

Darlington Borough Council Local Plan 2016-2036 – Proposed Minor Modifications to Proposed Submission Plan – Working Version

Policy/Para/ Figure	Modification	Reason	Relevant Representatio n	Minor / Main
<p>Policy DC 2 – para 5.2.3 & para 5.2.10</p>	<p>Update Strategic Flood Risk Assessment date of publication to <u>2019</u> in the policy and para 5.2.3</p> <p>Add to the end of para 5.2.10:</p> <p><u>In taking a precautionary approach to groundwater protection, the Environment Agency have advised that they may object to SUDs proposals which seek to include direct pathways to groundwater.</u></p>	<p>Amend error on publication date and supporting text suggested by the Environment Agency for effectiveness.</p>	<p>DBLPPS562 – Environment Agency</p>	<p>Minor</p>
<p>Housing Chapter para 6.0.1</p>	<p>The National Planning Policy Framework (NPPF) requires Local Planning Authorities to support the Government's objective of significantly boosting the supply of housing. It is important that a sufficient amount and variety of land can come forward where it is needed. A key role of the Local Plan, as emphasised by the NPPF, is to provide for objectively assessed needs for both market and affordable housing. This includes meeting the needs of various groups that have different housing requirements. <u>Strategic policies should set out the minimum number of homes required. The size, type and tenure of housing needed for different groups in the community should also be assessed and reflected in planning policies.</u> Many factors have an impact on housing demand including population growth, decreasing household size, an ageing population, migration, economic growth and residents unable to afford homes in the area. These issues, in combination, result in a significant need for new homes of an appropriate mix and type.</p>	<p>Amend supporting text to reflect wording of revised NPPF.</p>	<p>N/A</p>	<p>Minor</p>

Housing Chapter	Replace all references to Strategic Housing Market Assessment, Part 1 & Part 2, ORS, Nov 2015 with <u>Strategic Housing Market Assessment, ORS, Dec 2020</u> .	To ensure policies are justified and refer to most recent evidence.	N/A	Minor
Policy H2 - para 6.2.11	The policy above indicates that the allocations are capable of accommodating around 6,709 homes in the Borough throughout the plan period. An additional 5,545 5,500 homes are anticipated to be delivered post 2036.	To reflect the changes in yield to site 100.	DBLPPS642 Church Commissioners	Minor
Policy H5 – para 6.5.4	Affordable housing includes different tenures and products. <u>The NPPF sets out a requirement that 10% of major housing development is available for affordable home ownership.</u> The policy therefore sets out the required split which has been derived utilising evidence relating to need from the SHMA and the Local Plan Viability Assessment <u>but also ensures the NPPF requirement is met.</u>	To ensure consistency with paragraph 64 of the NPPF and reflect revised policy wording.	DBLPPS319 Home Builders Federation	Minor
Policy H11 – Para 6.11.10	Development proposals should incorporate the route of the Stockton and Darlington Railway, providing improved access and interpretation, and aim to avoid creating a continuous area of urban development with the permitted development to the east of the rail line in a predominantly <u>retain its predominantly rural setting by incorporating the provision of local green infrastructure alongside it.</u> An appropriate programme of targeted archaeological evaluation and mitigation in advance of groundworks will be necessary, in particular around the site of the posited	For greater effectiveness and clarity.	DBLPPS493 – Hellens Group/Homes England	Minor

	<p>Whesoe Deserted Medieval Village, Roman Faverdale site and the Stockton and Darlington Railway.</p>			
<p>Policy E1 – para 7.1.4</p>	<p>Since the recession of 2007-2013 Darlington is again experiencing substantial new jobs growth, with the number of residents employed returning to pre-recession levels. Current strong employment sectors include business services, subsea, public administration, education and health services, manufacturing, advanced engineering and logistics. Further growth is forecast in these areas and in a number of emerging sectors including digital and media, biologics, telehealth and healthcare. <u>The Local Plan makes an allowance for 7,000 (full time equivalent) jobs over the plan period. This figure comes from projecting the most recent trend on actual number of jobs created in the borough available from national statistics (BRES 2005 – 2015) forward by twenty years. This was considered to be the most realistic and appropriate estimation of jobs growth over the plan period²³.</u></p> <p><u>Footnote 23 As justified in the Darlington Future Employment Needs Report September 2017.</u></p>	<p>To clarify jobs growth figure in the Local Plan.</p>	<p>N/A</p>	<p>Minor</p>

<p>Employment for Economic Growth Chapter – para 7.1.8</p>	<ul style="list-style-type: none"> Developed by public and private sector partners, the updated Tees Valley Strategic Economic Plan (SEP) 2016 sets out the ambition and priorities for generating economic growth through transformational change in the Tees Valley. With a target of achieving a net increase of 25,000 new jobs by 2026. over the next ten years, approximately 7,000 of these are based in Darlington up to 2036. (23) <p>Delete associated footnote.</p>	<p>Rectify error on jobs forecast</p>	<p>N/A</p>	<p>Minor</p>
<p>Policy E3 - Para 7.2.3</p>	<p>One of the key rural economic projects has been the relocation of the Darlington Farmers Auction Mart (DFAM) from the Town Centre to Humbleton Farm on the A68. This will <u>deliver a regionally significant facility</u> with have significant rural economic development impacts and outcomes that will benefit the Borough and surrounding areas of North Yorkshire, and County Durham, and <u>beyond.</u>”</p>	<p>Minor factual update</p>	<p>DBLPPS567-DFAM</p>	<p>Minor</p>
<p>Policy E4 - Para 7.2.4</p>	<p>To safeguard the intrinsic character of rural Darlington, development associated with such uses (as set out in Policy E3 4)</p>	<p>Minor correction to policy reference</p>	<p>N/A</p>	<p>Minor</p>

<p>Policy ENV4 – Policy Wording – Footnote 39</p>	<p>For the purpose of Policy ENV 4 criterion F the term green space refers to all public and private, formal and informal, types of green infrastructure listed under paragraph <u>paragraph</u> 9.4.3, including component parts of the strategic and local green corridors, but excluding urban fringe, agricultural land, open countryside and private gardens.</p>	<p>Minor typo correction</p>	<p>N/A</p>	<p>Minor</p>
<p>Policy ENV5 – Para 9.4.14</p>	<p>As the Borough is relatively rich in the amount of open space it contains, new space will only be sought as part of major new development where the amount and mix of development proposed requires substantial green infrastructure to deliver a sustainable new neighbourhood, or to create an appropriate business or leisure environment. The Council recognises it is not always possible to achieve this all on-site; in those cases, equivalent off-site provision will be sought. <u>Also, for certain types of green infrastructure such as playing pitches it may be impractical to deliver as a standalone pitch and more beneficial to contribute to the enhancement of an existing off-site facility.</u> For smaller developments in areas of open space deficiency a contribution towards improving the quality and functionality of existing open space may be required to ensure that the space is able to meet the needs of additional residents. This approach will also ensure that the network can continue to provide for other functions that green infrastructure is needed to perform.</p>	<p>To ensure the policy is effective.</p>	<p>DBLPPS539 – Sport England</p>	<p>Minor</p>

<p>Policy ENV8 – Policy Wording - Para 1</p>	<p>Development proposals that are situated within or adjacent to sites of biodiversity importance as identified in Policy ENV 7, or that are likely to have an adverse impact upon such sites⁽⁵²⁾ or upon sites that have a reasonable likelihood of hosting protected and/or priority species, will need to follow the sequence of actions set out below to identify how harm to biodiversity has be <u>been</u> avoided, or failing that, adequately mitigated.</p>	<p>Minor correction to typo</p>	<p>DBLPPS459 – Gladman Developments</p>	<p>Minor</p>
<p>Policy IN 1 Para 10.5.9</p>	<p>The first sentence in this paragraph is repeated in error. One should be deleted.</p>	<p>Drafting error</p>	<p>DBLPPS307 – Skerningham Estates</p>	<p>Minor</p>
<p>Policy IN10 – para 10.11.8</p>	<p>Policy TC-4 <u>IN 10</u> seeks to safeguard local services and facilities that meet people’s day to day needs.</p>	<p>Policy reference correction to ensure effectiveness</p>	<p>N/A</p>	<p>Minor</p>

<p>Chapter 11 Monitoring Framework</p>	<p>Add the text below to the end of the chapter:</p> <p><u>It is also important to note that as well as the monitoring mechanisms outlined above, the NPPF requires that policies in local plans should be reviewed to assess whether they need updating at least once every five years and updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. The Council will undertake a review within the timescales set out.</u></p>	<p>Requested that this NPPF requirement is made clear in the plan.</p>	<p>DBLPPS535 – Taylor Wimpey</p>	<p>Minor</p>
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