

Comment

Consultee	Mr David Phillips (1250464)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr David Phillips (1250464)
Comment ID	DBLPPS28
Response Date	03/09/20 17:32
Consultation Point	Table 6.2 Expected Housing Delivery (View)
Status	Processed
Submission Type	Web
Version	0.4
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
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.

There is considerable controversy about the number of houses proposed and the areas of land proposed to be allocated for this purpose. I strongly dispute the figures by Darlington Borough Council of 492 new houses each year whilst the office of National Statistics projects that Darlington need to build 177 new houses each year by 2036. This March the ONS lowered its figures still further, yet the Council continue to rely on the higher housing figures derived by their consultants despite the lack of strong evidence to support these housing figures.

During the Covid 19 pandemic the Skerningham area became more important for local people's well-being; enabling them to connect with a peaceful wildlife rich area. The proposed development deprives them of this as it moves the countryside further away for local people. Once this area is developed it will be lost forever.

Our future Local Plan appears to be building a nature-deprived town that fails to recognise how important accessible nature is for our wellbeing. We need a better future, creating communities rich in nature that benefit people and wildlife, otherwise I am not sure how you are going to attract people to a town devoid of natural green spaces and the natural environment.

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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Consultee	Mr David Phillips (1250464)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr David Phillips (1250464)
Comment ID	DBLPPS29
Response Date	03/09/20 17:34
Consultation Point	Table 6.5 Affordable Housing Requirement (View)
Status	Processed
Submission Type	Web
Version	0.6
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?	Yes
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
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.

We need affordable houses not executive type homes. If affordable housing development is not being implemented under current policy, it is unlikely to be realised in future development.

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No, I do not wish to participate at the examination hearings

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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 David Phillips (1250464)
Comment ID	DBLPPS30
Response Date	03/09/20 17:43
Consultation Point	Policy ENV 7 Biodiversity and Geodiversity and Development (Strategic Policy) (View)
Status	Processed
Submission Type	Web
Version	0.4
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?	Yes
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
Question 3a	
Your Comments	

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The Local Plan proposals appears ambiguous in that many proposals are not accurately described or shown on the Policies Map. The Policies Map clearly shows the extent of land being allocated for housing and employment. The areas shown is very extensive. Two areas at Skerningham and Coniscliffe Park is farmland which supports considerable biodiversity. The housing in these areas and the infrastructure needed to support them are likely to have a damaging effect on the biodiversity in these areas, particularly farmland birds. There is a considerable danger that these species will be lost, not just displaced (or moved) if these proposals proceed as planned and that full impact should be detailed together with any mitigation proposals so that their impact can be considered. Indeed, there are no mitigating measures in the plan for farmland birds, many of which are on the Red and Amber lists of conservation concern. Many have declined or disappeared already from areas where development has taken place within the borough. There should be some assessment to show the potential impact the major housing and employment proposals will have on biodiversity and their consistency with Policy ENV 7.

It is not clear how the housing proposals at Skerningham will impact on the River Skerne Strategic Corridor and the Durham Wildlife Trust Brightwater Programme nor the Skerningham Ancient Woodland. The Policies Map again does not contain any symbol to show SSSIs, community or ancient woodland or the proposed river strategic corridors. Without these being clearly shown together with more detailed development proposals, there is no indication as to whether or how any of the proposed allocations would detrimentally impact upon them. All such areas need to be shown so it is clear just where and what the impacts are likely to be.

The same applies to the application to build houses on the land proposed to be designated as Coniscliffe Park. The impact this development may have on proposals for the Council's own environmental improvements in this area could in fact negate them. Indeed, this development conflicts with the Council's own Environmental Policies and Green Infrastructure Strategy.

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Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mr David Phillips (1250464)
Comment ID	DBLPPS31
Response Date	03/09/20 17:48
Consultation Point	Road Network (View)
Status	Processed
Submission Type	Web
Version	0.4
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?	Yes
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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Your Comments	

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The building of new dwellings and supporting infrastructure in rural areas will encourage car usage. New roads will create more journeys. Whilst the economic benefits of local road schemes are measured locally the effects of air pollution and emissions of greenhouse gases is measured against national targets. More noise, poorer air quality and greenhouse gas emissions is not sustainable in the long term. Electric and battery powered vehicles production will be at the back end of the Local Plan timescales and require considerable resources and will arrive to late to deliver air quality improvements mentioned in the plan.

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