

Darlington Local Development Framework Annual Monitoring Report 2009/10

Chief Executive's Department (Regeneration)
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Executive Summary

INTRODUCTION

This sixth Annual Monitoring Report (AMR), for the year 2009-2010, provides information on the progress that has been made in preparing Development Plan Documents (DPD), assesses the success (or otherwise) of development plan policies by considering key performance data, and identifies whether plans are achieving what they set out to do. This AMR also monitors the effect of policies against the objectives of LDF sustainability appraisal. The document contains information relating to both nationally prescribed indicators and locally derived indicators.

KEY FINDINGS

LDF preparation

- Significant progress was made on DPD preparation throughout the year. The main area of work was on the Core Strategy. Several additional evidence studies were completed, leading up to preparation of the Core Strategy Revised Preferred Options document. Further work was commissioned following this consultation to inform the preparation of the Publication Draft Core Strategy (in the year 2010/11);
- The Council adopted a revised Statement of Community Involvement in March 2009;
- The Council adopted its Design of New Development Supplementary Planning Document in July 2009. The SPD was awarded the RTPI Northern Branch overall award for planning achievement in October 2010;
- Progress on preparing the principal documents of the LDF is on target and to published timetable
- The LDS is being reviewed to better match available resources and the needs arising from continuing low levels of development activity.
- An Infrastructure Delivery Plan has also been prepared.

Development Plan Monitoring

Housing

- Net housing completions in 2009/10 amounted to 221 and fell significantly short of the RSS annual requirement of 525. This has resulted in a 22.5% shortfall (708) dwellings against the RSS requirement since 2004.
- Only 54% of new dwellings were completed on previously developed land in 2009/10, below both regional and national targets.
- The average density of new housing development completed in 2009/10 was 14 dwellings per hectare, well below the 30-50 dwellings per hectare required by regional planning policy. However if very low density high end schemes such as Rockcliffe Hall are excluded, density is within the required range, at 47 dwellings per hectare.
- House prices rose for all types of dwellings, other than terraced housing, reflecting the national problems of mortgage availability for first time buyers.
- There were 49 Affordable Housing completions in 2009/10.

Employment/Retail uses

- There is no deficiency in the amount of land allocated for employment uses, however, not all land is suitable for all types of employment development and some can only be brought forward once infrastructure or other constraints are overcome.
- Very little employment development (1.5ha) was completed in 2009/10 due to the ongoing wider poor economic conditions, and this largely took place within the urban area.
- Employment land losses are comparable with previous years.
- Very little additional new retail floorspace opened. No additional town centre uses and the office development that has occurred has been outside the town centre. There was no completed leisure development in 2009/10.
- There were small falls in the number of A1 units and floorspace in the town centre and in vacancy rates in the town centre. Almost 90% of total vacant units in the Borough are in the town centre.

Environmental Resources

- No permissions were granted where the Environment Agency objected on flooding or water quality grounds.
- Biodiversity continues to be enhanced, such as by managing grassed areas as longer grass meadow, rather than short cut grass.

- Plans are in place to restore Hell Kettles SSSI to favourable condition
- Work is underway to improve 3 sites (Red Hall, West Park and Cocker Beck) where LNR status is to be sought.
- The number and quality of natural and semi-natural greenspace and public access to them has improved slightly over the last year
- There has been a temporary loss of four playing pitches due to the Teesside University development, two of which are due to be reprovided at Blackwell Meadows. Work is ongoing to secure the reprovion of the remainder.
- 3 major planning applications (two housing schemes and the Teesside University development) have been granted which have at least 10% of their energy supply coming from decentralized and renewable or low carbon energy sources.
- One additional waste management facility was approved and became operational in the Borough in 2009/10
- 40% of municipal waste was recycled in 2009/10, up significantly from 29.3% in 2008/09, and due to the opening of a mechanical and biological waste treatment plant at Aycliffe Quarry. The percentage going to landfill dropped from 62.8% to 47.3%.

Transport and Accessibility

- Road casualties have decreased to their lowest level since 2003, and are low compared with national figures.
- Bus patronage is declining, but rail patronage at Darlington stations is increasing, rising by about 20% from 2004/05 to 2009/10.

Introduction

Monitoring the performance of planning policy by examining and identifying trends and fluctuations in key indicators is an important part of delivering an effective plan-led system. It is integral to the 'plan, monitor and manage' approach advocated in PPS12 and is crucial to the successful delivery of the spatial vision and objectives of the Local Development Framework (LDF).

This sixth Annual Monitoring Report (AMR) looks primarily at the year 1st April 2009 to 31st March 2010 but relevant data and progress prior to and after this is provided where appropriate. Guidance on the production of Annual Monitoring Reports (AMRs) is included in PPS12: Local Spatial Planning (published June 2008) and Local Development Framework: Core Output Indicators – Update 2/2008, published in July 2008. Statutory requirements are also set out in Regulation 48, Town and Country Planning (Local Development) (England) Regulations 2004. The Regional Spatial Strategy (published June 2008) was revoked by Government in July 2010 but the case of *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government* ruled on the 10th November 2010 that the Secretary of State for Communities and Local Government was not entitled to use the discretionary power to revoke regional strategies, making it still applicable currently and to this AMR period.

Based on this guidance, the Annual Monitoring Report (AMR) provides information that:

- Evaluates the actual progress that has been made on Development Plan Documents (DPD) preparation, against the timetable and milestones provided in the current Local Development Scheme (LDS);
- Is part of the evidence base for future preparation of documents within the Local Development Framework (LDF);
- Assesses plan policy against the data collected and the current planning context;
- Informs the review of the LDS; and
- Provides a framework against which to monitor future Development Plan Documents (DPD) and their effect upon sustainability.

A further integral part of the assessment of the policies has been to explore:

- Whether policies are achieving their objectives and in particular, delivering sustainable development;
- Whether policies have had unintended consequences;
- Whether the assumptions and objectives behind policies are still relevant; and
- Whether the targets are being achieved.

These assessments will be undertaken at the end of each subject area.

This AMR is organised around the saved policies of the adopted Borough of Darlington Local Plan (1997, with alterations adopted in 2001) and the emerging LDF, particularly the Core Strategy DPD. The vision and priorities of the Sustainable Community Strategy for Darlington, 'One Darlington: Perfectly Placed' (2008) are also important and have had a key influence for setting the primary objectives of the LDF. Consequently, wherever common outcomes can be monitored they are included within this AMR. These outcomes include national indicators included in the Council's Local Area Agreement 2008-11, 'Delivering One Darlington: Perfectly Placed'.

The evaluation of impacts and significant effects is a key element of Sustainability Appraisal (SA) monitoring. As part of shaping plans and programmes, the SA identifies sustainability objectives and seeks to establish the likely significant effects of a plan or programme against these objectives. The final SA's role is then to propose measures to avoid or mitigate any negative effects, and establish a toolkit for monitoring the identified significant effects for the lifetime of the plan. As new documents are adopted, the AMR will continue to be used to monitor the effects of policies against the objectives of SA, in addition to LDF targets and objectives.

In this period of transition, systems for the collection and management of information to inform the AMR are being developed continually to improve the accuracy of the data we have available, and to better inform the assessment of existing and proposed plan policies and targets.

Structure of the AMR

This AMR consists of two sections:

- 1) A review of the progress Darlington Borough Council has made in the production of its Local Development Framework
- 2) A range of information and data relating to the development monitoring, enabling the assessment of policy against actual performance and implementation and changes in plan context.

Types of Monitoring Indicators

In its publication 'Local Development Framework Monitoring Reports', the ODPM (now CLG) set out four types of indicators what should be included within the AMR. These are:

Contextual Indicators – provide general information relating to the area or the specific issue being evaluated. These often cannot be directly influenced by policy but provide an overview that enable a better understanding of the circumstances affecting the Borough.

Core Output Indicators – are set nationally to ensure that a uniform set of key indicators are assessed across the country and to also ensure that ready data has been available to inform Regional Spatial Strategy (RSS) monitoring. The RSS was revoked in the monitoring period and new core output indicators have not been published for this year. This AMR uses the previous years Core Output Indicators.

Local Output Indicators – provide the opportunity to develop a monitoring report that can respond effectively to the content of the Local Plan and Local Development Framework. These indicators are tailored to the outcomes of policies that address issues not covered by the Core Output Indicators.

Significant Effects Indicators – these are developed through the SA process to inform its objectives and indicators. SA has been carried out in preparing the Core Strategy which was submitted to the Secretary of State in October 2010. Whilst these indicators do not specifically relate to the adopted Local Plan they have been used as appropriate within this AMR.

As new or more accurate data becomes available, indicators may be updated to allow continual improvement of the information base. When changes are made they will be highlighted, particularly where this could change the assessment of a policy. The Department for Communities and Local Government has not made any changes to the AMR indicators for this year.

2. Progress in Preparing the Local Development Framework

2.1 The Evidence Base

The emerging Local Development Framework (LDF) is being prepared in the context of numerous strategies, programmes and studies prepared locally, sub-regionally and nationally. Many of these help to provide a clearer picture of the planning issues that are likely to affect the Borough over the plan period. Others provide important contextual information to underpin preparation of the LDF, in accordance with wider Council and local priorities.

The local strategies and documents described below underpin the preparation of Darlington's LDF. Those marked with an asterisk* are available to view on the Council's website, www.darlington.gov.uk. It should be noted that this list is not exhaustive; a more comprehensive list will be set out in each LDF document. A list of studies, plans and programmes used to prepare the Core Strategy are set out in Appendix 2 and 3 of the Core Strategy: Publication Draft available on the Council's website at www.darlington.gov.uk/planningpolicy.

***One Darlington: Perfectly Placed: A Vision for Darlington 2008-2021 (published 2008)**

The sustainable community strategy for Darlington has been prepared and published by Darlington Partnership. This overarching local strategy sets out in a series of themes, the issues and priorities that need to be tackled in the Borough to achieve the vision for Darlington in 2021. Some of the evidence reported in this AMR comes from the monitoring framework established to measure the Darlington Community Strategy.

***Darlington's Climate Change Strategy 2006-2010**

Published by Darlington Partnership, this document sets out a vision for tackling the issues associated with climate change, and what the local community is committed to doing to address the issues, including mitigation and adaptation through the planning process. A 3 year Climate Change Action Plan was also agreed by the Partnership in July 2008. Subsequent changes in legislation and targets at a national level have resulted in a requirement for an update to the Climate Change Action Plan. Work on this updated action plan will take place in early 2011.

***Taking Forward The Darlington Gateway Strategy (2006)**

This study updates and develops the original Darlington Gateway Development Framework produced in 2003. It identifies economic regeneration priorities and the key actions needed in Darlington in the period 2006-2020 under a series of related themes, such as quality of life and the employment land portfolio. It sought to define the future direction of major economic regeneration projects, beyond delivery of the existing Darlington Gateway programme.

Tees Valley Housing Growth Point: Programme of Delivery

The five Tees Valley Authorities were awarded Housing Growth Point Status by the Government in mid 2008. Because of the credit crunch and economic downturn and their adverse impact on house building, the original commitment to accelerating housing growth has been refocused onto unlocking stalled housing sites. Central Park and former schools sites at Beaumont Hill in Darlington are benefitting from funding from this programme.

***Tees Valley Strategic Housing Market Assessment 2008**

Published in January 2009. This study provides information on housing need, housing demand and the housing market in general across the Tees Valley. The study includes updated data on housing needs, including affordable housing needs at Local Authority and 'sub-area' levels.

***Darlington Strategic Housing Land Availability Assessment (SHLAA) 2009, and SHLAA Update 1 - Autumn 2009**

The first SHLAA was published in March 2009: the assessment identifies specific sites in the Borough capable of accommodating residential development that meets the requirements of the RSS for the plan period (up to 2026). The first annual update to the SHLAA was published in December 2009 and the most recent update is due to be published towards the end of 2010. Findings from the SHLAA will be used to inform housing policies in the LDF Core Strategy and Accommodating Growth DPDs.

***Darlington Local Housing Assessment (2005)**

This study sets out the local housing needs in the Borough for the 5 years to December 2010, including affordable housing needs. The study was refreshed and updated as part of the Tees Valley Strategic Housing Market Assessment in 2008.

***Economic Viability of Housing Land in Darlington Borough**

Completed by Levvel Ltd for the Council in June 2010, this study tested the economic viability of the affordable housing targets set out in the adopted Affordable Housing SPD, and suggested an alternative plan-wide target that would be viable in four out of eight sub areas of the borough for most of the plan period. The viability of the lower threshold for requiring affordable housing as part of new housing developments was also tested.

***Economic Viability of Non-Housing Land in Darlington Borough**

Completed by Levvel Ltd for the Council in July 2010, this study tested the economic viability of developing a range of non-residential sites across the borough and to provide a robust assessment to determine appropriate planning obligation targets, thresholds and priorities.

***Tees Valley Gypsy and Traveller Accommodation Needs Assessment (2009)**

The full report of this assessment was published in 2009. Its findings have been used to inform preparation of LDF policies regarding provision of pitches for Gypsies, travellers and travelling show people.

***Darlington Employment Land Review**

Initial survey work and data collection for this was carried out in 2006 as part of the Darlington Gateway Strategy work (see above). A full Employment Land Review was completed in 2009. The report sets out the requirement for employment land in Darlington for the duration of the plan period.

***Tees Valley Hotel Futures Report 2009**

The hotel development consultancy Hotel Solutions were commissioned in 2009 by four of the five Tees Valley local authorities including Darlington and Visit Tees Valley to carry out an assessment of the potential for future hotel development in the city region. The report was published in 2009.

***Darlington Retail Study 2008**

Completed and published in November 2008, the study by the consultant Martin Tonks replaces the 2004 Darlington Retail Study. The study projects future quantitative and qualitative requirements for comparison and convenience retail floorspace at least 10 years into the future, and makes recommendations for retail policy. A statistical update to the retail floorspace figures set out in the 2008 study was produced in August 2009 and published alongside the study on the council's website, and a further update was published in February 2010; it will be updated as necessary.

***Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain (August 2008)**

This report, by Ove Arup, was commissioned by Darlington Borough Council and the North East Assembly. It sets out visual and landscape impact guidance for wind energy development and identifies an area of least constraint that extends into the north-eastern corner of the Borough.

***Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain: Addendum (October 2009)**

As above, this report was produced by Ove Arup on behalf of Darlington Borough Council and the North East Assembly. Based on the methodology used for the cumulative effects of the original study, the Addendum sets out a high level cumulative impact assessment of landscape capacity for wind farms in the Tees Plain at planning application and scoping stage.

***Darlington Characterisation Study (July 2009)**

Identifies and describes positive features of Darlington's existing built environment to create seven broad character zones across the Borough.

***Darlington Strategic Flood Risk Assessment: Level 1 (2009)**

Completed by JBA Consultants this assessment splits the Borough into zones of low, medium and high flood risk and assesses the hazard to people and property for all identified potential development sites. The assessment will be used to assess the flood risk impact for all new sites identified through the planning process; from allocations to windfall sites.

Durham Biodiversity Action Plan 1999

A living document, it encompasses the Borough, and contains a series of priority habitat and species action plans designed to restore, maintain and enhance biodiversity levels, particularly of priority species that are threatened or in decline. Archived and current plans can be found at www.durhambiodiversity.org.uk

***Darlington Rights of Way Improvement Plan (2007)**

Provides a strategy to target resources towards improving the quantity, quality and access to the Borough's public rights of way network, so that all of the public have sustainable access to quality countryside.

***Tees Valley Green Infrastructure Strategy 2008**

Encompassing the Borough, this sets out a plan for developing and enhancing the green infrastructure network to create and extend opportunities for access, assist regeneration and enhance biodiversity and help reduce the impacts of climate change.

***Darlington Open Space Strategy 2007-2017**

The strategy provides an assessment of the quantity, quality and accessibility to the Borough's open spaces. Identifying standards of provision it also includes an action that targets improvements across the network. The strategy also sets out interim planning policies that are being used for development control purposes until appropriate policies are adopted in the LDF. A survey of all open spaces is carried out annually to help establish whether targets in the open space strategy action plan are being met.

***Playing Pitch Strategy (2009)**

The Playing Pitch Strategy assesses the quantity and quality of all playing pitches, the ancillary facilities available, and the level of accessibility to each pitch. This helps identify the overall level of playing pitch provision and their carrying capacity as well as future standards and requirements.

***Darlington Sports and Recreation Facilities Strategy (2009)**

This sets out the quantity and quality of all indoor and outdoor sports facilities in the Borough and access to them. It also identifies current and future standards of provision and quality improvements.

***Darlington's Second Local Transport Plan 2006-2011 (2006)**

This sets out the Council's vision of how transport investment and other actions will contribute to improving local people's quality of life and support the long-term vision for Darlington as well as sub-regional and regional transport objectives.

***Darlington's Framework Accessibility Strategy**

Published as an annex (12) to the Second Local Transport Plan, this strategy sets out (amongst other things) how the Council is planning to improve access to jobs and services sustainably. Accessibility has been identified as a key local issue in Darlington and the strategy addresses social exclusion through improved access for residents and visitors to health, education and employment services.

***Darlington Transport Strategy 2006-2030**

Published as an annex (3) to the Second Local Transport Plan, this focuses on tackling congestion and improving accessibility through travel behaviour change and managing the transport network to make the best use of it.

***Darlington Connections Study**

Published by the Council in December 2009, this document investigates the transport improvements required in order to accommodate the new development required in the Borough in the period to 2026 in a sustainable manner, particularly in key locations such as Central Park, the Town Centre Fringe and a number of potential strategic locations for new development around the urban fringe. The study includes analysis of each of the main transport corridors (including the potential Cross Town Route) and connections between the town centre and adjacent areas. The study encompasses travel by rail, bus, private car, walking and cycling.

***Darlington LDF Transport Area Action Plans**

Completed in August 2010 for the Council by Ove Arup, this document evaluates the impact of the proposed strategic development locations on the transport network within Darlington. It sets out and costs a range of measures that are necessary to ensure that new development evolves in a way that contributes to Darlington being a more sustainable community.

2.2 Summary of Local Development Framework Documents

The documents outlined below make up the emerging Local Development Framework. The Council's website (www.darlington.gov.uk/planningpolicy) contains additional information, and the most recent versions of these documents.

Local Development Scheme (LDS)

A revised LDS was approved by the Council in August 2009. This LDS takes into account the changes to the plan preparation process made by the publication of the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008 (June 2008), the guidance set out in revised PPS12, published in 2008, and a reassessment of the priorities for production of Local Development Documents. A further revised LDS for the period 2011-2014 is due to be considered by the Council in early 2011.

Statement of Community Involvement (SCI)

The current SCI was adopted by the Council on the 18th March 2010. This updated plan reflects changes in the statutory plan making process for the preparation of LDF's and changes to development management procedures, processes and protocols, alongside the Council's own organisational changes.

DEVELOPMENT PLAN DOCUMENTS

Core Strategy

The Core Strategy will be the principal document of the LDF establishing the strategic framework for all other documents in the Local Development Framework. Following the Preferred Options consultation in December 2008, consultation was then undertaken on the revised Preferred Options which ended in February 2010. Representations were invited on the legality and soundness of the Core Strategy from August to September 2010 and the Core Strategy was submitted to the Secretary of State for Communities and Local Government in October 2010. It is anticipated that the hearing for the Core Strategy will occur in January 2011.

Tees Valley Minerals and Waste Core Strategy DPD

The Tees Valley Minerals and Waste Core Strategy DPD has been prepared for the five Tees Valley local authorities by consultants. The plan provides a strategic approach to minerals and waste sites and facilities. Following consultation on the pre-submission draft in 2009, the proposed changes to the pre-submission draft were consulted on from August to October 2010. The document has been submitted to the Secretary of State for Communities and Local Government and it is understood its hearing will be held in late January 2011.

Tees Valley Minerals and Waste Site Allocations DPD

This DPD will identify potential sites for minerals and waste sites and facilities. The changes to this pre-submission draft were also consulted on from August to October 2010 and, alongside the DPD, has been submitted to the Secretary of State with a hearing date expected to be in January 2011.

Accommodating Growth DPD

The 2009/12 LDS identified the requirement for this DPD, recognising the need to identify additional land for new developments, particularly housing in order to meet the finalised RSS requirement. The consultation for the Issues and Options began on the 26th November 2010 and will end on the 14th January 2011.

Making Places DPD

This DPD will contain a limited number of development policies for use on a day to day basis in the consideration of a range of development proposals. Work on this is expected to begin in December 2010 and it is hoped it will go to public consultation in July 2011.

Darlington Town Centre Fringe Action Plan

The 2009/12 LDS identified the requirement for this DPD, recognising the need to ensure that the development and land-use change of the area to the east and north east of the town centre takes place in a coordinated manner. Work on this DPD started in November 2010.

SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

Affordable Housing SPD

The Affordable Housing SPD was adopted by the Council in April 2007. The SPD is linked to saved policies H9 and H10 in the adopted Borough Local Plan.

Design of New Development SPD

The Design of New Development SPD was adopted by the Council in July 2009. The Borough Council received a Regional Award in October 2010 from the North East RTPI for this document. This SPD sets out a new detailed 3-step approach for the design of new development in the Borough. The design SPD elaborates on a number of 'saved' Local Plan policies that apply to the design of new development, and also to several 'saved' criteria-based policies, where design is just one element of the policy (see paragraphs 1.1.7 and 1.1.8 of the document to see the links between the SPD and the saved policies).

Planning Obligations SPD

This SPD will set out the matters that the Council will require to be covered by planning obligations associated with the granting of planning permission. This SPD will set out in detail how any financial or other contributions are calculated. Consultation on this is expected to start in June 2011.

Table 2.1 (over page) shows whether these documents have achieved the milestones as outlined in the LDS of May 2009.

OTHER LDF DOCUMENTS

Other documents that the current LDS indicates will be prepared as part of the LDF are as follows:

Statement of Community Involvement (SCI)

As previously noted, this report was updated in 2010 to accurately reflect the required changes.

2.3 Review of the Local Development Scheme (LDS)

Annual review of the LDS is necessary to ensure there is a continual three year programme of work. A new LDS was published in May 2009, and puts in place the programme of LDF preparation for the period 1st April 2009 - 31st March 2012. **Table 2.1** below shows how Development Plan Documents and Supplementary Planning Documents have progressed through the milestones set out in the latest (2009-2012) LDS.

Table 2.1 DPD progress as at December 2009 against LDS milestones

		Stage	2009 LDS	Milestone Met	Comment
Development Plan Documents	Core Strategy	Commence	January 2008	Yes	
		Public Participation (Reg 25)	Oct 2008	Yes	
		Submission	Oct 2010	Yes	
		Adoption	July 2011	On target	
	Tees Valley Minerals & Waste Core Strategy	Commence	May 2007	Yes	
		Public Participation (Reg 25)	Feb 2008	Yes	
		Submission	Nov 2009	Not met	Met in November 2010
		Adoption	July 2010	Not met	Expected July 2011
	Tees Valley Minerals & Waste Site Allocations	Commence	May 2007	Yes	
		Public Participation (Reg 25)	Feb 2008	Yes	
		Submission	Nov 2009	Not met	Met in November 2010
		Adoption	July 2010	Not met	Expected July 2011
	Accommodating Growth	Commence	Dec 2009	Yes	
		Public Participation (Reg 25)	July 2011	On target	Issues & Options consultation began November 2010
		Submission	Nov 2012	On target	
		Adoption	Jul 2013	On target	
	Making Places	Commence	Aug 2010	Not met	Expected December 2010.
		Public Participation (Reg 25)	Jul 2011	On target	
		Submission	Jun 2012	On target	
		Adoption	Feb 2013	On target	
Darlington Town Centre Fringe Action Area Plan	Commence	Jan 2010	Not met	Expected December 2010	
	Public Participation (Reg 25)	Oct 2011	On target		
	Submission	Nov 2012	On target		
	Adoption	Jul 2013	On target		
Planning Obligations SPD	Consultation on draft	Oct 2010	Not met	Now planned for June 2011.	
	Adoption	Jul 2011	Not on target.	Expected late 2011.	
Design of New Development SPD	Consultation on draft	Jan 2009	Yes		
	Adoption	Jul 2009	Yes		

A revised LDS for the period 2011-2014 is due to be considered by the Council in early 2011. Proposed changes to the portfolio of LDF documents are to streamline LDF preparation, to take account of changes in the staff resource, and to better match the preparation of documents to meet the needs arising from continuing low levels of development activity, and planned reduction in public sector investment.

2.4 Infrastructure Provision

Infrastructure is the provision of facilities and services that are required to support the needs of the community and help ensure that those living and working in, or visiting Darlington experience a good quality of life. Promoting sustainable communities and a high quality environment in Darlington depends on the necessary physical, social and green infrastructure being provided on and off site at the right time to meet the needs arising from new development and to mitigate any adverse impacts on the Borough's existing infrastructure.

To help coordinate infrastructure provision and ensure that funding and delivery timescales broadly match those for the Core Strategy's growth strategy, particularly at the strategic locations the Council has produced an Infrastructure Delivery Plan (IDP). The IDP is not intended to include every infrastructure project being planned in the Borough; it only includes those planned infrastructure projects and their funding and delivery requirements that will help deliver the Core Strategy policies. It also identifies areas where gaps in provision exist or are likely to exist over the Core Strategy plan period. It will also support the implementation of several other LDF documents like the Accommodating Growth DPD and the Planning Obligations SPD. The IDP is a living document it will be reviewed and updated annually alongside this AMR, to incorporate changes and add new infrastructure projects.

The IDP provides detailed information to help:

- direct the right level of growth to the right place at the right time;
- ensure there is the correct type and amount of infrastructure to support the level of growth in the Core Strategy;
- target resources to areas of need;
- bid for funding from other infrastructure agencies;
- achieve efficiencies in service delivery and development planning; and
- inform the future policy of infrastructure providers, to ensure their services can match demand to provide sustainable growth.

A summary of the all known infrastructure required to help deliver the Core Strategy policies including the likely costs, sources of funding and timescales for delivery are set out in the IDP Schedule in Appendix 1.

2.5 Local Development Framework Relationship to Other Strategic Objectives

The emerging Local Development Framework is being prepared in the context of the sustainable community strategy: 'One Darlington: Perfectly Placed', agreed by Darlington Partnership in 2008 for the period to 2021. Consultations on the Issues and Options for the LDF Core Strategy took place in January and February 2008, alongside community consultations on what the SCS should contain. The Core Strategy preparation process was restarted in late 2007 specifically to ensure that there were close links with an up to date sustainable community strategy.

The Core Strategy that has been submitted to the Secretary of State for Examination is laid out to reflect, as far as possible, the themes of the SCS. It identifies key linkages between the two documents, and the proposed cross cutting strategic objectives of the Core Strategy reflect the two priorities of the SCS: 'One Darlington', and 'Perfectly Placed'. The Core Strategy will be the principal document that shows where the actions required to deliver the SCS vision will take place.

The LDF Core Strategy will also have a key role to play in helping to deliver the sub-regional vision. The latest incarnation of this is the Tees Valley Statement of Ambition, published in 2010 by Tees Valley Unlimited, a partnership that co-ordinates strategic economic development and other programmes sub-regionally, to improve overall economic performance. The Statement of Ambition, together with the associated emerging Tees Valley Investment Plan updates, develops and replaces the Tees Valley City Region Business Case and 2006 City Region Development Programme, and the Tees Valley Multi Area Agreement (MAA). The submitted Core Strategy will help to deliver its two key ambitions of driving the transition to a high value, low carbon economy, and creating a more diversified and inclusive economy. It also supports the Darlington element of sub-regional activity to unlock stalled housing sites, which is being delivered with Housing Growth Point funding.

As part of the sustainability appraisal (SA) process, the strategic objectives of the Core Strategy have been tested against a series of sustainability appraisal objectives. Findings and recommendations, for example, that traffic generation from housing and economic objectives could result in adverse environmental impacts, were addressed in progressing the Core Strategy from Revised Preferred Options (Jan) through to submission (October) during 2010.

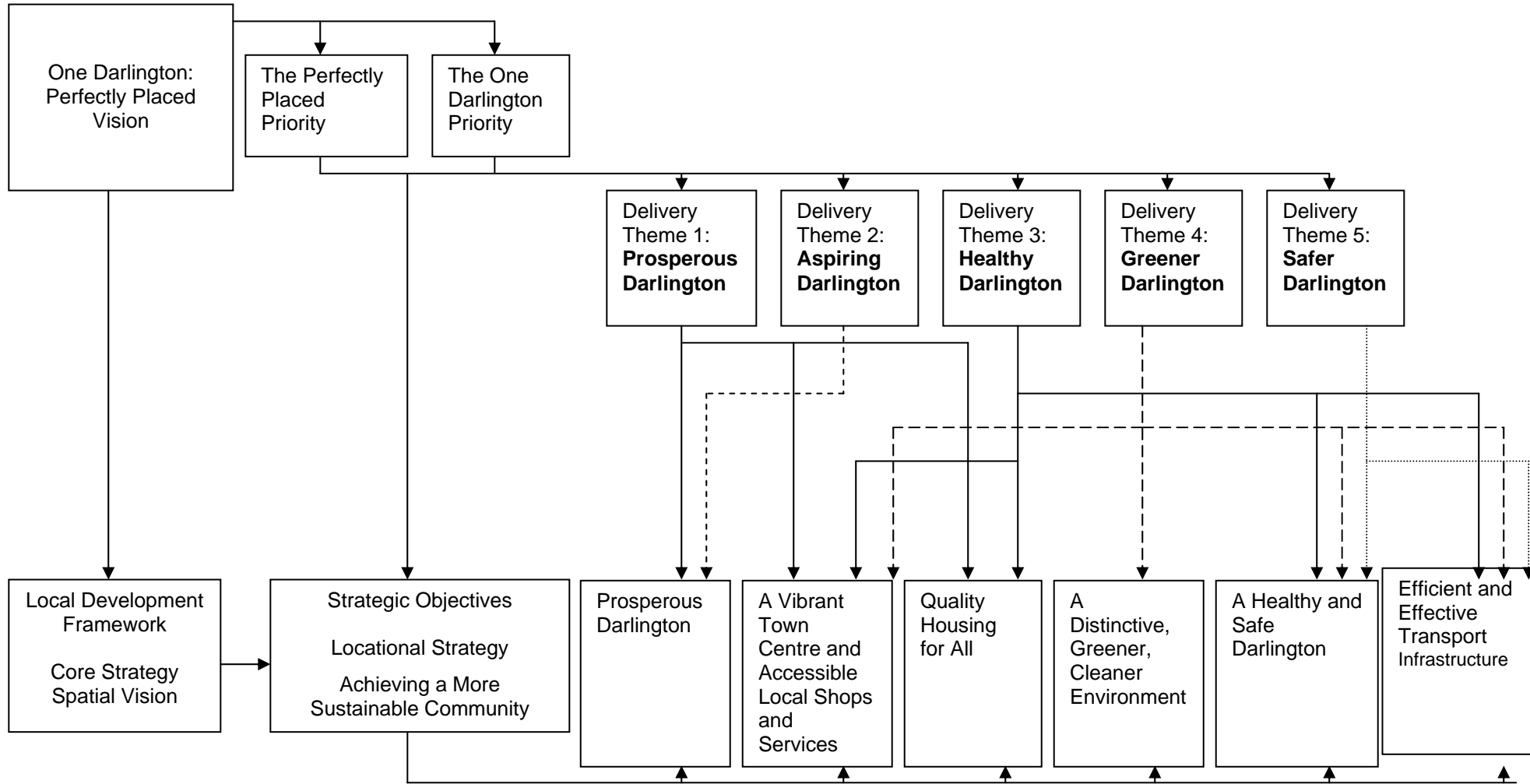
The monitoring framework included in the SA is also reflected in the indicators collected in this AMR. Some have been specifically added to ensure that an assessment can be made of the performance of the Core Strategy, once adopted, against SA objectives. Table 2.2 sets out the links and compatibility between the LDF Core Strategy objectives and the sustainability objectives that was carried out as part of the sustainability appraisal of the Core Strategy, whilst Figure 2.1 sets out the links between the LDF Core Strategy objectives and the 'One Darlington and Perfectly Placed' priorities of the sustainable community strategy.

Table 2.2 Compatibility of LDF Core Strategy Objectives and Sustainability Appraisal Objectives

		Sustainability Appraisal Objectives							
		1. Minimise the impact of, and adapt to the effects of climate change.	2. Provide equality of opportunity by ensuring that new development creates sustainable communities.	3. Facilitate sustainable economic growth by protecting and promoting a range and continuous supply of employment development opportunities	4. Provide a continuous supply of land for new housing developments and help improve and reuse the existing stock.	5. Safeguard and enhance the function of Darlington Town Centre.	6. Safeguard, enhance and provide a wide range of educational, social, sporting, health, recreational and cultural facilities, as well as natural and historic environments.	7. Preserve the scale of, and strengthen the unique character, function and sense of place of Darlington's built and natural environment	8. Support initiatives to maintain, expand and enhance facilities and networks for sustainable transport and improve links to the wider area.
LDF Core Strategy objectives	1. Attract, encourage and make provision for young people and families within the Borough, whilst catering for an ageing population	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓
	2. Reduce inequalities for the most deprived and disadvantaged	✓	✓✓	✓	✓	✓/x	✓	✓/x	✓
	3. Enhance community identity and create an empowered and engaged borough wide community of town, villages and countryside that values diversity and cares for others	✓	✓✓	✓	✓	✓	✓✓	✓	✓✓
	4. Raise aspirations and improve educational attainment and access to qualifications and skills in all of the community through lifelong learning	0	✓	✓	✓	✓	✓	0	✓
	5. Provide a choice and mix of affordably accessible, good quality and well designed sustainable housing	✓✓	✓	✓/x	✓✓	✓/x	0	✓	✓
	6. Improve community safety, reduce crime and anti social behaviour and improve public confidence	✓	✓	✓/x	✓/x	✓✓	✓	✓	✓
	7. Improve the health and wellbeing of all by reducing health inequalities and promoting healthier lifestyles	✓	✓✓	✓	✓✓	✓	✓✓	✓	✓
	8. Contribute to One Planet Living	✓✓	✓	✓/x	xx	✓/x	✓/x	✓/x	✓
	9. Ensure the Borough is prepared for climate change, increase resilience through adaptation and reduce greenhouse gas emissions	✓✓	✓	xx	xx	✓/x	✓/x	✓/x	✓
	10. Protect and improve the quality of land and soil and ensure that land and soil is used in a sustainable and innovative manner	✓✓	✓	✓/x	✓/x	✓/x	✓/x	✓✓	✓
	11. Protect and enhance ground and surface water quality and make efficient use of water	✓✓	✓	x	x	x	✓	✓	✓
	12. Maintain, protect and improve air quality	✓	✓	x	x	x	✓/x	✓	✓
	13. Protect, conserve and improve biodiverse environments through an increasingly connected and high quality green infrastructure and encourage opportunities for habitat creation	✓	✓	xx	xx	x	✓✓	✓✓	✓
	14. Promote sustainable waste and mineral management, including the reduction, reuse, recycling and recovery of waste and mineral resources	✓✓	✓	xx	xx	xx	✓/x	0	✓
	15. Promote traffic reduction and encourage more sustainable alternative forms of transport	✓	✓✓	✓	✓/x	✓/x	✓/x	✓	✓✓
	16. Preserve and enhance Darlington's distinctive and valuable historic environment, landscape character and settlements and increase engagement in cultural activities.	✓/x	✓	✓/x	✓/x	✓	✓/x	✓✓	✓
	17. To achieve ambitious, sustainable levels of economic growth.	✓✓	✓	✓✓	✓	✓✓	✓	✓	✓
	18. Increase employment levels and access to sustainable and high quality employment opportunities	✓	✓	✓✓	✓	✓	✓	✓	✓✓

Key: ✓✓ very positive, ✓ positive, 0 minor effect/no clear link, x negative, xx very negative, ✓/x potentially positive or negative

Figure 2.1 Links between the Core Strategy objectives and the 'One Darlington' and 'Perfectly Placed' priorities of the SCS



3. Development Plan Monitoring

There are currently two adopted documents that constitute the Development Plan for Darlington. They are the 'North East of England Plan: The Regional Spatial Strategy 2004-21' (RSS) and the Borough of Darlington Local Plan. National guidance in the form of Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs) and Circulars are also important considerations in many planning decisions, particularly where such guidance is more recent than the adopted Development Plan.

The Regional Spatial Strategy

The RSS was published by the Government in July 2008, replacing RPG1 and the saved policies of the Tees Valley Structure Plan. Some residual strategic elements of planning policy from the Structure Plan are being covered in the Core Strategy of the Local Development Framework. The RSS was revoked by the Coalition Government in July 2010 but later reinstated on the 10th November 2010 after it was ruled that the Secretary of State for Communities and Local Government was not entitled to use the discretionary power to revoke them.

Other Regional/Sub Regional Plans

The Tees Valley Minerals and Waste Core Strategy and Site Allocations documents will, once adopted, be included in the Development Plan for Darlington and will replace those documents, the County Durham Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan 1987 and the County Durham Waste Disposal Local Plan 1984, which have now expired. They expired as their policies referred to sites outside the Borough or were superseded by regional and national planning policy.

Borough of Darlington Local Plan

The Local Plan, adopted in 1997 with alterations adopted in 2001, continues to be the main adopted policy framework for consideration of development proposals, alongside the RSS. The plan identifies settlement limits for Darlington and many of the villages within the Borough, within which development is generally acceptable where it accords with other policies in the plan.

The strategic objectives of the plan are to ensure that Darlington provides growth of the population and development of a robust economy, to generally enhance and maintain attractive features of both the built and natural environment, to ensure economy in the irreversible loss of natural resources, and to minimise the need for travel and transport needs. The plan provides for development to be concentrated in the urban area of Darlington and the larger villages within defined development limits.

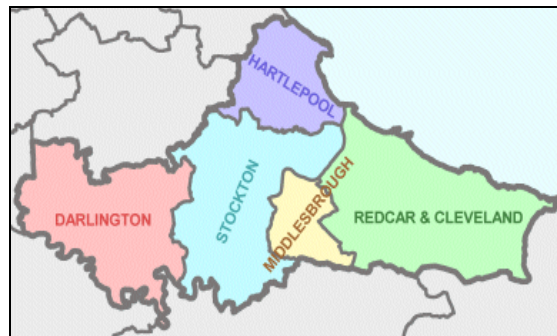
Under the provisions of the Planning and Compulsory Purchase Act 2004 most of the policies have been saved, however the policies set out in Table 3.1 expired on 27th September 2007.

Table 3.1 Borough of Darlington Local Plan Expired Policies

Expired Policy	Reason
E6 - Protection of Agricultural Land	Repeated national policy in PPS7.
E19 - Sites of Special Scientific Interest	Repeated national policy in PPS9.
E27 - Flooding & Development E28 - Surface Water & Development	Repeated national policy in PPS25.
E30 - Protection of Listed Buildings & their Settings E31 - Alterations to Listed Buildings E33 - Archaeological Sites of National Importance E35 - Conservation Areas	Repeated national policy in PPG15 and legislation.
E52 - New Masts	Repeated national policy in PPG8.
H6 - Aycliffe Hospital	The housing development referred to has been fully carried out.
H8 - Agricultural Occupancy	Repeated national policy in PPS7.
R10 - Eastbourne Playing Pitches	The proposed development has been fully carried out.
R21 - John Dixon Lane Sports & Recreation Provision	The proposed provision has been provided on an alternative site (Eastbourne Sports Complex).
R22 - Synthetic Athletics Track	The desired facility has now been provided (at Eastbourne Sports Complex).
S17 - Shops in New Housing Developments	The housing development referred to has been fully carried out so the policy is no longer capable of implementation.
T2 - Highway & Transport Management - New Development	Repeated national policy in PPG13, etc.

3.1 Darlington in Context

Darlington is situated at the western end of the Tees Valley sub-region. This sub-region, which now has its own Multi Area Agreement, comprises of five unitary authorities – Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees. The most recent population data identified its combined population to be just over 660,000 people.



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Darlington town centre is recognised as a sub-regional centre in the Regional Spatial Strategy and attracts people from a wide area, including the neighbouring areas of North Yorkshire and County Durham. The Borough covers approximately 198 square kilometres (76 square miles), of which around 85% is countryside.

Darlington consists of a historic market town and associated urban area, surrounded by an extensive rural hinterland. The indoor market at High Row is a listed building and overlooks a traditional market square, reflecting the town’s market town heritage. Historically, the railway heritage and associated industrial development was a major influence on the growth of the town.

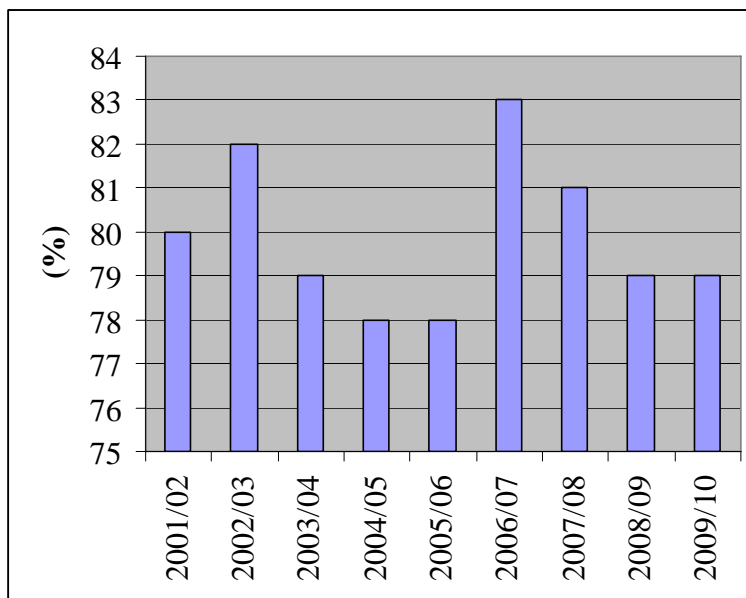
Transport continues to play an important role in the town; Darlington Railway Station’s positioning on the East Coast Main Line provides links to the Tees Valley and to the national rail network, with convenient links to Edinburgh, Newcastle and London. In addition, the town’s road network allows easy accessibility to Durham Tees Valley Airport as well as the A1 and A66, placing Darlington as a key transport hub for the North East.

The Borough has a population of around 100,500 living in over 47,000 homes. The 2001 Census indicated that around three quarters of the working population have jobs based in Darlington, nearly 80% of which are now in the service sector. Unemployment is above the national average (5.2%, compared to 4.0% in Great Britain) and is just below the regional level (5.3%). This figure for Darlington has increased by 2.2% since last year, and nationally has increased 1.8%, showing an overall increase in unemployment. Average wage levels in Darlington are lower than the national average and also lower than the median wage level in the Tees Valley, unlike last year when Darlington was the second highest in the Tees Valley and above the sub-regional average. In 2007 Darlington was ranked as the 95th most deprived Local Authority in England, out of 354 authorities. This was up from 90 in 2004 showing a decline in deprivation levels. However, overall economic activity rates in the Borough equate to 78.3% which is the second highest in the Tees Valley and which is also above the regional average of 76.8% but not the national average of 78.9%.

Local 1: Percentage of residents satisfied with their local area as a place to live	
Indicator Source	Darlington Community Survey Report 2009
Saved BDLP Policies	Policy E1: Keynote Policy for the protection of the Environment Policy E3: Protection of Open Land Policy R1: Designing for All
CSPO Objectives	Protect and enhance the separate identities and character of the town, distinctive parts within it and the villages, and promote development that is in keeping with the size, character and function of the location.
SA Objective	2. Promote equality of opportunity by ensuring that new development creates sustainable communities; 6. Safeguard, enhance and provide a wide range of facilities as well as natural and historic environments.

Figure 3.1 below shows that residents satisfaction with the local area as a place to live has remained the same as last year at 79%

Figure 3.1 Percentage of the Borough’s residents satisfied with their local area as a place to live



Local 2: Projected population and growth in the Borough	
Indicator Source	ONS Statistics/JSU
Saved BDLP Policies	Policy H1: Supply of Housing Land Policy EP1: Land Supply for Employment
CSPO Objectives	Provide a range of decent housing, in sustainable locations ensuring a good supply and mix of market and affordable housing and homes that can be adapted over a lifetime to meet the needs and support the aspirations of the people who wish to live in the Borough.
SA Objective	3. Facilitate sustainable economic growth 4. Provide a continuous supply of land for new housing development

Data on migration and population growth provides an indicator of the relative success of an area’s ability to attract and retain populations, and indicates the requirements for future housing and employment provision. The adopted BDLP establishes continued population growth in the borough as a principal aim.

As with last years AMR, this indicator now presents population growth in Darlington in a wider regional context rather than sub-regionally, by comparing the Borough’s population growth to North East population growth figures.

Figure 3.2 below shows that the population of Darlington is forecast to increase steadily in line with that for the North East during the period from 2008 to 2021.

Table 3.2 Projected population (thousands) in Darlington and the North East 2008-2026

	2008	2009	2010	2011	2012	2016	2021	2026
Darlington	100.1	100.5	101.1	101.6	102.1	104.5	107.7	110.4
North East	2570.6	2580.0	2590.8	2601.4	2611.7	2653.9	2710.2	2765.2

ONS 2008 Based Projections (provided by TeesValley Unlimited)

Local 3: Carbon emissions per capita use (tonnes)	
Indicator Source	Community Strategy Action Plan Indicators 2005
Saved BDLP Policies	Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating/Polluting Environment
CSPO Objectives	6) Minimise the impact of climate change and reduce greenhouse gas emissions, promote developments that conserve natural resources and help to reduce waste and minimise the risk of flooding and pollution.
SA Objective	1. Minimise the impact of, and adapt to the effects of climate change 8. Support initiatives to maintain, expand and enhance sustainable transport.

Reducing carbon emissions is an important step that is required to help reduce climate change, and has risen up the national, regional and local agenda in recent years. Whilst not in the national AMR core indicator list, it is part of the national indicator list for local government, as NI 186. It is also a measure of the success of the related Climate Change Action Plan.

The most recent data shows that carbon dioxide emissions in Darlington in 2005 were 8.3 tonnes per capita, 8.1 tonnes per capita in 2006, 7.8 tonnes per capita in 2007 and 7.7 tonnes in 2008. This indicates a reduction in carbon dioxide emissions in the Borough over the last 5 years.

3.2 Housing

Core H1: Plan period and housing targets	
Indicator Source	The North East of England Plan: Regional Spatial Strategy to 2021
RSS policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
CSPO Policies	CS10: New Housing Provision
SA Objectives	4. Provide a continuous supply of land for new housing development

The source of the housing target that is being used in the housing trajectory (figure 3.2) and the total amount of housing planned to be delivered over the period is as set out in 'The North East of England Plan: Regional Spatial Strategy to 2021', published in July 2008. Those housing targets are set out in Table 3.3

Table 3.3 Darlington's net additional dwellings per year as set out in NERSS policy 28

2004-11	2011-16	2016-21	2004-21
525	340	265	395

Core H2a,b,c and d: Net additional dwellings in previous years, for the reporting year and in future years, together with the managed delivery target	
Indicator Source	Darlington Borough Council Housing Monitoring
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
CSPO Policies	CS10: New Housing Provision
SA Objectives	4. Provide a continuous supply of land for new housing development

Indicator Core H2 (a,b,c and d) is linked to RSS AMR indicators Housing 01 and 08, and national indicator NI154 and NI159.

The net additional dwellings completed in Darlington since the start of the RSS plan period are set out in Table 3.4. In 2008/09 and 2009/10 there were significant shortfalls on RSS requirements, resulting in a total shortfall of 708 dwellings, or 22.5% for the period.

Table 3.4 Darlington net additional completed dwellings, by year, with RSS targets

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Net additional dwellings completed	368	509	520	568	255	221
RSS requirement	525	525	525	525	525	525

Of the 228 dwellings delivered in 2009/10, there were 8 additions from conversions, and 25 additions from changes of use. There were 7 recorded demolitions in the year, resulting in 221 net additions to the housing stock.

Figure 3.2 Darlington Borough housing trajectory, 2004-2026

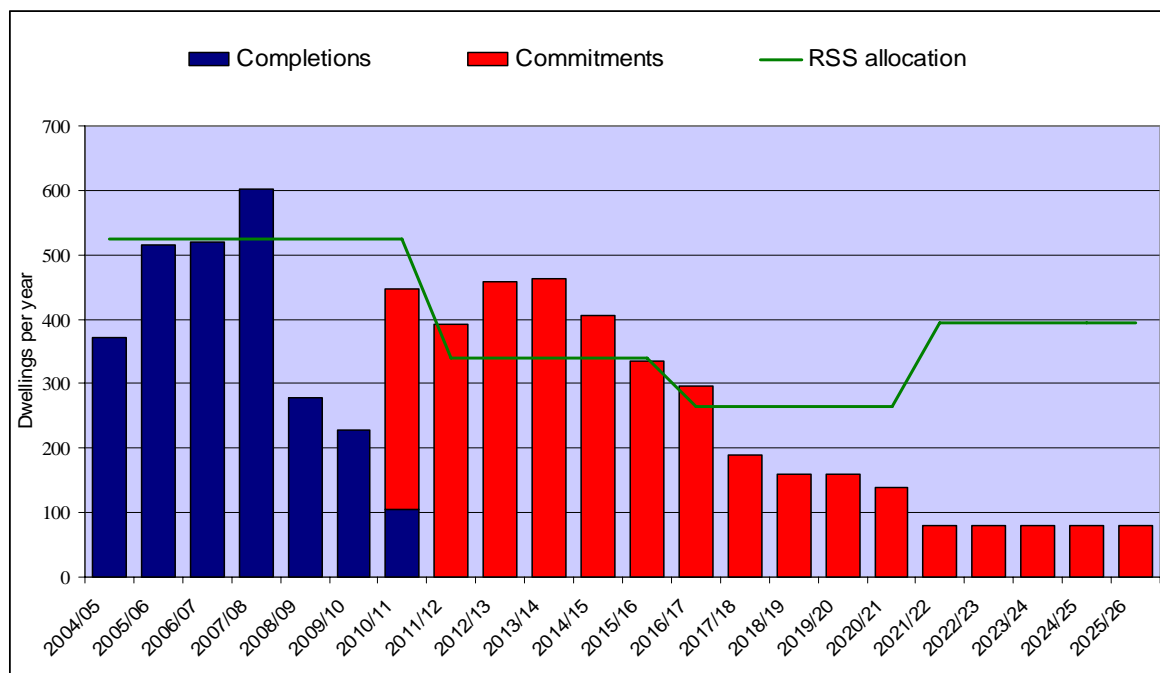


Figure 3.2 shows a shortfall in housing supply against RSS requirement for 2008/09 to 2010/11. An estimated surplus of housing from 2011/12 to 2014/15 (as large sites such as Central Park begin to be implemented, West Park continues to deliver dwellings and the RSS requirement goes down from 525 dwellings per annum to 340) is anticipated to recover some of this deficit. Housing delivery is also likely to be supported in this period by public investment secured as part of the successful Tees Valley Housing Growth Point bid.

Darlington Council prepared its first Strategic Housing Land Availability Assessment (SHLAA) in March 2009, and completed the latest annual update of the SHLAA in December 2010. This most recent SHLAA update identifies seven sites considered deliverable, with an estimated 672 dwellings in 2011-16, eleven sites with potential for a total estimated capacity of 367 dwellings developable 2016-2021, and one site with estimated capacity for 48 dwellings in 2021-26.

While the SHLAA identifies sites capable of delivering housing in addition to the ‘commitments’ (sites with planning permission) identified in figure 3.2, there remains evidence of a potential undersupply of housing in the period 2021-2026 (see figure 7.2 of the Darlington SHLAA update 1 for more information). This shortfall indicates the need to allocate additional land for residential development through the Local Development Framework plan preparation process.

Table 3.5 Housing starts and completions 2009/10 and April-Sept 2010/11

	2009/10					2010/11	
	Q1	Q2	Q3	Q4	Total	Q1	Q2
Housing Starts	50	6	7	18	81	56	43
Housing Completions	56	87	33	52	228	81	25

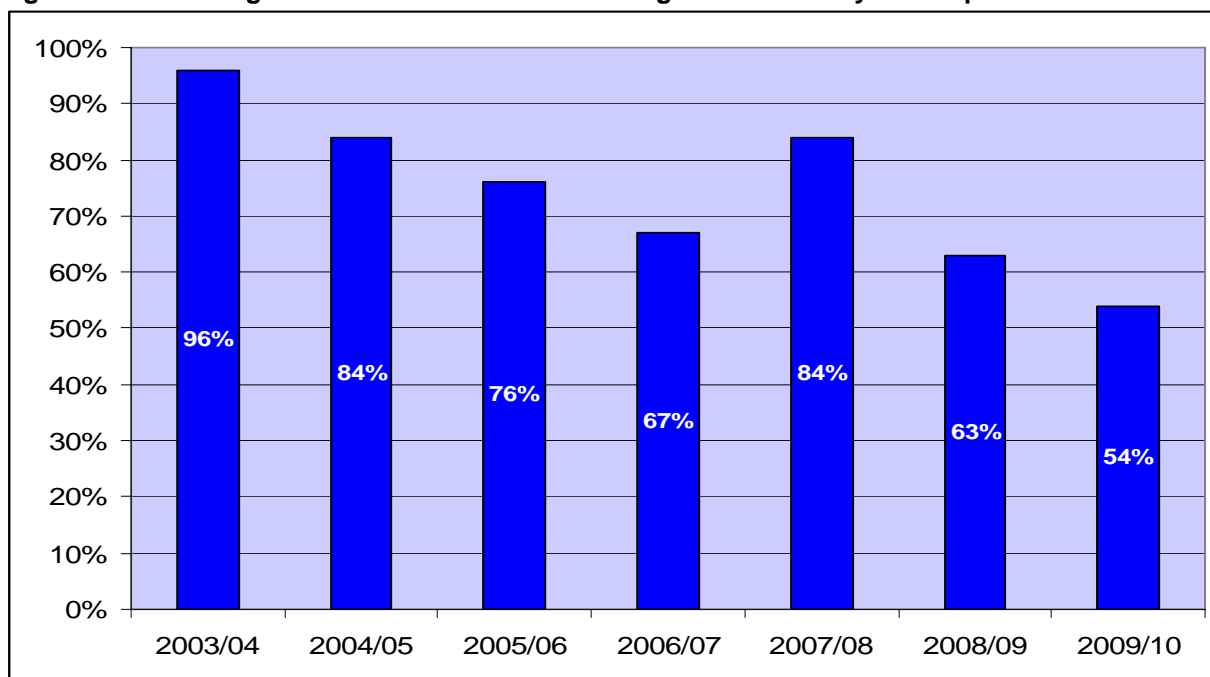
Housing starts and completion figures for 2009/10, presented in Table 3.5, are evidence of a continued low in house building activity in Darlington. Data for quarters one and two in 2010/11 indicate that this trend is set to continue in the current year, while consultation with key stakeholders (as part of the SHLAA preparation process) indicates that the market is unlikely to show signs of significant recovery until 2014/15.

Core H3: Percentage of New and Converted Dwellings on Previously Developed Land	
Indicator Source	Darlington Borough Council Housing Monitoring
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
CSPO Policies	CS1: Darlington's Sub Regional Role and Locational Strategy CS10: New Housing Provision
SA Objectives	4. Provide a continuous supply of land for new housing development 6. Safeguard, enhance and provide facilities and the environment 7. Preserve the scale, character, function and sense of place of Darlington's environment

This indicator is also reported as LI0001 in the Council's Performance Plan.

The rail and industrial heritage of Darlington has meant that there has been a ready supply of previously developed land (PDL) that is (or can be made) suitable for residential development. In 2009/10, 104 dwellings were completed on 'greenfield' (not previously developed) land, with 54% of dwellings being completed on PDL. This figure is well below the target of 70% set for the Tees Valley sub-region in the NERSS, and slightly below the target within Planning Policy Statement 3, which states that at least 60% of new housing should be provided on PDL.

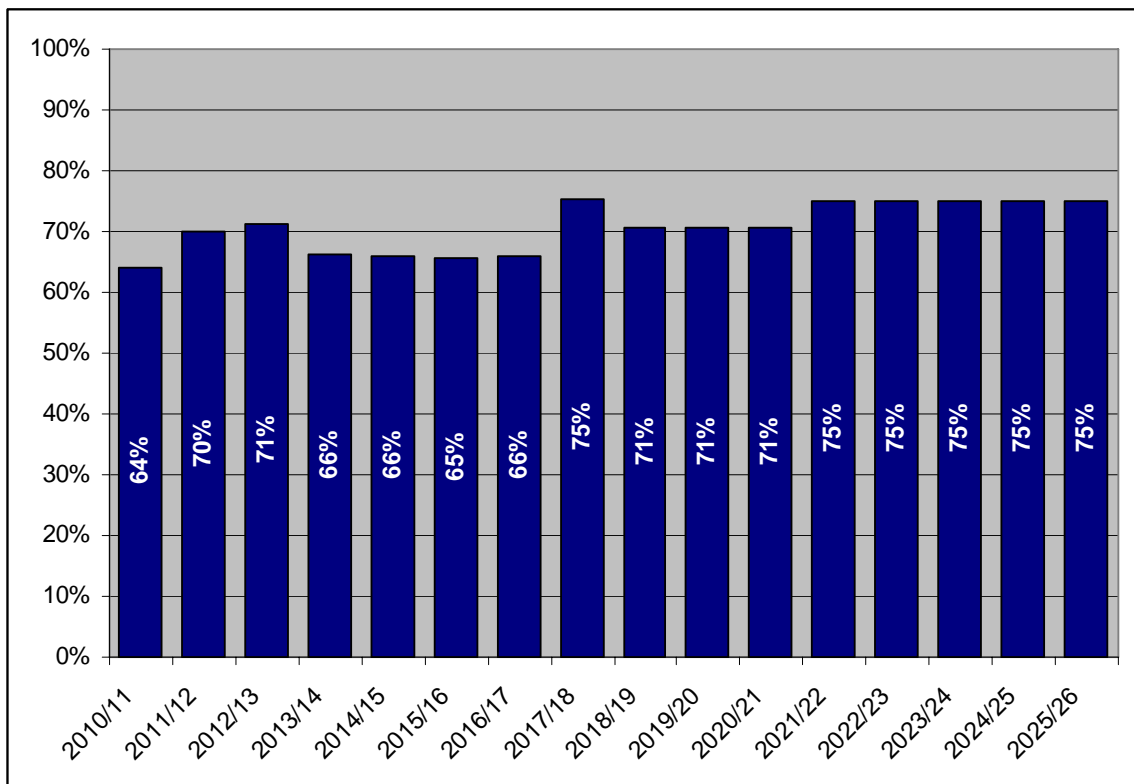
Figure 3.3 Percentage of new and converted dwellings on Previously Developed Land



Local 4: Current Commitments on Greenfield Land and Previously Developed Land	
Indicator Source	Darlington Borough Council Housing Monitoring
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
CSPO Policies	CS10: New Housing Provision
SA Objectives	4. Provide a continuous supply of land for new housing development 6. Safeguard, enhance and provide facilities and the environment 7. Preserve the scale, character, function and sense of place of Darlington's environment

Figure 3.4 shows that the majority of new development on committed sites will be on PDL, though continued delivery of dwellings on greenfield land at West Park means a decrease in the forecast % of new development on PDL between 2012 and 2016. Outline planning permission granted in 2008/09 for a large scale mixed-use development at Lingfield Point is anticipated to deliver around 75% of its new dwellings on PDL, implemented from 2016/17 onwards.

Figure 3.4 Distribution of future housing commitments between PDL and Greenfield Land



Local 5: Density of new dwellings on completed and committed sites of five dwellings or more	
Indicator Source	Darlington Borough Council Housing Monitoring
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
CSPO Policies	CS10: New Housing Provision
SA Objectives	4. Provide a continuous supply of land for new housing development 6. Safeguard, enhance and provide facilities and the environment 7. Preserve the scale, character, function and sense of place of Darlington's environment

All housing development was completed on six sites of five dwellings or more in 2009/10, with 98 dwellings completed on around 7.21ha of land, providing a density of 14 dwellings per hectare. This average density is lower than seen last year, and is largely due to the completion of low density sites at Rockcliffe Park and Middleton Hall. This average density is outside the range of 30 to 50 dwellings per hectare that NERSS Policy 29 states that Local Authorities should plan for. However, if Rockcliffe Park and Middleton Hall were excluded, the average density would be 47 dwellings per hectare.

Darlington has uncompleted committed sites with a total of 5762 dwellings (including completed and uncompleted dwellings), on approximately 165 hectares of land. This results in an average density of 34.9 dwellings per hectare.

Local 6: Average house prices in Darlington Borough	
Indicator Source	Land Registry / Tees Valley Unlimited
RSS Policies	RSS Policy 30: Improving Inclusivity and Affordability
BDLP Saved Policies	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
CSPO Policies	CS11: New Housing For All
SA Objectives	4. Provide a continuous supply of land for new housing development

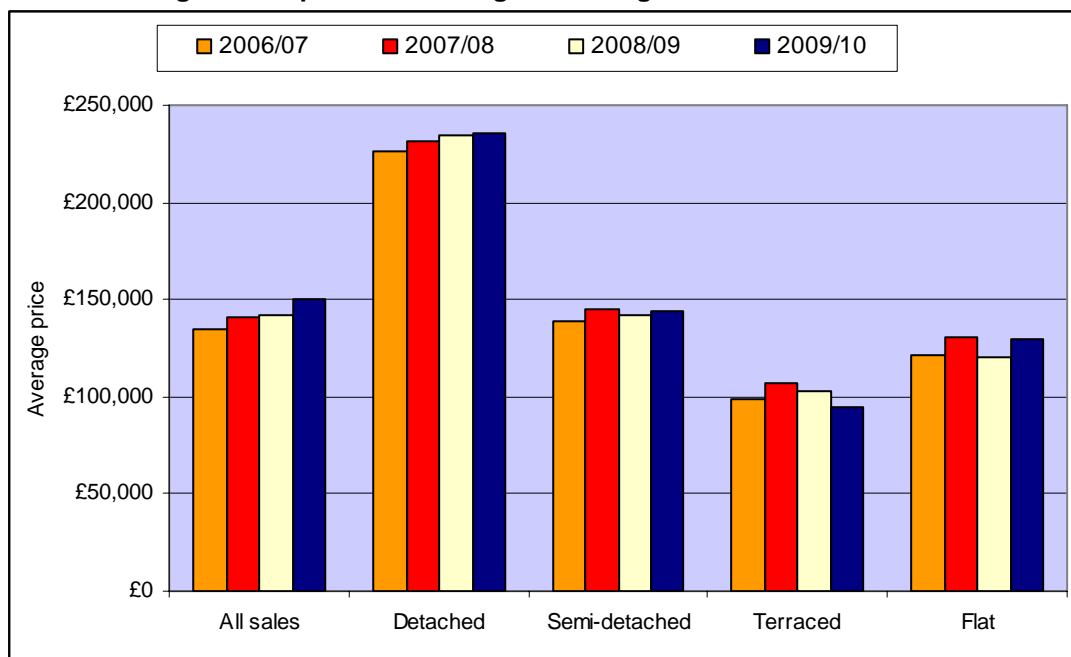
Table 3.6 sets out, and figure 3.5 illustrates, changes in house prices in Darlington Borough since 2006/07 by type. The data indicates that while there has been a decline in prices of terraced houses, in 2009/10 compared to 2008/09, the average price for all sales actually rose in 2009/10, despite the problems experienced by the housing market at a national level.

Table 3.6 Average house prices in Darlington Borough

	All sales	Detached	Semi-detached	Terraced	Flat
2006/07	£134,600	£226,300	£138,800	£98,800	£121,300
2007/08	£141,200	£231,200	£145,100	£107,400	£130,400
2008/09	£141,500	£234,800	£142,100	£102,700	£120,600
2009/10	£149,900	£236,100	£143,600	£94,200	£129,700

Source: HM Land Registry/tees Valley Unlimited

Figure 3.5 Chart of average house prices in Darlington Borough



Core H5: Gross Affordable Housing Completions	
Indicator Source	Housing Strategy Statistical Appendix / Darlington Borough Council Monitoring
RSS Policies	RSS Policy 30: Improving Inclusivity and Affordability
BDLP Saved Policies	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
CSPO Policies	CS11: New Housing For All
SA Objectives	4. Provide a continuous supply of land for new housing development

This indicator is included in RSS monitoring (Housing 11a), and National indicator NI155.

Table 3.6 shows that average house prices of terraced houses declined in the Borough in 2009/10. Although this decline is likely to make housing slightly more affordable in the Borough, the availability of sufficient affordable housing to meet identified local needs continues to be a key issue in Darlington Borough.

Table 3.7 shows that in 2009/10 49 affordable dwellings were completed, which is almost twice the number of completions for the previous years.

Table 3.7 Affordable housing completions

	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10
Number of additional Local Authority rented dwellings	0	0	0	0	0	20	0
Number of additional RSL rented dwellings	77	18	10	38	42	5	49
Number of additional RSL shared ownership	0	10	0	0	8	0	0
Total affordable housing completions	77	28	10	38	50	25	49

Core H4: Number of additional pitches granted planning permission	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	RSS Policy 30: Improving Inclusivity and Affordability
BDLP Saved Policies	Policy H20: Gypsy sites Policy H21: Additional Gypsy Sites
CSPO Policies	CS13: Accommodating Travelling Groups
SA Objectives	2. Ensure new development creates sustainable communities 4. Provide a continuous supply of land for new housing development

No additional pitches were granted planning permission in 2009/10 and none were lost as a result of development or closure.

Local 7: Number of additional pitches included in Development Plans	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy H21: Additional Gypsy Sites
BDLP Saved Policies	Policy H20: Gypsy sites
CSPO Policies	CS13: Accommodating Travelling Groups
SA Objectives	4. Provide a continuous supply of land for new housing development

The Tees Valley Gypsy and Traveller Accommodation Needs Assessment was published in 2009. This study provides the up to date evidence base for setting a target for provision of gypsy and traveller accommodation. Policy CS13 of the emerging Core Strategy identifies existing sites where provision will be made and sets out criteria for assessing new applications for travelling groups' accommodation. Further detail on specific sites is likely to be provided in the Accommodating Growth DPD.

Core H6: Housing quality: Building for Life assessments	
Indicator Source	None currently
RSS Policies	Policy 2: Sustainable Development Policy 38: Sustainable Construction
BDLP Saved Policies	This indicator relates to the design element of several saved BDLP policies, such as Policy E46 (Safety and Security), Policy R1 (Designing for All), Policy T13 (New Development – Standards) and Policy T24 (Parking and Servicing Requirements for New Development), E12 (Trees and Development), E15 (Open Land in New Development), E23 (Nature and Development), E24 (iii) (Conservation of Resources), E45 (Development and Art), E49 (Noise Sensitive Development), H11 (Design and Layout of New Housing Development), H12 (Alterations and Extensions to Existing Dwellings), R13 (Recreation Routes and New Development).
CSPO Policies	CS2: Promoting Good Quality, Sustainable Design
SA Objectives	1. Minimise the impact of and adapt to climate change

At the end of 2010/11 all developments of over 10 dwellings will be assessed by the in-house assessor who is currently Principal Planning Officer (Urban Design). This will be expressed as a BfL score for each development.

Local 8: Number of vacant dwellings by length of vacancy and ownership	
Indicator Source	Housing Strategy Statistical Appendices
RSS Policies	Policy 28: Gross and Net Dwelling Provision.
BDLP Saved Policies	Policy H16: The Improvement of Older Residential Areas
CSPO Policies	CS12: The Existing Housing Stock
SA Objectives	4. Provide a continuous supply of land for new housing development

Table 3.8 shows a slight rise in the total number of vacant dwellings in the Borough in 2009/10. This increase is mainly due to a slight rise in vacancy rates among Local Authority rented dwellings from last year's very low figure.

Table 3.8 Vacant dwellings by ownership type

	Total Vacant 2005/06	Total Vacant 2006/07	Total Vacant 2007/08	Total Vacant 2008/09	2009/10	
					Vacant less than 6 months	Total vacant
Private	1284	1447	1477	1801	696	1791
RSL	39	17	12	40	13	45
LA	149	113	86	19	59	59
Total	1472	1577	1575	1860	768	1895

Local 9: Number of applications that meet appropriate CSH/BREEAM standards	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 2: Sustainable Development Policy 38: Sustainable Construction
BDLP Saved Policies	Housing H11: Design and layout of new development
CSPO Policies	CS2: Promoting Good Quality, Sustainable Design
SA Objectives	1. Minimise the impact of and adapt to climate change

The sustainability of new development is an issue that has risen in importance over recent years, and as such, while not comprehensively represented in the policies of the adopted Local Plan, the Council's recently adopted Design of New Development SPD sets out sustainability standards for new development.

Adoption of the Design SPD has taken longer to fully implement. A draft Service Plan indicator is based upon compliance with the SPD and monitoring is to be undertaken annually. At the end of 2010/11 a representative sample

will be taken of all developments of an individual dwelling upwards to test full compliance that includes CSH / BREEAM standards.

Conclusions

The targets for net additions to the housing stock are handed down from the Regional Spatial Strategy. Figure 3.2 shows that at the height of the economic boom and when credit was easy to obtain, the net additions to the housing stock managed to keep pace with the RSS targets. However, as the credit crunch bit in 2008, the number of completions slumped and went down again in 2009/10. This trend is set to continue in the current year, while consultation with key stakeholders (as part of the SHLAA preparation process) indicates that the market is unlikely to show signs of significant recovery until 2014/15. However, the RSS target is reduced to 340 dwellings per annum from next year and Figure 3.2 shows that completions could rise above the target until 2015/16. Should completions fail to reach the targets, it is likely that this will be due to restrictions on mortgage lending and economic conditions rather than a lack of housing land available. There is, therefore no need to amend the targets or to make significant new areas of land available.

The credit crunch has reduced the number of completions on brownfield sites. The restrictions on credit have resulted in the private sector struggling to finance development on brownfield sites. The banks have become risk averse and are financing mainly greenfield sites which have no contamination and few constraints to development. As a result, the percentage of housing built on previously developed land (54%) has dipped below the Government's target (60%) for the first time. With the cuts to regeneration funding announced this year, the Government's PDL target looks unachievable in the foreseeable future.

3.3 Business, Industry and Employment

The Borough's economy has undergone a transformation over recent years with employment in traditional industries (manufacturing) declining. Specialised engineering remains a key strength providing high value jobs with good longer-term growth prospects, and growth has been seen over recent years in the service sector (business and professional services). Service sector employment now dominates in the Borough and economic growth needs to continue to be developed if the Borough is to widen its economic base and provide a range of job opportunities across all sectors for its residents.

Over recent years, with assistance from public funds, Darlington has attracted interest from private developers leading to a number of high profile schemes such as offices at Morton Palms, and distribution and industrial development at Faverdale Business Park. As well as traditional employment developments, there are plans for major mixed-use developments in the Borough including at Lingfield Point (outline application approved in 2009), and at the Central Park area.

The Regional Spatial Strategy focuses new economic development on sustainable locations, to make the best use of the land and resources available to improve economic performance. It identifies that up to 235ha of general employment land needs to be provided in the Borough, in addition to 125ha in the key employment locations of Faverdale and Heighington Lane. This gives a total provision of 360ha in Darlington. The identification of land at Durham Tees Valley Airport for airport related development is included within this overall figure.

Core BD3: Current employment land available by type	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centre Policy 20: Key Employment Locations Policy 21: Airports
BDLP Saved Policies	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office/Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Sites
CSPO Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy
SA Objectives	3. Protect and promote a range and continuous supply of employment development opportunities

Table 3.9 sets out the allocated employment land within the Borough. At present, and as confirmed in the Darlington Employment Land Review, 2009, there does not appear to be a quantitative deficiency in the amount of land allocated for employment uses. However, a substantial part of current allocations are long term and/or are dependent upon infrastructure provision and other factors before they become available for development, and not all sites are suitable for all types of employment development. In addition, a vast majority of the sites comprise pockets within existing industrial areas that would not be attractive or suitable for other uses.

Additionally there are indications that some previously developed employment land is under some pressure from residential and other alternative uses. The Darlington Employment Land Review will inform the allocation of sites through the Accommodating Growth DPD, which is currently at Issues and Options Stage. This will be combined with a Making Places DPD, to be adopted in July 2013, which will identify existing employment sites to be protected and will also identify circumstances whereby other alternative uses may be considered.

Table 3.9 Allocated and Non allocated Land available 2009/10

	GF Available	PDL Available	Total Available	Amount Completed 09/10
Sites allocated for employment uses				
EP2.1 Valley Street	0	1.87	1.87	NA
EP2.2 Cleveland Street	0	0.96	0.96	0.90*
EP2.3 Albert Hill	0.97	0	0.97	0.30
EP2.4 Blackett Road	0	1.35	1.35	NA
EP2.5 Banks Road	0	0	0	0.27*
EP2.6 Yarm Road	42.29	24.72	67.01	NA
EP2.7 Faverdale	4.96	0	4.96	0.04
EP2.8 Whessoe Road	4.34	0.82	5.16	NA
EP2.9 Aycliffe Industrial Estate	0	0	0	NA
EP2.10 Borough Road	0	0	0	NA
EP3.1 McMullen Road West	0	8.42	8.42	NA
EP3.2 McMullen Road East	6.73	0	6.73	NA
EP3.3 Yarm Road	51.63	0	51.63	NA
EP3.5 Faverdale	36.36	8.35	44.71	NA
EP4 Haughton Road	0	0	0	NA
Total Allocated Land (ha)	147.28	46.49	193.77	1.51
EP3.6 Heighington	13.69	0	13.69	0
EP8 Faverdale Reserve	120	0	120	0
EP9 (DTV) Airport North	5.26	0	5.26	0
EP10 (DTV) Airport South	0	0	39.3	0
Total of All Types (ha)	286.23	46.49	372.02	1.51
Planning Permissions on Unallocated Land				
Beaumont House (09/00914/FUL) PDL			0.167	NA
Total			0.167	

The development at Banks Road was an extension to existing premises, creating additional floor space but not reducing the employment land area.

Total available on EP2.6 has been amended as was incorrectly reported in AMR 2008/09.

Core BD1: Total amount of floor space developed by employment type
Core BD2: Total amount of employment floor space on previously developed land- by type
Local 10: Amount of airport related development
Darlington Borough Council Monitoring
Policy 18: Employment Land Portfolio
Policy 19: Office Development Outside of City and Town Centres
Policy 20: Key Employment Locations
Policy 21: Airports
Policy EP2: Employment Areas
Policy EP3: New Employment Areas
Policy EP8: Reserve Employment Sites
Policy EP9 and EP10: Teesside Airport
CS1: Darlington's Sub-regional Role and Locational Strategy
CS5: Supporting the Local Economy
3. Protect and promote a range and continuous supply of employment development opportunities

Due to the economic downturn, the amount of completed development in Darlington over the period 2009/10 was expected to be significantly lower than in previous years, however the actual completed development was at a reasonable level of 1.51ha, which is a healthy figure and comparable with the development that took place in 2004/05. There was no airport related development in 2009/10.

Table 3.10 Employment land completions by type 2009/10

	GF (sqm)	PDL (sqm)	Total (sqm)	%PDL
B1 (a) Office	0	109.2	109.2	100%
B1 (b) Research and development	0	0	0	n/a
B1 (c) Light industry	0	440	440	100%
B2 General Industry	205.5	2665	2870.5	93%
B8 Storage & distribution	161	110	271	40%
Total	366.5	3,324.2	3,690.7	90%

Local 11: Historic geographical spread of new development by hectare	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centres Policy 20: Key Employment Locations Policy 21: Airports
BDLP Saved Policies	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas
CSPO Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy
SA Objectives	3. Protect and promote a range and continuous supply of employment development opportunities 5. Safeguard and enhance the function of Darlington Town Centre

Table 3.11 Historical geographical spread of new development by hectare

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	Total
Inner Urban (ha)	0.159	1.603	0.018	1.768	0.59	0.5572	0.115	0.08	0	1.4	6.29
Outer Urban (ha)	0	7.028	1.5	3.404	0.561	6.8804	0.25	1.42	0.176	0.2	21.42
Total (ha)	0.159	8.631	1.518	5.172	1.151	7.4376	0.365	1.5	0.176	1.6	27.71
Inner Urban (%)	100%	19%	1%	34%	51%	7%	32%	5%	0%	88%	23%
Outer Urban (%)	0%	81%	99%	66%	49%	93%	68%	95%	100%	12%	77%

A trend towards de-centralisation has been apparent in the Borough over recent years, however in the period 2009/10 the vast majority of employment development that took place was in the inner urban area. This is largely due to the development at Cleveland Street and Albert Hill, both inner urban allocated employment areas.

Local 12: Losses of employment land by type	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centres Policy 20: Key Employment Locations Policy 21: Airports
BDLP Saved Policies	Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP5: Other Uses in Employment Areas Policy EP14: Existing Employment Development
CSPO Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy
SA Objectives	3. Protect and promote a range and continuous supply of employment development opportunities

Table 3.12 illustrates the amount of employment land, both allocated and unallocated, that has been lost to other uses, and in this period, the majority of those losses have been on allocated employment land. This is a modest amount given the size of the employment land portfolio, and is comparable with previous years.

Table 3.12 Losses of employment land by type of alternative development (in ha)

	2003/04		2004/05		2005/06		2006/07		2007/08		2008/09		2009/10	
	AEL	NAL	AEL	NAL	AEL	NAL	AEL	NAL	AEL	NAL	AEL	NAL	AEL	NAL
Residential (ha)	0.03	8.7	0	4.49	0	3.03	0	0	0.026	0	0	0	0.03	0
Retail (ha)	0	0	0	0	0	0	0	0	0	0	0	0	0.12	0
Other (ha)	0	0	0	0	0.73	0	0	0	0.26	0	0	0	0.72	0.05
Total (ha)	0.03	8.7	0	4.49	0.73	3.03	0	0	0.286	0	0	0	0.87	0.05

AEL: Allocated employment land, NAL: Non-allocated employment land

Overall, the monitoring for 2009/10 demonstrates that a reasonably healthy amount of employment development has taken place over this period, and that there has been within this, a stronger trend towards development on more sustainable inner urban sites. Nevertheless, this is largely due to the nature of employment land in Darlington and the needs of particular occupiers that are provided for in the broad range of sites available. Employment losses have been minimal, but have taken place predominantly on sites that are allocated for employment uses, with the main alternative use being those other than residential and retail, such as offices and the former bus station.

3.4 Retail and the Town Centre

Core BD4: Total amount of floorspace for town centre uses	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 4 - The Sequential Approach to Development Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 12 - Sustainable Economic Development Policy 13 - Brownfield Mixed-Use Locations Policy 16 - Culture and Tourism Policy 19 - Office Development Outside of City and Town Centres Policy 24 - Delivering Sustainable Communities Policy 25 - Urban and Rural Centres Policy 27 - Out-of-Centre Leisure Developments Policy 51 - Strategic Public Transport Hubs
BDLP Saved Policies	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre
CSPO Policies*	CS1: Darlington's Sub-Regional Role and Locational Strategy CS5: Supporting the Local Economy CS6: Vibrant Cultural and Tourism Offer CS7: The Town Centre CS8: Additional Retail Provision CS9: District and Local Centres and Local Shops and Services
SA Objectives	1) Strengthening the economy

Table 3.13 Amount of completed retail, office and leisure development (sqm.)

	2004/5		2005/6		2006/7		2007/8		2008/09		2009/10	
	Total	Town Centre	Total	Town Centre	Total	Town Centre	Total Gross (Net)	Town Centre	Total Gross (Net)	Town Centre	Total Gross (Net)	Town Centre
Retail	2,469	0	2,026	0	3,987	2,879	432 (288)	0	56 (56)	0	266 (175)	0
Office	2,620	333	840	0	2,500	0	6,472 (6,472)	0	151 (151)	0	80 (80)	0
Leisure	0	0	0	0	0	0	0	0	0	0	0	0
Total (sqm)	5,089	333	2,866	0	6,487	2,879	6,904	0	207	0	346	0

Table 3.13 shows that during 2009/10 only a very small amount of new retail floorspace (defined here as use classes A1 and A2) opened in the Borough, and none in the town centre. As last year there has been no additional development for town centre use and the office development which has occurred has been outside the town centre. There was no completed leisure development (use class D2) in 2009/10.

Local 13: Amount of retail floorspace and vacancy rates in the Town Centre and District and Local Centres	
Local 14: Amount of completed retail (shop) floorspace, by centre and for the borough as a whole	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 4 - The Sequential Approach to Development Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 12 - Sustainable Economic Development Policy 13 - Brownfield Mixed-Use Locations Policy 24 - Delivering Sustainable Communities Policy 25 - Urban and Rural Centres Policy 51 - Strategic Public Transport Hubs
BDLP Saved Policies	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre
CSPO Policies*	CS1: Darlington's Sub-Regional Role and Locational Strategy CS5: Supporting the Local Economy CS6: Vibrant Cultural and Tourism Offer CS7: The Town Centre CS8: Additional Retail Provision CS9: District and Local Centres and Local Shops and Services
SA Objectives	1) Strengthening the economy 2) Adapting to and mitigating against climate change 3) Living within environmental limits 4) Developing a more sustainable employment market 6) Improving health and well-being while reducing health economies 10) Promoting, enhancing and respecting culture and heritage

*Darlington Local Development Framework, Core Strategy: Revised Preferred Options, January 2010

Local indicator 14 was added to LDF AMR in order to monitor the amount of completed A1 (shop) development in the Borough's town, district and local centres. This indicator has been included in order to monitor the impact of retail policies in the emerging LDF, in accordance with the requirements of PPS4: Planning for Sustainable Economic Growth. It should be noted that table 3.14 only includes locations that meet the PPS4 definition of centres, and therefore excludes Morton Park and Darlington Retail Park.

Table 3.14 Amount of retail floorspace and vacancy rates

	Number of Retail Units	Number of Vacant Units	% vacant units	Total Retail Floorspace (m ²)	Vacant Retail Floorspace (m ²)	2009/10 Completed A1 units	Completed A1 floorspace (m ²)
Darlington town centre	442	51	11.5%	99,450	8,202	0	0
Cockerton district centre	56	6	10.7%	4,109	336	0	0
North Rd district centre	59	18	30.5%	14,377	370	0	0
Mowden local centre	11	1	9.1%	1047	70	0	0
Neasham Rd local centre	5	1	20.0%	5,976	403	0	0
Whinfield local centre	4	0	0.0%	5,421	0	0	0
Yarm Road local centre	11	0	0.0%	4,307	0	0	0
Total	588	77	13.1%	134,687	9,381	0	0

Table 3.14 shows that there was no additional class A1 shop floorspace provision in any of the Borough's defined centres during 2009/10. There was, in fact, a small fall in the number of A1 units and floorspace in the town centre, as a result of amalgamations of units and changes to other uses.

There was a small fall in vacancy rates in the town centre in 2009/10 (down from 13.4% of units in 2008/09) reflecting a modest uplift from the economic downturn of the previous year. Nevertheless, vacancy in the town centre still accounts for nearly 90% of the total vacant units in the Borough's centres. The 2008 Darlington Retail Study (DRS) and subsequent statistical updates (together with a fuller 2010 Update of the Darlington Retail Study published in July 2010) provide further analysis of the vitality and viability of the Borough's centres and of retail development. The findings from this study have been used to inform retail and town centre policies within the emerging LDF.

3.5 Environmental Resources

Core E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	
Indicator Source	Darlington Borough Council Monitoring / The Environment Agency
RSS Policies	Policy 8: Protecting and Enhancing the Environment Policy 24: Delivering Sustainable Communities Policy 35: Flood Risk
BDLP Saved Policies	Policy E1: Keynote Policy for the Protection of the Environment
CSPO Policies	Policy CS16: Environment Protection
SA Objectives	1. Minimise the impact of, and adapt to the effects of climate change 7. Preserve or strengthen the environment, scale, character, function and sense of place.

During 2009/10 there were no permissions granted that were subject to an objection from the Environment Agency; this has been the case for the last three years.

Core E2: Changes in Areas and Populations of Biodiversity Importance	
Indicator Source	Darlington Borough Council Monitoring
One Darlington Work Strand	Quality of life Greener, cleaner Darlington
RSS Policies	Policy 8 Protecting and Enhancing the Environment Policy 10 Tees Valley City Region Policy 24 Delivering Sustainable Communities Policy 33 Biodiversity and Geodiversity Policy 36 Trees, Woodlands and Forests
BDLP Saved Policies	E1 Protection of the Environment E3 Protection of Open Land E11 Conservation of Trees, Woodlands and Hedgerows E12 Trees and Development E20 Sites of Nature Conservation Importance E21 Wildlife Corridors E22 Local Nature Reserves E23 Nature and Development
CSPO Policies	CS15 Biodiversity and Geodiversity
SA Objectives	7. Preserve or strengthen the environments, scale, character, function and sense of place.

This indicator is also reported as NI197

Priority habitats and species

The Durham Biodiversity Action Plan identifies a wide range of priority habitats and species that are of principal importance in Darlington. However, with the exception of Great Crested Newts, few systematic surveys have been undertaken for their population and condition to enable comparison. Where known, an overview showing changes over the last year for these and other key sites and species within the Borough and/or County Durham is set out

below. It is envisaged that a rolling programme of surveys will be established by the Council to monitor the condition of these sites in future.

Key Changes 2009-2010

Wetland and wet woodland are a rare, but significant source of biodiversity value, containing a range of important species and habitats, such as Black Poplar and Great Crested Newts. Most existing areas follow watercourses like the River Tees and River Skerne; the continued protection and enhancement of these corridors is essential to maintain and improve biodiversity value in the Borough. A programme of work has just started at Maidendale Nature Reserve to plant additional wetland areas. This will continue over the next two years. More open spaces have seen short cut grass areas being managed as more biodiverse longer grass meadow, this is expected to continue during 2010/11.

Protected Species:

Great Crested Newts

Great Crested Newts are a protected species, diminished in part, by development. The Council manages a project which helps identify and monitor the locations of Great Crested Newts in the Borough to help protect the species. It also ensures new development provides adequate mitigation close to habitats.

Water Vole

This drastically reduced species is now a priority species within Darlington for both protection and population/habitat enhancement. West Park and the River Skerne provide valuable strongholds, but these need to be expended in range. West Beck will provide an important expansion to the West Park population while Cocker Beck will help support connections to the wider countryside. The presence of water voles in the Skerne will continue to be monitored, with opportunities for improvements identified where appropriate.

Bats

There are eight known regularly breeding species in County Durham, the Nathusius' Pipistrelle is also present but is not known to be breeding. The River Tees is the main location for all Darlington species except the Common Pipistrelle, which is widely distributed. Trends for different species include:

- Noctules occur in low numbers at several sites across the town but are probably at their most numerous over the Tees.
- The Whiskered/Brandt's occur in Darlington, most likely along the River Tees but their number and location is unknown.
- Common Pipistrelle is widespread and thought to be gradually increasing in line with national trend.
- Daubenton's is widespread on watercourses and thought to be gradually increasing in line with national trend.
- The long eared Noctule and Soprano Pipistrelle is widespread but found in only a few particular sites.

Bats should be protected from new development, particularly from the demolition and/or conversions of older buildings with regard to roosts in roof spaces. However the development of wind turbines, hedgerow loss and new forms of lighting also has increasing impact on bats. Enhancement schemes should be identified and provided where possible.

Sites of Special Scientific Interest (SSSI)

SSSI's are nationally protected sites identified for their wildlife, geological and/or habitat value. There are four SSSI's in the Borough, covering 8.3ha. The Government requires 95% of the area of SSSI's to be in favourable or recovering condition by 2010. Only one, Hell Kettles is in unfavourable recovering condition, the others are in a favourable condition. Hell Kettles, situated to the north west of Hurworth, is the only site in County Durham where open water is fed by calcareous springs, with saw-sedge dominated swamp. There is also tall fen and damp grassland containing a rich variety of wetland plants, including several which are rare or local. The site is not fully conserved but there is a management plan in place that if sustained will ensure that the SSSI will reach favourable condition.

Local Nature Reserves and Local Wildlife Sites

Local Nature Reserves are designated for having wildlife or geological features that are of special interest locally. They also provide the community with opportunities to learn about and enjoy nature. Six are in the urban area, with a seventh at The Whinnies, Middleton St George. Overall they cover 61ha, equating to 0.6ha per 1000 population.

Work continues to improve and the quality of three proposed LNR sites at Red Hall, West Park and Cocker Beck. Designation is unlikely before 2010-2011.

Local Wildlife Sites

Since the adoption of the Local Plan in 1997, the number of sites of nature conservation importance (now known as Local Wildlife Sites) has increased from 46 to 50. Several of these sites form part of a Local Nature Reserve. As of 2009, the process of identifying, surveying and establishing a new baseline figure for the number of Local Wildlife Sites (LWS) has been carried out. In January 2010, the new baseline figure of 25 sites will be validated via the Tees Valley Biodiversity Action Plan group (TVBAP). The number of these sites also in positive management is continuing to be assessed. Only those sites within a LNR; 25% of the 25 sites are under positive management.

Natural and Semi Natural Greenspace and Public Access

A key aim of the Council is to protect and enhance biodiversity and green infrastructure in the Borough so that the community has access to a range of natural and semi natural greenspaces. There are 34 sites primarily designated for this purpose covering approx 238 ha however many other sites like parks also have some natural and semi natural greenspace. From publicly accessible spaces alone this provides 4.24ha of space per 1000 population; the Council is aiming to increase this to 5ha by 2017. The number and quality of sites has risen slightly over the last year ensuring that the community continue to enjoy access to high quality natural spaces and experience the health and education benefits that come from greater access to the natural environment.

Table 3.15 provides a summary of the key changes to priority species and habitats as well to sites in the Borough that provide local wildlife and nature conservation interest.

Table 3.15: Summary of Key Changes to Habitats, Species and Wildlife Sites in the Borough

Type of Site	Active Management Target	Population/extent 2008/09
Wet woodland	Maintain and/or extend areas of mature and/or of wet woodland in County Durham by 10%	Durham wide approx 316ha
Wetland		
Hedgerows	To maintain ancient hedgerows and extend the length of species rich hedgerows and improve condition	9600km Durham wide 1632km good condition
Unimproved grasslands	Draft proposals are being prepared	
Black Poplar	Expand the population in the Durham area	Majority found in the northern part of Borough
Great Crested Newts	Maintain and expand the range in Durham	40 known sites
Skylark	Maintain current range and population of skylark	Widespread sightings but no systematic survey undertaken
Bats	Maintain and enhance bat population by improving opportunities for roosting, hibernating and foraging	8 known breeding species in Durham, 4 not threatened, 4 vulnerable River Tees and older buildings are the primary location in Darlington
Sites of Special Scientific Interest	Protect and enhance sites	Hells Kettle 3.51ha - Unfavourable recovering Neasham Fen 2.2ha - Favourable Newton Ketton Meadow 1.9ha - Favourable Redcar Field 0.68ha - Favourable
Local Nature Reserves	Each nature reserve must be managed so that the features which gave the place its special interest are maintained	Brinkburn = 1.76ha Drinkfield Marsh = 5.77ha The Whinnies = 11.46ha Brankin Moor = 1.82ha Geneva Wood = 13.12ha Maidendale = 7.51ha Rockwell = 21.16ha
Area managed		187.8ha

for nature conservation and public access		
Natural and semi natural greenspace (all)		NW – 40.38 ha Central – 52.52 ha SW – 70.23 ha SE – 130.15 ha NE – 82.88 ha Main Villages – 18.23 ha TOTAL – 394.39 ha

Core E3: Renewable Energy Capacity by Type	
Local 15: Low carbon energy generation	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 2: Sustainable Development Policy 12: Sustainable Economic Development Policy 24: Delivering Sustainable Communities Policy 38: Sustainable Construction Policy 39: Renewable Energy Generation Policy 40: Planning for Renewables Policy 41: Onshore Wind Energy Development Policy 45: Sustainable Waste Management
BDLP Saved Policies	Policy E25: Energy Conservation Policy E26: Energy from Renewable Development
CSPO Policies	Policy CS4: Promoting Commercial Scale Renewable Energy Generation
SA Objectives	1. Minimise the impact of and adapt to climate change.

Darlington is committed to reducing demand from fossil fuels, for transport, heat and electricity to help tackle climate change and achieve the national target to cut carbon dioxide emissions by 80% by 2050. Increasingly a range of renewable energy technologies will be developed in the Borough to help meet the anticipated 10% increase in electricity and 13% increase in heat demand associated with new development in addition to the levels generated by existing development. This can be achieved through commercial scale schemes, renewable energy generation at or near new development and the use of micro generation.

Few commercial scale renewable energy schemes have been submitted in the Borough limiting the potential for Darlington to contribute to national and local targets.

Through the emerging LDF, particularly the adopted Design of New Development SPD, the Council also seeks at least 10% a new development's energy supply in major new developments from on site decentralised and renewable or low carbon sources. Over 2009-10 there have been three applications granted with a condition requiring this 10% standard at the new Teesside University development, at a development of 146 dwellings at the former Feethams Football Ground and for 95 dwellings at Whessoe Road.

A robust monitoring process is required in order to accurately collate information on this indicator, and should be introduced for 2010/11.

3.6 Minerals and Waste

Core W1: Capacity of New Waste Management Facilities	
Core W2: Amount of Municipal Waste Arising, Managed by Type	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 2 - Sustainable Development Policy 3 - Climate Change Policy 10 - Tees Valley City-Region Policy 45 - Sustainable Waste Management Policy 46 - Waste Management Provision Policy 47 - Hazardous Waste
BDLP Saved Policies	Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer
*TVM&W CSPO Policies	MWC6:Waste strategy MWC7: Waste management requirements
*TVM&W SA Objectives	2) To move up the waste hierarchy 3) To make better use of all resources 9) To reduce the causes and impacts of climate change
CSPO Policies	(None)
SA Objectives	7. Preserve and strengthen the environment's scale, character, function and sense of place

*Tees Valley Joint Minerals and Waste (TVM&W) Core Strategy Publication Draft and Sustainability Appraisal (SA), both August 2009.

One additional waste management facility was approved within the Borough during 2009/10, for a new waste transfer station at Mewburn Road, Darlington for Stonegrave Aggregates Ltd. This was developed and opened after the year 2009/10.

There are few other existing waste management facilities within the Borough. This has been the case for many years for municipal solid waste (MSW). MSW is transported to a newly-constructed mechanical and biological waste treatment plant and landfill facility just across the Borough boundary at Aycliffe Quarry in County Durham. This has significantly increased the proportions of the Borough's MSW waste which is recycled. The Household Waste Recycling Centre for the Borough is located within Darlington; its capacity was greatly improved in 2006 by extending the scope of the facility. The landfilling of inert construction and demolition (C&D) and commercial and industrial (C&I) waste at the former Barmpton quarry ceased in 2005 and the site has been restored. The majority of waste management facilities within the Borough are materials recycling facilities operated by relatively small local businesses such as skip-hire operators and scrap merchants.

Table 3.16 shows the improving waste management practices of the Council for municipal solid waste (MSW) over the last nine years, including 2009/10.

Table 3.16 Amount of municipal waste arising, and managed by management type

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2009/10 (Tonnes 000)
Recycled	10.8%	11.8%	13.4%	14.6%	14.7%	26.6%	26.6%	29.3%	40.1%	28342
Composted	0.0%	0.7%	3.3%	3.6%	3.4%	5.8%	6.0%	6.9%	6.8%	4827
Landfilled	89.2%	87.2%	83.3%	81.8%	81.9%	67.5%	65.3%	62.8%	47.3%	33170

Due to new monitoring systems, we have been able to update the previous years information for this indicator.

Note: The figures may not add up to 100%; this is because the waste is weighed prior to a mechanical biological system treatment process which causes atmospheric moisture loss.

Core M1: Production of Primary Land Won Aggregates	
Core M2: Production of Secondary and Recycled Aggregates	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 1: North East Renaissance Policy 2: Sustainable Development Policy 24: Delivering Sustainable Communities Policy 42: Overall Minerals Strategy Policy 43: Aggregate Minerals Provision Policy 45: Sustainable Waste Management
BDLP Saved Policies	Policy E24: Conservation of Land and Resources
*TVM&W CSPO Policies	MWC1: Minerals strategy MWC3: Alternative materials for aggregates us
*TVM&W SA Objectives	1) To move up the minerals hierarchy 3) To make better use of all resources
CSPO Policies	(None)
SA Objectives	7. Preserve and strengthen the environment's scale, character, function and sense of place

*Tees Valley Joint Minerals and Waste (TVM&W) Core Strategy Publication Draft and Sustainability Appraisal (SA), both August 2010.

There was no production of primary land won aggregates within Darlington Borough during 2009/10, nor has there been since the Council became a minerals planning authority (MPA) in 1997. Prior to that, sand and gravel had been extracted at various locations around the Borough. Some deposits are believed to remain, but these are mainly in sensitive environmental locations such as the Tees Valley Area of High Landscape Value. There is no record of crushed rock production for aggregates in the Borough, although potential reserves are thought to exist on its northern boundary with Durham County.

There is no known production of secondary or recycled aggregates in the Borough.

Unlike for most MPAs, no specific apportionment was made by the regional planning body for the amount of aggregates which should be produced in Darlington. Instead the Borough is grouped with the other four Councils within the Tees Valley: this overall requirement is nevertheless at present still low - less than 2% of the regional apportionment. Details on aggregates sales, reserves and landbanks for the North East are contained in the Annual Monitoring Reports produced by the Regional Aggregates Working Party (NE RAWP). However, for reasons of commercial confidentiality, the information for the Tees Valley cannot be published individually and is combined with the figures for County Durham. Therefore, as well as there being no Darlington apportionment, there are no figures available for annual production. Fortunately the present lack of working sites in Darlington means that this is not an issue at this time.

3.7 Open Spaces

Local 16: Audits of open space facilities	
Local 17: Open space provision in the urban area	
Local 18: Amount of eligible open space managed to Green Flag Award standard	
Local 19: Allotment provision in the Borough	
Indicator Source	Darlington Borough Council Monitoring
One Darlington Work Strand	Quality of life Greener, cleaner Darlington
RSS Policies	Policy 8 Protecting and Enhancing the Environment Policy 10 Tees Valley City Region Policy 24 Delivering Sustainable Communities
BDLP Saved Policies	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision Policy R19: Protection of Allotments
CSPO Policies	CS17 Green Infrastructure
SA Objectives	6. Safeguard, enhance and provide a range of facilities and the environment

	7. Preserve and strengthen the environment's scale, character, function and sense of place
Open Space Strategy Policies	Policy 1: General Approach Policy 2: Our Most Locally Important Open Space Resources Policy 7: Parks Provision Policy 8: Standards for Parks Provision Policy 22: Design of Open Spaces

Darlington has an extensive network of multifunctional open spaces, covering 687ha. But quality and access varies and provision does not always meet community needs. One of these spaces is South Park; a key strategic space. Situated in the south of the urban area, it covers 25.76ha and is the only open space in the Borough to have Green Flag status, the national standard which recognises those spaces that achieve the highest environmental standards in England and Wales.

The Council's adopted Open Space Strategy sets out further details on the level, type and quality of provision and accessibility to spaces. A rolling survey programme takes place annually to monitor the amount, quality, value and access to these spaces. A summary of the open space provision in the urban area is provided below, with known changes identified for the last year.

Table 3.17 Summary of open space provision in the urban area and changes 2009/10

Open Space Primary Purpose	No of Sites at March 2010	Total Area (Ha) at March 2010	Changes 2009/10
Parks and gardens	14	82.16	Ongoing rolling improvement at North Park, West Park, North Lodge Park
Informal recreation	97	158.21	Additions include several former school sites like Springfield, Beaumont Hill and Alderman Leach
Green Corridors	17	90.08	Works to Green Lane and the Eastern Transport Corridor have led to enhanced facilities for cyclists and pedestrians
Natural and semi-natural green spaces	33	223.69	Ongoing rolling improvement programme at Cocker Beck and Maidendale Nature Reserve
Provision for children and young people	20	13.68	Ongoing programme to provide more adventurous play equipment for children and young people. Completed sites include Eastbourne Park and Red Hall.
Landscape amenity space	44	50.99	
Allotments	27	28.14	
Cemeteries etc.	12	38.07	
Civic Spaces	5	1.98	
Total	269	687	

Local 20: Number of accessible playing pitches in the Borough	
Indicator Source	Darlington Borough Council Monitoring
One Darlington Work Strand	Quality of life Greener, cleaner Darlington
RSS Policies	Policy 8 Protecting and Enhancing the Environment Policy 10 Tees Valley City Region Policy 24 Delivering Sustainable Communities
BDLP Saved Policies	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision
CSPO Policies	CS17 Green Infrastructure
SA Objectives	6. Safeguard, enhance and provide a range of facilities and the environment
Open Space Strategy Policies	Policy 1: General Approach Policy 2: Our Most Locally Important Open Space Resources Policy 7: Parks Provision Policy 8: Standards for Parks Provision Policy 22: Design of Open Spaces

The Borough has 104 public, private and school playing pitches, equivalent to one playing pitch for every 1150 adults; below the national and regional average. Of the 48 pitches found at school sites only nine have secure community use out of school hours. Pitch quality varies; public pitches tend to be average quality while higher quality pitches are overused, reducing their overall quality in the long term. There is an undersupply of 18.5 football pitches, particularly for junior football, this is likely to increase to 24.6 pitches by 2021 unless access to existing pitches is increased and new provision is made.

In addition there has been a temporary loss of four pitches to new development. Two of the pitches were lost through the new Teesside University development next to Darlington College. A planning application has been submitted to relocate these pitches to Blackwell Meadows, helping to create a new strategic hub with Darlington Rugby Club. The Council is working with partners to secure the delivery of the remaining two pitches.

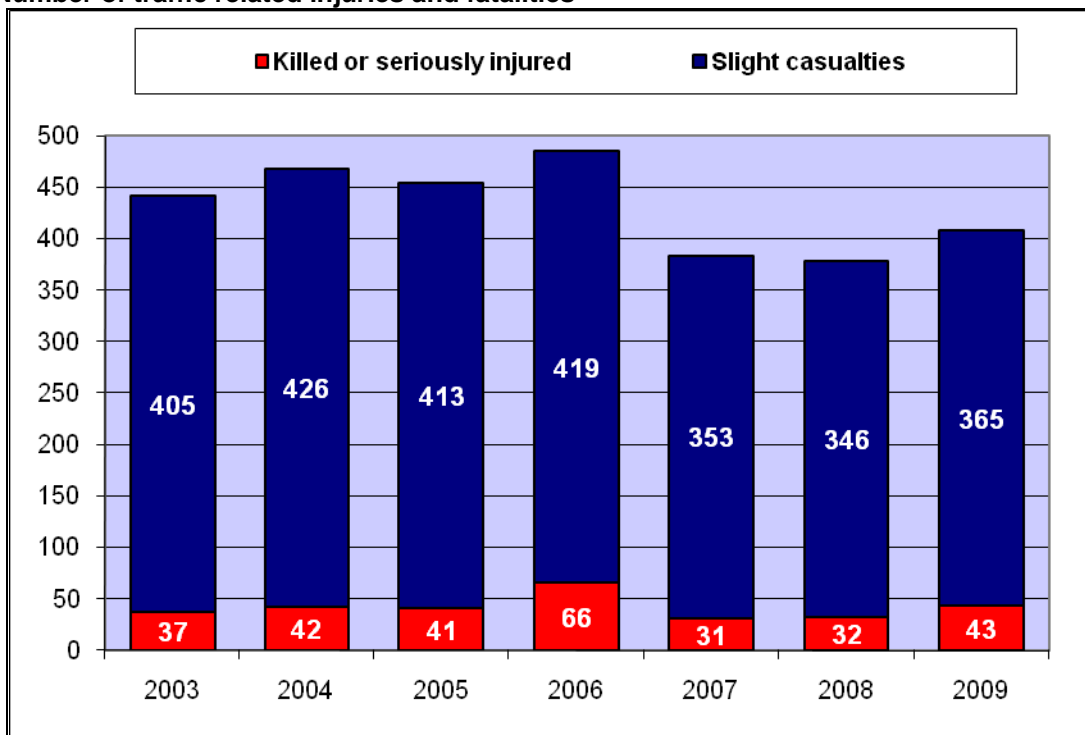
3.8 Transport and Accessibility

The construction of the Darlington Eastern Transport Corridor and its opening in 2008 continues to be the most significant transport development in recent years. It provides a link from the A66(T) to Houghton Road to the East of the Town Centre, which is enabling economic regeneration of this part of the town. The scheme implements saved BDLP policy T6.1.

Local 21: Traffic related injuries and fatalities	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 49 – Regional Transport Corridors Policy 53 – Demand Management Measures
BDLP Saved Policies	Policy T3: Justification for Major Road Schemes Policy T4: Route and Design of Major Road Schemes Policy T9: Traffic Management and Road Safety Policy T10: Traffic Calming- Existing Roads Policy T11: Traffic Calming – New Development
CSPO Policies	CS2: Promoting Good Quality, Sustainable Design CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure
SA Objectives	2. Ensure new development creates sustainable communities 8. Support initiatives to maintain, expand and enhance sustainable transport

Figure 3.6 shows the total number of road traffic casualties has fluctuated over the last 6 years, with a peak of 485 in 2006. Since this peak, 2007 saw a significant decrease in the number of casualties and this number decreased further in 2008 with only a marginal increase in 2009. By any national standard the number of KSI casualties is low, and the Borough is in the lowest quartile nationally.

Figure 3.6 Number of traffic related injuries and fatalities



Local 22: Distance travelled by mode of transport per person per annum	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 2 – Sustainable Development Policy 3 – Climate Change Policy 7 – Connectivity and Accessibility Policy 10 – Tees Valley City Region Policy 25 – Urban and Rural Centres Policy 51 – Strategic Public Transport Hubs Policy 53 – Demand Management Measures
BDLP Saved Policies	Policy T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T31: New Development and Public Transport Policy T36: Cycle Route Network Policy T37: Cycle Routes in New Developments
CSPO Policies	CS1: Darlington’s Sub Regional Role and Locational Strategy CS2: Promoting Good Quality, Sustainable Design CS9: District and Local Centres and Freestanding Local Facilities CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure
SA Objectives	1. Minimise the impact of and adapt to climate change 2. Ensure new development creates sustainable communities 8. Support initiatives to maintain, expand and enhance sustainable transport

Area wide traffic flows in figure 3.10 are provided by DfT estimates using the National Traffic Survey, with the most recent data provided up to 2007. Overall, vehicle levels increased by 2.7% between 2004 and 2007.

Figure 3.7 Darlington area wide traffic flows

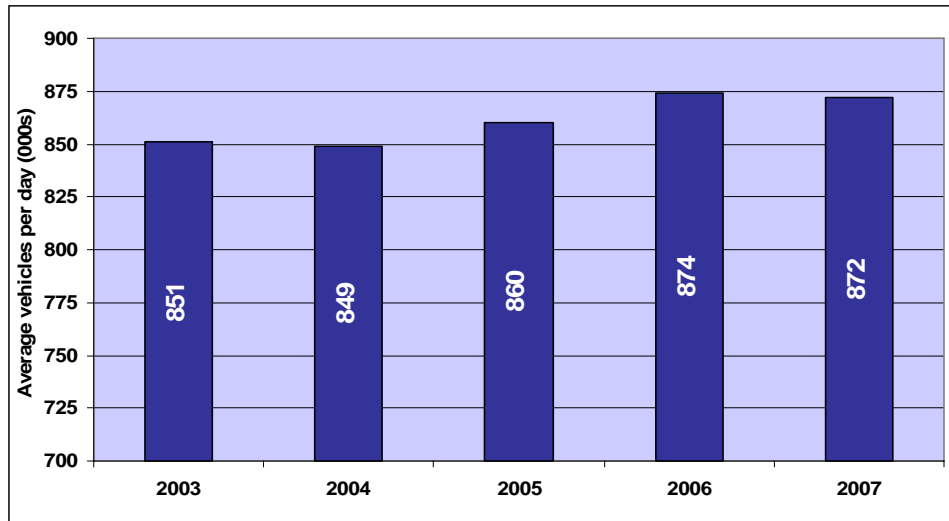
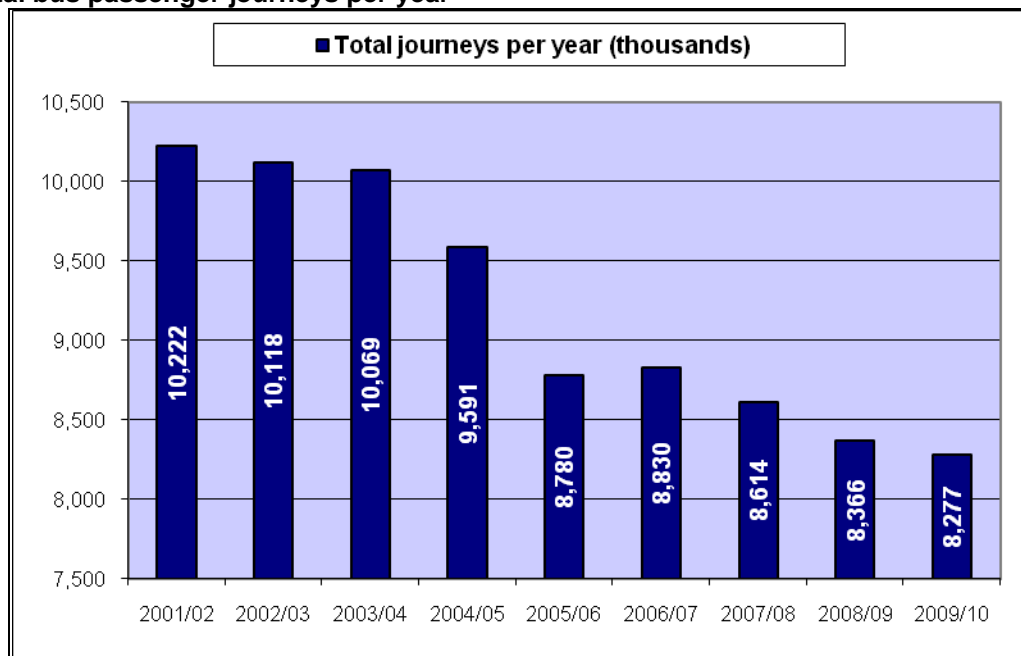


Figure 3.8 shows how the use of public buses has significantly declined from over 10,000 bus passenger journeys per year in 2001/02 to just over 8,000 in 2008/09.

Figure 3.8 Total bus passenger journeys per year

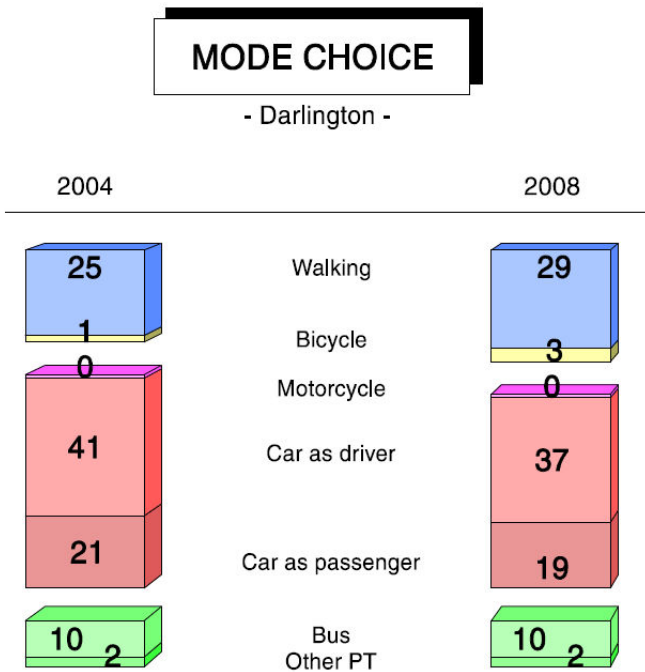


While bus patronage is declining, figures reveal that rail patronage at Darlington’s stations has increased significantly, rising by around 20% at Bank Top station and the same at North Road station in the period from 2004/5 to 2009/10.

Data on cycle use in Darlington can be identified by a number of methods, including manual or automated cordon counts, and household survey data. Clearly, different methods of collating data have a range of associated issues in terms of validity and reliability of data (seasonal fluctuations in cycle cordon counts can result in a variance of up to 50% between summer and winter figures, for example). Monthly automated cycle counts can be considered to be the most valid data available, and indicate a 59% increase in cycle flows in Darlington between 2005 and 2009. This significant increase provides clear evidence of the success of the Local Motion project in promoting this aspect of sustainable transport in Darlington.

Figure 3.9 shows peak flow counts recorded in a Local Motion survey in the first areas of the town which were targeted travel planning advice. It indicates that car trips reduced from 41% of household trips in those areas in 2004/05 to 37% in 2007/08, around 9% reduction. Walking trips increased by 15% (an increase from 25% to 29% of all trips) and cycling trips by around 65% (from 1% to 2% of all trips). It also showed that the trend of decline in public transport use was being halted in the target areas, remaining at 12% of all trips.

Figure 3.9 Travel mode by % share 2004 to 2008



Local 23: Length of new no car, bus only or cycle lane	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 3 – Climate Change Policy 7 – Connectivity and Accessibility Policy 10 – Tees Valley City-Region Policy 25 – Urban and Rural Centres Policy 51 – Strategic Public Transport Hubs Policy 53 – Demand Management Measures
BDLP Saved Policies	Policy T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T36: Cycle Route Network
CSPO Policies	CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure
SA Objectives	1. Minimise the impact of and adapt to climate change 2. Ensure new development creates sustainable communities 8. Support initiatives to maintain, expand and enhance sustainable transport

In recent years the focus in cycling improvements under the Cycling Demonstration Town project has been on off-road routes (such as shared foot/cycle paths) and promoting of the use of quieter routes, with less emphasis on on-road facilities.

APPENDICES

- 1) Infrastructure Delivery Schedule April 2009 – March 2010 – Separate document to insert**
- 2) Schedule of AMR Indicators and Related Policies - Included**

Appendix 2 - Schedule of AMR Indicators and Related Policies

Indicator Type	Indicator name	Policies Monitored
<i>Darlington in Context</i>		
Local 1	Percentage of Residents Satisfied with Their Local Area as a Place to Live	Policy E1: Keynote Policy for the Protection of the Environment Policy E3: Protection of Open Land Policy R1: Designing for All
Local 2	Projected Population and Growth in the Borough	Policy H1: Supply of Housing Land Policy EP1: Land Supply for Employment
Local 3	Carbon Dioxide Emissions Per Capita Use (tonnes)	Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating / Polluting Development
<i>Housing</i>		
CORE H1	Plan Period and Housing Targets	
CORE H2 (a, b, c, d)	Net Additional Dwellings	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
CORE H3	Percentage of New and Converted Dwellings on Previously Developed Land	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
Local 4	Current Commitments on Greenfield and Previously Developed Land	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
Local 5	Density of New Dwellings on Completed and Committed Sites of 5 Dwellings or More	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
Local 6	Average House Prices in Darlington Borough	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
CORE H5	Gross Affordable Housing Completions	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
CORE H4	Number of Additional Pitches Granted Planning Permission	Policy H20: Gypsy sites Policy H21: Additional Gypsy Sites
Local 7	Number of Additional Pitches Included in Development Plans	Policy H20: Gypsy sites
CORE H6	Housing Quality: Building for Life Assessments	This indicator relates to the design element of several saved BDLP policies, such as Policy E46 (Safety and Security), Policy R1 (Designing for All), Policy T13 (New Development – Standards) and Policy T24 (Parking and Servicing Requirements for New Development), E12 (Trees and Development), E15 (Open Land in New

		Development), E23 (Nature and Development), E24 (iii) (Conservation of Resources), E45 (Development and Art), E49 (Noise Sensitive Development), H11 (Design and Layout of New Housing Development), H12 (Alterations and Extensions to Existing Dwellings), R13 (Recreation Routes and New Development).
Local 8	Number of Vacant Dwellings by Length of Vacancy and Ownership	Policy H16: The Improvement of Older Residential Areas
Local 9	Number of applications that met appropriate CSH/BREEAM standards	Policy H11: Design and Layout of New Housing Development
<i>Business, Industry and Employment</i>		
CORE BD3	Current Employment Land Available by Type	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office/Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Sites
CORE BD1 / BD2	Amount of Floorspace Developed by Employment Type	Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP8: Reserve Employment Sites Policy EP9 and EP10: Teesside Airport
Local 11	Historical Geographical Spread of New Development by Hectare	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas
Local 12	Losses of Employment Land by Type	Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP5: Other Uses in Employment Areas Policy EP14: Existing Employment Development
<i>Retail and the Town Centre</i>		
CORE BD4	Total Amount of Floorspace for "Town Centre Uses"	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre
Local 13	Amount of Retail Floorspace and Vacancy Rates in the Town Centre and District and Local	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development

	Centres	Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre
Local 14	Amount of completed retail (shop) floorspace, by centre and for the Borough as a whole	Policy S2: Safeguarding the Town Centre Policy S10: Safeguarding the District and Local Centres
<i>Environmental Resources</i>		
CORE E1	Number of Planning Permissions Granted Contrary to Environment Agency Advice	Policy E1: Keynote Policy for the Protection of the Environment
CORE E2	Changes in Areas and Populations	E1 Protection of the Environment E3 Protection of Open Land E11 Conservation of Trees, Woodlands and Hedgerows E12 Trees and Development E20 Sites of Nature Conservation Importance E21 Wildlife Corridors E22 Local Nature Reserves E23 Nature and Development
CORE E3	Renewable Energy Capacity by Type	Policy E25: Energy Conservation Policy E26: Energy from Renewable Development
Local 15	Low carbon energy by installed capacity and type	Policy E25: Energy Conservation
<i>Minerals and Waste</i>		
CORE W1	Capacity of New Waste Management Facilities	Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer
CORE W2	Amount of Municipal Waste Arising, Managed by Type	Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer
CORE M1	Production of Primary Land Won Aggregates	Policy E24: Conservation of Land and Resources
CORE M2	Production of Secondary & Recycled Aggregates	Policy E24: Conservation of Land and Resources
<i>Open Spaces</i>		
Local 16	Audits of Open Space Facilities	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision
Local 17	Open Space Provision in the Urban Area	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision
Local 18	Amount of Eligible Open Space Managed to Green Flag Award	Policy E3: Protection of Open Land. Policy R4: Open Space Provision.

	Standard	Policy R7: The Design of Open Space Provision
Local 19	Allotment provision in the Borough	Policy R19: Protection of Allotments
Local 20	Number of accessible playing pitches in the Borough	Policy R9: Protection of Playing Pitches
<i>Transport and Accessibility</i>		
Local 21	Traffic Related Injuries and Fatalities	Policy T3: Justification for Major Road Schemes Policy T4: Route and Design of Major Road Schemes Policy T9: Traffic Management and Road Safety Policy T10: Traffic Calming - Existing Roads Policy T11: Traffic Calming - New Development
Local 22	Distance Travelled by Mode of Transport per Person per Annum	Policy T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T31: New Development and Public Transport Policy T36: Cycle Route Network Policy T37: Cycle Routes in New Developments
Local 23	Length of New No Car, Bus Only and Cycle Lanes	Proposal T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T36: Cycle Route Network

Contact Us

If you would like any more information about the Annual monitoring Report or Planning Policy in Darlington in general, or would like this document in a different format please contact:

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