

[REDACTED]

From: [REDACTED]
Sent: 22 September 2016 16:59
To: Planning Policy
Cc: [REDACTED]
Subject: Darlington Local Plan 2016 - 2036 Draft Sustainability Appraisal Scoping Report August 2016

Sir,

Thank you for giving us the opportunity to comment on Darlington's Draft Sustainability Appraisal Scoping Report (August 2016).

As you may know, McGough Planning acts on behalf of Hansteen Holdings Plc in relation to the promotion of its site at Faverdale.

Whilst we support much of the approach set out in the scoping report document, we do have the following brief observations:

- In relation to "*SUSTAINABILITY ISSUES AND PROBLEMS*", we consider that Table 3 should make reference to the efficient and effective use of land within the most sustainable locations, prioritising and promoting the reuse of previously developed land. This would be directly in accord with nearly all the objectives set out in Table 4. particularly 2, 3 4 and 5.
- It is unclear why council officers consider Objective 1 is neutral in its effect on Objectives 2, 3, 4, 5 and 10 (set out in the matrix "*Figure 1: Compatibility Testing of Objectives*"). In our view, Objective 1 is compatible with all those objectives, i.e. it can help achieve all of them to a greater or lesser extent. For example, providing affordable, well designed sustainably located houses will help reduce greenhouse gas emissions in future, through improved building techniques and also reducing the need to travel. A considerable proportion of future housing development will take place on previously developed sites, resulting in an improvement in the quality of land, as well as reducing flood risk. This, in turn, will have a positive effect on air and water quality - through the reuse and clean-up of land and also a reduction in the need to travel by car. Finally, house building is, and will continue to be, a significant employer that promotes sustainable levels of economic growth and increases employment levels and access to sustainable and high-quality employment opportunities.

Kind regards

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