

**Borough of Darlington
Local Development Framework**

**Project Scoping Report
for Consultation**

**Darlington Eastern Town
Centre Fringe Area Action
Plan**

Development Plan Document

January 2011



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1.0 INTRODUCTION

What is an Area Action Plan?

- 1.1 An Area Action Plan (AAP) is a mechanism to ensure that development of an appropriate scale, mix and quality takes place in an area ripe for development and/or redevelopment. The AAP will explain, in detail, how development will take place, which agencies or organisations will lead the development (on a site-by-site basis), how developments will be funded and the likely phasing of development. The AAP should also identify and protect areas which are particularly sensitive to change and aim to resolve conflicting objectives in areas subject to development pressures.

Why prepare an AAP for the Town Centre Fringe?

- 1.2 The Core Strategy is the principal development plan document setting out the Council's vision for the Borough and identifying strategic locations for future development and regeneration. The Town Centre Fringe and Central Park locations have been identified as having the potential to contribute much more to the economy and quality of life of Darlington than they currently do. They were both identified in the Darlington Gateway Strategy 2006-2020¹ as having the potential to provide attractive office accommodation. New development and regeneration in the Town Centre Fringe will be key to delivering the vision for Darlington over the medium to longer term. The area is critical to improving links between the Town Centre, Central Park and the main railway station, which are all close by. It provides opportunities for new employment, leisure/cultural, recreation and housing in a highly accessible location, and for local pockets of deprivation, poor housing and environmental quality to be tackled comprehensively. Efforts to realise the area's potential will be co-ordinated through the Area Action Plan² and other appropriate planning frameworks, taking account of constraints (such as flood risk) which will shape the eventual pattern and form of development and redevelopment there.
- 1.3 Although the economic downturn has reduced the pressure for development, there are clear advantages to having a robust planning policy framework in place when the market recovers and interest in the opportunities in this area returns. The adoption of this AAP is also an essential pre-requisite for any compulsory purchase activity that may take place in the area in the future. For these reasons, the Council has decided to begin preparation of the Eastern Town Centre Fringe Area Action Plan.

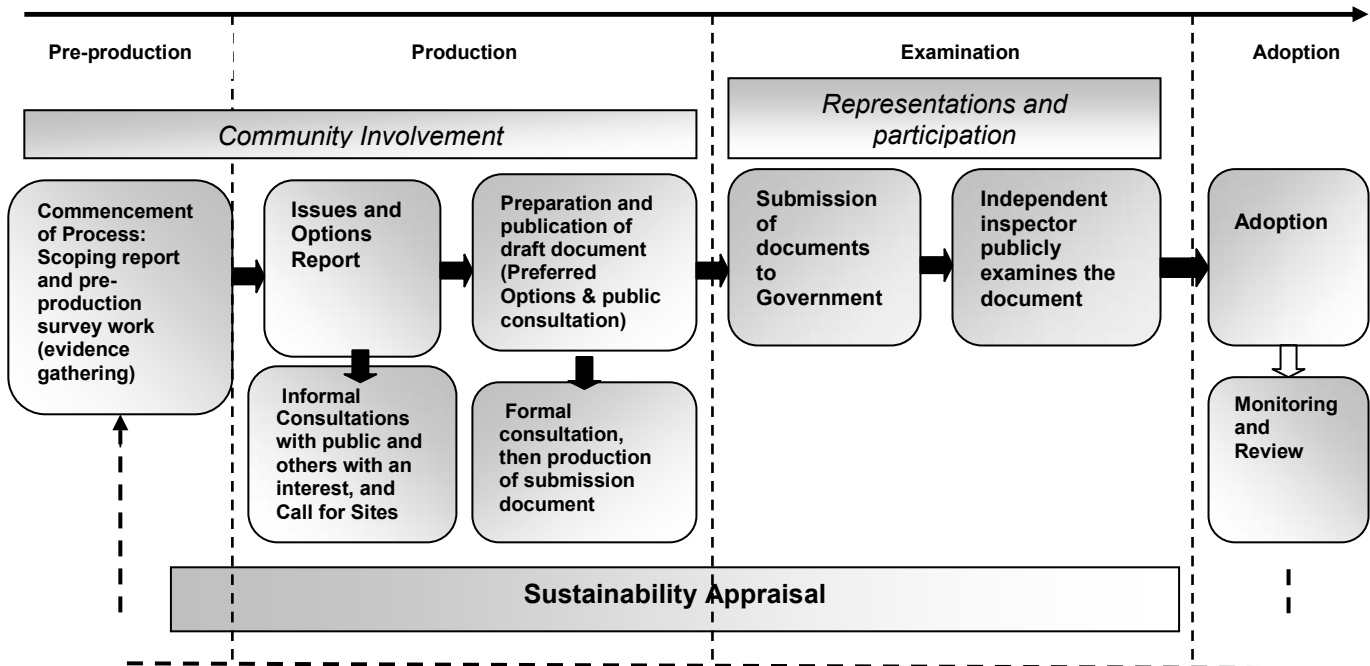
What is the preparation process?

- 1.4 The preparation process is shown in diagrammatic form below:

¹ Darlington Gateway Strategy, December 2006 by BDP/King Sturge/Regeneris/CI:P

² Eastern Town Centre Fringe Area Action Plan – see Local Development Scheme at www.darlington.gov.uk for more details.

Figure 1.1: The Preparation Process for Development Plan Documents



- 1.5 This scoping report represents the first stage of preparing the Area Action Plan - the starting point for discussion and debate about what the document will include and what should inform its preparation. Once the consultation period on it has ended, all comments will be taken into account in moving forward to the next stage of the process - the production of the Issues and Options report.
- 1.6 The Issues and Options report will set out, for discussion purposes, what the Council thinks are the issues for the Eastern Town Centre Fringe area and a range of options for dealing with them. Views on these, and any other issues and options that may have been missed, will be sought.
- 1.7 Once the responses on the issues and options have been considered, the Council will prepare and publish the Preferred Options for addressing the issues and developing the opportunities in the area. Following consultation, the Council will amend the Plan and submit it to the Government for consideration. An independent Inspector will be appointed to advise the Government and an Examination in Public held to consider the contents and soundness of the Plan. The Inspector will publish a report containing amendments to the Plan. Once adopted, the Plan will be monitored to check whether or not development is taking place in accordance with the Plan. The results of the monitoring will indicate if and when the Plan needs to be reviewed.
- 1.8 The Council's Local Development Scheme (LDS) sets out the detailed timetable for the preparation of Local Development Framework Documents. The current LDS (2009-2012) is about to be replaced with a new LDS (2011-2014). The new document has been approved at the Council's Cabinet meeting on 11 January 2011 and contains the following detailed timetable for preparation of this Area Action Plan:

Figure 1.2: Preparation Timetable for the Eastern Town Centre Fringe Area Action Plan

Consultation on Issues and Options (Reg 25)	October 2011
Consultation on Preferred Options (Reg 25)	August 2012
Pre-submission publication (Reg 27)	March 2013
Submission to Secretary of State (Regulation 28);	July 2013
Pre-hearing meeting	January 2013
Hearing sessions commence	September 2013
Estimated date of adoption	February 2014

[‘Reg’ is the number of the relevant regulation in The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008]

What is a Sustainability Appraisal?

- 1.9 Sustainability Appraisal (SA) is a statutory requirement under the Act³ and is in place to assist in achieving sustainable projects, policies and plans by assessing their economic, social and environmental effects. To ensure that the suggested allocations in the Area Action Plan contribute to sustainable development, all parts of the document will be subject to SA, incorporating the requirements of the EU Directive on Strategic Environmental Assessment (SEA). The process of SA leads to more transparent and informed decision-making in achieving the objectives of the Development Plan Document in proving to decision makers and the public that the plan is the most appropriate given all reasonable alternatives.
- 1.10 As with all other Local Development Documents, the Area Action Plan must also be subject to a Habitats Regulations Assessment (HRA) under the Habitats Directive, in accordance with the The Conservation of Habitats and Species Regulations 2010. HRA is an assessment of the potential effects of a proposed project or plan on one of more sites of European nature conservation importance. Darlington Borough Council must ascertain that the LDF will not adversely affect the integrity of a European site (either alone or in combination with other plans and projects) before the LDF can be adopted.
- 1.11 A SA Scoping Report has been published for consultation alongside this AAP Scoping Report.

How will I know which sites are allocated for development or redevelopment?

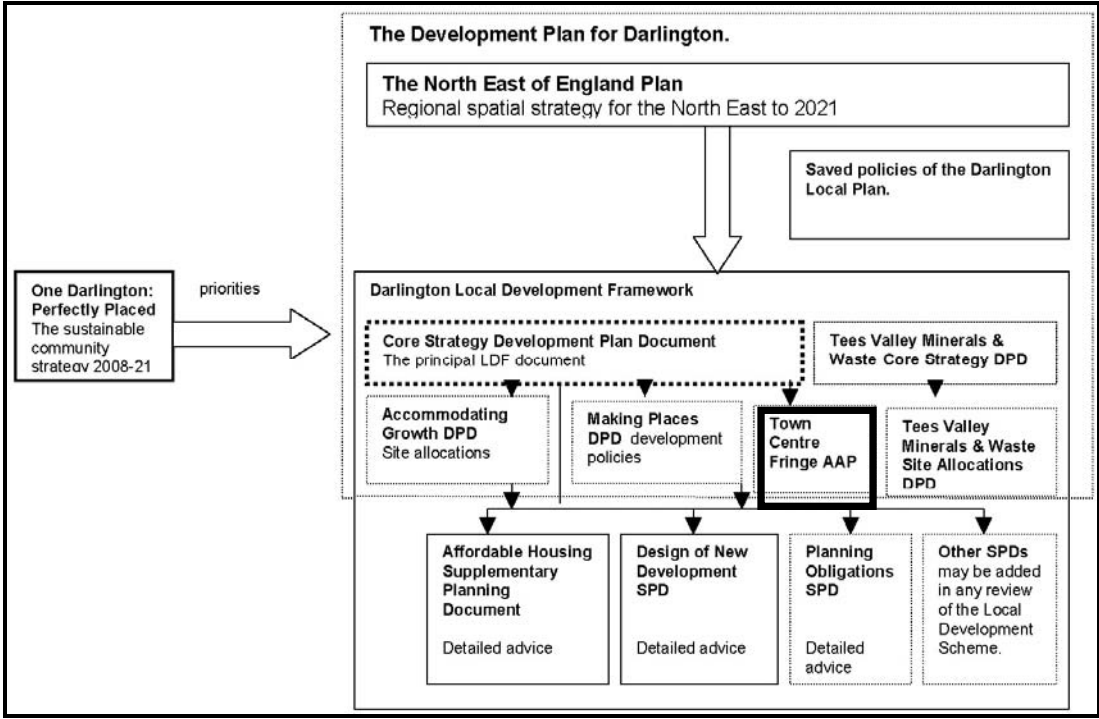
- 1.12 Upon adoption of the AAP, the final allocations will be highlighted on a large scale inset map to the Local Development Framework Proposals Map. This map will not be prepared until the process is nearing its latter stages and the allocations have been fixed. In the meantime, any site allocations proposed during the earlier stages of the process (i.e. through the issues and options or preferred options stages) will be highlighted on plans within the consultation documents themselves.

³ Planning and Compulsory Purchase Act 2004; see www.legislation.gov.uk

How does the Area Action Plan relate to other planning documents for Darlington?

1.13 The relationship of the AAP to other planning documents is shown in diagrammatic form below.

Figure 1.3: The Area Action Plan and other Darlington planning documents



1.14 The Area Action Plan will form part of the **Local Development Framework** (LDF) for Darlington. The LDF is a set of planning documents which jointly - and read together with the regional spatial strategy for the North East⁴ - will form the development plan for the Borough, setting out the statutory planning policies and proposals for it. The LDF is being prepared under the Planning and Compulsory Purchase Act 2004. The various documents and their relationships to one another are shown in Figure 1.3. The ‘saved’ policies of the Borough of Darlington Local Plan⁵ will remain in place until superseded by the relevant parts of the LDF.

1.15 The LDF will help to deliver on the ground many of the priorities of the **sustainable community strategy** for the Borough, ‘One Darlington: Perfectly Placed,’⁶ prepared and agreed by the Darlington Partnership in 2008.

1.16 The principal LDF document will be the Borough-wide **Core Strategy** development plan document (DPD) which will set out the vision, strategic objectives and policy framework for development up to 2026. This is at an advanced stage of preparation, with final adoption anticipated in summer 2011. The Area Action Plan (AAP) is required to be in conformity with the policies of the Core Strategy so the main stages of preparation will only take place after adoption of the Core Strategy.

⁴ The North East of England Plan - Regional Spatial Strategy to 2021, Government Office for the North East 2008

⁵ Most of the policies of the Borough of Darlington Local Plan (first adopted 1997) were ‘saved’ in 2007 on an interim basis under the provisions of the Planning and Compulsory Purchase Act 2004.

⁶ One Darlington: Perfectly Placed: A Vision for Darlington 2008 – 2021, Darlington Partnership 2008

- 1.17 The AAP will also be prepared in close accord with two other development plan documents which are being prepared by the Council along similar timescales: the **Accommodating Growth** DPD and the **Making Places** DPD. These will contain more detailed policies and proposals for the Borough than are contained in the Core Strategy. Accommodating Growth will allocate specific sites for development in the Borough, e.g. for employment and housing. Making Places will set out detailed planning policies for day-to-day use in considering development proposals. However, within the AAP area, the detailed policies and site allocations will be contained within the Area Action Plan DPD. The Area Action Plan will be in part shaped by, but will also help shape, these sister documents as the three evolve in parallel.

How does the Area Action Plan relate the Infrastructure Delivery Plan?

- 1.19 The Infrastructure Delivery Plan (IDP) will be an integral element of the Core Strategy. It will identify the types of infrastructure (such as transport and utilities, healthcare, education, affordable housing, adult social care, sport and recreation, libraries, open space, habitat provisions and public rights of way) required to facilitate the delivery of growth in the Core Strategy, including when this will happen, who needs to deliver it and how the infrastructure will be funded. The plan must set out a realistic delivery programme for the Core Strategy, be consistent with other Council strategies, as well as delivery plans and investment programmes from other infrastructure providers. The plan will ensure that the Core Strategy is deliverable.
- 1.20 As discussed above, the Core Strategy identifies broad locations for future growth. The Area Action Plan will identify site specific allocations and further consideration of the infrastructure requirements of specific sites, will be considered through this document to ensure that sites allocated for new development have sufficient infrastructure, in the right location, at the appropriate time, to meet the needs of the development. Integral to this process is an on-going dialogue with infrastructure providers. New information coming from this work will inform updating of the IDP.

2.0 SETTING THE SCOPE FOR THE AREA ACTION PLAN

- 2.1 This part of the report sets out ideas for the scope of the Area Action Plan, including the area it will cover.

What exactly will the Area Action Plan cover?

- 2.2 The Local Development Scheme (LDS) specifies the role and content of the Plan as:

“To set out a detailed planning framework for the future redevelopment and regeneration of core parts of the Darlington Town Centre Fringe area. This will underpin efforts to realise the area’s potential to make a much greater contribution to the growth, prosperity and quality of life of Darlington as a whole than it does currently.”

- 2.3 The AAP must be in line with the policies set out in the Core Strategy. Table 1 (on the following pages) provides a summary of the policies within the Core Strategy that will be addressed in more detail in the Area Action Plan and the reason for inclusion. The precise wording of the policies can be found on the Core Strategy page of the

Darlington Council website. Analysis of the Core Strategy suggests that the Area Action Plan should be focussed around the following key subjects:

- Mixed use sites;
- Renewable energy provision
- Community Infrastructure;
- Employment land sites;
- Cultural facilities;
- Tourist attractions and accommodation;
- Town Centre uses (excluding retail);
- New housing sites;
- Regeneration of existing housing areas
- Gypsy and Traveller sites;
- Biodiversity
- Flood risk and flood management;
- Drainage and surface water management
- Open space, sport and recreation;
- Transport Infrastructure;
- Conservation of historic buildings.

Table 1: Relevant Core Strategy Policies (Publication Draft, August 2010)

Policy/para.	Part of policy relevant to TCF Area Action Plan:	BDLP policies which will be superseded by this:	How the Core Strategy policy will be addressed in the Area Action Plan:
<p>CS1: Darlington's Sub-regional Role and Locational Strategy</p>	<p>... New development and regeneration activity in the Borough will be concentrated on sustainable locations within and adjoining the main urban area, where there is actual or potential good accessibility for everybody. Priority will be given to delivery in the following strategic locations: ... (iii) Town Centre Fringe, for mixed use development, principally housing employment, but including biomass/combined heat and power installations and a district heating and cooling network and greenspace, taking account of the strategic flood risk in the River Skerne environs; ...</p>	<p>Directly relevant to TCF: H4. (Indirectly relevant: E2, H3)</p>	<p>The Plan will set out detailed policies for development and regeneration activity in this area focused on mixed-use development, principally for housing and employment, but including the encouragement of more sustainable, decentralised energy production and increased greenspace, taking account of the strategic flood risk in the River Skerne environs.</p>
<p>CS3: Promoting Renewable Energy</p>	<p>The development of renewable energy schemes, including micro-generation, together with any ancillary buildings and infrastructure, will be supported and considered in the context of sustainable development and climate change,...</p>	<p>Directly relevant to TCF: none. (Indirectly relevant: E26)</p>	<p>The Plan will allocate a site or sites for such renewable energy development if a commercial operator indicates an interest in a site and can confirm that it is viable and can be brought forward during the plan period.</p>
<p>CS4: Developer Contributions</p>	<p>Planning obligations will be negotiated to secure the necessary physical, social and environmental infrastructure required as a consequence of development... The provision of infrastructure will be linked directly to the phasing of development... to ensure that appropriate enabling infrastructure is delivered in line with future growth. Site related infrastructure will be prioritised to reflect the identified needs in that locality...</p>	<p>Directly relevant to TCF: H4. (Indirectly relevant: E23, H1, H14, R6, R7, R8, T37)</p>	<p>The Plan will identify the scale and type of infrastructure required as a consequence of development. It will also identify which agency will be responsible and provide a programme for delivery.</p>
<p>CS5: Supporting the Local Economy</p>	<p>A continuous and diverse supply of employment land to meet the needs of existing and future economic development will be provided in appropriate locations ... The focus and priority of provision will be: a) Darlington Town Centre (office use) and Town Centre Fringe (mixed use) (about 17 ha); ...</p>	<p>Directly relevant to TCF: EP2, EP5, EP12, EP13, EP14, EP15 (Indirectly relevant: EP1, EP3, EP4, EP6, EP7, EP8, EP9, EP10, EP11)</p>	<p>The Plan will allocate land and set out detailed policies for providing new, mixed-use, employment sites and retaining existing sites as and where appropriate.</p>

<p>CS6: Vibrant Cultural and Tourism Offer</p>	<p>A sustainable, vibrant tourism and cultural sector will be promoted and enhanced for the benefit of the local economy, community and visitors by:</p> <ul style="list-style-type: none"> (a) Safeguarding and enhancing existing tourist attractions... (b) Promoting new tourist attractions, particularly in the Town Centre and Town Centre Fringe..... (d) Safeguarding and promoting the enhancement of existing cultural attractions including Darlington Civic Theatre; and (e) Encouraging provision of a diverse range of cultural attractions and creative arts industries, particularly in the Town Centre Fringe, to create the Darlington Cultural Quarter. <p>To support the sustainable growth of tourism in Darlington, a range of visitor accommodation, including provision to meet the needs of disabled people, will be encouraged in appropriate locations... These locations will include the... Town Centre Fringe...</p>	<p>Directly relevant to TCF: R24, TO1, TO2, TO3, TO4, TO8, TO9</p> <p><i>(Indirectly relevant: R14, R23, TO5, TO6, TO7)</i></p>	<p>The Plan will allocate new sites for culture and tourism development and set out detailed policies to retain and enhance existing sites and premises. It will also provide detailed policies and proposals for the proposed Darlington Cultural Quarter.</p>
<p>CS7: The Town Centre</p>	<p>When the present town centre can physically accommodate no further major non-retail development, it will be extended into the Town Centre Fringe and such development will be encouraged there. Extension will be in phases, with the initial priority direction being eastwards from the present centre towards the East Coast Main Line railway. Extension will be conditional on improvements in connections across the ring road, particularly for pedestrians and other non-car users, being in place.</p>	<p>Directly relevant to TCF: R24, EP12, S1, S2</p> <p><i>(Indirectly relevant: P11)</i></p>	<p>The Plan will identify appropriate sites for the location of non-retail, town centre-type development in this area.</p>
<p>CS10: New Housing Development</p>	<p>... Land for new housing will be allocated in the following strategic locations ... with priority for delivery being the order and timing of delivery indicated below ...</p> <p>(b) Town Centre Fringe: 2011-16, 0 dwellings; 2016-21, 200 dwellings; 2021-26, 450 dwellings...</p> <p>...Average housing density on new developments will be expected to achieve 30-50 dwellings per hectare across the Borough overall. Higher densities will be encouraged within and on the fringe of Darlington Town Centre...</p>	<p>Directly relevant to TCF: H4</p> <p><i>(Indirectly relevant: H1, H2)</i></p>	<p>The Plan will allocate new sites for housing development. To achieve delivery of the number of dwellings identified in the Core Strategy, the AAP will include an indicative phasing of development and set out minimum densities for new housing sites.</p>
<p>CS12: Existing Housing</p>	<p>The Council will continue to work towards achieving and maintaining a maximum of 3% of vacancies in the existing housing stock. It will do this by: (i) supporting the regeneration and improvement of existing housing areas, particularly within... Central... wards...</p>	<p>Directly relevant to TCF: H16</p> <p><i>(Indirectly relevant: none)</i></p>	<p>The Plan will identify existing housing areas for regeneration and improvement, if appropriate.</p>

	Exceptionally, selective demolition and redevelopment may form part of a housing regeneration strategy...	Directly relevant to TCF: none <i>(Indirectly relevant: H21)</i>	
CS13: Accommodating Travelling Groups	<p>... Where required, additional sites for Gypsies and Travellers and Travelling showpeople will be allocated in accordance with the following criteria, ensuring that sites;</p> <p>a) have appropriate access and are in a sustainable location for schools, shops, employment opportunities and other local facilities and services...</p>	The Plan will consider the needs of Gypsies, Travellers and Travelling showpeople to determine whether a site in the Town Centre Fringe is appropriate.	
CS15: Protecting and Enhancing Biodiversity and Geodiversity	<p>The protection, restoration, extension and management of the Borough's biodiversity and geological network will be delivered to help achieve the target level of priority habitats and species set out in the UK and Durham Biodiversity Action Plans by:</p> <ol style="list-style-type: none"> 1. conserving, restoring and enhancing the condition of sites and areas identified as having high biodiversity and geodiversity value including: <ul style="list-style-type: none"> (a) Strategic wildlife corridors like along the River Tees and River Skerne... 2. ensuring that new development would not result in any net loss of existing biodiversity value ... 3. restricting or managing access and use where appropriate... whilst enhancing biodiversity along access corridors and linking habitat networks with high biodiversity... 4. ... 5. protecting and improving watercourses, buffer strips and wetland, incorporating integrated surface water management and flood water storage, where appropriate. 	<p>Biodiversity will be an important consideration in bringing forward sites for development. Most vacant or underused sites become colonised by wildlife, which then suffers when the sites are developed. Therefore, the Plan will focus on protecting those priority habitats and species identified in the UK and Durham Biodiversity Action Plans.</p> <p>The River Skerne provides a strategic wildlife corridor through the TCF. Therefore, any proposals within the corridor must consider the impact on wildlife.</p>	
CS16: Protecting Environmental Resources, Human Health and Safety	<p>...New development will be focussed on areas of low flood risk, that is Flood Zone 1, as identified by the Borough's Strategic Flood Risk Assessment. In considering development on sites in higher flood risk areas, the Sequential and Exception Tests must be passed and the sequential approach applied on site.</p> <p>To reduce the impact of fluvial and surface water flood risk in the Town Centre Fringe a strategic flood risk management scheme will be required setting out appropriate sustainable mitigation measures. Flood storage compensation, restoration of the natural</p>	<p>Some of the AAP area is located in Flood Zone 2 which restricts the uses which are appropriate unless the Sequential and Exception Tests are passed. The Plan will aim to reduce the risk of flooding through the layout and form of development and through the application of a Surface Water Management Plan</p>	

	floodplain, the creation of a green corridor next to the River Skerne, flood resilience and resistance measures will all be required.		and sustainable drainage techniques. The Plan will also identify mitigation measures on a site-by-site basis.
CS17: Delivering a Multifunctional Green Infrastructure Network	<p>The green infrastructure network will be protected and, where appropriate, enhanced and extended to provide a quality, accessible, safe network of well connected, multifunctional green spaces to meet the formal and informal recreation needs of the community, help reduce health inequalities and enhance the visual amenity, biodiversity, landscape and historic character of the Borough. This network will include:...</p> <p>c) River Skerne</p>	<p>Directly relevant to TCF: E18, R12</p> <p>(Indirectly relevant: E3, E11, E15, R19)</p>	<p>The River Skerne Corridor, within the AAP area, provides an opportunity to enhance a multifunctional green space. The Plan will propose new ways of using the Corridor for formal and informal recreational purposes.</p>
CS18: Promoting Quality, Accessible Sport and Recreation Facilities	<p>Darlington's sport and recreation facilities will be protected and where appropriate, enhanced to provide a range of quality, accessible and safe facilities to meet the needs of the community...</p> <p>The loss of sports and recreation facilities will only be permitted in exceptional circumstances...</p>	<p>Directly relevant to TCF: none</p> <p>(Indirectly relevant: R9, R20)</p>	<p>The Plan will allocate sites for new sport and recreation facilities to partially address the shortfalls in provision identified in the Council's Playing Pitch Strategy 2009 and the Sport and Physical Activities Strategy 2009.</p>
CS19: Improving Transport Infrastructure and Creating a Sustainable Transport Network	<p>The Council and its partners will work together to make best use of and improve existing transport infrastructure within and connecting to the Borough, having considered first solutions to transport problems that are based on better management and the promotion of sustainable forms of travel.</p> <p>For cycling, walking and other public transport, this will be by:</p> <p>(g) improving accessibility for all ...;</p> <p>(h) improving local connections across busy transport corridors which act as barriers to local access; ...</p> <p>(l) improving cycle routes ...</p> <p>Specific priorities will be:....</p> <p>(vii) to improve connectivity across the inner ring road, between the town centre and the town centre fringe ...</p>	<p>Directly relevant to TCF: T1, T3, T4, T7, T30, T31, T33, T36, T37, T38, T39, T44, T45</p> <p>(Not directly relevant: T15, T16, T34, T48, T49)</p>	<p>The Plan will allocate land and set out detailed policies to help make better use of, and improve, existing transport infrastructure, with an emphasis on improving connections across the inner ring road for cycling, walking and public transport.</p>

Which area will the Area Action Plan cover?

- 2.4 The LDS specifies that an AAP should cover the 'core parts' of the Town Centre Fringe and describes the core parts as being:

“an area including land to the east of the town centre and west of the East Coast railway line, extending from North Road and the Bishop Auckland branch line southwards to Victoria Road and environs”.

Adding that:

“The broad location of the Town Centre Fringe area will be identified on the Core Strategy Key Diagram and the precise area covered by the DPD will be identified as an inset on the Proposals Map.”

- 2.5 However, the above is a large geographical area for an AAP to cover and the pressures for development vary considerably within the core parts of the Town Centre Fringe. Therefore, the Council is consulting on the idea of preparing two AAPs. The first would cover the area to the east of the Town Centre and west of the East Coast railway line, extending from the B6279 (Freeman's Place/Haughton Road) southwards to Victoria Road and environs. This is shown as Action Area 1 on Map 1 attached to the end of this document. The second AAP, to be prepared later, would cover the Town Centre Fringe from the B6279 to the Bishop Auckland branch line and to North Road. This is shown as Action Area 2 on Map 1. A further option is to prepare one AAP covering both Area 1 and Area 2

3.0 NEXT STEPS

- 3.1 This section explains how you can get involved in determining the scope of the AAP and asks a series of questions we would really like you to answer. We then set out what will happen next.

How can I get involved?

- 3.2 The Council welcomes any comments on the scope that has been suggested in this document and invites you to put forward any issues that you feel the AAP should cover. Some questions to consider are set out below:
- Do you think that the scope set out in this document is about right?
 - Do you think the boundary of this AAP should include the area from the B6279 to the Bishop Auckland branch line and to North Road or should that area be looked at later?
 - Is there anything else that you think we should consider in the Area Action Plan?
 - Are there other reports, documents or other information that we are not aware of that you think we should consider as part of our evidence base to inform decisions on allocation of sites and the preparation of other policies?
- 3.3 There is no formal deadline for comments to be submitted regarding this scoping document. However, it would be helpful if you could feedback on the scope of the AAP by 4 March 2011. Please submit your comments to:

By email to: planning.policy@darlington.gov.uk, marking it 'eastern town centre fringe' in the subject line.

By post to:

Strategy Manager,
Chief Executives Department (Regeneration),
Darlington Borough Council,
Town Hall,
Darlington,
DL1 5QT

What happens next?

- 3.4 All responses to this scoping consultation document will be carefully considered and used to influence the contents of the Issues and Options report . This report is expected to be published for consultation in October 2011.
- 3.5 Ongoing consultation with key stakeholders is an essential part of the preparation of the DPD. During the evidence gathering stage, all relevant consultees with an interest in the Eastern Town Centre Fringe will be consulted on the approach, content and future implementation of the DPD. All consultation that takes place will be at least in accordance with the Council's adopted Statement of Community Involvement (SCI).

Appendix 1: Glossary Of Terms

Allocation	An area of land identified on a proposals map for a particular land use or to be afforded particular protection.
Annual Monitoring Report (AMR)	A report produced by the Local Planning Authority that reports on progress of plan preparation and the implementation of adopted development plan policies in the area.
Area Action Plan (AAP)	An Area Action Plan is an optional Development Plan Document forming part of a Local Development Framework. It is aimed at establishing a set of proposals and policies for the development of a specific area (such as a town centre or an area of new development) of a district authority. There is no limit on the number of Area Action Plans a local authority can develop.
Communities and Local Government (CLG)	A Central department of Government responsible for policy on housing, planning, devolution, regional and local government and the fire service.
Community Strategy (CS)	A Sustainable Community Strategy (SCS) is a document containing the long-term vision for an area that is produced for a Council by its Local Strategic Partnership (LSP). The LDF, particularly the Core Strategy, needs to demonstrate how it is delivering the SCS. The Darlington LDF will deliver spatially, the key priorities set out in its SCS.
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance, designated by Local Authorities.
Core Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework of an area, having regard to the Community Strategy
Development	Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most forms of development require planning permission.
Development Plan	Sets out a local planning authority's policies and proposals for the development and use of land and buildings in the local planning authority area. The Development Plan consists of the RSS and development plan documents.
Development Documents (DPDs)	DPDs are Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare include the Core Strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.
Evidence Base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Local Development Documents, including physical, economic and social characteristics of an area.
Examination in Public (EIP)	An examination of a draft plan, held in public by independent planning inspectors.
General conformity	A process by which Regional Planning Bodies consider whether a Development Plan Document or a major planning application is in 'general conformity' with the Regional Spatial Strategy. Also, all other DPDs must conform to a Core Strategy.
Issues, Options and Preferred Options	The 'pre-submission' consultation on DPDs with the objective of gaining public consensus over proposals ahead of submission to Government for Independent examination.
Local Development Documents (LDDs)	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local

	planning authorities.
Local Development Framework (LDF)	The overarching term given to the collection of Local Development Documents (LDDs) prepared by a local planning authority.
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.
Local Plan	An old-style development plan prepared by Local Planning Authorities.
Local Strategic Partnership (LSP)	An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.
Planning Policy Guidance Notes (PPGs) / Statements (PPSs)	Documents issued by the CLG setting out Government policy and advice on planning issues such as housing, transport, conservation, etc. (PPGs are currently being replaced by PPSs).
Regional Spatial Strategy (RSS)	A strategy for how the North East region should look in 15 to 20 years time and possibly longer. The RSS identifies the scale and distribution of new housing in the region, identifies areas for regeneration, expansion or sub-regional planning, and specific priorities for the environment, transport, infrastructure, minerals, economic development, agriculture and waste treatment and disposal. Regional Spatial Strategies are prepared by Regional Planning Bodies.
Saved Policies / Saved Plan	Policies within local plans that are saved for a time period during production of Local Development Documents.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusing of planning permission and which may be implemented by other means.
Strategic Housing Land Availability Assessment (SHLAA)	Assessments carried out by local authorities, which support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).
Strategic Housing Market Assessment (SHMA)	Assessments of housing need and demand carried out by local authorities and regional bodies which inform the housing mix and requirement policies of local development documents and regional strategies, as set out in Planning Policy Statement 3: Housing (PPS3).
Spatial Development	Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.
Spatial Planning	Spatial planning goes beyond traditional land-use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land-use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Statement of Community Involvement (SCI)	The SCI forms part of the Local Development Framework and sets out how and when the public and other stakeholders can get involved in shaping the Local Development Framework. It also sets out what the Council does to involve the public in determining planning applications and what it will expect potential developers to do before they submit 'significant' planning applications. The Council must comply with the SCI when producing its Development Plan Documents or face the possibility of an independent inspector not finding a Development Plan Document Sound.
Strategic Flood Risk Assessment (SFRA)	An assessment that provides detailed information on flooding so that its users can better match the flood vulnerability of a development to the likelihood of it flooding. See Planning Policy Statement 25: Development and Flood Risk (PPS25).
Supplementary Planning Document (SPD)	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific,

	and provides further detail of policies and proposals in a 'parent' Development Plan Document.
Sustainability Appraisal and Strategic Environmental Appraisal (SA / SEA)	The process of weighing all the policies in the development plan for their global, national and local implications. This also includes the Strategic Environmental Assessment (SEA) to comply with the EU Directive 2001/42/EC.

Appendix 2: List of Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report
CLG	Department of Communities and Local Government
CS	Core Strategy
DBC	Darlington Borough Council
DPD	Development Plan Document
GONE	Government Office for the North East
HRA	Habitats Regulations Assessment
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LIP	Local Infrastructure Plan
LSP	Local Strategic Partnership
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
TVU	Tees Valley Unlimited

Appendix 3: Supporting Background Evidence

As part of the wider LDF process we have prepared or commissioned supporting evidence, which forms background evidence in the policy formulation process. These studies cover a range of issues including housing, employment, gypsy and travellers, retail, open space and flooding. The individual documents and any subsequent amendments or updates can be viewed by following the link below, or can be viewed at the Council Offices during normal office hours.

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/background.htm>

A number of these background studies will be used to inform the process involved in deciding which sites should be allocated for particular uses. A list of the studies we propose to use to inform the process is shown in Table 3.1 (below). It should be noted that if any additional studies or sources of information that we do not yet know about come to light during this scoping process, they might also be included on the list. The evidence underpinning all work carried out as part of this process will be clearly indicated at each stage.

Table 3.1: Evidence Base

Name of Study	Author	Date Published
Darlington Local Development Framework Core Strategy: Preferred Options	Darlington Borough Council	October 2008
Darlington Local Development Framework Core Strategy: Preferred Options 2008: Summary of consultation responses	Darlington Borough Council	February 2009
One Darlington: Perfectly Placed – A Vision for Darlington: 2008 – 2021	Darlington Partnership	October 2008
Darlington's Climate Change Strategy 2006 – 2010	Darlington Partnership	September 2006
Darlington Climate Change Action Plan 2009 – 2010	Darlington Borough Council	September 2006
Darlington Strategic Housing Land Availability Assessment (SHLAA)	Darlington Borough Council	March 2009
Darlington Strategic Housing Land Availability Assessment (SHLAA) update	Darlington Borough Council	December 2009
Tees Valley Strategic Housing Market Assessment (SHMA)	Nathaniel Lichfield and Partners	January 2009
Darlington Employment Land Review	Darlington Borough Council	December 2009
Darlington Renewable and Low Carbon Energy Study	Entec	December 2009
Darlington Gateway Strategy	BDP for DBC	December 2006
Tees Valley Hotel Futures	Hotel Solutions	September 2009
Darlington Housing Strategy 2008 – 2012	DBC	May 2008
Private Sector Housing Renewal Strategy 2008 – 2012	DBC	January 2008
Tees Valley Gypsy and Traveller Accommodation Needs Assessment	University of Salford	January 2009
Tees Valley Green Infrastructure Strategy	TVJSU	March 2008
Darlington Open Space Strategy 2007 – 2017	DBC	April 2007
Durham Biodiversity Action Plan	Durham Biodiversity Partnership	September 2007
Darlington Sports and Physical Activities Strategy 2009	PMP	June 2009

Darlington Playing Pitch Strategy 2009	PMP	June 2009
Darlington Connections Study 2009	Urban Initiatives	December 2009
Darlington Strategic Flood Risk Assessment (SFRA) 2009	JBA for DBC	December 2009
Darlington Contaminated Land Strategy	DBC	February 2002
Darlington Transport Strategy 2006-30	DBC	March 2006