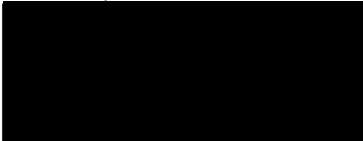




22<sup>nd</sup> August 2016

Planning Policy Team



Dear Planning Policy Team

**Darlington Local Plan 2016 – 2036  
Draft Sustainability Appraisal Scoping Report**

Having read these details I feel that you have made a comprehensive assessment in your report but I should like to make the following comments:

You say that the draft list of relevant plans, policies and programmes does not include those at International European Community level, which are all enshrined in National Planning Policy. However, by contrast, your report does refer to:

*The environmental protection objectives (and social and economic objectives) established at International European Community or National level which are relevant to the plan or programme and the way these objectives and any environmental considerations will be taken into account during the preparation of the Local Plan.*

*Habitats Regulations Assessment relating to potential adverse impacts on any European sites of nature conservation importance*

*Conservation of Habitats & Species Regulations 2010 relating to potential impacts on any European site of nature conservation importance*

*European Union Strategic environmental assessment.*

As we will be leaving the European Union will these references in the Local Plan have to be reconsidered and re-written?

You say that the Heritage at risk registers do not include Grade 11 listed buildings. I consider that the registers should do so and I would expect DBC to vigorously pursue this point.

You also say that development in villages can have an impact on landscape quality. Such developments can have a greater detrimental effect on the village environments.

Darlington and its surrounding villages should not be given a “one size fits all” approach. Darlington town and the villages have different needs and priorities and should be considered separately with a different appraisal for each of their separate, individual requirements.

It is essential to maintain a clear green belt separation between the main Darlington area and the surrounding villages. There should be no overspill of Darlington to the west of the A1. The use of brown field sites within Darlington, for new housing, should be maximised. If green field sites, especially those presently growing crops, are used for housebuilding, then local food production will certainly not be increased.

What is the definition of "affordable housing"? What is affordable for me may not be affordable for my neighbour and vice versa.

You refer to "providing for young people, families and old people". What about single people, the disabled and the disadvantaged? Whatever your provision it should be stated as being all inclusive.

Yours faithfully

