

## Comment

Consultee	Mary Chow (1250869)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mary Chow (1250869)
Comment ID	DBLPPS205
Response Date	15/09/20 23:46
Consultation Point	Policy DC 1 Sustainable Design Principles and Climate Change (Strategic Policy) ( <a href="#">View</a> )
Status	Processed
Submission Type	Email
Version	0.4
Question 2	

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

**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.**

No evidence that the proposed plan has been prepared with the objectives of minimising the effects of climate change. Although it is apparent these large developments will substantially reduce open green spaces, destroy wild life, and further increase carbon emissions.

No enforcement of the use of energy efficient measures and low carbon technologies. These measures may be too expensive for developers to include on new properties.

For example, there is no evidence that any of the recent housing developments within the Darlington have implemented any energy efficient measures such as solar panels. The proposed plan is no different.

In 2018 Darlington Borough Council declared a climate change emergency. The plan shows no evidence in trying to mitigate that emergency. The size of the development will only cause further damage to the rural location and further reliance on private car transport.

If businesses continue to place monetary returns above any sustainable developments, and the government continues to accommodate these activities, then our responses to any climate change initiatives will just be hearsay!

#### Question 4

##### Changes Sought

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We would advocate that the plan enforces the use of energy efficient measures and low carbon technologies on all new developments. The planners and developers must be responsible for their implementations. No plans should be progressed unless adequate measures have been clearly specified and agreed.

#### 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

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Consultee	Mary Chow (1250869)
Email Address	[REDACTED]
Address	[REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mary Chow (1250869)
Comment ID	DBLPPS206
Response Date	15/09/20 23:46
Consultation Point	Policy H 1 Housing Requirement (Strategic Policy) ( <a href="#">View</a> )
Status	Processed
Submission Type	Email
Version	0.5
Question 2	

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

**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.**

In relation to Policy H1, the published plan is inconsistent with the National Planning policy Framework (NPPF).

The calculation of housing need does not follow the standard method as required by the NPPF; and demonstrate that it is using well evidenced and justifiable methods.

The Darlington plan is based on assumptions of economic growth, and population increase which includes an influx of EU workers. There is no evidence of these increases; and the long term impacts of Brexit and covid-19 have been factored in the planning.

There are a large number of empty and/or dilapidated dwellings and decent offices; and houses for sale in Darlington? Why the Council continues to reclaim open green spaces rather than considering the best way to reuse the built-up areas?

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There should be a transparent and justifiable method of demonstrating that the proposed number of new dwellings is essential to Darlington, and the future impacts of covid and Brexit have been factored into the calculation. The Council must be able to explain how the proposed numbers have been derived, and how these developments will impact the existing environment.

#### Question 5

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#### Question 6

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Yes, I request to be notified

## Comment

Consultee	Mary Chow (1250869)
Email Address	[REDACTED]
Address	[REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mary Chow (1250869)
Comment ID	DBLPPS207
Response Date	15/09/20 23:46
Consultation Point	Policy H 10 Skertingham - Strategic Site Allocation (Strategic Policy) ( <a href="#">View</a> )
Status	Processed
Submission Type	Email
Version	0.6
Question 2	

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

**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.

According to the Darlington Landscape Character Assessment 2015 the landscape in this area is unlikely to accommodate further development without altering its characters. This proposed development will adversely affect the recreational needs and well-being of its residents.

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

The Policy H10 is not sustainable as the Council has not been able to demonstrate how the existing overloaded road infrastructure will handle an increase of up to 180% traffic.

There is also no evidence that the substantial increase in the carbon emission has been addressed and how this increase will be mitigated. For example, comments made by Highways England in response to the draft Local Plan Consultation in 2018, namely their concerns regarding the potential impact of the Strategic Road Network of Policy H10 have not been addressed.

#### Question 4

##### Changes Sought

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The Council needs to clarify how they intend to mitigate the increase in volume of traffic on already full to capacity local roads. In particular, how the increase of carbon emissions will be dealt with.

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#### 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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Email Address	[REDACTED]
Address	[REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mary Chow (1250869)
Comment ID	DBLPPS208
Response Date	15/09/20 23:46
Consultation Point	Policy ENV 3 Local Landscape Character (Strategic Policy) ( <a href="#">View</a> )
Status	Processed
Submission Type	Email
Version	0.4
Question 2	

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**Question 3a**

**Your Comments**

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In relation to Policy ENV3, the plan is not justified when taken Policy H10 into account.

**Question 4**

**Changes Sought**

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Policy ENV3 is contradicted by Policy H10 as Policy H10 involves development in the area between Darlington and Barmpton Village which Policy ENV3 states should be retained.

The Council should revisit Policy H10 so that it is in line with other policies in the Local Plan.



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Email Address	[REDACTED]
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Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mary Chow (1250869)
Comment ID	DBLPPS210
Response Date	15/09/20 23:46
Consultation Point	Policy ENV 7 Biodiversity and Geodiversity and Development (Strategic Policy) ( <a href="#">View</a> )
Status	Processed
Submission Type	Email
Version	0.5

### Question 2

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### Question 3a

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Point F of policy ENV7 refers to wildlife friendly green spaces, parks and parklands, in particular to protect and improve the wildlife value of green spaces, parks and parklands.

Given that Policy H10 intends to build directly on these green spaces currently habituated by wildlife policy ENV7 directly conflicts with Policy H10.

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Policy H10 should either be removed from the Local Plan or be amended so it does not conflict with the other policies within the Local Plan.

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Email Address	[REDACTED]
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Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mary Chow (1250869)
Comment ID	DBLPPS211
Response Date	15/09/20 23:46
Consultation Point	Policy IN 1 Delivering a Sustainable Transport Network (Strategic Policy) ( <a href="#">View</a> )
Status	Processed
Submission Type	Email
Version	0.5
Question 2	

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**Question 3a**

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The plan is not consistent with the NPPF requirements of sustainability.

**Question 4**

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There is a conflict of interest between the principles of Policy IN1 and the delivery of Policy H10.

There was no meaningful involvement or consultation with local residents prior to approval of the plan.

The Council has chosen to conduct its representation period in the middle of a pandemic. This seems like an effort to reduce residents' participation, and they are doing this just going through the motions.