

Comment

Consultee	Mr Keith Stodart (1175484)
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Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Keith Stodart (1175484)
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Response Date	17/09/20 14:32
Consultation Point	Policy H 2 Housing Allocations (Strategic Policy) (View)
Status	Processed
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Version	0.4
Question 1a	
Do you consider that the Local Plan is Legally compliant?	No
Question 1b	
Do you consider that the Local Plan sound?	No
Question 1c	
Do you consider that the Local Plan complies with the Duty to Cooperate?	No
Question 2	
Do you consider that this part of the Local Plan is unsound because it is not: (tick all that apply)	<input type="checkbox"/> Consistent with national policy
Question 3a	
Your Comments	

Please give details of why you consider that this part of the Local Plan is not legally compliant or unsound or fails to comply with the Duty to Cooperate.

HOUSING ALLOCATIONS

If the Government's Objectively Assessed Need (OAN) of 177 houses each year for Darlington there will be no need for the Skerningham Strategic Allocation. National planning guidelines states that development in the countryside should be a last resort. Indeed Darlington Borough Council's own Strategic Housing Land Availability Assessment from 2015. The SLAA clearly states that Skerningham is not suitable for housing development and it gives the reasons why it is unsuitable and there has been no reasons given why Skerningham has been allocated for development in the Local Plan. There is inconsistency in the Borough Council's planning policy which is concerning.

There is also ambiguity in that Table 6.3 lists the Skerningham Allocation as site 251 and is listed as being an "Urban Extension", but the proposed developers for the area state that Skerningham is a "Garden Village". The requirements set out by the Government for Garden Villages do not appear to be met by defining Skerningham as a Strategic Allocation in the Local Plan but it is urbanisation of the countryside to the north and north east of Darlington which is much valued, used and respected and will not help to deliver the Borough Council's Climate Change Pledge targets.

Question 5

Attendance at Examination Hearings

If your representation is seeking a change, do you consider it necessary to participate in the examination hearings? No, I do not wish to participate at the examination hearings

Question 6

Do you request to be notified that the Local Plan has been submitted to the Secretary of State for independent examination under section 22(3) of the regulations and to be notified of the adoption of the Local Plan? Yes, I request to be notified