

**DAVIS PLANNING
PARTNERSHIP**

CHARTERED TOWN PLANNERS

17A Post House Wynd
Darlington
Co. Durham
DL3 7LP

Telephone : 01325 360319
Fax : 01325 520172
E-Mail : mail@davisplanning.co.uk
Website :

WDC PLANNING	
Ref	
Officer	
21 MAY 2014	
SCANNED	
CC	CR PD MA
PRE	GEN DIS

DEVELOPMENT POLICY MANAGER
DEVELOPMENT SERVICES
4 NO. REFS. FOR LOCAL PLAN

with compliments

Can you kindly acknowledge Receipt

Dave PB
21/5/14

Thanks

Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title		MRS
First Name		JILL
Last Name		DAVIS
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		

3. Notification of subsequent stages of the Local Plan

Please specify whether you wish to be notified of any of the following:

The submission of the Local Plan for independent examination	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The adoption of the Local Plan.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

For Official Use Only

Person ID:

Rep ID:

Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

LOCAL PLAN

Paragraph Number:

2.13

Policy Number:

DS4

Policies Map Number:

28 - BADDESLEY CLINTON

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes No

5.2 Complies with the Duty to Co-operate?

Yes No

5.3 Sound?

Yes No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

For Official Use Only

Person ID:

Rep ID:

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

POLICY DS4 DOES NOT ACCORD WITH PRESUMPTION IN FAVOUR OF DEVELOPMENT AS SET OUT IN NPPF.

Continue on a separate sheet if necessary

8. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

DS4 (2) - ADD "GENERALLY" AFTER "THEY SHOULD" & "BE LOCATED".

(7) "EXCEPTIONAL CIRCUMSTANCES"

THE CRITERIA TO BE TAKEN INTO ACCOUNT IN CONSIDERING EXCEPTIONAL CIRCUMSTANCES SHOULD BE WIDENED TO REFLECT NPPF PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT & D55

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

For Official Use Only

Person ID:

Rep ID:

9. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:


SEE ATTACHED PLAN NO 14.63.001
MODIFICATIONS PROPOSED WOULD ALLOW
DEVELOPMENT AS SHOWN (SEE ALSO
REPRESENTATIONS ON OTHER POLICIES
WHICH WOULD ALLOW SITE AT BANDESLEY
CLINTON TO BE EXCLUDED FROM GREEN
BELT AN ALLOCATED ON MAP 28).

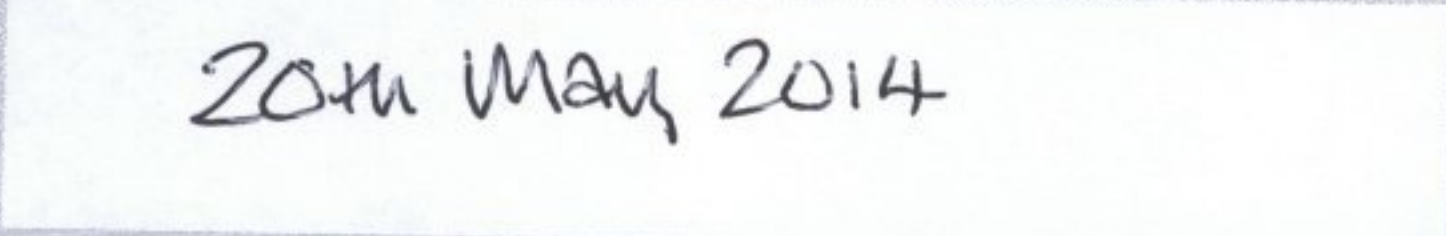
Continue on a separate sheet if necessary

Please note: This written representation carries the same weight and will be subject to the same scrutiny as oral representations. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed: 

Date: 

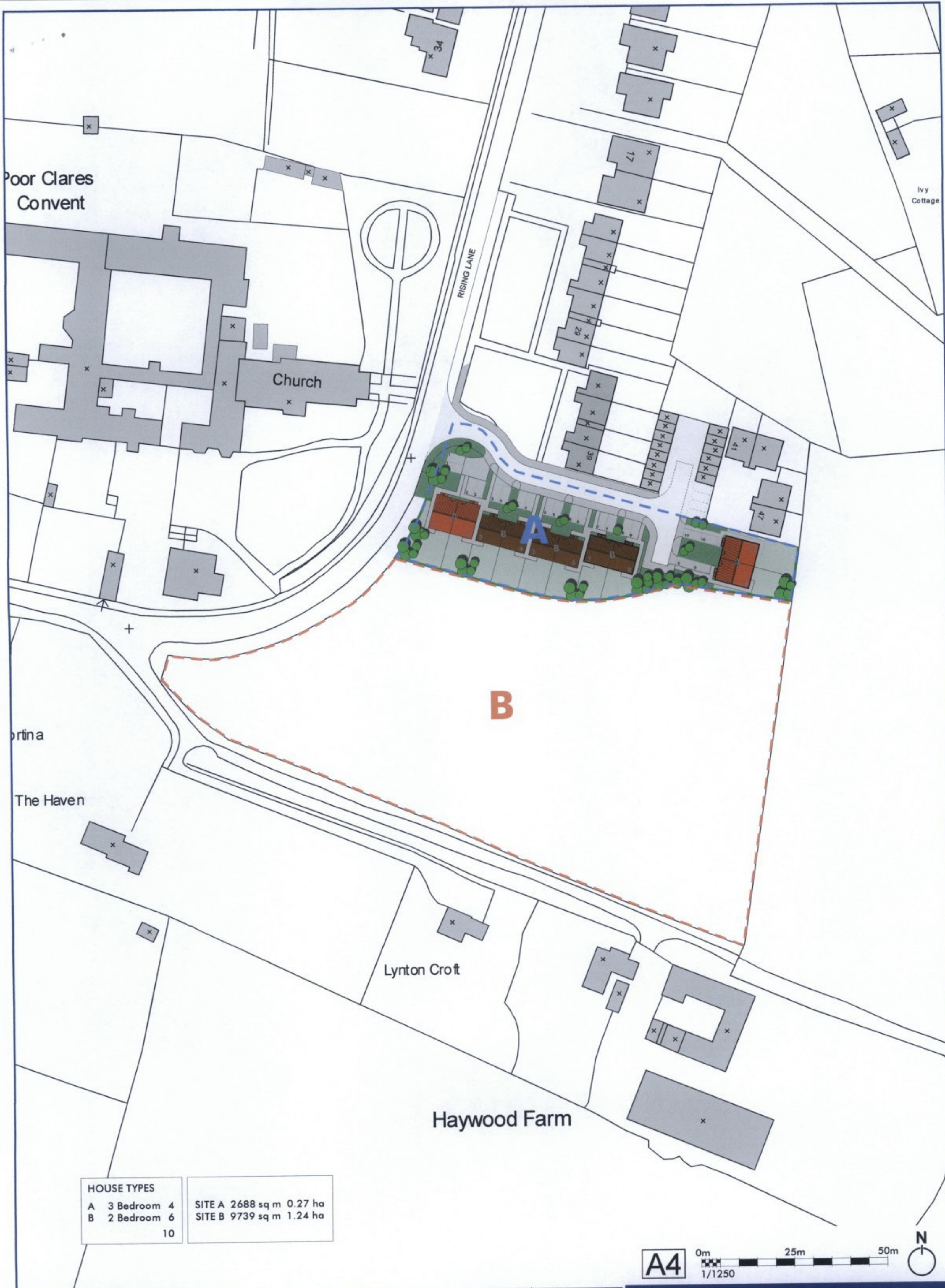
20th May 2014

Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.

For Official Use Only

Person ID:

Rep ID:



Poor Clares Convent

Church

RISING LANE

Ivy Cottage

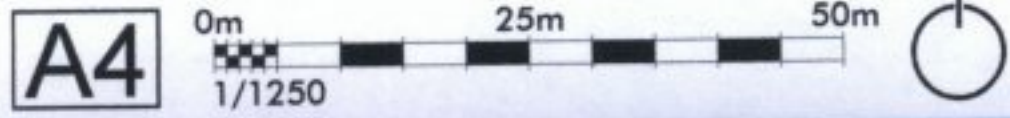
Orina

The Haven

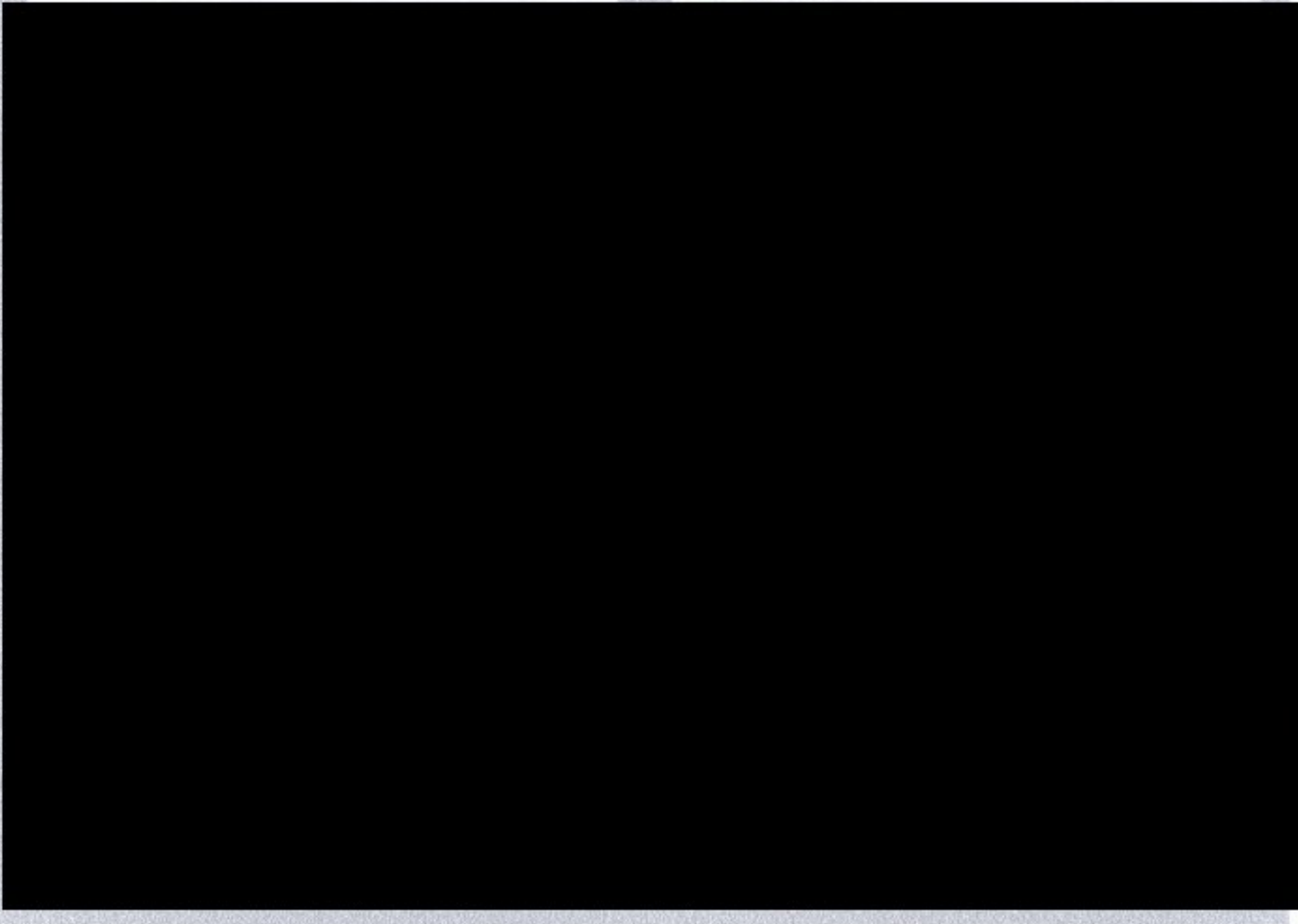
Lynton Croft

Haywood Farm

HOUSE TYPES		
A	3 Bedroom	4
B	2 Bedroom	6
		10
SITE A		2688 sq m 0.27 ha
SITE B		9739 sq m 1.24 ha



Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title		MRS
First Name		JILL
Last Name		DAVIS
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		

3. Notification of subsequent stages of the Local Plan

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The adoption of the Local Plan.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

For Official Use Only

Person ID:

Rep ID:

Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

LOCAL PLAN

Paragraph Number:

4.29

Policy Number:

H13

Policies Map Number:

28 BANDESLEY CUNTON

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes No

5.2 Complies with the Duty to Co-operate?

Yes No

5.3 Sound?

Yes No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

For Official Use Only

Person ID:

Rep ID:

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

POLICY H13 DOES NOT ACCORD WITH PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT AS SET OUT IN NPPF.

Continue on a separate sheet if necessary

8. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

H13. THE POLICY IS ONE-SIDED IN ITS DISCRIMINATION AGAINST OUTLINE APPLICATIONS
OUTLINE APPLICATIONS ARE PRACTICABLE & AFFORDABLE & ASSIST IN ESTABLISHING THE PRINCIPLE OF DEVELOPMENT.
THEY CAN BE PROPERLY CONDITIONED & SUPPORTED BY REALISTIC LEGAL AGREEMENTS

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

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Rep ID:

9. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

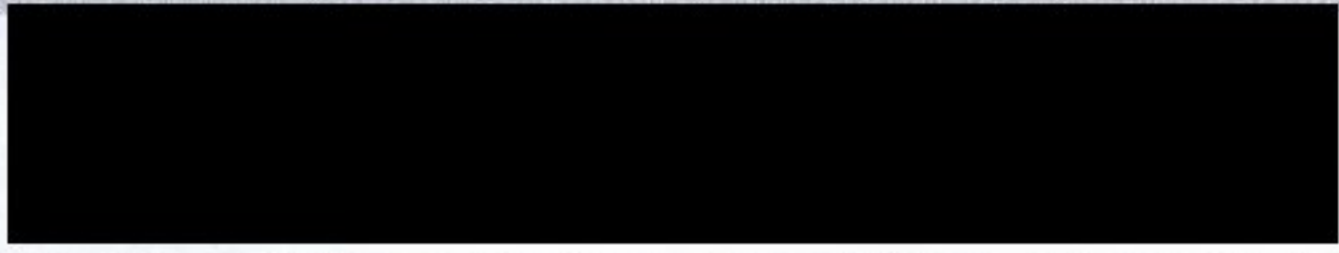
SEE ATTACHED PLAN No 14.63.001
THIS SHOWS A PROPOSAL FOR BADDLESLEY
CLINTON WHERE THE PRINCIPLE OF DEVELOPMENT
SHOULD PROPERLY DETERMINED THROUGH THE
PROCESS OF AN OUTLINE APPLICATION.

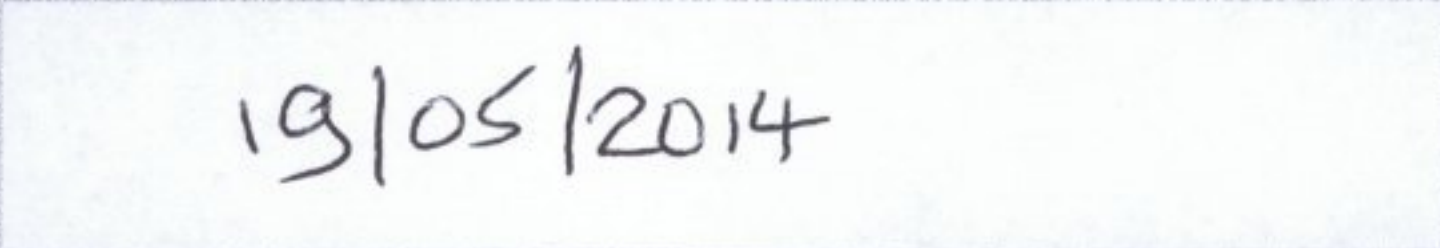
Continue on a separate sheet if necessary

Please note: This written representation carries the same weight and will be subject to the same scrutiny as oral representations. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed: 

Date: 

19/05/2014

Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of the new Local Plan and with consideration of planning applications in accordance with the Data Protection Act 1998.

For Official Use Only

Person ID:

Rep ID:

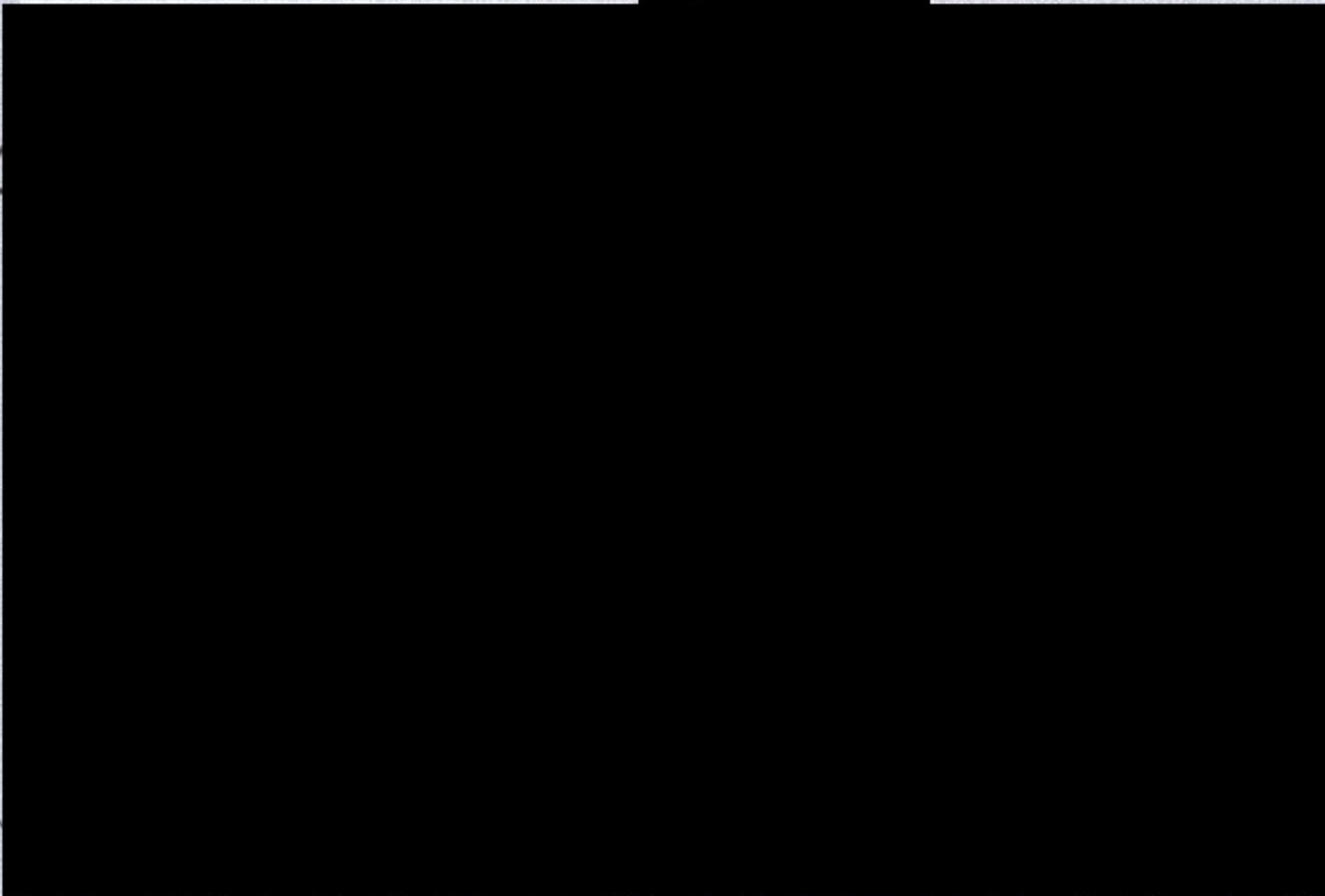


HOUSE TYPES		
A	3 Bedroom	4
B	2 Bedroom	6
		10

SITE A	2688 sq m	0.27 ha
SITE B	9739 sq m	1.24 ha

A4 0m 25m 50m
 1/1250

Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title		MRS
First Name		JILL
Last Name		DAVIS
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		

3. Notification of subsequent stages of the Local Plan

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Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The adoption of the Local Plan.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA:

LOCAL PLAN

Paragraph Number:

4.77

Policy Number:

H.11

Policies Map Number:

28 BADDESLEY CLINTON

5. Do you consider the Local Plan is :

5.1 Legally Compliant?

Yes

No

5.2 Complies with the Duty to Co-operate?

Yes

No

5.3 Sound?

Yes

No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

For Official Use Only

Person ID:

Rep ID:

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

H11 - POLICY DOES NOT ACCORD WITH PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT SET OUT IN NPPF,

Continue on a separate sheet if necessary

8. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

POLICY TOO RESTRICTIVE IN LIMITING DEVELOPMENT TO 2 NO DWELLINGS. POLICY INCONSISTENT WITH RURAL EXCEPTIONS POLICY WHERE MAY NEED MORE THAN 2 DWELLINGS

POLICY SHOULD BE RELATED TO PHYSICAL FEATURES ON THE GROUND RATHER THAN AN ARBITRARY NUMBER

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

For Official Use Only

Person ID:

Rep ID:

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No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:


SEE ATTACHED PLAN 14.63.001
WHICH SHOWS AN INFILL PROPOSAL FOR
BADDLESLEY CLINTON RELATED TO
PHYSICAL FEATURES ON THE GROUND.

Continue on a separate sheet if necessary

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11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed: 

Date :

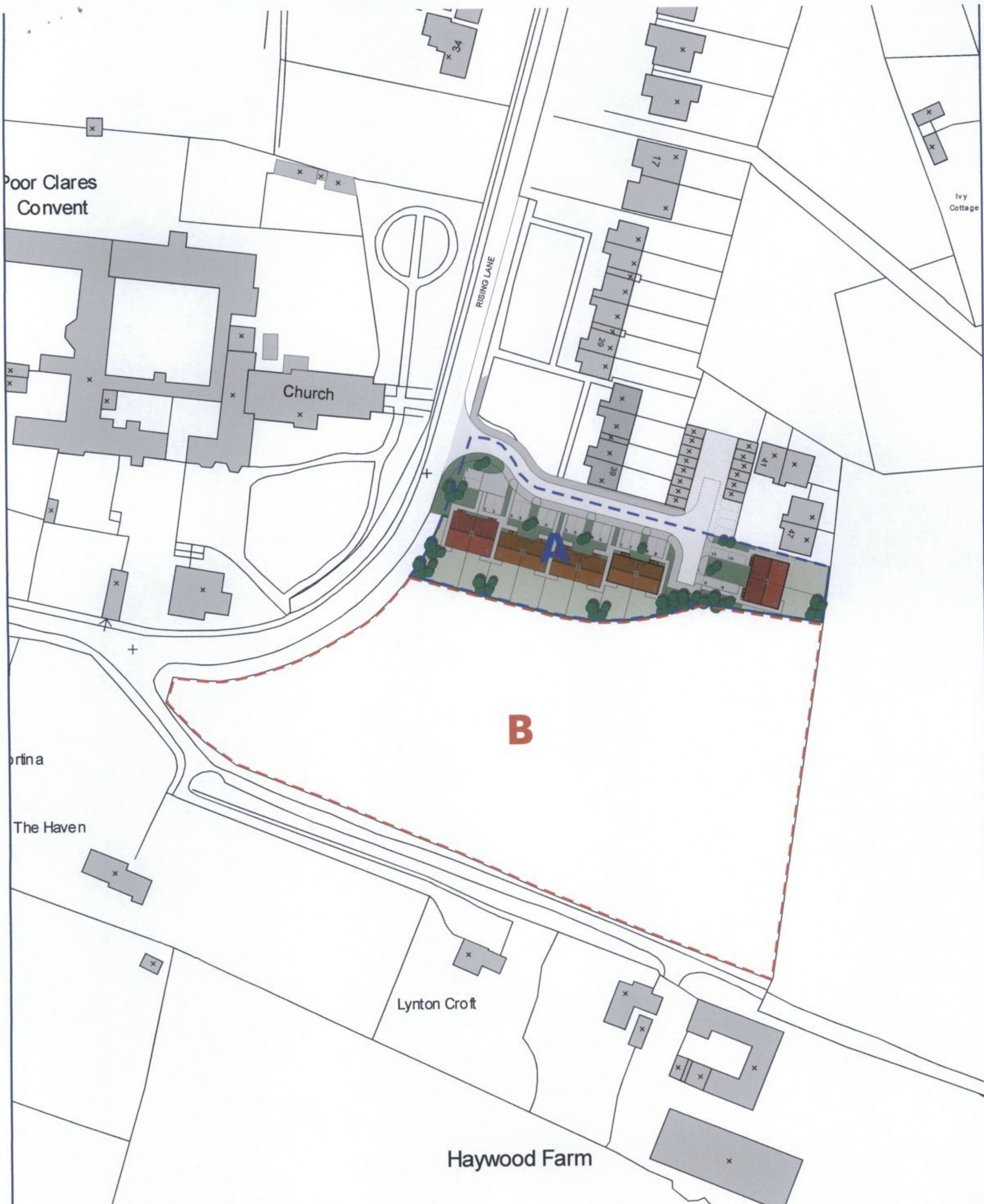
20/5/2014

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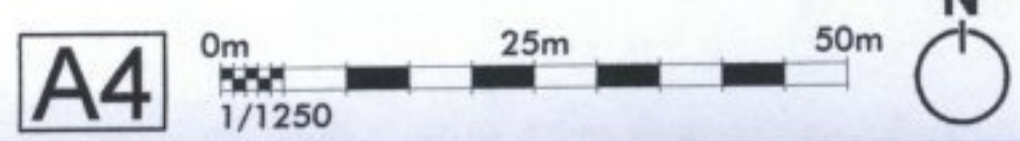
For Official Use Only

Person ID:

Rep ID:



HOUSE TYPES		
A	3 Bedroom	4
B	2 Bedroom	6
		10
SITE A		2688 sq m 0.27 ha
SITE B		9739 sq m 1.24 ha



LOCATION PLAN
RISING LANE BADDESLEY CLINTON

Scale	1/1250 at A4	Revision	00
Date	May 2014	Drawing no	14.63.001

DAVIS PLANNING PARTNERSHIP
 CHARTERED TOWN PLANNERS

Part A - Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)
Title		MRS
First Name		JILL
Last Name		DAVIS
Job Title (where relevant)	[REDACTED]	
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone number		
Email address		

3. Notification of subsequent stages of the Local Plan

Please specify whether you wish to be notified of any of the following:

The submission of the Local Plan for independent examination	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The adoption of the Local Plan.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Part B - Your Representations

Please note: this section will need to be completed for each representation you make on each separate policy.

4. To which part of the Local Plan or Sustainability Appraisal (SA) does this representation relate?

Local Plan or SA: LOCAL PLAN

Paragraph Number: 2.79

Policy Number: DS19

Policies Map Number: 28 BADDLESLEY CLIFTON

5. Do you consider the Local Plan is :

5.1 Legally Compliant? Yes No

5.2 Complies with the Duty to Co-operate? Yes No

5.3 Sound? Yes No

6. If you answered no to question 5.3, do you consider the Local Plan and/or SA unsound because it is not: (please tick that apply):

Positively Prepared:

Justified:

Effective:

Consistent with National Policy:

For Official Use Only

Person ID:

Rep ID:

7. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to cooperate, please also use this box to set out your comments.

DS19 - GREEN BELT
POLICY SHOULD ALLOW FOR GREEN
BELT REVIEW TO ALLOW SUSTAINABLE
DEVELOPMENT

Continue on a separate sheet if necessary

8. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 7. above where this relates to soundness. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

PARA 1.28 (Stratford point) Plan says that following 2009 Joint Green Belt Study Commitment made by Council to review Green Belt. Plan should address programme for this. Plan should indicate criteria which could lead to exceptions & removal of land from Green Belt such as those sites listed in explanation to policy.

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

For Official Use Only

Person ID:

Rep ID:

9. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

10. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

SEE ATTACHED PLAN 14.63.001
WHICH SHOWS TWO SITES AT SADDLESLEY
CLINTON WHICH COULD BE REMOVED FROM
GREEN BELT DESIGNATION TO ALLOW
INFILL DEVELOPMENT

Continue on a separate sheet if necessary

Please note: This written representation carries the same weight and will be subject to the same scrutiny as oral representations. The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

11. Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publicly available and may be identifiable to my name/organisation.

Signed:



Date :

20/5/2014

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Person ID:

Rep ID:



LOCATION PLAN

RISING LANE BADDESLEY CLINTON

Scale
1/1250 at A4

Date
May 2014

Revision
00

Drawing no
14.63.001

A4

0m 25m 50m
1/1250



**DAVIS PLANNING
PARTNERSHIP**

CHARTERED TOWN PLANNERS