

Comment

Consultee Brian Hancock (1164370)
Email Address [REDACTED]
Address [REDACTED]
Event Name Darlington Local Plan 2016-2036 (Regulation 19)
Comment by Brian Hancock (1164370)
Comment ID DBLPPS184
Response Date 16/09/20 09:53
Consultation Point Road Network ([View](#))
Status Processed
Submission Type Web
Version 0.3

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) Effective

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.

My comments are more general in nature. The current road system does not currently facilitate the amount of traffic currently using it. This is especially so in traffic coming across town to join the A66 and going across town from A1150. The addition of all the homes at Skerningham Village will greatly increase the amount of traffic using this part of town. The new link road between A167 and A1150 at Little Burden should be in place before any development is stated at Skerningham. This would mean all construction traffic would avoid all existing roads which are already crowded. There should be no access during any build stage into Winfield and Barmpton Lane. These areas can't support any more traffic. My comments are based on the fact that I believe the council will implement the local plan in spite of any objections as it will see this as a way in increasing its revenues from council tax and that increase in housing and businesses would provide

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.

Have any road improvements in place before any development commences. If this can't be done it suggests the plan is not based on sound information.

Question 5

Attendance at Examination Hearings

If your representation is seeking a change, do you consider it necessary to participate in the examination hearings?

Yes, I wish to participate at the examination hearings

Question 5a

Participation at Examination Hearings

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination hearings.

If you wish to participate at the examination hearings, please outline why you consider it to be necessary?

At least I will be able to have my say, even if I'm doubtful anything will change.

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]
Event Name Darlington Local Plan 2016-2036 (Regulation 19)
Comment by Brian Hancock (1164370)
Comment ID DBLPPS196
Response Date 16/09/20 10:47
Consultation Point Skerningham Strategic Allocation ([View](#))
Status Processed
Submission Type Web
Version 0.3

Question 2

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

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 object to this proposed development for the following reasons

1) The data projecting 7000 new jobs is purely an estimate make on data known at a moment in time. In the foreseeable future it is more than likely that maintaining current employment levels will be the best that can be achieved. To plan to build 10,000 houses for 7,000 jobs just doesn't stack up. There is obviously a belief that new housing developments will attract other people in the area who work else where therefore increasing traffic levels. The plan should be adjusted to reflect a more accurate number of potential new jobs and that the housing requirements could then reflect more accurately the needs to he town and not a grandiose plan from the council

2) The road infrastructure across Darlington is currently totally inadequate. The build up to 4500 houses at Skerningham without improving the road infrastructure before any building starts would be totally unacceptable. The thought of all the building traffic followed by the cars of people living there does not bear thinking about for people living in the area especially those on the main routes of Whinbush Way and Bampton Lane. Both of which are over used and are like race tracks now. Think of the blight all the additional vehicles will cause. I fully believe that that plan will be accepted regardless of all the objections.

3) The loss of green space and local green amenities in all areas of the town should be fought against. We need to protect what we have for our children and children's children. The fact that the plan says we have more green spaces already than a town of our size requires is just plain ridiculous as being a reason why they can build on other land. This is just looking for any sort of reason to support a plan that they are struggling to justify.

Question 4

Changes Sought

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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.

Revise the plan to remove the Skerningham Village proposal. Plus remove any other proposal to build on open green spaces across the town. Develop a plan that builds affordable housing where they are needed and not in 'out of town' locations which will need additional roads and public transport routes so that people can access amenities.

Accurately reflect in the plan how health, school and road networks etc will be in place in advance of any additional housing from a revised plan.

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