

Comment

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Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mrs Christine Cann (1250802)
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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"/> Effective <input type="checkbox"/> Justified <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.

I write to yourselves in respect of the above mentioned development. As far as I am aware there are three people who stand to benefit from this plan. This land was given to Darlington Borough Council by Wimpy Housing therefore any money paid for this land is pure profit.

The reason this land was not developed by Wimpy whilst building a lot of the houses was because they wished to provide a recreation greenfield area for the residents.

Nothing has changed – should you ask the general public who reside in the development area you will find that the majority do not want this development and would prefer to retain the green field site. The second benefactor of course is the owner of Muscar House Farm.

The owner of this farm has tried unsuccessfully to sell their land on several attempts.

Should the council decide to purchase the land on a 'compulsive purchase order' then I have no doubt that the owner of the farm/land would be reluctant to sell on that basis. The third benefactor would be the developer, that is providing the houses and no doubt selling at a large profit.

Darlington council has numerous developments currently underway. I appreciate that they have an action plan from Westminster to build a set number of houses per year, but this is not realistic. Darlington does not have sufficient jobs and to attract more people to the town will just add more people applying for what few jobs are available.

The only new industry is Amazon, which I am sure have already filled their vacancies, job numbers were small.

I have spoken with a lot of my neighbours and I have yet to find anyone who welcomes this development. When the new housing development at the top of Sparrow hall was built the houses in Kilmarnock Road received significantly reduced water pressure and additional traffic from the new house owners. We do not want a repeat. Our main concerns are:-

- 1 Increased Traffic and noise.
- 2 The loss of a greenfield recreation site and surrounding existing wildlife
- 3 Emergency services unable to cope with additional footfall.
- 4 Are the plans justified founded on clear evident and backed up by facts?
- 5 Are these plans consistent with the National Planning Policy Framework?

Darlington GP practices are having difficulty treating the number of patients they have as they are having difficulty filling their GP vacancies. Building a new GP practice would not work, there is a national shortage of GPs, and vacancies are standing empty unfilled.

Darlington Memorial Hospital has had to move certain services to other hospitals because they have nowhere to expand the business. To add new people coming to reside in these new houses will not only put additional pressure on the hospital, but it will just delay the waiting lists even further.

Some directorates are quoting +12 months for treatment. Are you happy adding to this dilemma?

We have an ageing population – this must be taken into account.

We have a variety of wildlife living within the planned area. We have a fox with cubs living in the field at the rear of Kilmarnock Road. We also have many squirrels, woodpeckers and other animals which the residents enjoy. Felling of the trees would be criminal and does not support 'save the planet' projects. A lot of the residents in Kilmarnock Road are elderly and can only manage the short distance to the field to exercise their animals. Putting another green belt elsewhere on the development would put this facility out of reach.

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.

We ask that Darlington Borough Council listens to the residents affected by this Development and refuses this development – IT IS NOT WANTED.

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