

Comment

Consultee	Mrs Juliet Roche (1250747)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mrs Juliet Roche (1250747)
Comment ID	DBLPPS73
Response Date	13/09/20 15:54
Consultation Point	Policy H 1 Housing Requirement (Strategic Policy) (View)
Status	Processed
Submission Type	Web
Version	0.2
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	

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 requirement of 625 houses for Hurworth would have a detrimental impact on the tranquility of the area and the increased levels of pollution (including noise pollution) would negatively impact in health, living conditions and the natural environment.

The infrastructure of the village can not cope with this number of new houses in Hurworth, for example:

1. It will stretch local services (e.g. local healthcare) beyond their limits, when they are already at capacity.
2. The local road network is already too congested at peak times and all of these new houses will mean the roads become more, congested, dangerous and add to negative air pollution in the area.

Many houses recently built on or near flood plains across Hurworth Moor are suffering from damp, which may mean that new properties are unfit for habitation.

Question 4

Changes Sought

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Reduction in the housing requirement for Hurworth. Increase in land designated as not suitable for 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?

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

Comment

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Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mrs Juliet Roche (1250747)
Comment ID	DBLPPS74
Response Date	13/09/20 16:21
Consultation Point	Site 410 - Snipe Lane, Hurworth Moor (View)
Status	Processed
Submission Type	Web
Version	0.2
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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Housing developed on Hurworth Moor would have a detrimental impact on the tranquility and natural requirement of the area, especially as it falls between two local nature reserves. Biodiversity would also be impacted by proposals that would destroy existing hedgerows (that have been there since at least 1930s), the potential for Great Crested Newts on the site and the potential for felling of many trees (which would take 30 years plus to grow if replaced).

The development would also increase levels of pollution (including noise pollution) would negatively impact in health, living conditions and the natural environment.

The local road infrastructure of the village can not cope with the additional cars coming out on to Neasham Road. That part of Neasham Road is already too congested at peak times and all of these new houses will mean the roads become more, congested, dangerous and add to negative air pollution in the area.

Parts of the site are flooded every year for several months. Building on the site will make this flooding worse and could impact on the cottages in the area. Any development will need extensive swamp and pond land and a high density of trees, in order to avoid properties flooding annually.

Local knowledge indicates that much of the swamp land in the Hurworth Moor area was filled with all manner of debris from buildings that were demolished in Darlington Town Centre in the 1960s. This coupled with the Train Breaking Yard that used to be in the adjacent site means that there could be contaminants on the land (e.g. asbestos) that will make safe building difficult. The in-filling of debris into local swamp area that has been indicated via local knowledge could also have significant issues in terms of making any new housing development structurally sound.

People moving into this area will want to send their children to over-subscribed schools (putting undue pressure on those schools), rather than under-subscribed local schools, negatively impacting on community cohesion.

I understand the local GP surgery is also over-subscribed and needed recent support from the NHS in order to recruit enough GPs for the patients.

Question 4

Changes Sought

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The total number of properties should be no more than 200.

Increase in the areas of land deemed inappropriate and/or protected from development.

Issues and requirements should include the following:

- h. Significant swamp and pond development to avoid flooding of housing and the local area in general.
- i. Significant tree density to avoid flooding of housing and the local area in general.
- j. Enhancement and increased capacity for local over-subscribed schools.
- k. Full-scale survey of possible contaminants in the Hurworth Moor area.

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mrs Juliet Roche (1250747)
Comment ID	DBLPPS78
Response Date	13/09/20 16:34
Consultation Point	Site 403 - Blackwell Grange East (View)
Status	Processed
Submission Type	Web
Version	0.2
Question 1a	
Do you consider that the Local Plan is Legally compliant?	No
Question 1b	
Do you consider that the Local Plan sound?	No
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Question 2	
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Housing developed on Hurworth Moor would have a detrimental impact on the tranquility and natural environment of the area, especially as it would impact on historic woodland. These and many other trees on the site can not be simply replaced, they need to be protected, as they will take decades to grow in replacement.

Biodiversity would also be impacted by proposals that would destroy many trees in a recognised wildlife site and there is the potential for Great Crested Newts on the site.

The development would also increase levels of pollution (including noise pollution) would negatively impact in health, living conditions and the natural environment.

The Blackwell roundabout and surrounding area is already too congested at peak times and all of these new houses will mean the roads become more congested, dangerous and add to negative air pollution in the area.

Question 4

Changes Sought

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Number of houses recommended for development is reduced radically.

All trees on the site should be retained and maintained, with point d. of the issues and requirements being amended to:

d. There are many trees/groups on the site. Some form a strong continuous tree belt along the boundaries with the highway. All the trees on the site should be retained and maintained.

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Darlington Local Plan 2016-2036 (Regulation 19)
Comment by	Mrs Juliet Roche (1250747)
Comment ID	DBLPPS79
Response Date	13/09/20 16:50
Consultation Point	Policy H 10 Skerningham - Strategic Site Allocation (Strategic Policy) (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 2	
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Question 3a

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The Skerningham housing allocation is significantly higher than it should be:

1. Housing developed in Skerningham would have a detrimental impact on the tranquility and natural requirement of the area. Biodiversity would also be impacted with red-listed birds and areas of nature being destroyed, including a community woodland.
2. The development would also increase levels of pollution (including noise pollution) would negatively impact in health, living conditions and the natural environment.
3. The local road infrastructure can not cope with the additional cars. The area is already too congested at peak times and all of these new houses will mean the roads become more, congested, dangerous and add to negative air pollution in the area.
4. The number of houses needed in the Local Plan are overstated and so the housing on this sight will not be required.
5. The development is supposed to be a Garden Village scheme but is classed as an Urban extension. It can't be a Garden Village as it is just an extension of the current urban area.
6. The 2015 Strategic Housing Land Availability Assessment stated that development at Skerningham would have a detrimental impact on the tranquility of the area. Planning guidelines should identify and protect tranquil areas, which are undisturbed by noise and prized for their recreation and amenity value.
7. This area has been considered to be a Site of Nature Conservation Importance (SNCI). This was in the strategic housing land availability assessment from 2015. Building on such SNCI sites should be a last resort according to national policy but this is a key priority in the local plan.
8. The Government's current (2020) consultation on a national tree strategy states that 'trees are a unique natural asset that play a crucial role in combating the biodiversity and climate crises we face'. The plan would destroy many trees, including a community woodland and woodland burial ground.
9. There are concerns that a local landfill site at Barmpton will cause contamination issues in any building development.
10. Part of the site is within flood zone three, the area most likely to flood.

Question 4

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This site is unsuitable for development, so should not be built on.

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