



# The Council is seeking your views on how the Borough should develop and grow over the next 15 years.

A revised draft strategy has been drawn up. It sets out where and when the majority of new development will take place over the next 15 years. This includes the provision of new housing, businesses, shops and community services.

Before the strategy is finalised, we want to offer you one more opportunity to have your say on the future of Darlington, and to comment on the revised draft strategy.

The revised draft strategy has been prepared, taking account of comments made on the previous version, and new information. It sets out a vision of what Darlington Borough will be like in 2026, seeking to ensure that the Borough continues to have a thriving and modern town centre, with attractive and affordable places to live, and more and better job opportunities.

## Where will most new development go?

The main locations where new development is proposed are the town centre, the Town Centre Fringe (an area immediately to the east and north east of the town centre) and Central Park. The Town Centre Fringe is an area which can accommodate new housing and employment development, as well as the opportunity to create a Cultural Quarter, enhancing the diverse range of facilities in the area. There are also opportunities for employment and housing development beyond High Grange and West Park, to the north west of Cockerton, and the area beyond Red Hall and Lingfield Point, to the east of Darlington.



## Business and jobs

The revised draft strategy proposes to capitalise on the Borough's good road, rail and air links by enhancing the range of land and premises available for business and industry. The Faverdale area and Durham Tees Valley Airport are identified as strategic locations for general and airport-related development, in addition to urban areas like the town centre, Town Centre Fringe and Central Park, which are suitable for offices.

## Meeting Housing needs

The revised draft strategy proposes to provide housing which meets the needs of the Borough's residents and those looking to move to Darlington to work. Measures proposed include improving the existing housing stock and providing about 400 new homes a year.

Although sufficient land to meet these targets is available in the short-term, additional land will be required beyond 2016 in an area identified for development on the north west edge of Darlington and beyond 2021 to the east of Darlington. The strategy also aims to increase the supply of affordable homes and those suitable for an ageing population.

## Shops and services

The town centre will be the priority for new shops. The draft strategy also proposes to increase the range of uses within the town centre, such as entertainment and offices, and proposes that these be provided in the Town Centre Fringe when there is not enough space in the town centre. Shops and services which support the role and function of local and service centres are also encouraged.

