

Comment

Agent	Mr Chris Smith (1300639)
Email Address	
Company / Organisation	Lichfields
Address	
Consultee	(1300648)
Company / Organisation	Skerningham Estates Limited
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMo664
Response Date	30/11/21 14:49
Status	Processed
Submission Type	Web
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	MM54
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skerningham Estates Limited. The comments are focussed on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skerningham Strategic Allocation.

MM54 includes changes to the first paragraph in Policy H 10 and additional text at the end of the final sentence to describe the quantum of development which is anticipated to be delivered within the plan period and where this will be located within the context of the allocation. We consider this modification to be justified and helpful in terms of outlining the delivery and phasing of the development.

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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Company / Organisation	Skerningham Estates Limited
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMod665
Response Date	30/11/21 14:51
Status	Processed
Submission Type	Web
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	MM55 and MM73
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skerningham Estates Limited. The comments are focussed on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skerningham Strategic Allocation.

MM55 sets out the proposed changes to the third paragraph in Policy H 10 which provide information on the requirements of the Comprehensive Masterplan, Infrastructure Phasing Plan and Design Code. This is a positive change which embraces the recent changes to national planning policy and the increased emphasis which has been placed on design and encouragement to use design codes. It also includes clarity on the responsibilities for the preparation of each document and the role which the community will have in the preparation of each. The changes are clear insofar as the Design Code will be led by the Council and that the Comprehensive Masterplan (which should include an Infrastructure Phasing Plan) should be led by the applicant(s) and prepared in consultation with the community. The changes to this part of the policy also provide clarity on the sequence of preparation as it is clear that the Comprehensive Masterplan should follow the design approach and principles established in the Design Code. **MM73** includes changes to paragraph 6.10.3 in the supporting policy text which also provides further clarification relating to the requirements of the Infrastructure Phasing Plan.

Modifications MM55 and MM73 are therefore justified and will be effective in providing clarity relating to the preparation of the Comprehensive Masterplan, Infrastructure Phasing Plan and Design Code.

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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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMod666
Response Date	30/11/21 14:52
Status	Processed
Submission Type	Web
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	MM56, MM57 and MM78
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skerningham Estates Limited. The comments are focussed on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skerningham Strategic Allocation.

MM56 and **MM57** relate to parts a and b of Policy H10 and the requirements for housing need and the uses within the local centre respectively. **MM78** which includes changes to paragraph 6.10.6 in the supporting text also includes further detail in relation to the local centre.

Our client supports the proposed modifications as they will provide precision on the requirements of the development.

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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Company / Organisation	Skerningham Estates Limited
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Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMod667
Response Date	30/11/21 14:53
Status	Processed
Submission Type	Web
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	MM59 and MM79
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skerningham Estates Limited. The comments are focussed on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skerningham Strategic Allocation.

MM59 includes changes to part d of the policy which sets out the requirements in terms of education provision within the allocation. Additional text has been included with regards to the timing of the delivery within the plan period (and beyond), locations within the site and also the need to keep capacity within existing local schools under review. **MM79** which includes changes to paragraph 6.10.7 also provides helpful clarification in this context.

The changes included in MM59 and MM79 are justified and will be effective in providing further clarity on the delivery of education provision.

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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Company / Organisation	Skerningham Estates Limited
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMod669
Response Date	30/11/21 14:56
Status	Processed
Submission Type	Web
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	MM61
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skertingham Estates Limited. The comments are focused on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skertingham Strategic Allocation.

MM61 includes additional text within part f of the policy relating to the assessment of (and potential improvements to) the offsite highway network. The text includes 4no. junctions to be included within future assessments but it is also clear insofar as it allows for more detailed assessment as part of the preparation of the comprehensive masterplan, infrastructure phasing plan and any future planning applications. The proposed modification will ensure that the policy will be effective in requiring an appropriate assessment of the development (and mitigation) in relation to its impact on the highway network.

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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Email Address	
Company / Organisation	Lichfields
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Consultee	(1300648)
Company / Organisation	Skerningham Estates Limited
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMod671
Response Date	30/11/21 14:58
Status	Processed
Submission Type	Web
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	MM62, MM77 and MM80
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skerningham Estates Limited. The comments are focussed on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skerningham Strategic Allocation.

MM62 relates to the additional text which has been added to part g of Policy 10 which details the access arrangements to the development. The added text provides further detail on the development within the early phases of implementation and the associated access points. With regards to our client's element of the site, the policy, as modified, will ensure that the length of distributor road between Barmpton Lane and Bishopton Lane will be delivered prior to the occupation of the 450th dwelling and possibly sooner subject to further assessment. Given the context of the assessments which have been undertaken to date by the Council and the site promoters, the changes would ensure the policy is precise in requiring further information to be detailed in the comprehensive masterplan and infrastructure phasing plan. **MM77** and **MM80** also include added text to paragraphs 6.10.5 and 6.10.10 in the supporting policy text relevant to this matter. This approach is also consistent with national planning policy (NPPF (2021) paragraph 73 – which relates to larger scale development – and footnote 37 which relates to measures to keep the infrastructure requirements under review).

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	Mr Chris Smith (1300639)
Email Address	
Company / Organisation	Lichfields
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Consultee	(1300648)
Company / Organisation	Skerningham Estates Limited
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMod672
Response Date	30/11/21 15:00
Status	Processed
Submission Type	Web
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	MM64
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skerningham Estates Limited. The comments are focused on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skerningham Strategic Allocation.

MM64 includes changes to Policy H 10 part i(ii) and additional text which clarifies that where any infrastructure crosses green corridors mitigation measures should be provided. This modification is justified and will be effective in securing environmental enhancements as may be required.

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	Mr Chris Smith (1300639)
Email Address	
Company / Organisation	Lichfields
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Consultee	(1300648)
Company / Organisation	Skerningham Estates Limited
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMod674
Response Date	30/11/21 15:01
Status	Processed
Submission Type	Web
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	MM65
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skerningham Estates Limited. The comments are focused on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skerningham Strategic Allocation.

MM65 relates to Policy H 10 part i(iii) and the proposed modification makes clear that the development should deliver a net gain in the area of publicly accessible community woodland. This change is welcomed and it aligns with our client's intentions to extend the area which has previously been made available for the community to access and enjoy.

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

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Company / Organisation	Lichfields
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Consultee	(1300648)
Company / Organisation	Skerningham Estates Limited
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMod675
Response Date	30/11/21 15:02
Status	Processed
Submission Type	Web
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	MM67, MM74, MM75 and MM81
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.

We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skerningham Estates Limited. The comments are focused on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skerningham Strategic Allocation.

MM67 includes a modification to part i(vii) of Policy H 10 with regards to the potential relocation of Darlington Golf Club. Similar modifications are proposed to paragraph 6.10.4 (**MM74**), 6.10.5 (**MM75**) and 6.10.11 (**MM81**). Consistent with the discussions during the relevant examination hearing sessions, the changes in this regard will ensure the Local Plan is flexible in relation to the relocation of the Golf Club. Therefore, the proposed modifications are 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.

N/A

Comment

Agent	Mr Chris Smith (1300639)
Email Address	
Company / Organisation	Lichfields
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Consultee	(1300648)
Company / Organisation	Skerningham Estates Limited
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Skerningham Estates Limited (- 1300648)
Comment ID	DBLPMo676
Response Date	30/11/21 15:03
Status	Processed
Submission Type	Web
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	MM68
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

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We are pleased to respond to the consultation on the proposed Main Modifications to the Darlington Local Plan on behalf of our client Skertingham Estates Limited. The comments are focused on Main Modification References **MM54 to MM82** which relate to (and support) the changes to Policy H 10 and the supporting text in the context of the Skertingham Strategic Allocation.

MM68 relates to additional text at part i(x) of Policy H 10 and requires the development to retain the openness and separation of the rural gaps between Darlington and the villages of Great Burdon and Barmpton. This change will provide consistency with the requirements of Policy ENV3 (and the associated modifications to 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.

N/A