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## Examination of the Darlington Local Plan

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### **INSPECTOR'S NOTE NO. 2: PROVISIONAL LIST OF MATTERS AND DATES FOR HEARING SESSIONS**

#### **Introduction**

This note sets out my provisional list of matters and issues along with provisional dates for the examination hearing sessions.

It also sets a deadline of **midday on Wednesday 10 March 2021** by which any representor that wishes to exercise their right to be heard and participate at a hearing session needs to inform the Programme Officer.

#### **Hearing Sessions**

The hearing sessions are likely to take place during the following periods:

- Week 1: Tuesday 18 May to Thursday 20 May 2021
- Week 2: Tuesday 25 May to Thursday 27 May 2021
- Week 3: Tuesday 15 June to Thursday 17 June 2021
- Week 4 [if required]: Tuesday 22 June to Thursday 24 June 2021

Details of how the hearings will be conducted, either by physically attending, online or a combination of the two, will be determined in due course. Irrespective of that, all of the hearing sessions will be public event and details of how they can be observed will also be published nearer the time.

Only those who have made valid representations under regulation 20 (ie in response to the Plan published for consultation in August 2020) seeking to change the Plan have a right to be heard (ie participate at a hearing session). Written representations will carry the same weight as those made orally at a hearing session. Participation at the hearings is therefore only likely to be beneficial if you have specific points to contribute on the published matters, issues and questions.

**Any representor that wishes to exercise their right to be heard must inform the Programme Officer by midday on Wednesday 10 March 2021.**

You must do this regardless of what you may have indicated in your representations to the Council. If you do not contact the Programme Officer by

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that date, it will be assumed that you do not wish to be heard and you will not be listed as a participant.

Representors who do wish to participate should indicate in their response to the Programme Officer the relevant matter(s) and issue(s). Whilst no one has a right to be heard more than once, I will endeavour to allow participation in those matters and issues requested provided that there are relevant representations and it would not result in repetitive contributions to the discussions.

Representors who are not seeking changes to the Plan, including those who have made representations supporting it, do not have a right to take part in the hearings. However, I may invite additional participants if I decide that it would assist me in determining the soundness and legal compliance of the Plan.

### **Written statements**

By the end of March, I expect to publish specific questions relating to my finalised list of matters and issues. At that stage I will invite written statements in response to those questions and set deadlines for them to be received by the Programme Officer.

### **Matters and Issues**

1. Legal and procedural requirements and other general matters
  - a) The duty to cooperate
  - b) Public consultation and engagement
  - c) Sustainability appraisal
  - d) Habitat regulations assessment
  - e) Health and equalities
  - f) Climate change
  - g) Strategic flood risk assessment
  - h) Strategic policies
  - i) Neighbourhood Plans
  - j) Superseded policies in the existing statutory development plan
  - k) Plan period
  - l) Monitoring
  - m) Viability
2. Amount of development needed in the Borough
  - a) Economic growth and employment land requirements
  - b) Household growth and housing requirements (policy H1)
  - c) Other development needs
3. Vision, aims, objectives and spatial strategy
  - a) Vision, aims, objectives (chapter 2)
  - b) Presumption in favour of sustainable development (policy SD1)
  - c) Settlement hierarchy (policy SH1)
  - d) Broad distribution of housing and employment development
  - e) Neighbourhood area housing requirements (policy H1 table 6.1)

f) Key Diagram (Map 4.1)

4. Housing development

- a) Commitments
- b) Skerningham strategic site allocation (policy H10)
- c) Greater Faverdale strategic site allocation (policy H11)
- d) Other housing allocations (policy 2)
- e) Windfalls (policies H3 and H8)
- f) Overall housing supply for the plan period (appendix A)
- g) Five year housing land requirement and supply (policy H1 and appendix A)
- h) Small sites, and custom and self-build housing
- i) Residential development in the countryside (policy H7)

5. Requirements for housing developers

- a) Housing mix (policy H4)
- b) Affordable housing (policies H5 and H6 and appendix E)
- c) Other development management policies relevant to housing (including DC1, ENV5, IN2-IN4, IN8 and IN10)
- d) Site specific requirements (appendix B)

6. Gypsy and traveller accommodation

- a) Need for additional gypsy and traveller accommodation
- b) Sites for additional gypsy and traveller accommodation (policy H9)

7. Economic development

- a) Existing employment sites (policy E1)
- b) Employment allocations (policy E2 and appendix B)
- c) Darlington farmers auction mart relocation (policy E3)
- d) Economic development in the countryside (policy E4)
- e) Skills and training (policy DC5)

8. Town centres and retail development

- a) Darlington town centre (policies TC1-TC3 and TC6)
- b) District and local centres (policy TC4)
- c) Retail impact assessments (policy TC5)

9. Transport and other infrastructure

- a) Delivering a sustainable transport network (policy IN1)
- b) Improving access and accessibility (policies IN2 and IN3)
- c) Car and cycle parking requirements (policy IN4)
- d) Airport safety (policy IN5)
- e) Utilities, telecommunications and broadband infrastructure (policies IN6-IN8)
- f) Renewable energy (policy IN9)
- g) Health, well-being and community and social infrastructure (policies DC3 and IN10)

10. Other strategic and development management policies

- a) Sustainable design (policy DC1)
- b) Flood risk and water management (policy DC2)
- c) Health and wellbeing (policy DC3)
- d) Safeguarding amenity (policy DC4)
- e) Historic environment (policies ENV1 and ENV2)
- f) Landscape character and green/blue infrastructure (policies ENV3-ENV5)
- g) Local Green Space (policy ENV6)
- h) Biodiversity and geodiversity (policies ENV7 and ENV8)
- i) Outdoor sport facilities (policy ENV9)

11. Other Issues

- a) Any other soundness issues
- b) Next steps in examination

*William Fieldhouse*

INSPECTOR  
23 February 2021