

Darlington Borough Council
Post Submission Proposed Minor Changes¹ 3rd February 2011

Table 1: Proposed changes necessary to ensure the soundness of the Core Strategy

Proposed Change Ref No.	Core Strategy text to which it relates	Proposed Change	Where/when proposed
FSC1	3.1.10	<p>Replace the text from the fourth sentence onwards ('deliverable land...') to the end of the paragraph with the following new paragraph:</p> <p><i>'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.'</i></p> <p>* new side note: 'RSS Policy 4'</p> <p>**new side note: <i>Strategic Housing Locations Options Appraisal, DBC June 2010</i></p>	DBC010
FSC2	6.1.1	<p>Add the following sentences after paragraph 6.1.1:</p> <p><i>"The provision of new housing is also seen as complementary to achieving the goals of economic growth, investment and regeneration in Darlington, and crucial to ensuring that a sustainable form of development where people can choose to live and work in Darlington, rather than commuting in or out of the Borough. These goals are at the heart of the Borough's sustainable community strategy and the sub-region's economic development and regeneration ambitions."</i></p>	DBC002/DB C008
FSC3	6.1.2	<p>Add the following sentences to the end of paragraph 6.1.2:</p> <p><i>"This requirement is based as much on the ability to deliver as it is on meeting identified housing needs and demand; whilst being well within the capacity of the housebuilding industry to deliver, it balances the likelihood of actual delivery with the continuing need for new housing (outlined in 6.1.1 above)."</i></p>	DBC002/DB C008
FSC4	6.1.10	<p>Replace the second sentence of paragraph 6.1.10 with the following:</p> <p><i>"Whilst the Council is fully supportive of the need to achieve high levels of new housing development on previously developed land, it has had regard to a range of other factors in determining the mix of housing locations to deliver the housing requirement. Those factors included development viability, the need to maintain a range and choice of sites throughout the plan period and the need to be realistic about the more limited appeal to developers and buyers (and hence lower rates of housebuilding) of new housing on deeply urban PDL sites compared to urban fringe greenfield locations."</i></p>	DBC002/DB C008
FSC5	6.1.11	<p>Add to the end of the existing paragraph:</p> <p><i>'Exceptionally, where even this bringing forward of strategic phasing does not sustain housing delivery, planning permission may be granted for modest numbers of new dwellings at the urban fringe or within or adjacent to the</i></p>	In document submitted on 4th Feb

¹ excluding changes proposed in DBC009, relating to RS reinstatement

		<i>larger villages to seek to ensure that housing delivery is brought back up to the appropriate level in the short term.</i>	
FSC6	CS10	Insert the word 'about' in the title heading of the table setting out the amount and phasing of development at locations (a) to (d).	DBC001
FSC7	CS10	Replace last but one paragraph with the following: <i>'Where the strategy outlined above is delivering 80% or less of the average annual net additions to existing stock required, windfall housing development in appropriate locations at the urban fringe, and then within or adjacent to the larger villages, may be permitted, provided that early delivery of such development is secured by planning conditions and/or such other arrangements as may be agreed with the applicants.'</i>	In document submitted on 4th Feb

Table 2: Minor changes which address such things as paragraph numbering, spelling/grammar and simple clarifications

Proposed Change Ref No.	Core Strategy text to which it relates	Proposed Change	Where/when proposed
FMC1	3.1.9	Replace reference to Darlington Urban Area with ' <i>Rest of Urban Area</i> '	In document submitted on 4th Feb
FMC2	3.1.10	Replace the first part of the first sentence to read : ' <i>Two locations at the edge of the existing urban area, together with the Durham Tees Valley airport area.....,.....</i> ' Remove previously proposed (CD009) side bar reference.	In document submitted on 4th Feb
FMC3	Policy CS1	In second paragraph, remove the words ' <i>.....and adjoining..</i> '	In document submitted on 4th Feb
FMC4	Policy CS1	In the last paragraph, replace the reference to 'main urban area' with ' <i>Rest of Urban Area</i> '.	In document submitted on 4th Feb
FMC5	CS2(f)	Add the words ' <i>or any successor</i> ' after '.....national sustainable building standards'	DBC011
FMC6	CS2	Replace text in bold that reads 'Residential development 2010-2016' so that it reads ' <i>Residential development 2011-2016</i> '	In this doc.
FMC7	CS2	Delete reference to point 1.	DBC011
FMC8	3.3.1	Amend last sentence to read: '.....achieving 15% of the UK's energy from renewable sources by 2020 and <i>to help contribute to meeting 30% of the UK's electricity needs from renewables resources by 2020.</i> '	In document submitted on 4th Feb
FMC9	3.3.2	Amend second sentence to read: 'to permit appropriate, commercial scale schemes <i>at different scales</i> , together with...'	In this doc.
FMC10	3.3.7	Add the following second sentence: Developers will be encouraged to design an energy efficient development (see policy CS2) to reduce the amount of energy required by the development so that the amount of energy needed from renewable energy technologies is lower.	In this doc
FMC11	3.3.7	Amend last sentence to read 'with the Design of New Development SPD <i>or any successor</i> '	In document submitted on 4th Feb
FMC12	3.3.8	Amend first sentence to: ' <i>Major</i> new development will be expected to secure at least 10% of its <i>predicted</i> energy supply from ...	In this doc
FMC13	3.3.8	Add definition of predicted energy supply to read: Calculated by determining the total energy consumption of a site (baseline)	In this doc
FMC14	3.3.8	Amend second sentence to: 'in Policy CS1 (<i>excluding the Rest of the Urban Area</i>)'	In this doc
FMC15	3.3.8	Add the following to the third, fourth and fifth sentences:	In this doc

Proposed Change Ref No.	Core Strategy text to which it relates	Proposed Change	Where/when proposed
		Each location will, therefore be expected to integrate significant technological improvements to generate at least 20% of their <i>predicted</i> energy supply from on site provision. Each development within a location will be expected to make a percentage contribution to meet the 20% target apportioned in accordance with their contribution to the overall predicted energy supply, after energy efficiency measures have been taken into account. Further details will be set out in the Accommodating Growth DPD or any successor.'	
FMC16	3.3.9	Amend third sentence to: Guided by the Planning Obligations SPD, <i>the Community Infrastructure Levy Charging Schedule or any successor...</i>	In this doc
FMC17	CS3	Amend CS3(a) to include reference to historic environment	DBC001
FMC18	CS3	Amend points 1 and 2 so that they read : 1. at least 20% of <i>predicted</i> energy supply... 2. at least 10% of <i>predicted</i> energy supply...	DBC011
FMC19	CS3	Amend point 1. to read: Policy CS1 (except the Rest of the Urban Area)	In this doc
FMC20	CS3	Add definition to explain major developments: 'includes all appropriate sites in the rest of the urban area strategic location, windfall sites and major developments within strategic locations that come forward after the adoption of the Accommodating Growth DPD	In this doc
FMC21	CS3	Delete reference to significant developments as required by CD009. Reference to major development to remain.	DBC011
FMC22	CS3	Replace reference to 'main urban area' with ' <i>Rest of Urban Area</i> '.	In document submitted on 4th Feb
FMC23	Section 3.4	Replace planning obligations with developer contributions.	In document submitted on 4th Feb
FMC24	3.4.1	Add the following sidebar reference, to link to the word 'infrastructure' in the first sentence of the paragraph: <i>References to infrastructure includes those listed in the Planning Act 2008 and in the Darlington Infrastructure Delivery Plan</i>	DBC011
FMC25	3.4.2	Change sidebar reference 38 to: <i>including planning obligations or s106 agreements, Community Infrastructure Levy or any successor</i>	DBC011
FMC26	3.4.4	Add the following to the second sentence: <i>Developer contributions will be guided by the Planning Obligations SPD⁴⁰ and also from 2014 the Council's Community Infrastructure Levy charging schedule⁴¹ and associated documents through...</i>	DBC011
FMC27	3.4.5	Change the first sentence to: Guided by the recommendations of the economic viability of land studies ⁴² , <i>the Darlington Infrastructure Delivery Plan</i> or any successors, the needs in the locality and the priorities and standards in national, regional and local policy documents, particularly 'One Darlington: Perfectly Placed' ³⁵ <i>priorities will be established for developer contributions across ...</i>	DBC011
FMC28	CS4	Replace planning obligations with developer contributions	DBC011

Proposed Change Ref No.	Core Strategy text to which it relates	Proposed Change	Where/when proposed
FMC29	CS4	Add the following to 8. and 9. 8. utilities infrastructure <i>including off site renewable energy projects</i> 9. a carbon management fund to improve energy efficiency of <i>existing development</i>	DBC011
FMC30	CS4	Add the following 43 sidebar reference to define major development: <i>housing developments which include 10 or more homes or a residential development on a site of at least 0.5 hectares, and any other development with a floor area of 1000 square metres or more, or a site area of 1 hectare or more including change of use above these thresholds.</i>	DBC011
FMC31	CS4	Delete reference to significant developments as required by CD009. Reference to major development to remain.	DBC011
FMC32	4.1.5	Amend paragraph 4.1.5 as follows (additions in bold): 'Established employment areas make a significant contribution to the overall land supply, accommodating existing businesses and providing opportunities for new growing businesses. However, newer sites in the outer urban area, such as Faverdale East Business Park and Morton Palms, and the key employment locations of Faverdale and Heighington Lane , provide a different type of business environment and better access to major roads. Sites capable of supporting identified sectoral needs will be allocated in sustainable locations through the Accommodating Growth Development Plan Document' to provide a balanced portfolio of land types to accommodate a variety of employment uses.	In document submitted on 4th Feb
FMC33	4.1.3	Replace the third sentence of 4.1.3 with the following (replacement of the word 'Key with the word 'main' and deletion of (including food) at the end: 'Main Employment growth sectors were considered to be health, logistics, business and financial services, and engineering and civil engineering, with other growth sectors including creative industries and digital media, renewable energy (and recycling, chemicals, retail and tourism and leisure'.	In document submitted on 4th Feb
FMC34	New Para 4.1.7	Insert new paragraph after 4.1.6 as follows: 'At certain points through the plan period, there may be sites within the employment land portfolio that a developer wishes to develop for a range of other uses, to include some employment land. This could be for a whole range of reasons, such as viability of developing the site for solely employment uses. The information that a developer would be expected to provide includes an analysis of the sites commercial viability, using the residual land value methodology set out in the Economic Viability of Non-Housing land in Darlington Borough (July 2010) or similar; and evidence that an appropriate period of professional marketing of the site has been undertaken for appropriate employment uses. In all cases, the Council will consider whether or not the site is needed for the purposes of retaining a balanced portfolio of land for employment purposes and whether its loss would likely compromise the ability of the borough to provide jobs and foster a competitive economy. This assessment provides the flexibility to consider individual sites at any point during the plan period, taking into account the circumstances at that point in time'.	In document submitted on 4th Feb
FMC35	CS5	Amend title of policy CS5, replace CS5: Supporting the Local Economy with: <i>'Policy CS5: The Provision of Land for Employment Purposes'.</i>	In document submitted on 4th Feb
FMC36	CS5	Replace paragraph (currently the third paragraph but as a result of the change in the box above, becomes the fourth paragraph, starting 'A further 125ha of employment land', with:	In document submitted on 4th

Proposed Change Ref No.	Core Strategy text to which it relates	Proposed Change	Where/when proposed
		<p>Key Employment Locations 125ha of land will be made available at the key employment locations of Faverdale and Heighington Lane. This land will be made available at any point during the plan period, and is intended to accommodate strategic employment growth in addition to that provided for by the general employment land supply. This land is intended to meet the needs of new and emerging growth sectors, innovative or large user requirements, or other uses not provided for elsewhere in the Borough’.</p>	Feb
FMC37	CS5	Amend fourth paragraph of CS5 as follows (amendments in bold), and insert this paragraph before the third paragraph: “The focus of other general and mixed use sites (up to 107ha) contributing to the employment land supply, throughout the plan period , will be on suitable previously developed sites in sustainable locations within the urban area”.	DBC004
FMC38	CS5	Replace reference to ‘urban area’ with ‘ <i>Rest of Urban Area</i> ’ in 4th clause of policy.	In document submitted on 4th Feb
FMC39	CS5	<p>Replace last (fifth) paragraph of CS5 with the following:</p> <p>Existing viable employment sites and other sites with special attributes will be protected by safeguarding them for employment uses only or for mixed uses, where appropriate. Exceptions will be made where it can be demonstrated that:</p> <ol style="list-style-type: none"> a. Continued use of the site for employment uses is no longer viable for appropriate employment uses, taking into account the site’s characteristics and existing / potential market demand. b. Continued use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental or accessibility problems; or c. An alternative mix of uses offers greater potential benefits to the community in meeting local needs for business and employment, or has other regeneration benefits; and <p>The site is no longer required for the purposes of providing a balanced portfolio of land for employment purposes.</p>	In document submitted on 4th Feb
FMC40	6.1.1	<p>Replace the first sentence of paragraph 6.1.1 with the following:</p> <p><i>“Darlington’s gateway location will continue to attract economic development and investment that may otherwise not come to the North East or Tees Valley. The economic advantages of Darlington’s location, together with the good quality of life it offers, have helped to maintain a relatively strong housing market in the Borough and high levels of housebuilding compared to many other areas of Tees Valley and the North East.”</i></p>	DBC002/DBC008
FMC41	6.1.6	<p>Replace the first sentence with the following:</p> <p><i>‘The main urban area but excluding the North West Urban Fringe and Eastern Urban Fringe, is identified as the first priority location for new housing, and within this area, Central Park, the Town Centre fringe and other previously developed land (PDL) are the priorities’.</i></p>	In document submitted on 4th Feb
FMC42	6.1. 6	In the second sentence, replace the reference to ‘Darlington Urban Area’ with ‘ <i>Rest of Urban Area</i> ’.	In document

Proposed Change Ref No.	Core Strategy text to which it relates	Proposed Change	Where/when proposed
			submitted on 4th Feb
FMC43	6.1.7	In the first sentence, replace 'the main urban area of Darlington' with ' <i>main built up area of Darlington</i> '.	In document submitted on 4th Feb
FMC44	Policy CS10	Replace the two references to 'Darlington Urban Area' with ' <i>Rest of Urban Area</i> '. Retain side note as indicated in CD009.	In document submitted on 4th Feb
FMC45	6.2.5	Add the following two sentences at the beginning of para. 6.2.5: <i>'Requirements for high levels of affordable housing provision can render many schemes unviable in certain locations and when sluggish or stalled housing market conditions prevail. The Council wants to encourage new housing development wherever possible, and so the viability of schemes is a key consideration.....'</i>	DBC003/DBC008
FMC46	6.2.5	Replace the first two sentences of paragraph 6.2.5 (as submitted) with the following: <i>'A study into the economic viability of housing land²³ found that a target of 30% affordable housing could be achieved across at least half of the Borough under a range of general housing market scenarios. Wide variations in economic viability within the Borough and throughout the plan period require the flexible application of the target in considering individual planning applications, to include taking account of circumstances where it may not be viable to provide any affordable housing. The target is also flexible enough to ensure that.....'</i>	In document submitted on 4th Feb
FMC47	6.2.7	Add the following sentence to the end of para. 6.2.7: 'These targets are considered realistic and deliverable, rather than aspirational.'	DBC003/DBC008
FMC48	CS11	Policy CS11: amend the 4th paragraph of the policy to read as follows: <i>'The amount and exact mix of provision will be negotiated with developers on the basis of</i> '	In document submitted on 4th Feb
FMC49	6.4.3	Amend first sentence to read: <i>This policy identifies the locational criteria for the provision of pitches for the Gypsy and Travelling Show people communities that will be used to guide the allocation of sites to meet identified needs in the Accommodating Growth Development Plan Document (DPD), and will be applied in considering planning applications for the development of windfall sites.</i>	In document submitted on 4th Feb
FMC50	CS13	Amend the first paragraph of the policy to read: <i>'Provision will be made for travelling groups at the existing sites of Honeypot Lane, Neasham Road and other small sites within the Borough. Where required, additional sites for Gypsies and Travellers and Travelling Showpeople, will be allocated in accordance with the following criteria, which will also be the basis for determination of windfall sites, ensuring that sites;'</i>	In document submitted on 4th Feb
FMC51	7.3.3	Delete reference to Flood Zone 3b from the text inside brackets in this paragraph.	DBC001, p43
FMC52	Key Diagram	Amend extent of the main urban area (the yellow wash) to include all of the areas within the strategic locations (except Tees Valley Airport area).	In document submitted on 4th Feb

Proposed Change Ref No.	Core Strategy text to which it relates	Proposed Change	Where/when proposed
			Feb
FMC53	Key Diagram	Locate all symbols relevant to a strategic location centrally within the strategic locations to which they relate.	In document submitted on 4th Feb
FMC54	Key Diagram	Remove superfluous notation (red dashed line) from the inset part of the key diagram.	In document submitted on 4th Feb
FMC55	All	Replace all references to 'Accommodating Growth DPD' with 'Making Places and Accommodating Growth DPD', to reflect the Council's latest Local Development Scheme, 2011-2014, agreed by Council in January 2011.	In this document.