

**1. Introduction**

- 1.1 This note sets out further proposed minor amendments, to provide a fuller justification of strategic locations identified in the Core Strategy.

**2. Employment Locations**

- 2.1 The employment locations that have been identified in the Core Strategy reflect the areas where employment land was identified through the Employment Land Review, the locations identified in the RSS, and the economic development and regeneration priorities set out in the latest Darlington Gateway Strategy. This has already been set out in paragraphs 4.1.1 – 4.1.6 of the Core Strategy and DBC position statement DBC004. No further minor amendments are proposed.

**3. Housing Locations**

- 3.1 A methodology note has been prepared setting out how the strategic housing locations included in the Core Strategy were identified and prioritised (DBC005). Justification for the strategic locations appears at paragraph 6.1.5 of the Core Strategy. However, to aid the understanding and justification earlier within the Core Strategy, the following minor amendments are being proposed:

Paragraph 3.1.10 Replace the text from the fourth sentence onwards ('deliverable land...') to the end of the paragraph with the following new paragraph:

*'3.1.11 The approach to selecting the broad locations for new housing development reflects the RSS sequential approach\*, the priorities set out in national planning policy and locally important factors\*\*. It gives priority to accessible locations within the main built up area, particularly where the reuse of previously developed land and buildings can be achieved. Where this cannot be achieved, the next priority is urban fringe locations, specifically the North West Urban Fringe and then the Eastern Urban Fringe, which an options appraisal of potential strategic housing locations\*\* showed to be generally the most sustainable, suitable, available and developable, provided that appropriate community infrastructure and sustainable transport provision is made and potential adverse impacts of development there are mitigated.'*

\* new side note: 'RSS Policy 4'

\*\*new side note: Strategic Housing Locations Options Appraisal, DBC June 2010

END