

Comment

Agent	Mr Jack Burnett (1299379)
Email Address	
Address	
Consultee	n/a c/o agent c/o agent (1300690)
Email Address	Story Homes
Company / Organisation	c/o agent
Address	Local Plan 2016-2036 Proposed Modifications
Event Name	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment by	DBLPMod650
Comment ID	30/11/21 13:42
Response Date	Processed
Status	Web
Submission Type	0.3
Version	Main Modification Schedule *
Question 1	
Which document/modification does this representation relate to?	MM149
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	Support
Question 2	
What best describes the nature of your representation?	Yes
Question 3 Legally Compliant and Sound	
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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.

Story Homes are broadly supportive of the inclusion of this modification by virtue of its consistency with national policy, and the wider Biodiversity Gain objective.

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.

To strengthen this consistency looking forward, we would suggest the following minor amendment:

Development proposals will be required to provide net gains in biodiversity (prevailing in national policy) and demonstrate achievement of this using the latest adopted Defra Biodiversity Metric.

We consider the above change would ensure the adopted plan remains consistent with changing National Policy, specifically the adopted wording of Section 4 of Schedule 7A of the recently adopted Environment Act 2021.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMo652
Response Date	30/11/21 13:43
Status	Processed
Submission Type	Web
Version	0.1
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM151
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

Question 4

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Story Homes are supportive of the proposed amendment as it ensures the efficacy of the policy objectives and is consistent with national policy, most notably Schedule 7A, Part 2 of the Environment Act 2021.

Question 5

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No modifications required.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod653
Response Date	30/11/21 13:44
Status	Processed
Submission Type	Web
Version	0.1
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM164
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

Question 4

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Following previous representations made (Matter 9, May 2021), Story Homes are supportive of Policy IN2 inclusive of the proposed amendments. In our view, the proposed amendments will ensure there is sufficient flexibility to take into account real life circumstances for individual development sites. As a result of the above, we consider that the amended policy is effective and justified.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod634
Response Date	30/11/21 13:32
Status	Processed
Submission Type	Web
Version	0.3
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM23
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

Question 4

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The changes set out within the above MMs focus on the overall housing requirement for Darlington across the plan period and how these are delivered. Specifically the MMs amends the minimum figure (422 dwellings) to match the previously drafted target (492 dwellings).

Story Homes are supportive of the proposed MMs to policy H1 (Housing Requirement Strategic Policy). In particular we support the emphasis on the former housing target as a minimum required figure (MM23) and consider this will ensure the policy as modified will be effective in underpinning Darlington Borough Councils aspirational growth targets.

Within representations made previously by Story Homes, comments were made regarding the inter-relationship with the Local Plan and the Middleton St George Neighbourhood plan. MM27 provides further information and justification for the housing numbers set out within the plan. As such, we consider that this modification provides sufficient clarity and ensures the justification for the policy is clearly reasoned in terms of neighbourhood area housing requirements.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod635
Response Date	30/11/21 13:34
Status	Processed
Submission Type	Web
Version	0.1
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM24
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

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Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod636
Response Date	30/11/21 13:34
Status	Processed
Submission Type	Web
Version	0.1
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM25
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

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No modifications required.

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Company / Organisation	Story Homes
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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod638
Response Date	30/11/21 13:35
Status	Processed
Submission Type	Web
Version	0.1
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM26
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

Question 4

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No modifications required.

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Company / Organisation	Story Homes
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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod640
Response Date	30/11/21 13:37
Status	Processed
Submission Type	Web
Version	0.1
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM27
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

Question 4

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No modifications required.

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Company / Organisation	Story Homes
Address	c/o agent
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod642
Response Date	30/11/21 13:38
Status	Processed
Submission Type	Web
Version	0.3
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM40
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

Question 4

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Story Homes support the MMs to the policy wording which lessens the proportion of the category 2 requirement from 80% to 45%. We consider that this modification brings the requirements of the policy broadly in-line with the recommendations of the Strategic Housing Market Assessment 2020 and that this approach is now therefore clearly justified whilst remaining positively prepared.

MM40 also amends paragraph 1 of the policy as follows:

"Proposals for housing development will be ~~expected~~ encouraged to provide an appropriate mix of housing types, sizes and tenures which ~~meet~~ have regard to local needs as identified within the most up to date Strategic Housing Market Assessment or ~~by other evidence submitted in support of a planning application~~ other relevant evidence. A suitable housing mix should also give consideration to a site's location, physical constraints, character and surrounding context."

Story Homes support this modification and consider it allows for sufficient flexibility to ensure the policy remains effective over the planning period and can account for a wider range of evidence which could inform more site-specific solutions.

Question 5

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No modifications required.

Comment

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Consultee	n/a c/o agent c/o agent (1300690)
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Company / Organisation	Story Homes
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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod643
Response Date	30/11/21 13:39
Status	Processed
Submission Type	Web
Version	0.2
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM41
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

Question 4

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No modifications required.

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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod644
Response Date	30/11/21 13:39
Status	Processed
Submission Type	Web
Version	0.2
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM42
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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

Yes

Question 4

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Company / Organisation	Story Homes
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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMod646
Response Date	30/11/21 13:40
Status	Processed
Submission Type	Web
Version	0.2
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM43
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	

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Story Homes are broadly supportive of the proposed modifications set out for Policy H5. In our view, the inclusion of additional detail regarding tenure split ensures the policy is clearly justified and will be effective in responding to local circumstances.

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Comment by	Story Homes (n/a c/o agent c/o agent - 1300690)
Comment ID	DBLPMo647
Response Date	30/11/21 13:41
Status	Processed
Submission Type	Web
Version	0.1
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM44
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
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Comment ID	DBLPMo648
Response Date	30/11/21 13:41
Status	Processed
Submission Type	Web
Version	0.1
Question 1	Main Modification Schedule *
Which document/modification does this representation relate to?	MM45
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	
Question 2	Support
What best describes the nature of your representation?	
Question 3 Legally Compliant and Sound	Yes
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