

Comment

Agent	Ms Michelle Robinson (1300484)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod531
Response Date	25/11/21 15:55
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	MM36
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.

Our Clients raise no issues regarding the removal of the term 'strategic' as the site will still deliver 500 dwellings within the plan period (2036) and a further 750 dwellings beyond the plan period.

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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Agent	Ms Michelle Robinson (1300484)
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Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod533
Response Date	25/11/21 16:09
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	MM62
Question 2	
What best describes the nature of your representation?	Object
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.

Our Clients object to this Main Modification as they do not believe it is justified or would make the Plan effective in terms of a roundabout between the Great Burdon and Skerningham sites. There is no evidence to suggest that a roundabout to serve the sites can be delivered. Our Clients are concerned about the implications of a roundabout on their Access Strategy and for the Phasing of the Great Burdon site.

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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Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod534
Response Date	25/11/21 16:22
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	MM135
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.

Our Clients agree this MM to be sound.

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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Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod535
Response Date	25/11/21 16:26
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	MM149
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.

Our Clients support this MM in referencing the requirement for Biodiversity Net Gains. Whilst there is reference to national policy and the DEFRA Matrix, our Clients seek clarity that the intention is for Darlington Borough Council to apply the requirements of the Environment Bill. Perhaps this could be expanded upon in the supporting text to Policy ENV8 in order to be effective.

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.

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Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod560
Response Date	25/11/21 08:43
Status	Processed
Submission Type	Email
Version	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	MM158
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.

Our Clients agree this MM to be sound.

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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Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod562
Response Date	25/11/21 08:55
Status	Processed
Submission Type	Email
Version	0.5
Files	Story Homes and Bellway Homes.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	MM159
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 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.

Our Clients raise concerns regarding the soundness of MM159. The MM proposes additional wording to include reference to the Skertingham access roads. Similarly figure 10.2 (see attached) implies that the access onto the A1150 from the Great Burdon and Skertingham sites will be at the same point. This is likely to cause implications for the layout to the north of the Great Burdon site particularly if the agreement of access locations for the Skertingham site are complicated or delayed. Our Clients respectfully object to MM159 as not being effective or justified and instead seek wording which aligns to IN1 C and request the deletion of reference to the Skertingham access road in bullet point 6.

Furthermore, there is no reference in Appendix B to these connections being required. Site 20 criteria b. sets out that a distributor road will run south across the site and will link Darlington Road (A1150) and Tornado Way (B6279). Our Clients maintain that MM159 should be deleted as it is not effective or justified.

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.

See above.

Comment

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Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod566
Response Date	25/11/21 09:14
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	MM179
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.

Our Clients agree this MM to be sound.

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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Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod567
Response Date	25/11/21 09:27
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	MM180
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.

Our Clients agree this MM to be sound.

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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Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod569
Response Date	25/11/21 09:30
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	MM181
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.

Our Clients have always sought to maintain a landscape buffer in this location however they raise no objection to this clarification and agree this MM to be sound.

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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Consultee	Bellway and Story Homes (1251079)
Company / Organisation	Bellway and Story Homes
Address	unknown unknown unknown
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Bellway and Story Homes (Bellway and Story Homes - 1251079)
Comment ID	DBLPMod574
Response Date	25/11/21 09:40
Status	Processed
Submission Type	Email
Version	0.6
Files	Story Homes and Bellway Homes.pdf
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	PM2/MM181
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.

Whilst the Policies Map is not defined in statute as a development plan document, our Clients welcome the opportunity to comment on the corresponding changes to be made to the Policies Map. The geographic illustration of policies on the Policies Map need to be accurate in order to ensure that the relevant policies are effective. Our Clients support the amendments to the Policies Map to reflect MM181 regarding the revised 'Rural Gap' (Policy ENV3). However the Great Burdon allocation (site reference 20) has not been expanded to align with the rural gap boundary. This results in an area of white land between the allocation and the rural gap (see extract below) which is likely to cause ambiguity at the decision making stage. In order to ensure the Great Burdon allocation is effective, the allocation should be aligned to the rural gap to ensure there is no effect to the layout and access to the northern part of the allocation. Subject to this being agreed, a consequential amendment will be required to the site area for allocation 20 – Great Burdon.

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.

See above.

Planning Policy – Main Modifications Consultation
Darlington Borough Council
Town Hall
Darlington
DL1 5QT

By Email Only- planning.policy@darlington.gov.uk

32833/A3/MR/JH

25th November 2021

Dear Sir/ Madam,

REPRESENTATION TO THE DARLINGTON LOCAL PLAN MAIN MODIFICATIONS CONSULTATION – REPRESENTATIONS ON THE BEHALF OF STORY HOMES LTD AND BELLWAY HOMES LTD

On behalf of our Clients, Story Homes Ltd and Bellway Homes Ltd, we write in response to the Darlington Borough Local Plan Main Modifications consultation which is currently available for comment until 30th November 2021.

1. Background

Our Clients have land interests within the Borough at Great Burdon which is a draft allocation for 1,250 dwellings (site 20). Our Clients agree that the Local Plan is legally compliant and on the whole sound. However they wish to raise some detailed comments regarding the soundness of the Main Modifications and consequential amendments to the Policies Map.

2. Main Modifications

MM36 – our Clients raise no issues regarding the removal of the term ‘strategic’ as the site will still deliver 500 dwellings within the plan period (2036) and a further 750 dwellings beyond the plan period.

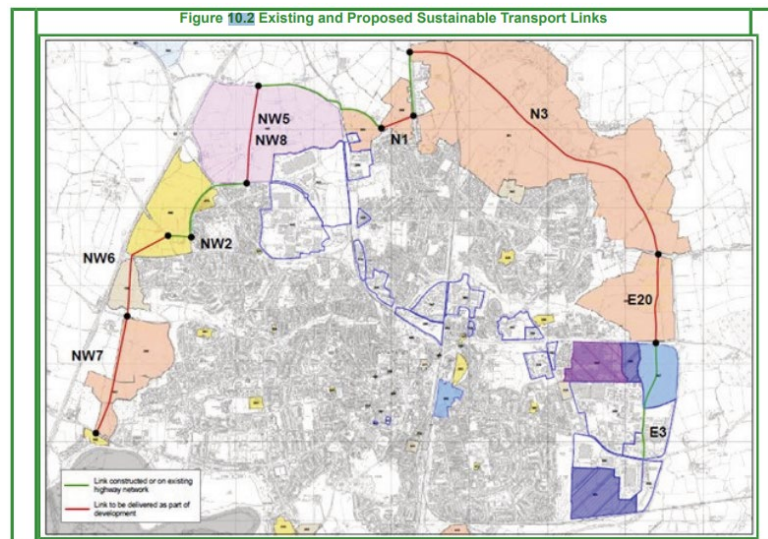
MM62 – our Clients object to this Main Modification as they do not believe it is justified or would make the Plan effective in terms of a roundabout between the Great Burdon and Skerningham sites. There is no evidence to suggest that a roundabout to serve the sites can be delivered. Our Clients are concerned about the implications of a roundabout on their Access Strategy and for the Phasing of the Great Burdon site.

MM135 – Our Clients agree this MM to be sound.

MM149 – Our Clients support this MM in referencing the requirement for Biodiversity Net Gains. Whilst there is reference to national policy and the DEFRA Matrix, our Clients seek clarity that the intention is for Darlington Borough Council to apply the requirements of the Environment Bill. Perhaps this could be expanded upon in the supporting text to Policy ENV8 in order to be effective.

MM158 – Our Clients agree this MM to be sound.

MM159 – Our Clients raise concerns regarding the soundness of MM159. The MM proposes additional wording to include reference to the Skerningham access roads. Similarly figure 10.2 (see below) implies that the access onto the A1150 from the Great Burdon and Skerningham sites will be at the same point. This is likely to cause implications for the layout to the north of the Great Burdon site particularly if the agreement of access locations for the Skerningham site are complicated or delayed. Our Clients respectfully object to MM159 as not being effective or justified and instead seek wording which aligns to IN1 C and request the deletion of reference to the Skerningham access road in bullet point 6.



Furthermore, there is no reference in Appendix B to these connections being required. Site 20 criteria b. sets out that a distributor road will run south across the site and will link Darlington Road (A1150) and Tornado Way (B6279). Our Clients maintain that MM159 should be deleted as it is not effective or justified.

MM179 – Our Clients agree this MM to be sound.

MM180 - Our Clients agree this MM to be sound.

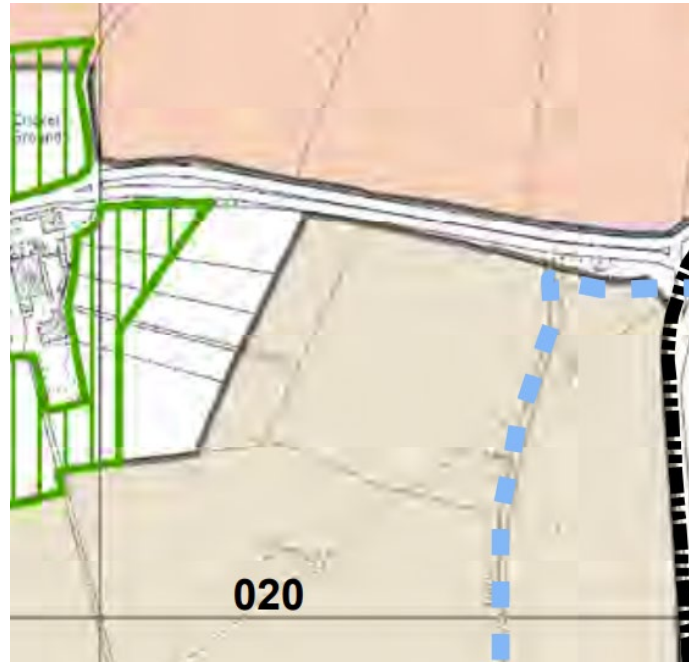
MM181 – Our Clients have always sought to maintain a landscape buffer in this location however they raise no objection to this clarification and agree this MM to be sound.

4. Corresponding Amendments to the Policies Map

Whilst the Policies Map is not defined in statute as a development plan document, our Clients welcome the opportunity to comment on the corresponding changes to be made to the Policies Map. The geographic illustration of policies on the Policies Map need to be accurate in order to ensure that the relevant policies are effective.

Our Clients support the amendments to the Policies Map to reflect MM181 regarding the revised 'Rural Gap' (Policy ENV3). However the Great Burdon allocation (site reference 20) has not been expanded to align with the rural gap boundary. This results in an area of white land between the allocation and the rural gap (see extract below) which is likely to cause ambiguity at the decision-making stage.

In order to ensure the Great Burdon allocation is effective, the allocation should be aligned to the rural gap to ensure there is no effect to the layout and access to the northern part of the allocation. Subject to this being agreed, a consequential amendment will be required to the site area for allocation 20 – Great Burdon.



5. Conclusion and Summary

Whilst our Clients agree that the emerging Darlington Local Plan is legally compliant, there remain concerns about the soundness of the Main Modifications as proposed.

Yours Sincerely

A handwritten signature in blue ink, appearing to be 'MR'.

MICHELLE ROBINSON
Planning Associate