

Comment

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS10
Response Date	18/08/20 12:11
Consultation Point	Darlington Borough Local Plan 2016-2036 Proposed Submission Local Plan August 2020 (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)	<ul style="list-style-type: none">. Effective. Justified. 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.

I do not feel it is an up to date document and now currently justified. A number of the criteria that has been used is not relative legislation ie the latest government housing formula.

The last 4 years of discussion has not proved successful and the line of response and complaint has not even been acknowledged. I was not allowed to speak at the Council meeting that approved the document, with no substantial reason.

Question 4

Changes Sought

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Firstly more up to date consultation should take place, as the financial economy has changed since the document was first drawn up 4 years ago with very little change since. Government guidance on growth and figures need to be used on many aspects from Jobs Growth, Social housing needs, transport figures, new development vehicle usage. Make much more use of the buildings and sites that currently stand empty or unused and look towards alternative sustainable usage rather than demolition and greenfield development.

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

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The strategic information I have put forward and highlighted do not seem to have been correctly considered or all joined together. The need to be transparent with policies and link up missing areas should be heard as well as poor communications to residents.

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

Yes, I request to be notified

**regulations and to be notified of the adoption of the
Local Plan?**

Comment

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS11
Response Date	19/08/20 19:08
Consultation Point	Figure 1.2 Stages of Preparation of of the Local Plan (View)
Status	Processed
Submission Type	Web
Version	0.3
Files	Notes for special council meeting
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)	
Question 3a	
Your Comments	

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The Stages shown in the chart does not include the final Council special meeting which was held in Feb 2020 and in which I was refused permission to talk at to bring forward some clear strategic issues that I felt important to the development of the town, and the plan

I also feel the timeline is extended to the point that a further consultation should have taken place 2016 to council approval 2020 with consultation stopped in 2018 which was then followed by a change in local government management, who had promised much more transparency.

Question 4

Changes Sought

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I feel that all residents and bodies have not had the opportunity to discuss and challenge the new administration.

A well publicised up to date plan should be provided using current relevant information and go out to consultation for a 6 weeks period before it is approved.

Question 5

Attendance at Examination Hearings

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I do not think my comments have been heard but also the legal protocol and procedures are also not being correctly followed. The list of documents and policies that are not connected or omitted is quite high and some strategic vision for the cleaning up of the town and transport links are very poorly highlighted if at all, which links into Highway Englands comments.

Question 6

Do you request to be notified that the Local Plan has been submitted to the Secretary of State for Yes, I request to be notified

independent examination under section 22(3) of the regulations and to be notified of the adoption of the Local Plan?

Question 7

Please **upload any supporting documents** here. Please do not include any signatures or other personal data such as home addresses which you would not wish to see published on the Council's website.

Notes for special council meeting

Comment

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS17
Response Date	27/08/20 18:58
Consultation Point	Neighbourhood Planning (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)	<ul style="list-style-type: none">. Positively prepared. Effective. Justified. Consistent with national policy
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This section makes reference to the Low Coniscliffe and Merrybent Neighbourhood Plan however seems to go against the approved plan for significantly more houses than the 25 identified and disregards the rules highlighted in LCM 12 within the LCMNP as well as on land designated wildlife corridors see LCM6. My understanding is that the sites in the Local Plan no 41 and 249 go directly against the local parishes plan and contravene it, it would seem sensible that the LCMNP is embraced and supported not directly oppose approved document.

Question 4

Changes Sought

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To directly follow the approved Local Neighbourhood plan and incorporate it within Darlington plan, otherwise this would make the Parish Neighbourhood plan invalid.

Question 5

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

A significant amount of work was carried out to get approval for the Neighbourhood plan and to then brush aside a number of the content and strategic vision is not good practice or good use of public money. The inclusion of sites 41 and 249 also go against the councils previous plan suggesting the areas are too difficult to develop with a number of strategic infrastructure issues, none of which have been resolved, or planned for within the framework.

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 Yes, I request to be notified

**regulations and to be notified of the adoption of the
Local Plan?**

Comment

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS18
Response Date	27/08/20 19:20
Consultation Point	Viability and Deliverability (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)	<input type="checkbox"/> Positively prepared <input type="checkbox"/> Justified <input type="checkbox"/> Consistent with national policy
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I do not think the plan is now in line with current guidance and change in market conditions. A review of the developments and numbers is required as the numbers are way above the National guidance and are now not deliverable within the current climate. Preparing a more realistic plan would be much more deliverable and save significant administration and greenfield development over what would now be over the next 14 years

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To simply use the current national guidance on population growth and development, instead of Darlington's own prediction with no substance or credible evidence to this future growth figure This would be particularly in the light of changes in circumstances since these figures were prepared in 2018 for example the UK leaving the EU and Covid 19

Question 5

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

Little has been publicised over the Darlington growth figures against the Government guidance and I feel this needs to be challenged and justified with nobody really wanting to look at the real strategic issues which I would like to discuss with inspector.

Question 6

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Comment

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS19
Response Date	27/08/20 19:44
Consultation Point	Sustainable Economic Growth (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)	<ul style="list-style-type: none">. Positively prepared. Effective. Justified. Consistent with national policy
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The figures being used by the Council are unsupported, 7000 new jobs, I assume this does mean "Net Jobs" currently we are going through a difficult time and have lost numerous jobs over the last year, appreciate Amazon have brought a lot of new jobs but as suggested a number of high street jobs have been lost with unfortunately it looks like more to come.

I think the 4300 new homes that have already been given approval should be delivered along with any Brownfield sites to assist the clean up of the borough (which has happened within the town over a number of years to great benefit). The identification and development of any further greenfield sites around the borough should not be included within the plan until the latest figures and robust national predictions are reviewed probably over the next couple of years, following our EU departure and Covid 19 positions.

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A much more realistic prediction of all aspects of growth must be obtained and a more detailed timeline of existing approvals for construction (4300 mentioned in the plan) before we embark on new greenfield sites using existing unused buildings like Northgate House and Brownfield sites.

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

To ensure due diligence is being applied and to ensure the inspector is aware of the basis for the draft plan and has all the current facts to ensure the Borough does become a better place to live with all the correctly sized infrastructure is in place before development.

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Comment

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS51
Response Date	09/09/20 19:08
Consultation Point	Other Policies, Plans, Strategies and Studies (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)	<ul style="list-style-type: none">. Positively prepared. Effective. Justified. Consistent with national policy
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Due to the long timescale over the preparation of the Local Plan a number of the policies, plans and strategies are out of line with the proposed Local Plan, Examples are the Darlington Local Transport Plan 3 (2017-2020) which does not mention the outer ring road vision between Coniscliffe Road and A68 which would be essential if development was to take place in the South West section. Fundamentally the infrastructure must be in place before the developments Transport links, Statutory undertakers services along with Schools, GP surgeries etc etc.

The Local Plan does not structure the timeline of the work required before the very large proposed development growth which is against the ONS population predictions and of late the difficult recession we are entering.

Question 4

Changes Sought

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The population growth are vastly overestimated and should be in line with ONS predictions

Economy forecasts must be re evaluated against the predicted 7000 new jobs (increase) bearing in mind we have lost a number of jobs over the last couple of years in the town

Question 5

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To ensure all current up to date information is used for the Local plans preparation and thus greenfield developments that have not already been given permission are withdrawn until it is in line with National policies and strategy.

Covid and Brexit will inevitably have an effect on the proposed plan which has all be prepared before these two major interventions.

Question 6

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Yes, I request to be notified

Comment

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS52
Response Date	09/09/20 19:50
Consultation Point	Policy H 1 Housing Requirement (Strategic Policy) (View)
Status	Processed
Submission Type	Web
Version	0.3
Files	Special council meeting 20 Feb 2020.docx
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"/> Effective <input type="checkbox"/> Justified <input type="checkbox"/> Consistent with national policy
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I think the housing numbers that have been suggested are significantly inflated with little evidence of the methodology and or the transparency of the need for such numbers. This is even more difficult to believe in the current climate and with Brexit to become reality in 2021 most of the European population that was living in Darlington have now returned and with Covid 19 the economic forecasts a vastly different from even 1 year ago. The Neighbourhood area housing requirements (table 6.1) are therefore almost certainly not required, but a much more focused emphasis on Brownfield sites which is blatantly missing from this document. By doing this it would also fit much more with Darlington Policies, make the town more vibrant, tidy up areas, meet the housing needs to fit with the area use existing infrastructure, retain and protect green field development and most importantly not go against existing approved Neighbourhood plans.

Very little transparency has been visible since before the closure of the consultation back in 2018, many things have changed including the council management, but no opportunity to discuss the changing landscape. I was personally refused to point out a number of these issues along with other strategic infrastructure issues at the special council meeting (Local Plan Approval) which was held in February 2020 see the document below which I was going to discuss.

A number of contradictions and a distinct lack of joined up policies and strategies are apparent eg, western bypass not mentioned in the DBC transport plan or Tees Valley Strategic Transport plan. The number of cars for traffic calculations and therefore road schemes are less than what has been identified by the council as the normal for new housing estates, therefore making existing busy roads seem potentially capable of "just a few more". Others as mentioned before is Brownfield sites that are the towns eyesore and magnet for vandalism and anti social behaviour are not a priority in fact are very difficult to find within the plan, and with the towns 200 year anniversary of the railways would have been a great opportunity to secure possible funding and or engage with developers to improve these areas.

Question 4

Changes Sought

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A need to review the housing numbers against the current economic forecasts and government guidance.

A need alongside the above to review the number of "net" jobs that could be expected in the town over the period as the 7000 suggested is likely to incorrect.

The plan suggest 4300 homes have currently been given planning permission and not yet built, this should be built first to test the situation along with development on all brownfield sites if housing needs are still required.

Question 5

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Question 5a

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

I would appreciate the time to discuss the points I have raised which I have not been able to with the council and point out a number of flaws and lack of best practice across a number of areas from infrastructure to adherence of existing policies.

Question 6

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Question 7

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[Special council meeting 20 Feb 2020.docx](#)

Comment

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS70
Response Date	12/09/20 19:51
Consultation Point	Table 6.1 Neighbourhood Area Housing Requirements (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	

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 housing numbers being put forward are against national guidelines and unsubstantiated in the current climate, the 2017 model used is out of date and not in line with the current position in the town. The UK leaving the EU and the effects of Covid 19 are areas that the 2016 numbers and 2017 model has not taken into account.

Question 4

Changes Sought

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Review of housing needs in the current climate using best available national guidelines which would also protect greenfield construction not already granted. Greenfield sites already identified should be at least shelved until the next local plan 2036 following delivery of major infrastructure to facilitate this growth.

Question 5

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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?

To ensure appropriate modelling and estimates of the housing needs are correctly used against today's economic climate

Question 6

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Comment

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Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS71
Response Date	12/09/20 20:02
Consultation Point	Table 6.4 Housing Commitments (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 <input type="checkbox"/> Consistent with national policy
Question 3a	
Your Comments	

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Why are all the brownfield sites not included in this section which would both boost numbers if required and clean up the town.

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To ensure much more focus is placed on Brownfield sites within the town to which would enable the plan to not go against local policies and already approved neighbourhood plans along with making the plan much more in line with current strategies without damaging greenfield sites as suggested in DC4 Safeguarding Amenities

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

To ensure the wider picture is understood and demonstrate previous brownfield sites that have been developed and why the remaining sites do not appear in the housing projections, as this would enhance the town, using existing infrastructure instead of building new.

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

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS72
Response Date	12/09/20 20:14
Consultation Point	Table 6.2 Expected Housing Delivery (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)	<ul style="list-style-type: none">. Positively prepared. Effective. Justified. 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.

Sites identified in the plan have in previous plans been classified as not able to be developed, due to significant infrastructure constraints, however they now are being put forward with nothing done on the infrastructure, eg sites 41 and 249

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.

Only if the housing needs are clear and in line with national guidance and brownfield sites prioritised, nor development on greenfield sites should take place without addressing infrastructure before development.

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?

I would like to ensure the legal and soundness is addressed in this area

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

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS246
Response Date	16/09/20 19:14
Consultation Point	Table 7.1 Employment Land Availability (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)	<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.

The employment figures quoted are now unrealistic and need to be refreshed in line with latest events and economic forecasts taking into account employment reductions.

The numbers used are based on reviews in 2012 and 2017 which are now well out of date bearing in mind we had not voted for Brexit until after these dates and Covid 19 devastating impact of the economy.

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.

A full review using a more realistic profile of employment and economic growth should be undertaken using government and ONS forecasts.

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?

To ensure clear transparency is in evidence for the people of Darlington

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

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS248
Response Date	16/09/20 19:24
Consultation Point	Policy IN 1 Delivering a Sustainable Transport Network (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)	<ul style="list-style-type: none">. Positively prepared. Effective. Justified. 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.

It is imperative that the infrastructure route particularly for road users which are highlighted C.vii are in place before key triggers are met in development terms and are clearly identified within the policy and therefore plan

Question 4

Changes Sought

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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.

Only if the latest figures are used (and not outdated ones) and therefore a clear need to develop greenfield sites ahead of Brownfield sites, ensure developers are clear that infrastructure must be upgraded and constructed before housing development.

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?

To ensure strategic issues are dealt with using much more realistic figures and historic knowledge

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

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS251
Response Date	16/09/20 19:37
Consultation Point	Figure 10.1 Key features of the sub-regional transport 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)	<ul style="list-style-type: none">. Positively prepared. Effective. Justified. 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.

The DBC Local Transport Plan 10.2.13 does not feature for example the link road required to ensure total gridlock in Cockerton does not occur (the roundabout refurbishment will not enable the increased traffic to flow any better)

The link road is between Staindrop Road and Newton Lane

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.*

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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.

Ensure the local strategies and policies are all working together with the Plan which in a number of areas do not eg Darlington Local Transport Plan, TV Strategic Transport Plan and the proposed local 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? 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?

To ensure some joined up strategic thinking is being applied, eg no mention of a clear bottleneck reduction by extending the Black Path (West Auckland Road) to Elmtree Street)

This would reduce traffic build up in the Brinkburn area and the cut through to Whessoe Road

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

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS254
Response Date	16/09/20 20:03
Consultation Point	Site 41 - Coniscliffe Park, South (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	

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.

A number of issues exist with this site and seem to be attempted to be covered over

1 The site was deemed not suitable for development in the previous plan due to major infrastructure issues. None of which have been addressed.

2 The land is greenfield and should be a very last resort as the infrastructure costs will make the site uneconomical, existing brownfield sites which already have the infrastructure should be clearly be built on first and this would also tidy up the towns industrial past.

3) This site directly goes against the approved Low Conniscliffe and Merrybent Neighbourhood Plan.

4) Not enough consideration has been given to the Noise element from the Motorway and the 55Db limit required

5) No Waste Water Treatment works exists near the site, however a Water Treatment works does exist close to the proposed site which was one of the reasons this has not featured in previous plan as the site is a chlorine risk and has rigorous safety procedures in place for escape of Chlorine, which has previously happened.

6) No mention of the need to have a distributor road between Staindrop Road and Newton Lane to alleviate even more traffic congestion at Carmel Road West Auckland Avenue and Cockerton.

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.

The provision of Developable land on this site should be withdrawn due to many Infrastructure issues making it not viable for neither Developers or residents, as pointed out in the previous plan and the approved LCMNP

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?

To actively speak on the area on behalf of the residents of Mowden Park, who have not been given appropriate answers to questions regarding the site.

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

Consultee	Mr Ken Maddison (1178283)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr Ken Maddison (1178283)
Comment ID	DBLPPS255
Response Date	16/09/20 20:06
Consultation Point	Site 249 - Coniscliffe Park, North (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)	<ul style="list-style-type: none">. Positively prepared. Effective. Justified. 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.

A number of issues exist with this site and seem to be attempted to be covered over

- 1 The site was deemed not suitable for development in the previous plan due to major infrastructure issues. None of which have been addressed.
- 2 The land is greenfield and should be a very last resort as the infrastructure costs will make the site uneconomical, existing brownfield sites which already have the infrastructure should be clearly be built on first and this would also tidy up the towns industrial past.
- 3) This site directly goes against the approved Low Conniscliffe and Merrybent Neighbourhood Plan.
- 4) Not enough consideration has been given to the Noise element from the Motorway and the 55Db limit required
- 5) A Water Treatment works does exist close to the proposed site which was one of the reasons this has not featured in previous plan as the site is a chlorine risk and has rigorous safety procedures in place for escape of Chlorine, which has previously happened.
- 6) No mention of the need to have a distributor road between Staindrop Road and Newton Lane to alleviate even more traffic congestion at Carmel Road West Auckland Avenue and Cockerton.

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.*

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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.

The provision of Developable land on this site should be withdrawn due to many Infrastructure issues making it not viable for neither Developers or residents, as pointed out in the previous plan and the approved LCMNP

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?

To actively speak on the area on behalf of the residents of Mowden Park, who have not been given appropriate answers to questions regarding the site.

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

My name is Ken Maddison and I am a resident of Mowden Park, with an interest in the town, having lived here all my life.

I am shocked and surprised at the current position of this plan, as pointed out in the documentation the consultation for the plan was carried out over 18 months ago and since then we have seen a change in council management along with an assurance from the new leadership that it would be reviewed in a different light, and all comments would be taken into account. I expected following any changes this would be put out for consultation again, following a more realistic and efficient approach.

I have sent in a number of comments and suggestions in particular around the 1500 homes at Coniscliffe Park, and the lack of infrastructure which was highlighted in the previous plan and classed as "difficult to develop due to a number of strategic infrastructure issues", nothing has changed, either strategically or physically as far as I can see, but it now appears in the plan. Due to the general election a purdah was declared and nobody was able to discuss questions raised! I also note that my comments do not feature in the Appendix 1 comments sheet, so question if they have been even reviewed. The area also goes against the approved Low Coniscliffe and Merrybent Neighbourhood plan.

I have heard discussions that outside the local plan a tentative western Bypass has been mentioned from Coniscliffe Road to the A68 roundabout near to the motorway, which is a sensible suggestion. Just wondered why this does not feature in the Local Plan and also the Darlington Transport Plan along with the much longer term Tees Valley Transport plan, I would have thought that it was fundamental in allowing any further development on the West side of town to alleviate traffic congestion in the Cockerton area. As two new roundabouts on Woodlands road and Carmel road are certainly not the answer.

I appreciate this strategic document is a spacial framework to work within but a number of links to other strategic measures within the area are missing and timings should be clear in the document ie this by pass road in place before any housing approved, which I understand has been promoted of late to central government but must also feature in the Plan.

I have quite a few more issues that do not seem to have been taken on board but due to time restraints will not be able to discuss tonight neither is it the correct place to discuss. I can however see a number of areas that could improve the town as I am not against moving the town forwards with appropriate development and infrastructure before housing where required ie a number of brownfield site development could significantly tidy up in the town for housing, well before green field sites, as they are already quite tidy, think it's about a smart, sustainable and environmentally plan. And now uniquely with all the political ducks in line in Darlington, I would hope and expect this can deliver a service residents and commerce have been wanting for a number of years.