

Comment

Consultee Mr Alexander Cain-Metcalf (1250993)

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

Comment by Mr Alexander Cain-Metcalf (1250993)

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

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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)

- Positively prepared
- 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.

I've been a local resident of the area surrounding the land intended to be developed on and I am staunchly against the idea.

I'm aware of the heightened demand for housing that is going on nationwide and of course recognise the economic needs of Darlington which I've no doubt have gone into conceiving the long-term plan here.

I've studied the items of concern that a representation might address for it to be valid and I do not find the 'soundness' of the plan sufficiently met on the basis of positive preparation, although there are counts of which its consistency with the NPPF are dubitable as well.

Predominantly, my issue stems from both communication with the neighbouring residents and ecological responsibility taken.

The latter of the two can be summed up as you might expect: I believe our town's, indeed our nation's, glorious countryside and ecosystem are already dwindling and native species are either declining or being forced to exist within densely urban environs where they don't belong and cause mischief for those who live there. Furthermore, noise and other forms of pollution of course always follow any intake of people into a space of land; the environmental gravity of this development is something that has been specified as a concern in numerous documents pertaining to this scheme and planning in general.

I'm aware that promises have been made to deliberate upon what this would mean and whether or not it would affect the benefit of a new housing estate considerably but if proof of such inquiries exists, its transparency is not adequately ensured.

This leads onto my other issue: concordance with those who'd be directly affected by this plan.

I and scores of other local people would, I know for a fact would have our daily lives negatively affected and majorly by what's intended here. The stretch of land nearby the golf club and elsewhere (mentioned in the plan's outline) has been a constant throughout mine and others' lifetimes and I for one enjoy visiting it daily. Modernised building, for all its positives, creates eyesores that would not at all be of good décor to this scenery or accommodate its animal life or fauna.

Issues such as this and others that those who live nearby might harbour are supposed to be properly heard according to planning framework and your own statement but the propriety of this has been unconvincing. It's been left to local organisations to bring representation to the denizens' attention and sow honest, complete discussion- the council has been bureaucratic at best.

I'm not sure what kind of economic situation our town is in, whether or not it needs to be solved in ways that ignore any quandary which everyday locals might have or by whose evaluation but it's certainly not the conduct of a local government that cares about its community to give up its land and public interest to contractors as if it can't be done fast enough, without dutiful consideration of its constituents.

Thank you again for taking the time to hear my complaint.

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