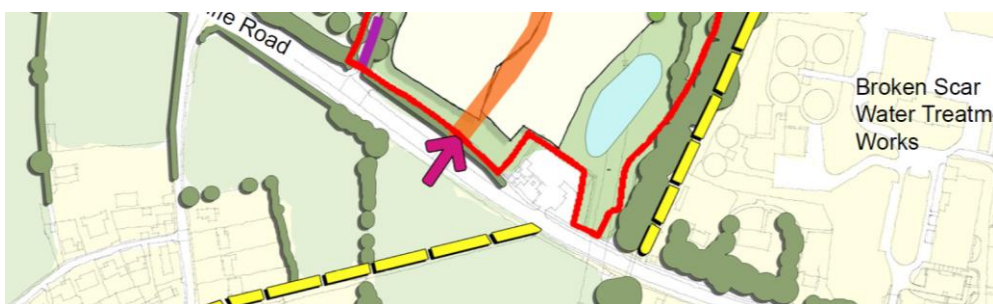


In terms of this criteria, it should be noted that proposed 'developable area' of the site is separated from the community woodland by two hedgerows (including tree planting) as well as the bridleway, all of which will be retained, and already provide a significant buffer from the community woodland.

Criteria J

j. The frontage to the A67 should be carefully designed in order to mitigate landscape and visual impacts. Development should be set back from the A67 with appropriate landscaping on the southern part of the site.

TW have no concerns over the proposed modification to criteria J but as with criteria I, it is considered that the Development Framework Plan submitted with the pending outline planning application achieves the requirement with the development cells along the southern boundary already set back from the A67 as shown below.



--

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 of any policy or text. Please be as precise as possible.

N/A

(Continue on a separate sheet/expand box if necessary)

PLEASE NOTE: Comments will be made available online either during or after the consultation has finished.

Please return the completed form by 5pm 25th November 2021 to:

Planning Policy Team
Darlington Borough Council
Town Hall
Darlington, DL1 5QT

Tel: 01325 406724
Email: planning.policy@darlington.gov.uk