

Comment

Consultee	Mr David Cadman (1250812)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr David Cadman (1250812)
Comment ID	DBLPPS127
Response Date	11/09/20 09:21
Consultation Point	Policy H 1 Housing Requirement (Strategic Policy) (View)
Status	Processed
Submission Type	Email
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)	<ul style="list-style-type: none">. Positively prepared. Effective. 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.

According to the council's own Strategic housing land availability assessment of 2015, the Skerningham plantation and the immediate area around it is liable to flooding, has no road access and is a valuable nature conservation area. It is home to protected wildlife, including bats, several species of bird on the red list, and has TPO protection of Black Poplar trees. It is used by many of our townfolk as an area to walk and relax and it is visually rewarding. Skerningham Wood and area would be detrimentally impacted by the building of houses and a golf course. The existing Darlington golf course is fit for purpose and could not benefit from the threat of flooding and justify the extermination of Skerningham wood and its occupants. The local roads are already very busy and often at a standstill at peak periods. I believe the Council's figures for the number of houses is greatly overestimated. Darlington's population growth 2011 – 2014 was – 0.07% a negative figure. This hardly corresponds to the desire to build over 400 houses per year. There are many properties with urban Darlington standing empty. Industrial sites should be used to create new areas of housing as it would have little impact. Large unused buildings such as Northgate House and the office block on Beaumont St could be easily converted into dwellings. There are suitable building around the villages within the Darlington area (eg Hurworth Roundhill Rd and extensions to those at Middleton St George). I propose that Darlington Borough Council Draft Plan has not considered fully the devastating impact that development will have on Skerningham woods and the immediate area.

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.

I propose that Darlington Borough Council Draft Plan has not considered fully the devastating impact that development will have on Skerningham woods and its surroundings. I believe the draft plan should be changed to accommodate a reasonable smaller figure for anticipated housing. I believe the plan should remove its provision of a new golf course, as a unnecessary and unneeded financial cost. The plan should accommodate more improvement and addition of housing and dwellings in the urban area of Darlington. The draft plan should follow its own advice of safeguarding historic and heritage areas (Salters lane and Ketton are in the Skerningham area and have proved to be of historic interest). DBC have also suggested that it will not change environmental areas where loss or irreversible harm would ensue. That is clearly not the case in the Draft plan.

Question 5

Attendance at Examination Hearings

If your representation is seeking a change, do you consider it necessary to participate in the examination hearings? Yes, I wish to participate at the examination hearings

Question 5a

Participation at Examination Hearings

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination hearings.

If you wish to participate at the examination hearings, please outline why you consider it to be necessary?

As a witness to what is said.

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

Comment

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr David Cadman (1250812)
Comment ID	DBLPPS148
Response Date	11/09/20 09:21
Consultation Point	Policy H 2 Housing Allocations (Strategic Policy) (View)
Status	Processed
Submission Type	Email
Version	0.3
Question 1a	
Do you consider that the Local Plan is Legally compliant?	No
Question 1b	
Do you consider that the Local Plan sound?	No
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Do you consider that the Local Plan complies with the Duty to Cooperate?	No
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Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr David Cadman (1250812)
Comment ID	DBLPPS149
Response Date	11/09/20 09:21
Consultation Point	Policy H 10 Skertingham - Strategic Site Allocation (Strategic Policy) (View)
Status	Processed
Submission Type	Email
Version	0.4
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Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr David Cadman (1250812)
Comment ID	DBLPPS150
Response Date	11/09/20 09:21
Consultation Point	Policy ENV 6 Local Green Space (View)
Status	Processed
Submission Type	Email
Version	0.3
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