

Comment

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Event Name Darlington Local Plan 2016-2036 (Regulation 19)

Comment by Mr Dixon Binks (1170995)

Comment ID DBLPPS327

Response Date 16/09/20 20:35

Consultation Point Policy H 10 Skertingham - Strategic Site Allocation (Strategic Policy) ([View](#))

Status Processed

Submission Type Email

Version 0.7

Question 1b

Do you consider that the Local Plan sound? No

Question 2

Do you consider that this part of the Local Plan is unsound because it is not: (tick all that apply)

- Justified
- 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.

The proposal to allow the loss of green space in the Skertingham Strategic Allocation directly conflicts with Policy ENV4, in particular point G. This loss of space would cause significant harm to the character and appearance of the area. The Darlington Landscape Character Assessment 2015 concluded that this area is unlikely to accommodate further development without altering its character.

The proposed development could potentially sit on land that was identified by Darlington Borough Council as a 'Jewel in the Crown' in their 'Rights of Way Improvement Plan' with access to very high grade 'quality' countryside'. It would therefore adversely affect the recreational needs of all residents of the Borough.

Policy H10 directly conflicts with policy IN1 as it will result in the loss of existing footpaths and impair their functioning for recreational purposes.

Policy H10 does not demonstrate principles contained in Policy IN1. It is remote to the town centre, and does not demonstrate connectivity for pedestrians and cyclists to make cycling and walking the first choice for short journeys.

The NPPF states that plans should be sustainable. Policy H10 is not sustainable as the Council have not been able to demonstrate that the already overloaded road infrastructure in and around Whinfield will be able to cope with an increase of traffic up to 180% of its current volume.

The concerns raised by Highways England in the draft Local Plan Consultation 2018 regarding the impact on the strategic road network of Policy H10 do not appear to have been addressed clearly in this plan.

Question 4

Changes Sought

Please Note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. There is the opportunity to attach Word or PDF files before submitting your comment.

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

Please set out what change(s) to the Local Plan you consider necessary to make it legally compliant or sound. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text.

To make this plan sound I would expect that there be no conflict with policy ENV4, the Darlington Landscape Assessment or policy IN1. I would also expect a clear explanation of how the Council intends to mitigate the increase in volume of traffic on already full to capacity local roads. If Policy H10 is unsustainable and these conflicts cannot be removed or explanations provided then Policy H10 should be removed from the Local Plan.

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