

Comment

Consultee	Mr Paul Foster (1247488)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Paul Foster (1247488)
Comment ID	DBLPPS376
Response Date	17/09/20 13:28
Consultation Point	Policy SD 1 Presumption in Favour of Sustainable Development (Strategic Policy) (View)
Status	Processed
Submission Type	Web
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
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"/> Positively prepared <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.

'Sustainable development' means meeting the present needs without compromising the ability of future generations to meet their needs. Bearing in mind that the population of Darlington is stable, and that the birth rate has dropped, there cannot be the need for such overwhelming and environmentally

devastating amounts of housing projects, planned or in current construction, other than to bring more people into the area and therefore, more cars, congestion and pollution, coupled with the extra stress on our hospitals, surgeries and infrastructure.

There are more than enough 4/5 bedroom houses, and while these house sizes make the most profit for the developers, the younger generation and those on a lower income are being robbed of the hope of a chance to have a home of their own, or to get on the property ladder.

Question 4

Changes Sought

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A much smaller projection of housing is needed and the majority of any granted development needs to be made up of mainly social and affordable homes and those suitable for our ageing population to downsize into, thus freeing up the larger properties to the market.

The majority of any granted development should only contain smaller dwellings: ie 2/3 bedrooms, flats, maisonettes and bungalows, and have excellent public transport connections or be closer to town for the amenities (this is especially important for both younger people to socialise and older people to be nearer to shops and amenities as they become less able).

Coupled with this, more use of brownfield sites must be made to negate loss of our precious green space, which is under threat from this plan.

Thus, these measures would make the plan more sound, justifiable, effective and more consistent with national policy.

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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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Paul Foster (1247488)
Comment ID	DBLPPS379
Response Date	17/09/20 13:46
Consultation Point	Policy SH 1 Settlement Hierarchy (Strategic Policy) (View)
Status	Processed
Submission Type	Web
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
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"/> Positively prepared <input type="checkbox"/> Effective <input type="checkbox"/> Justified <input type="checkbox"/> Consistent with national policy

Question 3a

Your Comments

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Service villages.

As a resident of MSG, I despair at the loss of field after field to the over-development of our village! it might as well be renamed 'Middletown st George'; and more is to follow soon.

'Development should safeguard and reinforce the distinctive character of each settlement and not detract from their landscape setting'. So, did the council not read their own brief when it came to MSG? The 'landscape' setting' is disappearing fast!

MSG cannot be termed 'a service village', there is one temporary portocabin doctors surgery (not centrally placed), an extremely poor and unreliable bus service, and one school, which, no doubt, will be impossible to get into for new residents children. There will be future problems with drainage and sewerage as the climate emergency worsens, with more flooding, when green space used to absorb this.

Question 4

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It is too late to negate the mess created by the MSG developments in the last few years, but an absolute ban on further development here must be observed to prevent further catastrophe, and the removal of the term 'service village', as no extra school or surgery has been built, and no improvement to public transport has been sought.

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Paul Foster (1247488)
Comment ID	DBLPPS381
Response Date	17/09/20 14:01
Consultation Point	Policy DC 1 Sustainable Design Principles and Climate Change (Strategic Policy) (View)
Status	Processed
Submission Type	Web
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 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

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First and foremost, this plan has not been carbon budgeted, which, I believe, makes it illegal.
Energy efficient design and climate change

5.1.9. 'alternative means. Design features such as.....' does not mention solar panels,heat pump systems (which are much less expensive on new build than in retrofit) or wind turbines. These technologies must be implemented as a matter of urgency to reduce CO2.

5.1.10. this whole paragraph is far too vague with no definite proposals, therefore allowing developers 'off the hook' as far as carbon zero is concerned.

Question 4

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To be truly sustainable, to reduce Darlington's carbon footprint and contribute to the mitigation of global climate change, the following must be carried out as part of this plan:

All new development must be carbon zero (or 'passivhaus'), incorporating the above mentioned technologies

It will not do, to just allow 'These standards (through building regulations)' to be 'updated over the coming years to further improve the energy efficiency of new homes on an ongoing basis'. There is a climate emergency!! (as declared by the council over a year ago). we need carbon zero homes now, or no deal for developers. They need to cut their profits for the good of the planet, after destroying so much of our local biodiversity in the recent past.

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Paul Foster (1247488)
Comment ID	DBLPPS382
Response Date	17/09/20 14:22
Consultation Point	Policy ENV 3 Local Landscape Character (Strategic Policy) (View)
Status	Processed
Submission Type	Web
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 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
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Policy EN3 is unsound concerning Middleton St George :

A/ The 'rural gaps' between MSG and Oak Tree have all disappeared (or soon will) due to previous, current and earmarked development along Yarm Rd and the view of the Cleveland Hills from the top of Killinghall Row at the centre of the village has disappeared behind the new development opposite.

'Within these areas, development will only be permitted where it:'

'(i)Protects.....'

None of the 'rural gap' between MSG and Oak Tree has been 'protected' (excepting the tarmac of Yarm Rd).

'(ii) Enhances biodiversity.....'

Development only destroys biodiversity, it does not enhance it. Even the most ordinary looking scrub land is home to many unseen wildlife species, and trillions of soil dwelling organisms.

'Development that adjoins these corridors and routes should

(i) 'Positively respond to the landscape setting'

Building on and blocking out the vistas of open green landscapes with housing estates and tarmac at the expense of the removal of long established trees, fields and hedgerows, which are the lungs of the environment, is not a positive response.

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Further development in all these areas needs to be paused, and more transparency and community involvement sought by the council, as local people are angry, confused, or due to a lack of information, ignorant of what's happening and feel powerless, as objections do not seem to be listened to, and the developments proceed regardless after a slight trimming down of the proposed number of houses first thrown up by the developer.

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Local Plan?**

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Paul Foster (1247488)
Comment ID	DBLPPS385
Response Date	17/09/20 14:36
Consultation Point	10 TRANSPORT AND INFRASTRUCTURE (View)
Status	Processed
Submission Type	Web
Version	0.4
Question 1a	
Do you consider that the Local Plan is Legally compliant?	No
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10 Transport and Infrastructure.

A general overview of the councils development plans shows that more roads are needed to serve the proposed housing developments. This will lead to much higher emissions of CO2 and other

pollutants from the extra cars and housing which will damage local peoples health putting further strain on the local NHS, destroy more green space, and not improve peoples well being.

If Teesside airport's operations are ramped up, this will be another large source of pollution.

The bus services to outlying districts of the town are not good generally, so they will, no doubt be stretched further.

Overall, it is not looking environmentally friendly in any way, shape or form and is therefore not sound, positively prepared, effective, justified or consistent with national policy

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A fully joined up independent assessment of local transport and the effects/strain put upon the system by the councils development proposals needs to be carried out, and to make it legal, it must be carbon assessed

Properly built cycle track/walkways must be the new routes of choice, not just white lines painted on the pavement (paraphrasing the Prime Minister). This will encourage more cycling/walking as people can feel safe and comfortable using them, with a spiderweb join-up to maybe 6-8 main routes radiating from town outwards.

The bus services need to be ramped up, with a rapid phase in of electric.

More electric charging points for the new wave of cars

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