

Final draft hearings programme and lists of participants

WEEK ONE

Tuesday 25 May 2021 (morning)

M1. Legal and procedural requirements and other general matters (1)

- The duty to cooperate
- Public consultation and engagement
- Sustainability appraisal
- Habitat regulations assessment
- Equalities
- Climate change
- Superseded policies in the existing statutory development plan
- Changes to the Use Classes Order

Participants

- Darlington Borough Council
 - Home Builders Federation
 - Teesside Airport International Development
 - Banks Group
 - Gladman Developments
 - Bellway NE & Durham
 - Taylor Wimpey
 - Hellens Land & Homes England
 - Story Homes
 - Skerningham Estate
 - Darlington Green Party
 - Mr K Maddison
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Tuesday 25 May 2021 (afternoon)

M1. Legal and procedural requirements and other general matters (2)

- Supplementary planning documents
- Plan period
- Neighbourhood Plans
- Viability

Participants

- Darlington Borough Council
 - Home Builders Federation
 - Story Homes
 - Hellens Land & Homes England
 - Bellway NE & Durham
 - Mr K Maddison
 - Darlington Green Party
 - Middleton St George Parish Council
 - Low Coniscliffe & Merrybent Parish Council
 - Church Commissioners
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Wednesday 26 May 2021 (morning)

M2. Amount of development needed in the Borough

- Economic growth and employment land
- Household growth and housing requirement
- Other development needs

Participants

- Darlington Borough Council
 - Home Builders Federation
 - Teesside International Airport / International Development
 - Banks Group
 - Gladman Developments
 - Bellway Homes NE & Durham
 - Taylor Wimpey
 - Hellens Land & Homes England
 - Skertingham Estate
 - Miller Homes
 - Bussey Armstrong
 - Story Homes
 - Persimmon Homes
 - Hallam Land Management
 - Mr N Swinbank
 - Church Commissioners
 - Darlington Green Party
 - Mr K Maddison
 - Middleton St George Parish Council
 - Low Coniscliffe & Merrybent Parish Council
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Wednesday 26 May 2021 (afternoon)

M3. Vision, aims, objectives and spatial strategy

- Presumption in favour of sustainable development (policy SD1)
- Settlement hierarchy and distribution of housing and employment allocations (policy SH1)
- Development limits

Participants

- Darlington Borough Council
 - Teesside International Airport / International Development
 - Banks Group
 - Gladman Developments
 - Bellway Homes NE & Durham
 - Taylor Wimpey
 - Hellens Land & Homes England
 - Skerningham Estate
 - Miller Homes
 - Story Homes
 - Persimmon Homes
 - Hallam Land Management
 - Mr G Raistrick
 - Mr N Swinbank
 - Bussey Armstrong
 - Church Commissioners
 - Middleton St George Parish Council
 - Low Coniscliffe & Merrybent Parish Council
 - Darlington Green Party
 - Mr K Maddison
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WEEK TWO

Tuesday 15 June 2021 (morning)

M4. Housing development (1)

- Methodology for selecting allocations
- Skertingham strategic allocation (policy H10)
- Elm Tree Farm housing allocation (ref 392)

Participants

- Darlington Borough Council
 - Blackwell Grange Hotel Ltd
 - Hellans Land & Homes England
 - Low Coniscliffe & Merrybent Parish Council
 - Mr K Maddison
 - Bellway Homes
 - Banks Group
 - Miller Homes
 - Skertingham Estate
 - Mr N Swinbank
 - Mr R Cowan – Durham Bird Club/Bishop Auckland Cycling Club/CPRE
 - Mrs J Murray – Whinfield residents
 - Mr M Kilcran
 - Mr D Clark
 - Maj F Greenhow
 - Mr A Hutchinson
 - Mr C Bowey
 - Mr R Bradley
 - Mr R Fitzpatrick
 - Mr A Swainston
 - Ms A Rudkin
 - Mrs C Fishwick
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Tuesday 15 June 2021 (afternoon)

M4. Housing development (2)

- Greater Faverdale strategic allocation (policy H11)

Participants

- Darlington Borough Council
 - Hellens Land & Homes England
 - Mr R Cowan- Durham Bird Club/Bishop Auckland Cycling Club
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Wednesday 16 June (morning)

M4. Housing development (3)

- Blackwell Grange housing allocation (ref 403)
- Coniscliffe Park South and Coniscliffe Park North housing allocations (refs 41 and 249)
- Maxgate Farm, Middleton St George housing allocation (ref 99)
- Great Burdon housing allocation (ref 20)

Participants

- Darlington Borough Council
 - Mr M Green
 - Blackwell Grange Hotel Ltd.
 - Gladman Homes
 - Middleton St George Parish Council
 - Low Coniscliffe & Merrybent Parish Council
 - Mr K Maddison
 - Taylor Wimpey
 - Miller Homes
 - Story Homes
 - Bellway NE & Durham
 - Banks Group
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Wednesday 16 June (afternoon)

M4. Housing development (4)

- Other housing allocations
- Housing commitments
- Windfalls
- Overall supply for the plan period
- Five year requirement and supply
- Policy H1: if a five year supply cannot be demonstrated

Participants

- Darlington Borough Council
 - Mr K Maddison
 - CPRE
 - Home Builders Federation
 - Bellway Homes NE & Durham
 - Mr G Raistrick
 - Persimmon Homes Teesside
 - Darlington Green Party
 - Miller Homes
 - Skertingham Estate
 - Hellens Land & Home England
 - Bussey Armstrong
 - Gladman Developments
 - Taylor Wimpey
 - Story Homes
 - Church Commissioners
 - Hallam Land
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Thursday 17 June 2021 (morning)

M5. Meeting particular housing needs

- Housing mix (policy H4)
- Affordable housing (policies H5 and H6)
- Residential development in the countryside (policy H7)
- Housing intensification (policy H8)

Participants

- Darlington Borough Council
 - Mr K Maddison
 - Home Builders Federation
 - Mr G Raistrick
 - Mr N Swinbank
 - Banks Group
 - Miller Homes
 - Bellway & Story Homes
 - Bellway Homes NE & Durham
 - Skertingham Estate
 - Story Homes
 - Hellens Land & Homes England
 - Gladman Developments
 - Persimmon Homes Teesside
 - Taylor Wimpey
 - Bussey Armstrong
 - Church Commissioners
 - Darlington Green Party
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Thursday 17 June 2021 (afternoon)

M6. Gypsy and traveller accommodation

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

Participants

- Darlington Borough Council
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WEEK THREE

Tuesday 22 June 2021 (morning)

M7. Economic development

- Use Classes Order
- Existing employment sites (policy E1)
- Employment allocations (policy E2)
- Darlington auction mark relocation (policy E3)
- Economic development in the countryside (policy E4)
- Skills and training (policy DC4)

Participants

- Darlington Borough Council
 - Mr K Maddison
 - Skerningham Estate
 - Gladman Developments
 - Hellens Land & Homes England
 - Bellway Homes NE & Durham
 - Teesside Airport International Development
 - Darlington Green Party
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Tuesday 22 June 2021 (afternoon)

M8. Town centres and retail development

- Hierarchy of town centres (Figure 8.1)
- Darlington town centre (policies TC1 to TC3)
- Retail impact assessments (policy TC5)
- Darlington town centre fringe (policy TC6)

Participants

- Darlington Borough Council
 - Mr M Kilcran
 - Darlington Green Party
 - CPRE
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Wednesday 23 June 2021 (morning)

M10. Other strategic and development management policies (1)

- Historic environment (policies ENV1 and ENV2)
- Green infrastructure (policy ENV3)
- Loss of existing open space (policy ENV4)
- Open space provision (policy ENV5)
- Local Green Space (policy ENV6)
- Biodiversity and geodiversity (policies ENV7 and ENV8)

Participants

- Darlington Borough Council
 - Mr R Chisholm
 - Darlington Green Party
 - Mr G Raistrick
 - Skerningham Estate
 - Low Coniscliffe & Merrybent Parish Council
 - Mrs J Murray – Whinfield Residents
 - Miller Homes
 - Story Homes
 - Bellway Homes NE & Durham
 - Taylor Wimpey
 - Gladman Developments
 - Banks Group
 - Hellens Land & Homes England
 - Teesside International Airport/International Development.
 - Mr M Green
 - Mr R Cowan - Durham Bird Club/Bishop Auckland Cycling Club/CPRE
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Wednesday 23 June 2021 (afternoon)

M10. Other strategic and development management policies (2)

- Sustainable design and climate change (policy DC1)
- Flood risk and water management (policy DC2)
- Health and well-being (policy DC3)
- Safeguarding amenity (policy DC4)

Participants

- Darlington Borough Council
 - Mrs A Rudkin
 - Mr K Maddison
 - Darlington Green Party
 - Mr G Raistrick
 - Bellway Homes NE & Durham
 - Persimmon Homes Teesside
 - Miller Homes
 - Banks Group
 - Taylor Wimpey
 - Story Homes
 - Hellens Land & Homes England
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Thursday 24 June 2021 (morning)

M9. Transport and other infrastructure

- Delivering a sustainable transport network (policy IN1)
- Improving access and accessibility (policies IN2 and IN3)
- Car and cycle parking requirements (policy IN4)
- Utilities, telecommunications and broadband infrastructure (policies IN6-IN8)
- Renewable energy (policy IN9)
- Community and social infrastructure (policy IN10)

Participants

- Darlington Borough Council
 - Mr M Kilcran
 - Mr K Maddison
 - Whinfield Residents
 - Banks group
 - Bellway Homes NE & Durham
 - Gladman Developments
 - Story Homes
 - Hellens Land & Homes England
 - Skerningham Estate
 - Home Builders Federation
 - Teesside International Airport/International Development
 - Darlington Green Party
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Thursday 24 June 2021 (afternoon)

M11. Other issues

- Monitoring (section 11)
- Glossary (section 12)
- Any other soundness of legal compliance issues

Participants

- Darlington Borough Council
- Skerningham Estate
- Banks Group
- Teesside International Airport / International Development

Next steps in examination

End of Annex 3