

Darlington Borough Council's response to examiners procedural note (dated 8th March 2022)

1. Would the LPA confirm that there are no other neighbourhood plans covering the designated neighbourhood plan area.

The Council can confirm that there are no other neighbourhood plans covering the designated neighbourhood plan area.

2. It is noted that the SEA and HRA Screening Opinions were carried out in March 2020 on an early unpublished version of the MSGNP. Would the LPA confirm that there have been no significant changes to the plan since the early draft that would necessitate a review of the Screening Opinions.

The Council can confirm that there have been no significant changes to the plan since the early draft was screened for SEA and HRA in March 2020.

3. The response from Natural England dated May 2020 in the Basic Conditions Statement stated that they noted that the HRA Screening Opinion had not been carried out. Their response to the consultation on the Submission Plan refers to the SEA screening but not the HRA screening opinion. Would the LPA confirm that Natural England were consulted on the completed HRA screening opinion and provide me with their response.

Natural England were only consulted on the draft version of the neighbourhood plan. They were not consulted on the completed HRA screening opinion. However, to rectify this the completed HRA screening opinion has now been sent to Natural England for comment and their response will be made available as soon as possible once received. Within their initial comments it was stated, "It is our advice, on the basis of the material supplied with the consultation, that, in so far as statutory designated sites and protected landscapes are concerned, that there are no potential significant impacts".

4. Would the QB provide me with any comments they wish to make on the representations.

Parish Council to respond.

5. Would the QB confirm that the representation from Bill Pike relates to POS9.

Parish Council to respond.

6. Would the QB confirm whether or not they have assessed the areas of land in the representation from Mark Stratford.

Parish Council to respond.

7. Would the LPA confirm the number of houses outstanding as commitments and on the allocated site. Is there sufficient to deliver the housing requirement

of 860? If not, how is it to be provided. Would the LPA provide me with a map to show the housing commitments and Local Plan allocation.

The neighbourhood area housing requirements in policy H1 of the Local Plan are based on the number of dwellings that are expected to be built on housing allocations and commitments in that neighbourhood area between 2021 and 2036. For Middleton St George this is a requirement of 860 dwellings. The sites and the dwellings remaining to be completed at 1st April 2021 in Middleton St George are set out below and meet the requirement. The neighbourhood planning body does not have to make specific provision for housing or seek to allocate sites to meet this requirement.

Site ref	Site Name	Remaining dwellings to be completed at 1 st April 2021
99	Maxgate Farm, MSG	260
45	High Stell	186
65	Land between Middleton Lane & Neasham Road	19
146	Land south of railway line, MSG	330
386	Land between Yarm Road & railway line, east, MSG	4
89	Land west of Oak Tree	61

The link below is to the Local Plan policies map. Map 13 is of Middleton St George and shows the housing allocation and commitments within the neighbourhood plan area.

<https://microsites.darlington.gov.uk/media/2283/adopted-darlington-local-plan-feb22-r.pdf>

8. Would the LPA confirm the timetable for updating their SPD on Design.

The Council will be reviewing the Local Development Scheme shortly which will contain a more detailed timetable for all of SPDs and SPD reviews, however we are hoping to complete the Design SPD review within the next 6 months.

17th March 2022