

Comment

Consultee	Mr Mark Kilcran (1250215)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Mark Kilcran (1250215)
Comment ID	DBLPPS80
Response Date	13/09/20 19:55
Consultation Point	Policy H 1 Housing Requirement (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 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"/> 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.

Following the standard methodology set out in governmental guidance, the total number of new dwellings required in Darlington in the period from 2016-2036 is 3,476 (predicted increase in households, 3,310; multiplied by an affordability adjustment figure of 1.0825).

The draft Local Plan proposes a very much greater figure of 9,840 dwellings over the Plan period, or 422 per annum. It then goes on to allocate land for several thousand more dwellings to be constructed outside the Plan period. When commitments and completions are taken into account, the total number of dwellings planned for 2016-2036 is 16718 dwellings – 13242 more than necessary.

Question 4

Changes Sought

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Governmental guidance states that, while the use of the standard method is not mandatory, “there is an expectation that the standard method will be used and that any other method will be used only in exceptional circumstances.”

I do not agree that there are justifiable, exceptional circumstances in Darlington. Therefore the Local Plan should be changed to align with the standard methodology.

Question 5

Attendance at Examination Hearings

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Yes, I wish to participate at the examination hearings

Question 5a

Participation at Examination Hearings

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

I would like to ensure that my objections are not dismissed without proper consideration.

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	Mr Mark Kilcran (1250215)
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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Mark Kilcran (1250215)
Comment ID	DBLPPS214
Response Date	16/09/20 12:18
Consultation Point	Skerningham Strategic Allocation (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 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)	<ul style="list-style-type: none">. Positively prepared. Effective. Justified. Consistent with national policy
Question 3a	
Your Comments	

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The housing allocation numbers that are being used as the basis for the Skerningham allocation are completely unjustified.

Furthermore, the proposed allocation would:

- . represent a large unnecessary increase in development limits into the countryside.
- . irretrievably change the character and appearance of the land; and Whinfield would change from being a ward bounded by countryside to being a suburb, surrounded by large-scale housing development, with considerable loss of amenity for the residents.
- . mean the loss of community woodland and public access which are highly valued, extensively used and easily reached by local residents for informal healthy recreation by walking, riding and cycling.
- . entail the loss of wildlife, especially in Skerningham Woods
- . create a highly car-dependent, low-density suburb with few facilities and services, which would generate a large amount of car mileage and therefore undermine efforts to reduce greenhouse gas emissions

The destruction of this woodland is totally contrary to the Plan's proposal to support community woodland. Indeed, it renders its aspiration to produce a net increase in community woodland completely unrealistic and unachievable during the life of the Plan.

Question 4

Changes Sought

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Table 6.4 in the Local Plan shows that Darlington has already committed to 3953 dwellings in the plan period. This is already greater than the 3,476 required when following the national planning policy.

On this basis there is no need for strategic urban extension in any areas.

The Skerningham Strategic Allocation should be omitted from the Local Plan entirely.

Question 5

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Yes, I wish to participate at the examination hearings

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Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Mark Kilcran (1250215)
Comment ID	DBLPPS217
Response Date	16/09/20 12:39
Consultation Point	Policy H 2 Housing Allocations (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 1c	
Do you consider that the Local Plan complies with the Duty to Cooperate?	No
Question 2	
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Table 6.4 in the Local Plan shows that Darlington has already committed to 3953 dwellings in the plan period. This is already greater than the 3,476 required when following the national planning policy.

On this basis there is no need for strategic urban extension in any areas.

The town centre fringe is not considered in these numbers but presents a range of regeneration opportunities.

The plan also fails to include the site of the Former Rolling Mills on Whessoe Road. This site has already had outline planning permission for residential development, granted most recently in 2013 (reference number 09/00731/OUT).

Question 4

Changes Sought

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Remove any Urban Extension Strategic Allocations.

Consider the potential of town centre fringe sites in the Urban Area allocations.

The site of the former Rolling Mills on Whessoe Road should be included in the Urban Area plan. 4.19 hectares of brownfield land.

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Mark Kilcran (1250215)
Comment ID	DBLPPS334
Response Date	17/09/20 11:49
Consultation Point	Darlington - Town Centre Fringe (View)
Status	Processed
Submission Type	Web
Version	0.5
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"/> Positively prepared <input type="checkbox"/> Effective <input type="checkbox"/> Justified
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The inclusion of the Town Centre Fringe (TCF) as a regeneration zone is welcomed.

Policy H2 currently has provision for 110 dwellings and Table 6.4 shows that Darlington has already committed to a further 61 dwellings in the TCF zone.

However the Local Plan overlooks some key brownfield land and could allocate more strategic housing provision in this area.

There is also a distinct lack of detail included in this section of the Local Plan. Especially when you compare it to the detail included for large urban extension allocations.

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Town Centre Fringe regeneration should be the priority of the Local Plan.

I see no reason why a masterplan for the area couldn't be prepared for inclusion in the Local Plan.

There should also be a strategic allocation for the TCF as a whole. The entire zone could be allocated as Strategic Mixed Use; and a portion of the 70ha quoted in the Local Plan could be used in Housing Allocation figures.

The masterplan would identify potential options for achieving the allocation.

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Mark Kilcran (1250215)
Comment ID	DBLPPS337
Response Date	17/09/20 12:10
Consultation Point	8 TOWN CENTRE AND RETAIL (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 1c	
Do you consider that the Local Plan complies with the Duty to Cooperate?	No
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The Local Plan is silent on the potential to increase residential density in the town centre.

Increasing residential density in the town centre increases footfall and passing trade. This supports local businesses and increases the likelihood of attracting new businesses.

Residents in this area would also have unrivaled access to public transport and are less likely to be car dependent.

There are a number of ways to achieve this; including mixed use developments that contain retail / leisure space to lower levels and residential space to upper levels.

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Insert a statement of intent that supports proposals for increasing housing allocation in the town centre.

Consider vacant / derelict sites such as Union Street church for Strategic Allocation.

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Mark Kilcran (1250215)
Comment ID	DBLPPS383
Response Date	17/09/20 14:31
Consultation Point	Road Network (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 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"/> Positively prepared <input type="checkbox"/> Effective <input type="checkbox"/> Justified
Question 3a	
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The proposed northern link road is an environmentally destructive and expensive project, that will irretrievably change the character of Darlington's greenbelt.

The Local Plan fails to consider alternatives to a northern link road; such as the addition of a northbound on ramp and southbound exit at Junction 57 of the A1(M). This would provide an alternative access to/from the A1 North for vehicles that currently have to travel through the town.

Public transport links in the area could also be greatly improved.

There is also a lack of consideration for improving links between Faverdale and Whessoe. This would be less expensive than other options tabled (due to much shorter distance) and also has the potential to create a link with the Shildon branch line.

The proposed Burdon Hill link road serves no purpose, other than facilitating the development of more greenfield land. Anyone wanting to get from A1150 to B6279 by car has use of the A66.

Question 4

Changes Sought

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Drop current plans for a northern link road and explore alternatives.

Review business case for Burdon Hill Link Road. Seems very poor value for money.

Consider improving links between Faverdale and Whessoe. This would be less expensive than other options tabled (due to much shorter distance) and also has the potential to create a link with the Shildon branch line.

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Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Mark Kilcran (1250215)
Comment ID	DBLPPS386
Response Date	17/09/20 14:47
Consultation Point	Rail Network (View)
Status	Processed
Submission Type	Web
Version	0.3

Question 1a

Do you consider that the Local Plan is Legally compliant? Yes

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)

- Positively prepared
- 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.

I am supportive of improving local rail links between Darlington and Bishop Auckland / Teesside.

I believe there are opportunities to improve existing lines and make them more accessible to residents and businesses alike.

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A new transport hub on the Shildon branch line, in the vicinity of Faverdale and Whessoe Road.

A new railway station would improve accessibility for local residents and provide an alternative mode of transport for people working on Faverdale industrial estate.

This also has the potential to create a road link across the railway line between the two areas. Bus services could also be provided on this new link to create an inter-modal hub.

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