

Comment

Consultee	Mr Chris Bowey (1174441)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Mr Chris Bowey (1174441)
Comment ID	DBLPMod538
Response Date	29/11/21 19:28
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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	mm54
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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

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 current road providing access to the eastern part of the site is not suitable for the increased level of traffic these new homes will bring. Barmpton Lane is a single track road with poor visibility, no road marking, no street lighting. In addition the lane is used by pedestrians on a higher than average basis. The additional traffic this development will bring will push the lane beyond its capability and significantly increase the risk of a serious or fatal accident. Furthermore, I don't believe the road is suitable for construction vehicles which will damage the road and leave it in a very poor standard (mud, sand dragged along it). This is not fair to the local residents and visitors who use it for recreation purposes and to enjoy the small amount of countryside we are able to access.

There has been too many developments where house building is prioritised over the infrastructure and for a land locked allocation such as Skerningham this is simply an irresponsible approach to developing this area.

Roads and infrastructure BEFORE house building!!

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 more detailed infrastructure study needs to take place. When undertaking this serious considerations should be made for the sustainability impact of this development and how it aligns to the UK's climate change aspiration to become carbon neutral in the not so near future.

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Mr Chris Bowey (1174441)
Comment ID	DBLPMod539
Response Date	29/11/21 19:47
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Question 1

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

* Please provide the reference number (where applicable), for example MM1, PM1, MIN1 MM55

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

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.

I believe the time for a comprehensive master plan has been and gone and should of been included in the various consultation events which have taken place during the plan review period. A significant amount of the publics time has been spend on these various consultations which have largely been ignored. It is inappropriate not to give the inspector the opportunity to make his assessment on a development of this scale on such a masterplan.

The NPPF makes this very clear in **Section 9 Paragraph 102** in which is states transportation issues should be considered from the earliest stages of plan making - transportation and roads are infrastructure. There has been so many different iterations of potential roads that its been very hard to keep up with it. Some of the roads were physically impossible (i.e. running through a barn) and i don't have confidence in the council that enough research was undertaken into these potential road ideas.

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.

The Skerningham development should be removed from the local plan on the grounds that not enough information on plans was available during the consultation phase.

Comment

Consultee Mr Chris Bowey (1174441)
Email Address [REDACTED]
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Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod541
Response Date 29/11/21 19:54
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Question 1

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

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM61

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

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.

In specific relation to v Barmpton Lane upgrade works including its junction with Whinbush Way

I don't think its possible to upgrade Barmpton Lane particularly the country lane bit. Myself and other villagers from Barmpton have been lobbying the council for years now to improve the lane and they has stated many times it not even possible to add in a footpath. How then is it possible to make any major upgrades to the lane?

Perhaps the council planners should learn the definition of a lane - i will make it easy for you "a narrow passageway between fences or hedges. 2 : a relatively narrow way or track"

Even if the lane can be upgraded i believe there will always be a bottle neck at the junction that connects the inner ring of Barmpton lane to its country lane section. At the very top there are houses on both sides this will just cause further traffic jams and push more traffic onto the already strained Whinfield road.

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.

remove Skerningham and the need for a road upgrade on Barmpton lane goes away.

Comment

Consultee Mr Chris Bowey (1174441)
Email Address [REDACTED]
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Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod542
Response Date 29/11/21 19:56
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Question 1

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

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM62

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

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 infrastructure should be completed before any houses are built. Doing it any other way would be irresponsible.

Question 5

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Infrastructure before building starts

Comment

Consultee Mr Chris Bowey (1174441)
Email Address [REDACTED]
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Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod544
Response Date 29/11/21 20:02
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Question 1

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

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

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

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.

This is too vague. Simply planting more trees is not the answer. The location of the trees and the accessible are important to ensure the public can access them. The the latest version of the plan the proposal was to create a habitat area on the old quarry land. This land is a heavy slope and may be unstable for trees particularly as they develop into larger trees. Also it should be considered whether the root systems could upset the quarry membrane and cause an environmental incident. Note there was an underground fire here many years ago which shows there is dangerous gases in the ground which could be disturbed.

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.

Wood land needs to be well thought and planned - its not simply planting lots of trees.

Comment

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Email Address [REDACTED]
Address [REDACTED]
Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod546
Response Date 29/11/21 20:06
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Question 1

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

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

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

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 main issue here is that the current proposal shows that the inner link road will run right through the allocation which has the affect of severing the development and creating a division. From a user perspective i think this goes against the garden community principles in which the setting should be well designed and accessible.

This setup is certainly not wildlife friendly and will result in the loss of wildlife which will not have road sense and will result in significant loss of existing habitats

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.

The current proposal of having a road severing the development needs to be completely rethought.

Comment

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Email Address [REDACTED]
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Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod547
Response Date 29/11/21 20:14
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Question 1

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

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM81

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

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.

It was only late into the public examination that it came to light that the golf course might not want to move location. To be this far into the plan process and for a significant issue such as this to arise says to me that the plans behind this development were insufficiently prepared. Considerations such as this should have been agreed in advance through the use of a Memorandum of Understanding or similar. I got the sense from being involved in the examination that this resulting change was rushed as it was turned around too quickly.

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.

Remove Skerningham from the plan until the design is more defined/cohesive.

Comment

Consultee Mr Chris Bowey (1174441)
Email Address [REDACTED]
Address [REDACTED]
Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod548
Response Date 29/11/21 20:22
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Question 1

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

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM69

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

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 current plan shows the inner distribution road running approx. <100 meters from assets mentioned in the heritage asset report (SD30) this includes the properties at Elly Hill. I would like to know how this preserves or enhances these assets?

A pressing issue is that the heritage asset report was completed on a draft version of the Skerningham allocation. Since then there has been significant changes to the allocation (i.e. golf course ambiguity) and i therefore believe the asset report should be undertaken again.

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.

Remove Skerningham on the grounds that its an important area from a historical and heritage point of view. There will likely be more artefacts buried in the area which this development would destroy.

Comment

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Email Address [REDACTED]
Address [REDACTED]
Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod549
Response Date 29/11/21 20:25
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Question 1

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

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM74*

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

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.

At this stage there should be no ambiguity in the plan. The fact it quotes "should the golf club be relocated" is ridiculous when the plan has just been reviewed by a government official. How can a decision maker work with this level of uncertainty ?

Question 5

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remove Skerningham from the plan until properly defined and planned.

Comment

Consultee Mr Chris Bowey (1174441)
Email Address [REDACTED]
Address [REDACTED]
Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod550
Response Date 29/11/21 20:34
Status Processed
Submission Type Web
Version 0.2

Question 1

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

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM9

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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This plan does very little to contribute to the UK climate change aspirations. To use a specific example of the Skerningham development. These are the underlying principles of this development.

Loss of mature public woodland.

May result in a perfectly good golf course moving a few hundred meters away.

Will displace lots of wildlife the area has called its home for centuries.

Its an area already susceptible to flooding and removing more trees and laying more concrete will just exacerbate the issue. In addition more contaminated water run of will make its way into the river Skerne and work its way into water tables.

Is a landlocked development which will promote further vehicle use and associated emissions.

Increased emissions will have an adverse impact on local residents and visitors who use the area for recreation.

We have learned from the Covid pandemic that people value there free time and have an increased enjoyment from spending time in the open countryside setting which this develop will jeopardise.

The UK aspires to be a carbon neutral nation but developments like this one will only hinder our progress towards this.

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.

Remove Skerningham from the plan on the basis its not aligned to the climate change agenda.

Comment

Consultee Mr Chris Bowey (1174441)
Email Address [REDACTED]
Address [REDACTED]
Event Name Local Plan 2016-2036 Proposed Modifications
Comment by Mr Chris Bowey (1174441)
Comment ID DBLPMod551
Response Date 29/11/21 20:38
Status Processed
Submission Type Web
Version 0.4

Question 1

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

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM68

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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This is too vague more definition is needed on what is meant by "Retains the openness and separation". In my opinion this has already been contravened by the location of the inner road which will be visible from the Elly Hill properties thus breaking the "openness/separation".

I also request that the plan includes more definition around a rural gap. i.e. what does it mean and how does it protect the houses within the rural gap from runaway developments (such as Skertingham)

Question 5

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more detail is needed on definitions. Also council need to acknowledge that the openness/separation is broken by the inner road and its location to the rural gap.

Comment

Consultee	Mr Chris Bowey (1174441)
Email Address	[REDACTED]
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Mr Chris Bowey (1174441)
Comment ID	DBLPMod677
Response Date	30/11/21 15:09
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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	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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The Skerningham garden village development undermines this policy and modification as it is a car dependant development which will therefore not contribute to the achievement of the national commitment of net zero carbon and greenhouse gas by 2050. Cutting down trees and destroying open green spaces to build a car dependant development will not have a net zero effect, in fact it will just add to emissions.

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.

Remove Skerningham from the local plan due to poor green/sustainability credentials.