

Comment

Agent	Kevin Ayrton (1300695)
Email Address	[REDACTED]
Company / Organisation	ELG Planning
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Consultee	Amy ward (1175723)
Email Address	[REDACTED]
Company / Organisation	Barratt Homes
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Barratt Homes (Amy ward - 1175723)
Comment ID	DBLPMod633
Response Date	30/11/21 13:26
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	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 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.

This main modification relates to policy H4 and proposes to reduce the percentage of all new dwellings required to meet category 2 requirements (accessible and adaptable dwellings) from 80% to 45%. Barratt Homes welcomes the proposed change, which whilst still high, is more reflective of the up to date evidence base. The wording of the policy also recognises that consideration will still need to be given to site suitability and viability.

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

Agent	Kevin Ayrton (1300695)
Email Address	[REDACTED]
Company / Organisation	ELG Planning
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Consultee	Amy ward (1175723)
Email Address	[REDACTED]
Company / Organisation	Barratt Homes
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Barratt Homes (Amy ward - 1175723)
Comment ID	DBLPMod655
Response Date	30/11/21 13:58
Status	Processed
Submission Type	Email
Version	0.3
Files	MM190 - BHNE.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	MM 190
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.

The following main modification is proposed in relation to the proposed allocation (Site 392) at Elm Tree Farm, Darlington. The extract has been taken from the document DBC36: Local Plan Track Changes from Submission to Proposed Modifications Oct 2021. - See attachment

Site 392 – Introductory Text The site at Elm Tree Farm continues to be a suitable location for housing in the context of policy SH1. We have previously made representations that the indicative yield of 150 should be higher, with the current proposals for the site indicating a higher number of dwellings. Whilst the inclusion of the term ‘indicative’ allows for a higher number of dwellings, subject to meeting the other requirements of the policy and the policies contained in the draft plan, we consider that the figure of 150 is too low, thereby reducing the policy’s effectiveness and could result in unnecessary conflict at planning application stage. Whilst any well-designed scheme will need to balance the constraints and opportunities of the site to create a well-balanced and justified development, a previous planning application (ref: 18/00988/FUL) for 165 dwellings has been fully assessed by the Council. This application was withdrawn but it did accept, based on an assessment of design, layout and technical considerations, that a number above 150 houses was appropriate. This provides clear justification for increasing the number of indicative dwellings at the Elm Tree Farm allocation. Even this increase would still represent a relatively low density of development.

Site 392 – Issues and Requirements We are pleased to see changes have been proposed to the Elm Tree Farm wording in response to our previous submissions, including the removal of criteria b, d and f. Whilst we still continue to query why it needs to be referred to in the policy at all, we do welcome the modifications to criteria c (now b). Whilst it still makes reference to the Green Lane historic track, the wording now acknowledges that it runs adjacent to the site (rather than forming part of it), extending to the west, and simply requires that it is ‘protected’. Overall, the revised wording to the Issues and Requirements is considered to improve the effectiveness and soundness of the policy. The site at Elm Tree Farm continues to represent a suitable, sustainable location for residential development, with no physical or environmental constraints that would restrict its development. For the reasons outlined above, and within representations to earlier stages of the plan, the allocation of Land at Elm Tree Farm (site 392) for residential development as amended by the main modifications, is fully justified, consistent with national policy and therefore sound. However, its effectiveness could be further improved with the changes outlined in this 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.

No comment.

Add document

If you wish to attach supporting files please do so here. MM190 - BHNE.pdf



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: Amy Ward	Name: Steven Longstaff		
Organisation: Barratt Homes North East	Organisation: ELG Planning		
Address: C/O Agent	Address: [REDACTED]		
Postcode:	Postcode: [REDACTED]		
Telephone:	Telephone: [REDACTED]		
E-mail:	E-mail: [REDACTED]		
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
Tuesday 30th 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_190_____ |
| <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	x	Object	
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Please tick as appropriate

Question 3

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

a) Legally compliant	Yes	x	No	
b) Sound	Yes	x	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.

See comments on next page.

The following main modification is proposed in relation to the proposed allocation (Site 392) at Elm Tree Farm, Darlington. The extract has been taken from the document DBC36: Local Plan Track Changes from Submission to Proposed Modifications Oct 2021.

Site 392 - Elm Tree Farm

The site is ~~within the Skerningham Masterplan area which is a strategic~~ an urban extension to the north east of the main urban area (see policy H10). The site is to the north of Sparrow Hall Drive. It is a greenfield site which is largely in agricultural use and is proposed for allocation for residential development with an indicative yield of 150 dwellings.

Issues and requirements

- a. Vehicle access is to be taken from Sparrow Hall Drive.
- ~~b. Older farm buildings should be retained and converted where possible.~~
- eb. The Green Lane historic track runs adjacent to the site. ~~This~~ and should be protected and accommodated in an appropriate site layout.
- ~~d. The site is within an area of high landscape sensitivity, a development scheme will require suitable mitigation in terms of design and layout.~~
- ec. Old farm buildings on site could contain biodiversity interest. An ecological survey may be required to support a planning application.
- ~~f. Development should be in broad alignment with the Skerningham Masterplan Framework (Figure 6.1) and the development principles contained in Policy H10: Skerningham Strategic Allocation.~~
- gd. There is opportunity for reinforcement of local recreational and green infrastructure links particularly west towards Springfield Park and north towards the River Skerne.

Site 392 – Introductory Text

The site at Elm Tree Farm continues to be a suitable location for housing in the context of policy SH1. We have previously made representations that the indicative yield of 150 should be higher, with the current proposals for the site indicating a higher number of dwellings.

Whilst the inclusion of the term 'indicative' allows for a higher number of dwellings, subject to meeting the other requirements of the policy and the policies contained in the draft plan, we consider that the figure of 150 is too low, thereby reducing the policy's effectiveness and could result in unnecessary conflict at planning application stage.

Whilst any well-designed scheme will need to balance the constraints and opportunities of the site to create a well balanced and justified development, a previous planning application (ref: 18/00988/FUL) for 165 dwellings has been fully assessed by the Council. This application was withdrawn but it did accept, based on an assessment of design, layout and technical considerations, that a number above 150 houses was appropriate.

This provides clear justification for increasing the number of indicative dwellings at the Elm Tree Farm allocation. Even this increase would still represent a relatively low density of development.

Site 392 – Issues and Requirements

We are pleased to see changes have been proposed to the Elm Tree Farm wording in response to our previous submissions, including the removal of criteria b, d and f.

Whilst we still continue to query why it needs to be referred to in the policy at all, we do welcome the modifications to criteria c (now b). Whilst it still makes reference to the Green Lane historic track, the wording now acknowledges that it runs adjacent to the site (rather than forming part of it), extending to the west, and simply requires that it is 'protected'.

Overall, the revised wording to the Issues and Requirements is considered to improve the effectiveness and soundness of the policy.

The site at Elm Tree Farm continues to represent a suitable, sustainable location for residential development, with no physical or environmental constraints that would restrict its development.

For the reasons outlined above, and within representations to earlier stages of the plan, the allocation of Land at

Elm Tree Farm (site 392) for residential development as amended by the main modifications, is fully justified, consistent with national policy and therefore sound. However, its effectiveness could be further improved with the changes outlined in this submission.

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

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.

(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 30th November 2021 to:

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

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