

Comment

Consultee	Mr William Wallis (1300108)
Email Address	[REDACTED]
Address	
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Mr William Wallis (1300108)
Comment ID	DBLPMod414
Response Date	26/11/21 15:06
Status	Processed
Submission Type	Web
Version	0.3
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	MM45
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Question 2

What best describes the nature of your representation?	Support
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Question 3 Legally Compliant and Sound

Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
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Do you consider the Plan, incorporating the proposed Modification is Sound?	No
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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.

MM45 Darlington Borough does have a substantial need for affordable homes and detailed evidence is provided in Part 1 of the SHMA (2015)(2020). The assessment provides an analysis of the social,

economic, housing and demographic situation across the Borough and identifies a need of 160 233 affordable dwellings per annum over the plan period, a total of 4,646.

My granddaughter and her husband are first time buyer's they are struggling to afford a buy a decent family sized home for their growing family she is a key worker and has told me about the First Home Scheme the government has launched that could offer her a newly built property with a minimum of 30% discount off the purchase price. But then I read recently that Darlington Borough Council are not looking to have First Homes with the Local Plan once in place next year so why is this and how fair is that to my granddaughter and all the other hard working key worker's/first time buyer's in Darlington.

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.

Include First Homes within your target 4,646 affordable home figure.

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Comment ID DBLPMod415
Response Date 26/11/21 15:22
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Version 0.2
Question 1

Which document/modification does this representation relate to? Policies Map Modification Schedule *

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** PM3, MM130, MM133, MM134, MM135

Question 2

What best describes the nature of your representation? Object

Question 3 Legally Compliant and Sound

Do you consider the Plan, incorporating the proposed Modification is Legally Compliant? No

Do you consider the Plan, incorporating the proposed Modification is Sound? No

Question 4

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The following Green Infrastructure Designations described in Policy ENV 4 have been added:

- Proposed Green Corridors • Existing Green Corridors

These proposed Green Corridors are just showing as dotted lines on the policy map so I don't think that offer any protection against future development going in there its not clear to the public if those area's are protected Green Corridors or not.

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Make it clear enough that these Green Corridor area's are to protected from future extending housing development or roads or if they are not protected.

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Response Date	26/11/21 15:34
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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	MM14
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Question 2

What best describes the nature of your representation?	Object
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Question 3 Legally Compliant and Sound

Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
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Do you consider the Plan, incorporating the proposed Modification is Sound?	No
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Question 4

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Government commitment to Net Zero carbon by 2050 cannot be achieved by extending the town boundaries out into the countryside for low density car dependant urban extensions some of these

developments will be remote not well connected to existing housing and communities the new resident's will be forced into their cars we should be building more housing closer to the heart of the town to get residents to use more sustainable transport and encourage more walking and cycling rather than have to drive everywhere which is what will happen from these remote housing extensions.

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Make the Local Plan more future proof towards achieving the Government's target of net zero carbon by 2050 the council's pledge for this is just for the Council only which is disappointing to see giving us the residents the impression they lack commitment it should include the whole town not just the council.

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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	MM54 MM82
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Question 2

What best describes the nature of your representation?	Object
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Question 3 Legally Compliant and Sound

Do you consider the Plan, incorporating the proposed Modification is Legally Compliant?	No
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Skerningham allocation where does one start, this Garden Village allocation seems to have no purpose we were informed back in 2015 Skerningham was unsuitable for housing with its listed buildings,

woodlands, and being great habitat for wildlife and a brilliant place to walk and relax in but suddenly it would seemed like overnight the Council changed its mind and now want to build a large Garden Village in there for no apparent reason other than money perhaps.

It has an existing golf course within it , its moving, no its staying in situ, no it could potentially move at some point in the community woodland area, come on we declared a Climate Change Emergency in 2019 have we not, so the last thing we should be considering is chopping a woodland down to move a gold course hundreds of metres to they can build more houses on that site.

If Skerningham is developed and all those trees and hedgerows are removed you are going to see a lot of flooding problems downstream we already get flooding in Haughton please do not make it any worse than it currently is we should not be building on or near Skerningham's natural flood plains.

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Simple remove Skerningham from the Local Plan its not needed to hit your housing numbers it would be an environment crime to develop it and remove a woodland from public access then plant it some where else we humans would know where a new woodland would be at some point once its matured enough but the endangered wildlife will not and make disappear from our area, this site if developed will not be able to deliver biodiversity net gains you cannot replace a Yellow Hammer bird with black bird in my lifetime I have seen many birds and other animal numbers decline such as the song thrush 54% less of those around.

Skerningham has a lot of offer nature and humans leave it alone is you best option if you are a council that cares about the local environment's that many you work for cherish having around them.