

## Comment

<b>Consultee</b>	Mr Terry Graham (1250589)
<b>Email Address</b>	[REDACTED]
<b>Address</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Event Name</b>	Darlington Local Plan 2016-2036 (Regulation 19)
<b>Comment by</b>	Mr Terry Graham (1250589)
<b>Comment ID</b>	DBLPPS41
<b>Response Date</b>	07/09/20 11:36
<b>Consultation Point</b>	Policy H 1 Housing Requirement (Strategic Policy) ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.4
<b>Question 1a</b>	
<b>Do you consider that the Local Plan is Legally compliant?</b>	No
<b>Question 1b</b>	
<b>Do you consider that the Local Plan sound?</b>	No
<b>Question 1c</b>	
<b>Do you consider that the Local Plan complies with the Duty to Cooperate?</b>	No
<b>Question 2</b>	
<b>Do you consider that this part of the Local Plan is unsound because it is not: (tick all that apply)</b>	<ul style="list-style-type: none"><li>. Effective</li><li>. Justified</li><li>. Consistent with national policy</li></ul>
<b>Question 3a</b>	
<b>Your Comments</b>	

**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.**

What I understand is that the Government method calculates an additional requirement of 177 houses per year (2832 by 2036). This is discredited in a vague way and states the real requirement is 422 per year (8440 by 2036). A 138% increase. As this is not explained in detail, I cannot understand where you get 422 per year from. I think it's a massive mistake and completely discredits the local plan.

**Question 4**

**Changes Sought**

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This is explained in a spectacularly poor way in the document. What I understand is that the Government method calculates an additional requirement of 177 houses per year (2832 by 2036). This is discredited in a vague way and states the real requirement is 422 per year (8440 by 2036). A 138% increase. As this is not explained in detail, I cannot understand where you get 422 per year from. I think it's a massive mistake and completely discredits the local plan. Then you want a target of 492 per year due to a forecast extra 7000 jobs, this is just dreaming, not planning. Then there's the statement that enough land has been provisioned for 16,000 houses. So again the Local Plan is wrong as you are planning for 1000's more housing than will ever be required. Current building commitments are for 3953 houses which is 40% more than the Government figure of 2832 by 2036. Therefore we have enough housing already provisioned. So stop now, job done. Don't plan on any more new housing building. Better to focus on existing housing looking to improve occupancy (how many empty houses are there, maybe 3%?), improve the efficiency of current stock with more insulation, rainwater drains not entering the sewage system and overwhelming it during flood events and other improvements. This Local Plan is only focused on provision of land for new housing but we must focus on reuse and recycling so focus first on the existing housing stock, I cannot find anything about this in the Local Plan, where is it?

**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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<b>Event Name</b>	Darlington Local Plan 2016-2036 (Regulation 19)
<b>Comment by</b>	Mr Terry Graham (1250589)
<b>Comment ID</b>	DBLPPS42
<b>Response Date</b>	07/09/20 11:39
<b>Consultation Point</b>	Policy H 10 Skertingham - Strategic Site Allocation (Strategic Policy) ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.4
<b>Question 1a</b>	
<b>Do you consider that the Local Plan is Legally compliant?</b>	No
<b>Question 1b</b>	
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<b>Do you consider that the Local Plan complies with the Duty to Cooperate?</b>	No
<b>Question 2</b>	
<b>Do you consider that this part of the Local Plan is unsound because it is not: (tick all that apply)</b>	<input type="checkbox"/> Effective <input type="checkbox"/> Justified <input type="checkbox"/> Consistent with national policy
<b>Question 3a</b>	
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I reject the proposal as it's a greenfield site, build on brownfield sites as per your sustainability objectives, it's a more efficient use of land. The site contains old and new woodland, great public access, many paths, agriculture and heritage. It's the last place around Darlington that should be considered for housing.

I realise that a strong reason for wanting to build here is to hide the costs and justify the Northern Relief Road which must justified independently.

It has been stated that no road access will be beside Springfield Park so Barmpton Lane would be swamped with traffic. This alone makes the Skerningham proposal unacceptable.

Edge of town developments increase car use, so increasing CO2 and pollution. There are so many examples of this in Darlington and around the country. You must develop brownfield sites and focus on non car related transport schemes.

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<b>Event Name</b>	Darlington Local Plan 2016-2036 (Regulation 19)
<b>Comment by</b>	Mr Terry Graham (1250589)
<b>Comment ID</b>	DBLPPS43
<b>Response Date</b>	07/09/20 11:44
<b>Consultation Point</b>	1 INTRODUCTION ( <a href="#">View</a> )
<b>Status</b>	Processed
<b>Submission Type</b>	Web
<b>Version</b>	0.2
<b>Question 1a</b>	
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<b>Question 1b</b>	
<b>Do you consider that the Local Plan sound?</b>	No
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The DBC Local Plan is a very cumbersome document and so a difficult read. It's expecting too much for many local residents to have the time and energy to go through the document before responding to it, although perhaps that was the councils' intention. I see there are only a few comments posted after over 4 weeks. As an exercise in community engagement it's an absolute failure.

I realise this whole exercise is just so the council can tick the "have you consulted with local residents" box, then they just do what they wanted to do in the first place.

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