

Comment

Consultee	Anne Rudkin (1171376)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Anne Rudkin (1171376)
Comment ID	DBLPMod410
Response Date	25/11/21 22:30
Status	Processed
Submission Type	Email
Version	0.5

Question 1

Which document/modification does this representation relate to?	Main Modification Schedule *
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* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	MM14
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Question 2

What best describes the nature of your representation?	Object
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Question 4

Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.

The Skerningham Garden Village development, because of it's remoteness to the town centre will inevitably be a car dependent development. This does therefore not contribute towards achieving the national commitment of net zero carbon and greenhouse gas emissions by 2050.

Question 5

Please set out what changes you consider necessary to make the Plan legally compliant or sound and why, thinking about what you identified in Question 4. It will be helpful if you are able to put forward your suggested revised wording or any policy or text. Please be as precise as possible.

A review of the plan to ensure that should the golf club not be relocated then the development will still meet the needs of the National Planning Policy Framework in relation to the impact on the environment from a fragmented development which is car based and the sustainability of the development with a neighbourhood centre not really centre to the development.

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Question 1

Which document/modification does this representation relate to?	Main Modification Schedule *
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* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	MM 61 & 62
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Question 2

What best describes the nature of your representation?	Object
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- . It is clear from the Council's own transport studies that the impact on the local transport network, in particular Barmpton Lane, Whinbush Way and Whinfield Road may result in up to 5,437 extra vehicles a day using the transport network.
- . The plan looks to mitigate the impact of the development on these roads but provides no detail on how this will be done, instead it will form part of a masterplan which again nobody has any details of.
- . How can we comment upon soundness and sustainability when no details on how the impact will be mitigated are available?

- . Para 104 NPPF July 2021 – transport issues should be considered at the earliest stages of the plan making process so that they can be addressed.
- . This plan does not go far enough in addressing these issues.
- . The Northern Link Road was promoted as necessary to alleviate the existing pressures on the already close to capacity A1150. That is now not necessary for the Plan, but the Skertingham development will place additional pressures on the A1150 – a road which the Council, in its bid to obtain funding for the Darlington Northern Link road has said is nearly full to capacity. How then is the additional traffic from the development sustainable?

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Improved detail regarding the mitigation works for Barmpton Lane/Whinbush Way and the A1150 to provide consistency with the NPPF that impacts are shown to be addressed.

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Question 1

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*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM65 & MM66

Question 2

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Publicly accessible community woodland, wildlife friendly spaces, sport and recreational facilities already exist in Whinfield and Skertingham. Why can these not be incorporated into the development rather than being destroyed to make way for it?

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A review of the plan to ensure that should the golf club not be relocated then the development will still meet the needs of the National Planning Policy Framework in relation to the impact on the environment from a fragmented development which is car based and the sustainability of the development with a neighbourhood centre not really centre to the development.

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Question 1

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*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM 74 & MM75

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- . Should the Golf Club remain in situ then it is obvious that Skertingham will not be cohesive and instead will become pockets of development either side of the Golf Club.
- . How then can a neighbourhood centre be firmly established as neighbourhoods would be split?
- . With the lack of a clear neighbourhood centre or infrastructure plan, pockets of development are then likely to be car dependent, which quite clearly does nothing to meet the NPPF's requirements of sustainable development and improving the environment.

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