

Darlington Borough Council

Neighbourhood Planning

Parish of Sadberge

Designation of Area

1 Background

- 1.1 The Neighbourhood Planning (General) Regulations 2012 specify what a local authority must do to publicise an 'area application' and, following consideration and determination of the application, what it must do to publicise the outcome. Regulation 2(6) requires that a copy of the area application, details of how to make representations and the date by which those representation must be received (being not less than 6 weeks from the date the application is first publicised) must be put on the local planning authority website. The local planning authority may also carry out other publicity to bring the area application to the attention of people in the area. Regulation 2(7) requires that as soon as possible after determining the application the decision should be published on their website.
- 1.2 Cabinet, on 5 March 2013, delegated authority to the Assistant Director Policy and Regeneration to accept and designate neighbourhood areas.
- 1.3 An application for the designation of the parish of Sadberge as a basis for neighbourhood planning was made by Sadberge Parish Council on 9 January 2013.
- 1.4 The parish of Sadberge consists of the village of Sadberge and scattered houses, farms and small business premises located in the open countryside around the village. There are no distinct locations in the outer part of the parish that have a separate character to the rest of the parish. Therefore it would seem, pending any consultation responses to the contrary, that the whole parish area is suitable as a neighbourhood area.

2 Publicity and Consultation

- 2.1 The consultation period ran from 15 February 2013 until 29 March 2013. Due to a low response rate within this time (see paragraph 3.1), the period for receipt of responses was extended for an additional period, until 22 April 2013; however, no further responses were received.
- 2.2 Details of the application were available on the Council website at www.darlington.gov.uk/neighbourhoodplanning, within the Planning Policy section of the website, with a news story linking to those details

displayed on the main DBC webpage. Flyers alerting people to the application and consultation were sent out by Sadberge Parish Council to all residents and businesses in the parish, and letters or emails were also sent to the parish councils and parish meetings of all adjoining parishes, the adjoining local planning authority and to organisations that had previously submitted sites in the parish to DBC's Strategic Housing Land Availability Appraisal. A copy of the application and map of the proposed area were displayed on the parish notice board in the centre of Sadberge. The extension of the deadline for responses was publicised on the DBC website and on the Sadberge parish notice board.

3 Representations

- 3.1 The Council received one representation to the consultation, which consisted of the agent of one of the SHLAA site promoters (mentioned above) describing the merits of their site as a potential housing site. This did not contain any comment on the suitability or otherwise of the proposed neighbourhood area. In addition, the planning department received one telephone enquiry from a resident of Sadberge asking what the consultation was about; officers explained the aim and process of the consultation. The resident did not make any comments on the proposed neighbourhood area either then or afterwards.
- 3.2 On the basis of the above information, it is recommended that the whole of the parish of Sadberge, as identified on the attached plan, be considered suitable as a neighbourhood area.

4 Delegated decision

- 4.1 The Assistant Director, Policy and Regeneration hereby exercises his delegated authority to agree the application and confirms the parish of Sadberge as identified on the attached plan as a Neighbourhood Area as defined in Section 61G of the Town and Country Planning Act 1990 (as amended by Schedule 9 Part 1 of the Localism Act 2011).
- 4.2 A copy of this note will be placed on the Council's website, sent to Sadberge Parish Council and the Borough Councillor for Sadberge and Whessoe Ward.



JOHN ANDERSON
ASSISTANT DIRECTOR, POLICY AND REGENERATION