

**DARLINGTON LOCAL
DEVELOPMENT FRAMEWORK**



TAKE PART IN PLANNING IN DARLINGTON

**DARLINGTON
ANNUAL MONITORING REPORT
2004 / 2005**

Planning Services, December 2005
Development and Environment Department



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General Introduction

This is the first Annual Monitoring Report (AMR) to be produced by Darlington Borough Council. It primarily looks at the financial year 2004 / 2005 but key information and progress for the remainder of 2005 is covered.

Guidance on the production of Annual Monitoring Reports (AMR) is included in PPS12: Local Development Frameworks¹, Creating Local Development Frameworks: A Companion Guide to PPS12², and Local Development Framework Monitoring: A Good Practice Guide³. Statutory requirements are also set out in Regulation 48, Town and Country Planning (Local Development) (England) Regulations 2004⁴.

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

Based upon this guidance the Annual Monitoring Report (AMR) will provide information that:

- gives an evaluation of the actual progress that has been made on Development Plan Document (DPD) preparation, against the timetable and milestones provided in the Local Development Scheme 2005-2008 (LDS);
- provides part of the evidence base for future preparation of documents within the Local Development Framework (LDF);
- provides an assessment of plan policy against data collected and current planning context;
- informs the review of the Local Development Scheme (LDS), for document preparation and project plan elements based upon the evidence; and,
- provides a framework on which to monitor future Development Plan Documents (DPD) and their effect upon sustainability.

In assessing plan policy a key function of the Annual Monitoring Report (AMR) will be to identify those existing policies that are not being implemented by the Council, the reasons for this, and if it is desirable to continue the policy, what steps will be taken to ensure it is implemented.

A further integral part of the assessment of policies will be to explore:

- are they achieving their objectives and in particular are they delivering sustainable development?
- whether they have had unintended consequences?
- are the assumptions and objectives behind policies still relevant?
- are the targets being achieved?

Where possible efforts have been made to address these questions in this Annual Monitoring Report (AMR). However, no Development Plan Documents (DPD) have as yet been adopted or put into practice under the new system. The only policies reviewed in this Annual Monitoring Report (AMR) therefore, are from the existing Borough of Darlington Local Plan adopted in 1997, with alterations adopted in 2001. As these were prepared prior to the current formal requirement for monitoring, targets were not set at that time, meaning there is only a limited basis on which to compare the current situation with the intended outcome.

Similarly monitoring systems to inform the Annual Monitoring Report (AMR) are being developed continually to improve the accuracy of the data we have available, and to better inform future Annual Monitoring Reports (AMR) and the assessment of plan policies and targets.

¹ ODPM (2004) Planning Policy Statement 12: Local Development Frameworks Office of the Deputy Prime Minister, London.

² ODPM, (2004) Creating Local Development Frameworks, Office of the Deputy Prime Minister, London.

³ ODPM, (2005) Local Development Framework Monitoring: A Good Practice Guide, Office of the Deputy Prime Minister, London.

⁴ HM Government (2004), Town and Country Planning (Local Development) (England) Regulations 2004, HMSO, Norwich.

The evaluation of impacts and significant effects is also a key element of sustainability appraisal (SA) monitoring. As the current Local Plan was not subject to a sustainability appraisal indicators to monitor the actual sustainability impacts in relation to predictions cannot be made. Documents forming part of the Local Development Framework will be subject to sustainability appraisal and it is anticipated future AMRs will incorporate SA monitoring.

Structure of the Annual Monitoring Report 2004/5

This AMR contains two key 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 actual development monitoring, enabling the assessment of policy against actual performance and implementation and changes in plan context.

Due to the transitional nature of the period that this Annual Monitoring Report (AMR) covers, and the ongoing nature of review and adoption of the various Local Development Documents (LDD) forming part of the Local Development Framework (LDF), a number of documents are annexed with this report. These provide an overview of the status and function of policies and indicators within the Development Plan.

Annex 1 provides links to a range of key documents including a monitoring framework for forthcoming development plan documents. In this case this is the monitoring framework for the Core Strategy and indicators that can help review of the Statement of Community Involvement (SCI). Many of the indicators here overlap with this Annual Monitoring Report (AMR) and as the policies of the Core Strategy are put into use these will be integrated into the Annual Monitoring Report (AMR).

There is also a link to a schedule providing a guide to the status of each of the policies in the existing Local Plan. Over the coming years these will be deleted as new Local Development Framework documents are produced. The guide will give a quick reference to identify which policies of the Local Plan remain extant, which are being replaced in a new document and which are not being carried forward and by default will be deleted.

In addition several appendices are included that relate directly to this Annual Monitoring Report (AMR). These provide background and further information for many of the indicators and are referred to as appropriate within the report.

Appendix 1 is an index of the indicators included here together with the associated development plan policy. For this first AMR these are all linked to the Borough of Darlington Local Plan. Policies in the County Durham Waste Disposal Local Plan, and the Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan, which are substantially out of date, are not covered individually. In future years indicators will be developed and linked with new documents; this schedule will be updated to highlight those changes providing a clear link between new and previous indicators and policies.

Section 1: Progress in Preparation of the Local Development Framework

Since the new arrangements came into force in September of 2004 the Council has sought to move quickly towards completion of a new Local Development Framework. The first two documents produced by the Council were a consultation draft Statement of Community Involvement (SCI) and a Local Development Scheme (LDS). The Local Development Scheme contains a project plan (Appendix 2) outlining the documents of the Local Development Framework that were intended to be produced over the first three years of the new system.

Evaluation of Document Production

The Local Development Scheme was submitted to the Secretary of State in March 2005 and came into effect on May 10th 2005. Progress in respect of those documents with key preparation stages and milestones up to and including December 2005 is summarised below.

 **On Schedule**  **Not on Target**  **Milestone Missed**

Table 1: Progress of LDF to December 2005

Document	Progress on the Document	Met LDS Milestone
Local Development Scheme	Submitted to SoS – January 2005 Agreement Reached – April 2005 Takes Effect – May 10th 2005	n/a n/a n/a
Statement of Community Involvement	Early Involvement – July 2004 Reg. 25 Consultation – August/September 2004 Reg. 26 Consultation – October/November 2004 Submission to SoS – April 2005 Inspectors Binding Report – October 2005 Adoption – November 2005	Yes Yes Yes Yes Yes Yes
Development Plan Documents		
Core Strategy	Key Issues Paper– 2002 Evidence Gathering – 2004/2005 Public Participation (Reg. 26) – October 2005 Submission to SoS – August 2006 Inspectors binding report – August 2007 Adoption – September 2007	n/a Yes Yes On Target - -
Supplementary Planning Documents		
Residential Design Guidelines	Prepare Draft – June/December 2005 Consult on Draft (Reg. 17) – January 2006 Adoption – June 2006	Not on Target Not on Target -
Buildings in the Countryside	Prepare Draft – June 2005/December 2005 Consult on Draft (Reg. 17) – January 2006 Adoption – June 2006	Not on Target Not on Target -
Preliminary Planning Guidance		
Open Land	Prepare Draft – August 2005/March 2006 Consult on Draft (Reg. 17)– April 2006 Agree – August 2006	On Target On Target -

Key documents Adopted or Approved for the year April 2004 – March 2005

No Local Development Documents were formerly adopted or approved.

No Supplementary Planning Documents were adopted or approved.

No Local Development Orders were issued or revoked.

Summary of Documents

Local Development Scheme – This was submitted to the Secretary of State in March 2005, and the Council resolved that the LDS take effect from May 2005, the Secretary of State not directing otherwise.

Statement of Community Involvement - Consultation took place throughout the second half of 2004. A revised draft was submitted in April 2005. The Inspectors Report indicating that the document is sound was received in October 2005, and the Council adopted it in November 2005.

Core Strategy – Production of the Core Strategy Issues and Options, published for consultation June 2005, and Core Strategy Preferred Options, published for participation and consultation in October 2005, has been the main LDF work undertaken through 2005. During the year all key milestones were met in preparing these documents.

The Core Strategy will establish the strategic framework for all other documents in the Local Development Framework. Key parts of the existing Local Plan, particularly concerning those necessary for development control, will need to be saved until preparation of a Development Policies Development Plan Document (DPD) has been completed.

Supplementary Planning Documents – Work on a Residential Design Guidance SPD and a Buildings in the Countryside SPD has fallen behind schedule and both are expected to miss the milestone of consultation on a draft by January 2006. The primary reason for this has been an underestimate of the resources and timescales involved in preparing the Core Strategy, particularly in relation to consultation and sustainability appraisal. This has impacted adversely on progress in preparation of other parts of the LDF.

The Community Strategy and other Key Local Strategies

The key overarching local strategy is the Community Strategy for Darlington, adopted by the Darlington Partnership in 2003, after extensive consultation alongside that for the Local Plan Review Issues and Options. Its Action Plan is reviewed annually. A full review of the Strategy is proposed for 2007. Other key strategies include:

- Moving Up - Darlington Local Cultural Strategy (DBC 2003);
- Schools Organisation Plan (DBC 2003);
- Gateway to Economic Quality - Darlington Economic Regeneration Strategy 2004-2009 (Darlington Partnership and DBC 2004);
- GOLD: Integrated Strategy for Older People in Darlington (DBC 2004);
- Darlington Crime and Disorder Strategy 2005-2008 (Darlington Community Safety Partnership 2005);
- Darlington Neighbourhood Renewal Strategy (Darlington Partnership and DBC 2005);
- Improving Health and Well-being 2005-2010 (Darlington Primary Care Trust 2005);
- All Together Now: Social Inclusion Strategy (DBC 2005);
- Interim Local Transport Plan 2006-2011 (DBC 2005).

Related Work Ongoing

Open Land Strategy - Work on an Open Land strategy is on schedule. This document is being produced in close partnership with other Council departments. This will initially be in the form of preliminary planning guidance, rather than be a part of the LDF. Preparation of an Open Space Supplementary Planning Document is currently scheduled to start in September 2007.

Playing Pitch Strategy – This will feed into the Open Land Strategy but is being produced separately to address the specific issues surrounding playing pitches. The strategy is assessing the quality of

pitches and the facilities available and will calculate the current and future need and requirements for pitches.

Darlington Local Housing Assessment – Consultants have been commissioned to undertake this study. This has been in response to the largely circumstantial evidence of growing affordability issues and a general need to update the previous housing needs study. Initial findings from this study have been received and a final report is due to be completed early in 2006.

Darlington Gateway Study – This is a holistic consultants study, which will seek to define the future direction of major economic regeneration projects, beyond delivery of the existing Darlington Gateway programme. It will incorporate a full employment land review in line with the guidance provided in the Employment Land Reviews: Guidance Note produced by the ODPM. Work is programmed to be undertaken between January and July 2006.

Accessibility Strategy – This stand alone strategy is closely related to preparation of the second Local Transport Plan 2006-2011. Accessibility has been identified as a key local issue in Darlington. Key issues for the strategy are to address social exclusion through improved access for residents and visitors to health, education and employment services. This is due to be completed by March 2006.

Review of the Local Development Scheme

It is proposed that the Local Development Scheme will be reviewed and rolled forward in early 2006 to cover the period 2006 – 2009. This review will consider in particular:

- a) the timetabling of Core Strategy in the light of public participation and consultation responses;
- b) the interrelationship of the Core Strategy with the proposed Development Policies DPD, and the potential for bringing forward the programme of the latter;
- c) proposals for Minerals and Waste DPDs to be prepared jointly with the other Tees Valley authorities; and
- d) the Supplementary Planning Documents (SPDs) required and priorities for their preparation.

Section 2: Development Plan Monitoring

The Development Plan for Darlington

During 2004/5 there were five formally adopted documents, which constitute the Development Plan for Darlington. They are Regional Planning Guidance 1: North East (RPG1); the Tees Valley Structure Plan (TVSP); the Borough of Darlington Local Plan; the Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan; and the County Durham Waste Disposal Local Plan. National guidance in the form of Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs) also provide an important consideration in many planning decisions, particularly where such guidance is more recent than the Development Plan.

Regional Spatial Strategy / Planning Guidance

RPG1 automatically became the Regional Spatial Strategy under the Planning and Compulsory Purchase Act 2004. This is now undergoing a review led by the North East Assembly. The first draft Regional Spatial Strategy was published for consideration and comment from November 2004 and a revised document was submitted to the Secretary of State in July 2005.

RPG1 presents the overarching strategy for the region with sustainable development at the forefront. The main aim of the strategy is to:

'continue to strengthen and diversify the economy, improve living conditions and safeguard the region's outstanding cultural and natural heritage to create a truly sustainable future for the North East'.

This is reflected in a spatial strategy that:

- seeks to locate the majority of new development to the built up areas of Tyne and Tees conurbations;
- to locate significant development in Hartlepool, Darlington and the main towns serving other regeneration areas;
- to enhance the role of market towns and other main rural centres, to act as a focus for future development.

Structure Plan

The Tees Valley Structure Plan is the most recent plan document, adopted by all five Tees Valley authorities (Darlington, Hartlepool, Middlesbrough; Redcar and Cleveland; Stockton-on-Tees) early in 2004.

Structure Plan policy will be replaced by policy contained within the replacement Regional Spatial Strategy, following recent submission by the North East Assembly. However, there may be some residual strategic elements of planning policy that will need to be covered in the Core Strategy of the Local Development Framework.

Borough of Darlington Local Plan

The Local Plan, adopted in 1997, with one alteration adopted in 2001 continues to be the main policy framework for day-to-day consideration of development proposals. The plan identifies settlement limits for Darlington and many of the villages in 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 Darlington provides for 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 in the larger villages within defined development limits.

County Durham Waste Disposal Local Plan, and Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan

These old Minerals and Waste Local Plans, prepared and adopted by Durham County Council in the 1980's, remain in force in so far as they relate to Darlington Borough. More recent government guidance means these are now substantially out of date, and the Magnesian Limestone Escarpment Local Plan only covers the north-western part of the Borough. Consideration is currently being given to their review through separate Minerals and Waste Development Plan Documents to be prepared jointly for the five Tees Valley authorities.

Monitoring Indicators

In its publication Local Development Framework Monitoring Reports, the ODPM sets out four types of indicators that should be included within AMRs. These include:

Contextual Indicators: These 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 enables a better understanding of the circumstances affecting the Borough.

Core Output Indicators: These are the primary indicators to be included within the AMR. These ensure that a uniform set of key indicators are assessed across the country and ready data is available to inform Regional Spatial Strategy monitoring.

Local Output Indicators: The use of local indicators provides the opportunity to develop a monitoring report that is able to respond effectively to the content of the Local Plan and Local Development Framework. These Local Indicators are tailored to the outcomes of policies that address issues not covered by the Core Output Indicators.

Significant Effects: The significant effects indicators are linked to the sustainability appraisal objectives and indicators. Significant effects should enable assessment of the actual effects that have resulted from implementation of a particular policy against the effects predicted in the Sustainability Appraisal whilst developing that policy. These indicators have not been included in this first AMR as the current Local Plan was not prepared with a Sustainability Appraisal, so no predicted effects were identified.

Updating Indicators: 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 in the report, particularly where this could change the assessment of a policy. In government guidance it is advised that a systematic review of *Contextual Indicators* should be undertaken every five years, this reflects an acknowledgement that the influence of policy on such indicators might take a number of years to show any significant change.

The ODPM will review the Core Output Indicators on a regular basis which may at times lead to changes to these indicators in the AMR.

Development Strategy

D:L1 Distribution of Development in the Urban Area

Local Plan

Key overarching policy is provided through the Strategic Context and Aims and the Environment sections of the plan. These propose that most new development should be concentrated in and around the urban area of Darlington.

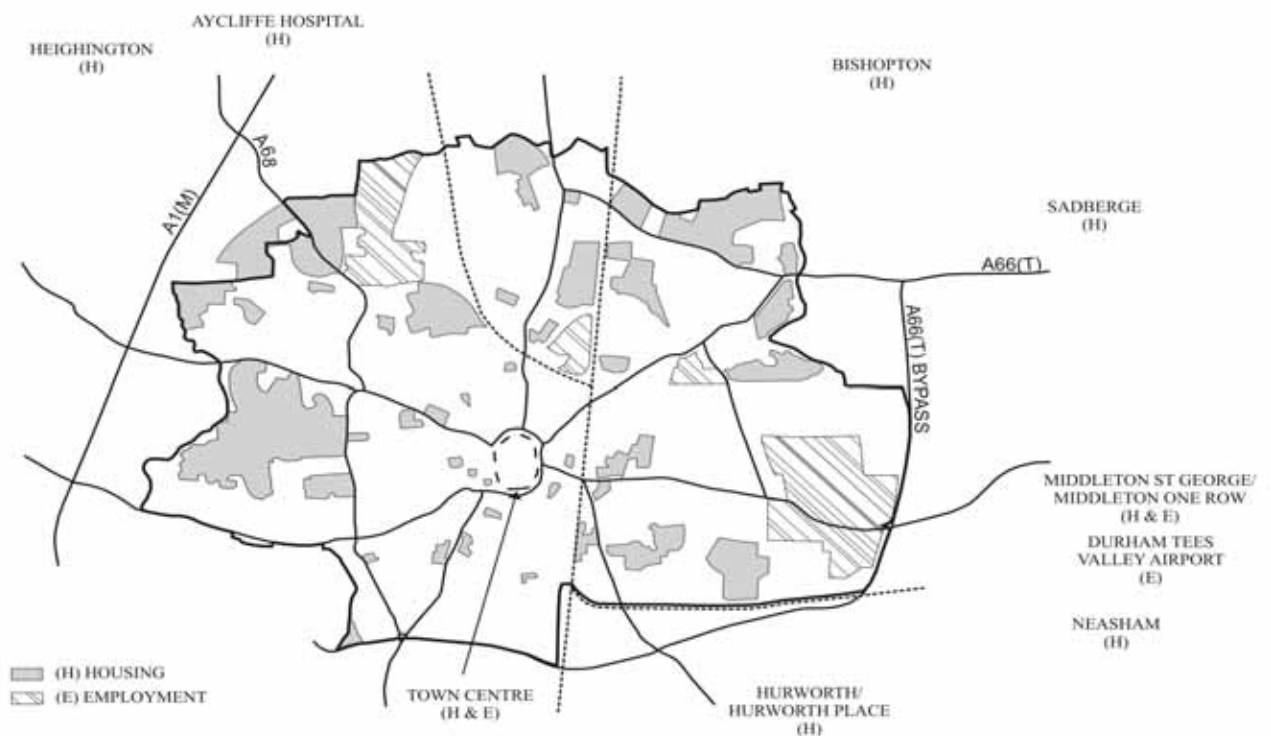
Policy E2: Development Limits – this establishes linked policy for the development limits shown on the Local Plan proposals map. It only allows for exceptional development outside of these limits where development is required for operational purposes, such as utilities infrastructure, and other countryside related sports recreation and agriculture development.

Policy H3: Locations for New Housing Development & Policy H5: New Housing Development Sites – these support the development of housing within the urban area of Darlington and a series of specified villages inside identified settlement limits. H5 established housing allocations the majority of which are located in the urban area.

Policy EP2: Employment Areas and EP3: New Employment Areas – These two policies identify specific areas for employment development, concentrated on the urban area of Darlington and identify sites within the development limits of the town. Exceptions are Policy EP8: Faverdale Reserve Employment Site and Policy EP9 & 10 Teesside Airport where sites are allocated for specific forms of development to meet particular needs.

Data Analysis

Figure 1: Diagram showing broad development areas in Darlington



Source: Darlington Borough Council

The above diagram summarises the pattern of new development since the 1970s. The solid line around the town illustrates the boundary of the urban area development limits. Housing development that has taken place in a number of the villages around Darlington is also indicated. However, in general this rural development has been small scale due to the constraints placed on the villages by tight development limits.

Large areas of new housing have been developed to the west and north of the town whilst there has been significant development of employment uses at Yarm Road to the south east and Faverdale to the north west. Apart from adjacent to the airport, little employment development has taken place away from the villages.

In more recent years housing development has become increasingly concentrated in the urban area and town centre. Small sites around the town have increasingly been developed for higher density housing, conserving greenfield land and improving the overall sustainability and vitality of the Borough. This is reflected in residential completions in 2004/05 where 75% were within the urban area, including West Park.

Some development has occurred outside the development limits. The most significant of these have been at Aycliffe Hospital, an allocated housing site in the Local Plan, Middleton St George where housing has been provided on a former industrial site outside limits, Merrybent Nursery, a derelict site west of the urban area, and West Park an urban extension to the north west of the town combining open space, housing and community facilities.

Conclusion

In general the policy of the Local Plan has performed well. New development since adoption has generally been in conformity with the Plan. There have been three major exceptions to policy E2. In each instance specific circumstances have justified the development and it does not appear there are difficulties with the operation of the policy. Development that has occurred within the villages has for the most part been small scale.

D:C1 Total Population and Growth, D:C2 Net Migration

Local Plan

A strategic objective of the current Local Plan is to provide for continued growth of the Borough's population. This objective has regard also for objectives to develop a robust and diverse economy and is a key element in ensuring the sustainable development and growth of the Borough. As such many policies throughout the Local Plan are supportive of development to contribute towards this objective. Key to this are:

Policy H1: Supply of Housing, and
Policy EP1: Land Supply for Employment

Data Analysis

Population estimates

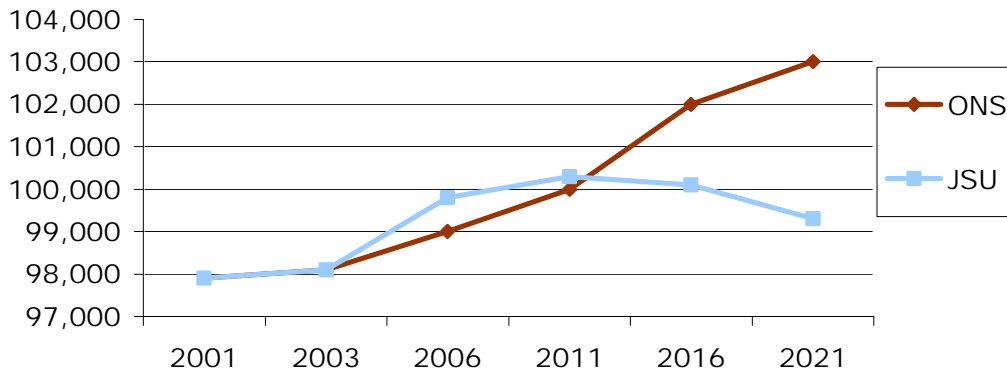
The primary population statistics are collected each ten years through the national Census. The last 2001 Census revealed Darlington population to be 97,800 people, down from 99,300 in 1991. Table 3 suggests that for the first half of the 1990's population was 300 people higher in 1996, suggesting a loss of 1,700 residents over the 5-year period to 2001. Since that date population estimates have indicated the population of Darlington to be increasing. The latest 2005 estimate by the Tees Valley Joint Strategy Unit (JSU) puts Darlington's population at 99,200 – indicating the Borough's population has recovered from the fall in population through the 1990's.

Table3: Projected population in Darlington and the Tees Valley

	1991	1996	2001	2003	2006	2011	2016	2021
ONS Darlington	99,300	-	97,900	98,100	99,000	100,000	102,000	103,000
JSU Darlington	99,300	99,600	97,900	98,100	99,800	100,300	100,100	99,300
ONS Tees Valley	668,000	-	651,900	652,100	650,000	645,000	643,000	639,000
JSU Tees Valley	656,200	654,600	652,100	652,800	651,000	647,000	642,600	636,200

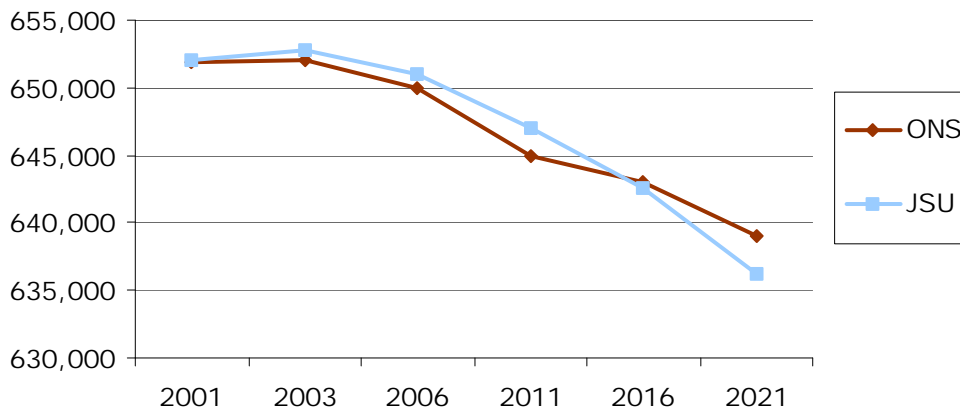
Source: Region in Figures: North East Winter 2004/5 No.9, ONS, and Population and Household Projections for Darlington 2003-2021, Tees Valley JSU

Figure 2: Projected Population Change in Darlington 2001 - 2021



Source: Region in Figures: North East Winter 2004/5 No.9, ONS, and Population and Household Projections for Darlington 2003-2021, JSU

Figure 3: Projected Population Change in Tees Valley 2001 - 2021



Source: Region in Figures: North East Winter 2004/5 No.9, ONS, and Population and Household Projections for the Tees Valley 2003-2021, JSU

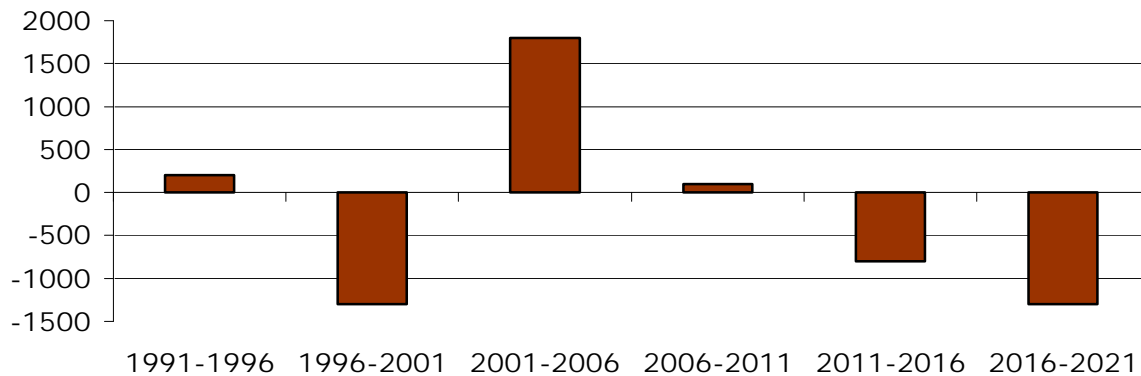
The two graphs above illustrate projected population growth for Darlington and the Tees Valley. As can be seen the Tees Valley population is expected to continue falling over the next fifteen years.

The difference between the JSU and ONS figures for Darlington is due primarily to the influence of additional assumptions fed into the JSU model. In the first instance ONS projections are based primarily on five year trends taking no account of planning policy influences. Meanwhile JSU uses a longer past trend meaning the population fall of the late 1990's is reflected, and also takes account of planning influences, in the form of anticipated build rates and a more detailed understanding of projected migration in the sub-region. This results in a final difference of 4,000 by 2021.

It should be noted JSU projections for 2003-21 in Population and Household Projections for Darlington did not take into account the development of Central Park (Haughton Road).

Total Migration for Darlington

In Darlington net migration estimated by the Tees Valley Joint Strategy Unit has demonstrated significant shifts over the previous 10 years. It is estimated that from 2006 to 2021 total net migration to Darlington will be minus 2,200.

Figure 4: Chart of Migration in Darlington 1991 - 2021

Source: Population and Household Projections for the Tees Valley 2003-2021, JSU

Conclusion

Despite some variance, Darlington's population has remained relatively constant over the previous fifteen years, whilst overall there has been net out migration.

Housing

H:CO1 Housing Trajectory: Annual Net Additional Dwelling and Requirements to 2004-2021

Local Plan

Policy H1: Supply of Housing Land and H2: Level of Housing Provision, set out housing requirements from 1995 to 2006.

Policy H5: New Housing Development site - allocated 13 sites across the Borough. Today 4 sites remain undeveloped, and a further 2 are still under construction.

Policy H3: Locations for New Housing Development and,

Policy H4: new Housing Development in and Around the Town Centre and Other Centres - address the acceptability of residential development at other sites in the Borough.

More recent housing provision is set out in the Tees Valley Structure Plan.

Policy H1 – establishes housing provision for each of the five Tees Valley authorities from 2002-2016

Data Analysis

Key Function of Housing Trajectory to show:

- (i) Net additional dwellings over the previous five year period or since the start of the relevant DPD;
- (ii) Net additional dwellings for current year;
- (iii) Projected net additional dwellings to the end of the relevant DPD or a ten year period from adoption;
- (iv) Annual net additional dwelling requirement; and
- (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

Housing completions in Darlington have demonstrated a number of peaks and troughs over the previous 20 years. Since 1980 average annual completions have been 334, with lows of 106 and 191 occurring in 1982/83 and 1992/93. Over this period several peaks have occurred, generally at around 450 dwellings per year. However, 2004/05 saw the highest annual rate of completion with a total of 570, a net addition of 567.

The information below explores current housing provision against the Structure Plan:

Housing Provision (H1) = **3,810** from 2002 to 2016 (240 p/a 2002-06 and 285 p/a 2006-16)
 Net Completions = **1,231** (2002 – March 31st 2005)
 Completions 2004-05 = **570** Gross / **567** Net Additions
 Outstanding Planning Permissions = **2,304**

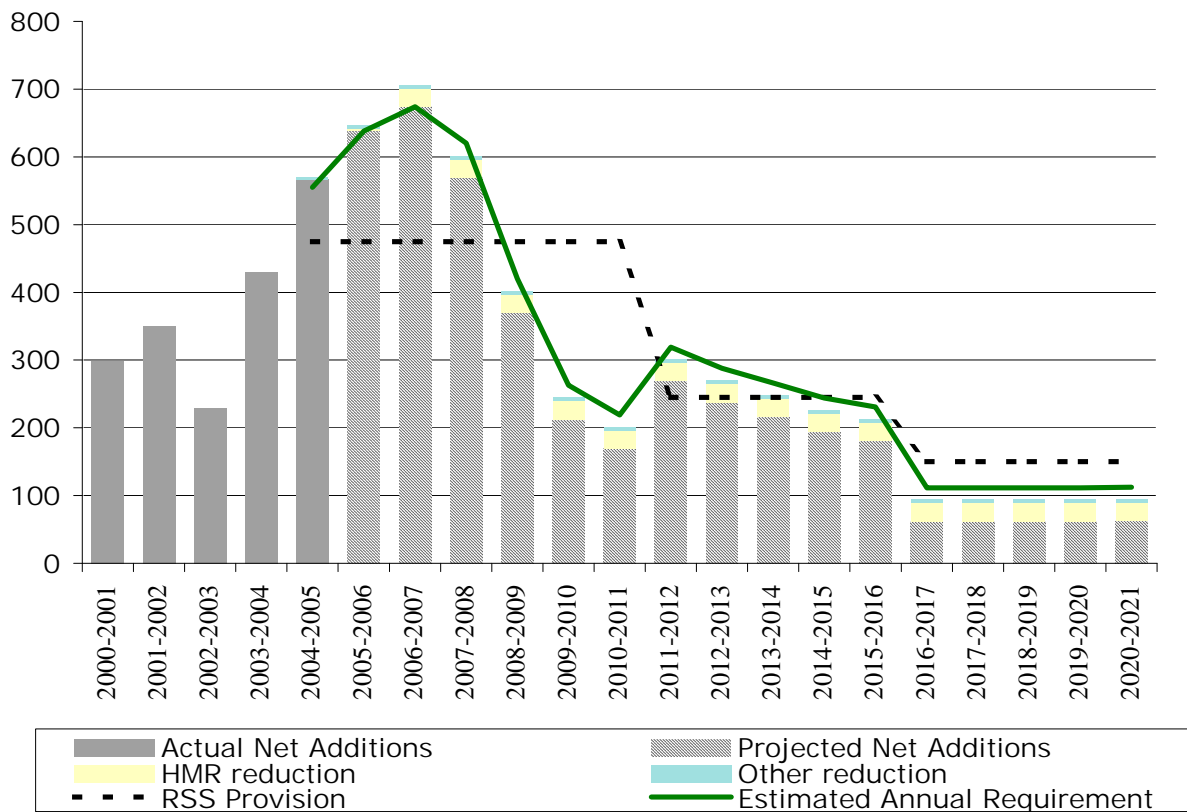
Other identified capacity includes:

Darlington Urban Capacity Study & Regeneration Sites	= 2,032	Outstanding Local Plan Allocations (without PP)	= 201
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At April 2005, 3,535 dwellings were built or benefited from planning permission 2002 – 2005.

Whilst the Structure Plan is the adopted policy relevant to current housing provision, the emerging Regional Spatial Strategy is also relevant when looking to future housing provision. Policy 30 of RSS when adopted, will supersede Policy H1 of the Structure Plan. In developing the Housing Trajectory to establish an annual requirement, the emerging RSS has been used. Background figures showing projected net additions for both the Structure Plan and RSS are provided at Appendix 3.

Figure 5: Housing Trajectory Showing Projected Growth against Emerging RSS



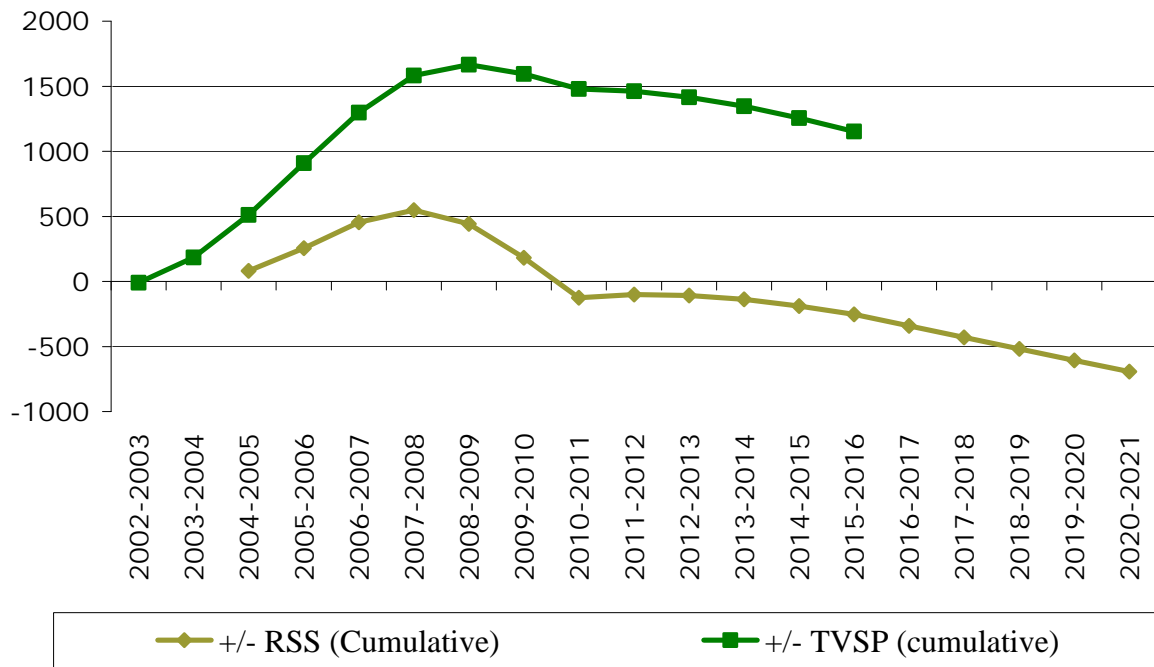
Source: Development Monitoring, Darlington Borough Council (Appendix 3)

The graph above presents projected net housing completions in the Borough to 2021. This shows annual provision as laid out in draft Regional Spatial Strategy, currently set at 5,300, and an annual requirement taking account of previous year’s performance. As can be seen, planning permissions at April 2005 result in significant front loading of provision. Based on these permissions, other known urban capacity sites, Local Plan allocations, other regeneration sites and projected windfall. It also illustrates potential losses arising from housing market restructuring and other losses. Total estimated net additions within the period 2004-2021 are 4,523 (5,101 gross).

It should be noted that forecast demolitions are currently estimated at approximately 36 per year from 2006 to 2021 and a total of 542 from 2005 to 2021. This figure will be closely monitored and may be reviewed before the next AMR.

RSS representation made by the Tees Valley authorities argue for an extra 7,000 dwellings across the sub-region that, if successful, could lead to a change in figures for Darlington. The second graph below illustrates the cumulative relationship between projected net additional completions and housing provision in the Tees Valley Structure Plan and submission RSS.

Figure 6: Projected Annual Completions against Rate of Provision in RSS and TVSP



Source: Development Monitoring, Darlington Borough Council (Appendix 3)

Conclusions

Over the previous five years housing completions have broadly increased year on year and it is anticipated that completions might continue rising for the next two years. In the longer term there is scope for the rate of completions to fall.

H:CO2 Percentage of New and Converted Dwellings on Previously Developed Land

Local Plan

Policy E24: Conservation of Land and Resources – This relates to all forms of development, not just housing. This policy identifies land, minerals and other resources as finite commodities that planning should seek to conserve.

PPG3: Housing - Providing for development on previously developed land was, together with affordability and housing density one of the three key issues to be tackled by PPG3 in 2000. This guidance established a national target for 60% of all housing developments to be located on previously developed sites.

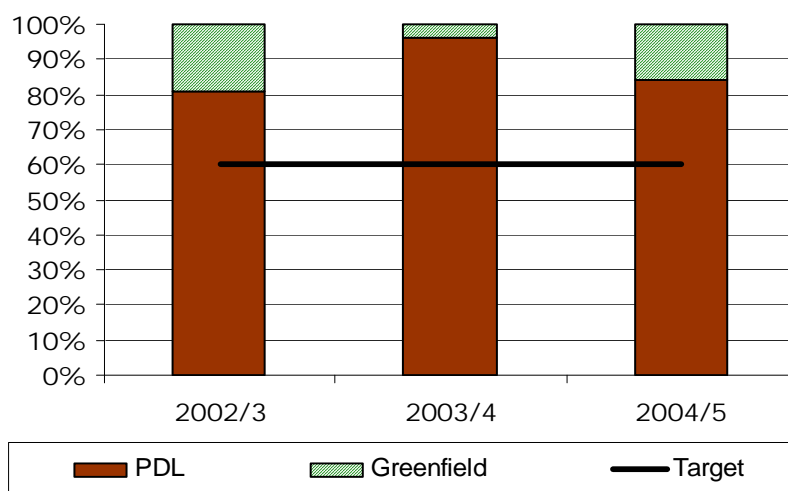
Data Analysis

Table 4: % of New and Converted Development on Previously Developed Land

Year	2002/3	2003/4	2004/5
Darlington	81%	96%	84%
Tees Valley	43.3%	48.4%	-
North East	54.1	56.3	-

Source: Darlington Borough Council Best Value Indicator BV106 / TVSP Monitoring Report 2002/3 & 2003/4, JSU

Figure 7: PDL v Greenfield Development in Darlington



The above table and graph shows the proportion of new developments completed on previously developed land. As can be seen Darlington has performed particularly well in this regard over the last 3 years significantly above the national target of 60% of all new housing.

Conclusions

Redevelopment of sites classed as previously developed has been particularly successful in Darlington. No targets are established in the Local Plan but the basic support of policy E24 has provided a local policy on which to tie the requirements of PPG3. A key factor in this has been recognition since the early 1990's and before that the many large former industrial areas within the urban area were no longer suitable for industry and become available for housing. As such many of these PDL sites have constituted a natural part of Darlington's housing land supply for a number of years.

As a consequence there are no substantial problems with planning policy but in the longer term renewed and strengthened commitment to limit greenfield development in favour of previously developed sites might be worthy of consideration.

E:L1 Change in Previously Developed Land Available in the Borough (Hectares)

Local Plan

Policy E24: Conservation of Land and Resources

Data Analysis

Table 5: Area of Previously Developed Land

	2001	2003	2004
Previously developed vacant land (Ha)	91	120	97.73
Derelict land & buildings (Ha)	40	16	8.32
Vacant buildings (Ha)	3	5	4.75
Total	134	141	110.8
Previously Developed Land or buildings currently in use and allocated in local plan or with planning permission	-	-	25.28

Source: National Land Use Database / Darlington Borough Council

The above table demonstrates changes in the area of land classed as out of use and classed as previously developed. A total of 110.8Ha in 2004 represents approximately 0.6% of the Boroughs land area.

The decrease in area of derelict land and buildings in particular reflects the amount of development, particularly housing, that has taken place within the Borough over the previous five years. Indicators H:CO2 and B:CO4 provide greater detail on the housing and employment development on previously developed sites.

H:CO3 Density of new dwellings (completed sites only)

Local Plan

Policy H3: Locations for New Housing Development seeks to maintain existing densities with support for higher densities where appropriate. It also emphasises that increased densities should not be significantly greater than the existing surroundings.

Data Analysis

To reduce the pressure on greenfield sites and combat the wider sprawl of suburban style development into the countryside, increasing the overall density of development is now a key objective for planning. Table 6 provides information on Indicator H:CO3 and gives the density of completed sites only. This reflects the advice provided by the ODPM at the time of compiling this information.

Table 6: Density of Completed Housing Sites

	2002/3		2003/4		2004/5	
	Dwellings	%	Dwellings	%	Dwellings	%
Less than 30 Dwellings per Hectare	-		117	51.76	122	58.3
Between 30 and 50 Dwellings per Hectare	-		52	23	57	27.2
Above 50 Dwellings per Hectare	-		57	25.2	47	22.46
Density across all completed sites	19.3 per Ha		30.3 per Ha		26.5 per Ha	

Source: Darlington Borough Council Development Monitoring, RPG Monitoring Return

Waiting until a site is fully completed before assessing density ensures that an accurate assessment is made of the density of a site. However, this leaves a significant time lag before outcomes can be seen and makes direct comparison with density and net completions for the year difficult. The use of GIS makes it increasingly easy to disaggregate sites in order to provide figures for all completed dwellings in the previous year, and efforts will be made in future AMRs to record housing density on an incremental basis.

The table demonstrates that overall housing densities increased since 2002/3 meeting the PPG3 Housing target of 30.3 dwellings per hectare in 2003/4. This falls back slightly in 2004/5 but remains close to the target and is largely the result of the completion of one large relatively low density development.

Conclusions

The density of completed dwellings is close to 30 dwellings per hectare suggesting increased densities are possible, particularly given the lead in times between permissions and completions. New policy would be beneficial to ensure high density developments are provided and planned in an appropriate manner to the highest standards of design. A proposed Supplementary Planning Document will seek to secure good design in combination with higher density.

H:CO4 Affordable Housing Completions

Local Plan

Policy H9: Meeting Affordable Housing Needs - states that a contribution will be sought from developments when the Council has an up to date assessment of need for such housing.

H10: Affordable Housing in Rural Areas – establishes exceptions policy for affordable housing to meet local need.

The Local Plan does not make any specific requirements, in the absence at the time of conclusive evidence of need. In the last fifteen years the Council has relied largely on Registered Social Landlords for the provision of affordable housing.

However, a Housing Needs Survey undertaken by the council in 2003, modelled on and updating a survey undertaken in 1998, identified the potential for an affordability issue to develop in the Borough, with nearly 50% of prospective movers being below the then identified affordability threshold.

Data Analysis

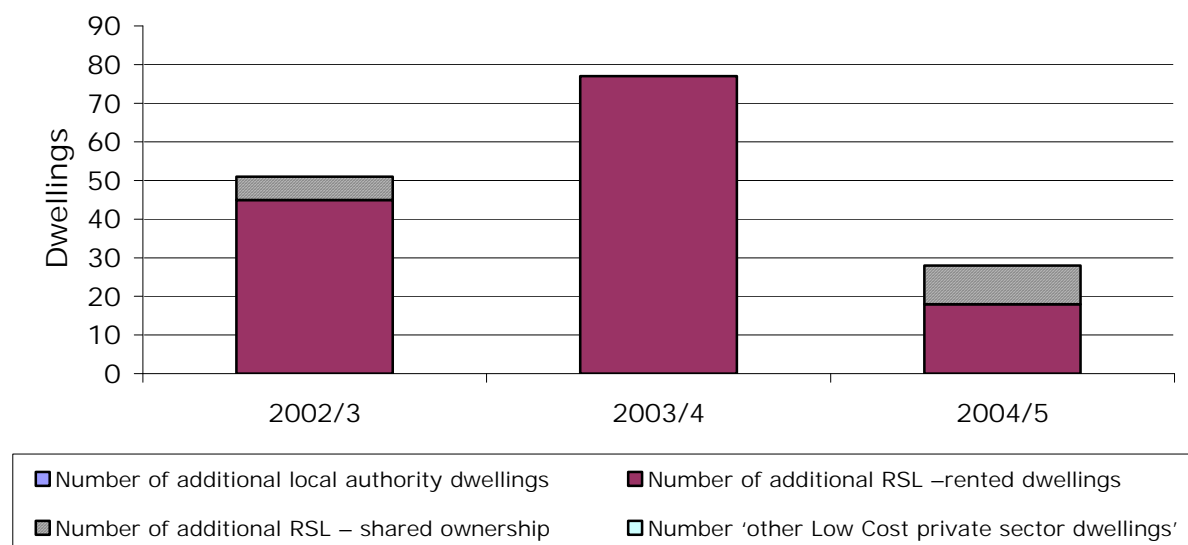
The table and graph below shows data for affordable housing completions.

Table 7: Affordable housing completions and source

	2002/03	2003/04	2004/05
Number of additional local authority dwellings	0	0	0
Number of additional RSL –rented dwellings	45	77	18
Number of additional RSL – shared ownership	6	0	10
Number 'other low cost private sector dwellings'	0	0	0
7.Total Affordable Housing Completions (4+5)	51	77	28

Source: Darlington Borough Council Housing Investment Programme returns

Figure 8: Affordable Housing Completions 2002/03 to 2004/05



During the same period as the table above Local Authority housing stock declined by some 468 dwellings whilst the total RSL stock increased by 96 from March 2003 to March 2005 (Darlington Housing Flows Reconciliation, 2003, 2004 & 2005)

Provision through s106 agreements has so far been sought on the two largest ‘windfall’ housing development sites, not provided for in the Local Plan.

Site	Total Capacity	Proportion ‘affordable’	Number affordable
West Park	722	5% low cost for sale 5% social rented	36
Central Park (10.10.2005)	600	15%	90
Total	1322	12.25%	162

Conclusions

Until recently there has been only a limited basis on which to require affordable provision as part of developments as demonstrated by the information here. The Local Housing Assessment nearing completion will help inform a review of the current policy approach.

H:C1 House Prices
Percent change in house prices
Ratio of House Prices to Average Earnings

Table 8: Average house price change in Darlington by type (2002 – 2005)

	Detached	Semi	Terrace	Flat	Average	Tees Valley	North East	England & Wales
2002/03	£143,867	£83,232	£51,773	£64,230	£77,106	£70,135		£145,897
2003/04	£183,691	£104,124	£66,188	£90,872	£103,362	£89,087		£166,047
2004/05	£218,283	£129,526	£87,362	£134,939	£125,680	£105,335	£103,537	£150,534

Source: Land Registry, October 2005 & North East Regional Monitoring

Figure 9: Chart of relative annual increase in housing prices (April 2002 = 100)

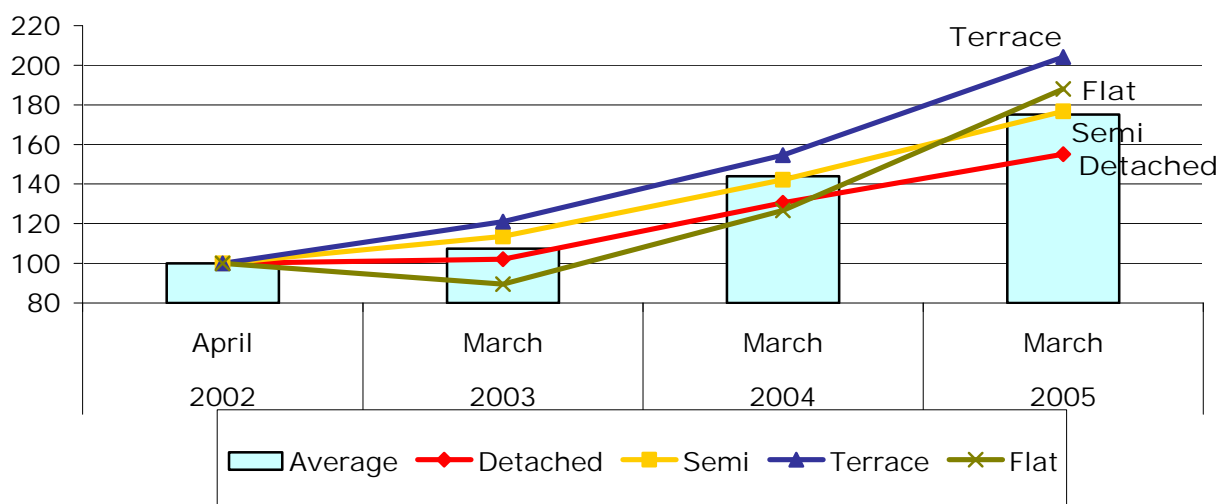


Table 9: Ratio of Earnings to House Price

Average Earnings (2004)	Average House Price		Terrace House Price	
	2003/4	2004/5	2003/4	2004/5
All Workers (£16,680)	6.2	7.5	4	5.3
All Full Time (£20,092)	5.1	6.25	3.29	4.34
All Part Time (£8,784)	11.8	14.3	7.5	10
Male Full Time (£22,070)	4.7	5.7	3	4
Female Full Time (£16,921)	6.1	7.3	4	5.2

Source: Annual Survey of Hours & Earnings (2004) & Land Registry House Price Data

Of particular note in the table above is the impact the increasing cost of terraced housing appears to have had upon the overall affordability of the housing market. Whilst still the most affordable form of housing this has increased in cost by more than 100% since April 2002.

These indicators only point towards changes in market conditions in Darlington in the last few years. The Local Housing Assessment already referred to will provide a full evaluation of the housing needs and aspirations of residents and assess barriers to housing, as well as identifying areas of net surplus or shortage in housing types across the Borough. It is anticipated this will provide a strong basis not only to inform the provision of affordable housing but also to inform the overall type and size of housing requirements.

Business, Industry and Employment

B:C01 Employment land supply by type (Ha)

Local Plan

Policy EP1: Land Supply for Employment – to ensure that an appropriate supply of land is always available to provide for the needs of new and existing businesses and the employment needs of the residents Darlington.

Policy EP2: Employment Areas – Primarily safeguards existing employment areas around the urban area, where development other than for B1, B2 or B8 would generally be considered unacceptable.

Policy EP3: New Employment Areas – Establishes new and extended areas for employment development. Sites under EP3 are located to the edge of the urban area.

Several other policies including EP6: Prestige Employment Development, EP7: Office / Business Park Development, EP8: Reserve Employment Site, EP9 and EP10: Teesside Airport (now Durham Tees Valley) and Policy EP11: also allocate areas of land for specific employment uses.

Neither the Local Plan nor Structure Plan established an overall level of provision for employment land. However, the submitted Regional Spatial Strategy does include a draft policy regarding provision. This proposes general employment land provision in the order of 205 Ha with a further 30 Ha proposed as a Brownfield strategic regeneration site, in total 235Ha of employment land. It also identifies additional land at Durham Tees Valley Airport for airport related development.

Data Analysis

Employment land availability is key to providing and maintaining sites for employment. More important than the extent of land identified for employment is the ease with which that land can come forward for development.

Table 10: Darlington Employment Land Availability – April 2005

Land Availability	Greenfield		Previously Developed Land		Total
	No. (Ha)	Percent %	No. (Ha)	Percent %	No. (Ha)
Short Term	26.39	48.2%	28.36	51.7%	54.75
Long Term	108.72	69.39%	47.95	30.6%	156.67
Sub -Total	135.11	64%	76.31	36%	211.42
Reserve	136.76	100%	0	0%	136.76
Total	271.87	78.1%	76.31	21.8%	348.18

Source – Darlington Borough Council Development Monitoring

The distinction between long term and short term, is based on how deliverable the site is. Short term land available, i.e. that that could be developed with few issues to address only amounts to 54Ha.

Conclusion

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 dependant upon infrastructure provision and other factors before they become available for development, and there are variations in the suitability of land for particular types of development.

Additionally there are indications that much of the previously developed employment land is under significant pressure from residential and other alternative uses. A key element of the review of employment land being carried out as part of the beyond Darlington Gateway study will be to examine and make recommendations on these and related matters.

- B:CO2** Amount of Land Developed for Employment by type; and,
B:C03 Amount of Land Developed for Employment by type that is in Development or Regeneration areas defined in the Local Development Framework; and,
B:CO4 Percentage of Employment Land Developed that is on Previously Developed Land

Local Plan

Policy EP2: Employment Areas – This designates a series of existing employment areas around the urban area of Darlington for employment uses, primarily within use class B1, business. Classes B2 and B8 are also permitted where these would not harm the amenity of the area or nearby residential areas.

Policy EP3: New Employment Areas - This establishes the general areas for new employment development within use classes B1, B2 and B8.

Data Analysis

Over the period 2004/5 no employment developments were completed outside of areas identified in either EP2 or EP3 of the Local Plan.

Table 11: Employment Land Completed by Use 2004 / 2005 (See Appendix 3)

Use Class	Greenfield		Previously Developed Land		Total	EP*	TC*	Other
	No. (sqm)	Percent %	No. (sqm)	Percent %	No. (sqm)	No. (sqm)	No. (sqm)	No. (sqm)
B1a	0	-	2,620	100%	2,620	2,290	330	0
Gross Internal Floor <2.5%	0		2,554	100%	2,554	2,232	321	
Gross Internal Floor <5%	0		2,489	100%	2,489	2,175	313	
B1b	0	-	0	-	0	0	0	0
Gross Internal Floor <2.5%	0		0					
Gross Internal Floor <5%	0		0					
B1c	0	-	0	-	0	0	0	0
Gross Internal Floor <2.5%	0		0					
Gross Internal Floor <5%	0		0					
B2	0	-	2,460	100%	2,460.0	2,460	0	0
Gross Internal Floor <2.5%	0		2,398	100%	2,398	2,398		
Gross Internal Floor <5%	0		2,337	100%	2,337	2,337		
B8	0	-	2,030	100%	2,030	2,030	0	0
Gross Internal Floor <2.5%	0		1,979	100%	1,979	1,979		
Gross Internal Floor <5%	0		1,928	100%	1,928	1,928		
Total	0	-	7,110	100%	7,110	6,780	330	0
Gross Internal Floor <2.5%	0		6,932	100%	6,932	6,932		
Gross Internal Floor <5%	0		6,754	100%	6,754	6,754		

Source: Development Monitoring, Darlington Borough Council

*EP – Employment Designations, TC – Town Centre, Other – Locations not specified in policy

The above table illustrates employment land completions by use type in Darlington. Appendices 4 and 5 provide a time series for this data from 1994. In 2004/5 only the Town Centre saw any employment development not in an area designated under EP2, EP3, or at the airport in EP9 or EP10. Here a total of 333 sqm of floor space was completed but as office development use class B1a this is supported through EP12. Expansion and new build amounted to 4,449 sqm external floor area whilst change of use provided an additional 2,620 sqm. Most new employment additions were completed within identified employment areas.

Appendix 3 shows Yarm Road (EP2.6) and Faverdale (EP2.7), both located to the edge of Darlington urban area have seen the majority of new additional employment floorspace. Over the last ten years the two areas account for 62% of recorded employment development. By contrast existing employment areas within the town, in particular Valley Street EP2.1 and Albert Hill EP2.3 have almost no new development despite 100% of completions in 2004/05 being previously developed land.

Land area take up gives an indication of general requirements for employment development in future. Since 1994/5 37ha of land have been developed. In 2004/05 roughly 1ha of land was developed. On average since 1994, 3.4ha have been developed annually. However, a number of large developments including Morton Palms (21,640 sqm over 4 floors) at Yarm Road and Argos Direct distribution centre (35ha site) at Faverdale East are anticipated to significantly boost annual completion rates for next year whilst in future years there will also be approximately 28,000 sqm at Central Park. Wider evidence of long term needs and demand for employment land are currently being assessed as part of the Darlington Gateway Study.

Conclusion

As is noted Local Plan policy on the whole makes no differentiation between use classes for employment, allocating most land for B1, B2 and B8 where it would not impact upon amenity. EP6 which designated certain areas for prestige employment has had some success. Though not complete in 2004/05 the Morton Palms development is an example of this. Policies EP11 and EP12 actively promote development within the town centre, but few developments have taken place here. Meanwhile policy to safeguard employment areas close to the town centre has given some protection to employment but has not provided a basis to assist economic regeneration and environmental improvement of those areas.

The Core Strategy Preferred Options looks to promote the town centre and urban area in general as the primary driver of economic growth and potential in the Borough. This includes exploring how

existing older employment areas can be improved to make a positive contribution to the Boroughs economy and growth. The Darlington Gateway Study will consider all of these matters.

B:CO5 Losses of employment land in (i) employment/regeneration areas and (ii) Local Authority area.

B:CO6 Amount of employment land lost to residential development

Local Plan

Policy EP2: Employment Areas – restricts development in most of the established employment areas to class B1, B2 and B8 uses.

Policy EP5: Other Uses in Employment Areas – establishes criteria for the development of non-employment uses within identified employment areas. This is broadly restrictive and seeks to permit alternative development only where it will form part of comprehensive development proposals.

Policy EP14: Existing Employment Development – This policy is again generally restrictive with a presumption against redevelopment of sites for alternative uses. However, this sets out slightly less restrictive criteria such as the impact upon overall supply of employment land, if the proposal would improve the amenity of the surrounding area and if the proposal satisfies locally arising demand for development.

Data Analysis

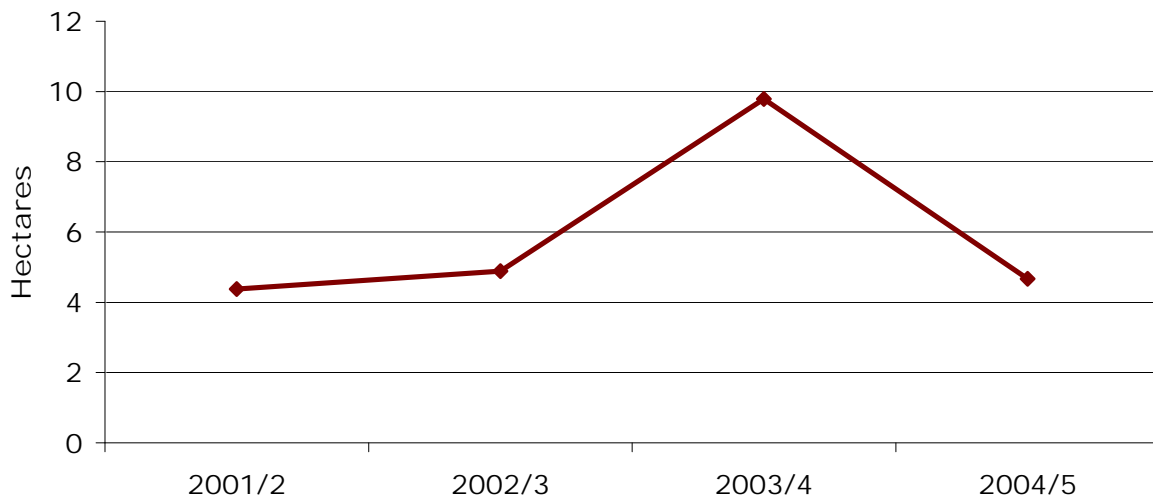
The information below indicates that between 4 and 10 hectares of employment land have been developed for other purposes annually over the last four years. As can be seen from the table the majority of this has been to residential development. Of particular note is the Darchem site now being redeveloped as part of the West Park scheme and several industrial sites in Middleton St George, such as Brookside Works.

Table 12: Loss of Employment Land (Ha)

Year	Leisure		Retail		Residential		Total		Total LA
	EP	Other	EP	Other	EP	Other	EP	Other	
2001/02	0	0	0.0319	0	0	4.35	0.0319	4.35	4.3819
2002/03	0	0	0	0.0999	0.0069	4.69	0.0069	4.7899	4.7968
2003/04	0	0.052	0.51	0.009	0.03	8.7	0.54	8.761	9.301
2004/05	0	0	0.1077	0.0351	0	4.53	0.1077	4.5651	4.6728
All	0	0.052	0.6496	0.144	0.0369	22.27	0.6865	22.466	23.1525

Source: Darlington Borough Council: Development Monitoring

(Note – EP = Designated Employment Areas, LA = Other locations in Darlington)

Figure 10: Total Loss of Employment Land

Much residential development in previous years has been at former industrial sites. It has been estimated that in the 1980's and 1990's over 120 ha of previously developed employment land was 'lost' in this way.

The reduction in employment land has been significant even over just the last four years and continues a major shift in the distribution of land uses in the Borough. Whilst average annual redevelopment of employment land for residential and other uses comes to over 5Ha (23 Ha over 4 years), development for employment has over the same period has amounted to approximately 4Ha (16.38Ha over 4 years).

Conclusion

Large areas of employment land have been redeveloped but the amount post 1997 within areas designated in the 1997 Local Plan has been relatively small. This suggests policy has been relatively successful, in that the designations reflected those areas most suitable either for retention or redevelopment. This also means few major challenges from residential development have been made to the employment designations in EP2 and EP3 of the Local Plan. However, there is a need to examine how the redevelopment and improvement of the Boroughs older employment areas will be managed. This will be covered by the Darlington Gateway Study

Environmental Resources

E:CO1 Change in areas and populations of biodiversity importance and change in priority habitats and species
Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

Local Plan

Key policies include:

E1: Keynote Policy for the Protection of the Environment – This provides overarching policy for the Local Plan and states the council will regard the need to protect and sustain the key attributes of the Boroughs environmental wealth as pre-eminent.

E3: Protection of Open Land – This is a key policy in the plans overall strategy for the urban area and includes consideration of impacts upon nature conservation of wildlife interest.

E11: Conservation of Trees, Woodlands and Hedgerows – This encourages new and replacement planting as well as conservation of existing trees, woodlands and hedgerows.

E12: Trees and Development – This policy seeks full regard to be paid to trees, woodland and hedgerows in development and states that developments should be designed and laid out to avoid the need to remove trees.

E19: Sites of Special Scientific Interest – This policy establishes that any development that may impact negatively upon SSSIs will not be permitted unless locational or other material consideration outweigh the designation.

E20: Sites of Nature Conservation Importance – protects and enhances habitat value or species features and establishes a principle that development that would damage such sites would not be permitted.

E21: Wildlife Corridors – protects wildlife value of linear features that provide corridors within which wildlife can move and live. Requires that new development incorporate features such as semi natural habitat to maintain the value of such corridors.

E22: Local Nature Reserves

E23: Nature and Development

Data Analysis

Priority habitats and species are identified through the Durham Biodiversity Action Plan. A wide range of habitats are identified across Durham, and Darlington.

Table 13: Change in Priority Habitats and Species and Designated Sites / Areas

Type	Active Management Programme or Targets	Population or extent	Change in population / extent	Status
Habitats*	Wet-woodland	Maintain existing areas / expand total area of Wet Woodland by 10% (Durham wide)	Durham wide approximately 316Ha	
	Wetland			
	Hedgerows	Halt loss of ancient and species rich hedgerows / Achieve favourable management of such hedgerows 50% by 2008	Total extent of hedgerows approximately 4400km if Durham reflects national trends in hedgerow decline	
	Unimproved Grasslands	Draft proposals are being developed for Unimproved Grasslands		
	Transport Corridors	Maintain and enhance biodiversity value of transport corridors / Develop a roadside verge management programme	Principle trunk road included: A1M, A68 and A66	
Species**	Black Poplar	DBAP aim to maintain existing population and replace felled or fallen trees with cuttings from native stock.	Darlington northern most area for species –Important habitats include: wet woodland, rivers & streams, and hedgerows.	
	Great Crested Newt		20 known sites in Darlington	
	Farmland birds, e.g. Sky Lark	Maintain current range and population of skylark above their current level / More accurately survey and monitor the status of the species	Many sightings of skylark indicate it is widespread and abundant but no systematic survey undertaken	Good – population in Durham does not seem to have suffered to same extent as populations elsewhere in UK

	Bats and (range of protected species)	Maintain current bat population / enhance population by improving opportunities for roosting, hibernating and foraging / maintain current survey work and monitoring / raise awareness of bats with local communities	8 known breeding species in Co. Durham. 4 Not Threatened 4 Vulnerable River Tees primary location in Darlington. Wet woodland, wetland linear features and existing older man made structures provide habitats.		
Designated Sites	Sites of Special Scientific Interest		Hell Kettles, 3.51Ha, Neasham Fen, 2.2Ha, Newton Ketton Meadow, 1.9Ha, Redcar Field , 0.68Ha, Sites = 4 Area = 8.3 Ha	- - - -	Unfavourable recovering (100%) Favourable (100%) Favourable (100%) Favourable (100%) 75%Favourable 58%Favourable
	Local Nature Reserves		Sites = 7 Area = 61Ha	Sites = +3 Area =	
	Sites of Nature Conservation Importance		Sites = 50		

*/** Habitats and Species shown here are those of greatest importance within Darlington. A full schedule of Priority Habitats and Species is made in the Durham Biodiversity Action Plan

Priority Habitat and Species

To date few systematic surveys have been undertaken into the population or condition of the species and habitats identified in the Durham Biodiversity Action Plan with the key exception of Great Crested Newts. However, a general picture of the species most significant to Darlington can be identified.

Key amongst this is the role wet woodland and wetland in general, play in the overall biodiversity value of the Borough. These are closely linked to the valleys of the River Tees and Skerne and underlining the importance of these and other waterways to the biodiversity of Darlington. The presence and importance of species such as the Black Poplar and Great Crested Newt, highlight the importance of protecting and enhancing these.

Sites of Special Scientific Interest

English Nature has undertaken a nationwide survey of SSSIs providing an assessment of the condition of the four SSSIs in Darlington during October 2005. The Government has a Public Service Agreement target for 95% of the land area of SSSIs to be in favourable or recovering condition by 2010.

English Natures findings suggest that 100% of the land area of designated sites in the Borough are either Favourable, (58%) or Recovering (42%) condition.

Local Nature Reserves

A major programme to extend the number of Local Nature Reserves is currently underway in the Borough. Currently there are 7 Local Nature Reserves covering some 61Ha of land. This represents approximately 0.6Ha per 1000 people in the Borough.

These are located primarily around the urban area of Darlington.

Sites of Nature Conservation Importance

At the time of the Local Plan some 46 sites were identified. This has since increased slightly to 50 sites. This possibly masks the actual number of additional sites as a result of changes within the designations, particularly where for example Sites of Nature Conservation Importance are enlarged or merged and have now become Local Nature Reserves.

Conclusion

Data available does not provide definite evidence or sufficient time series to enable comparison with the situation when the Local Plan was prepared. However, in terms of designated sites and protected areas there is a generally improving status. The number and area of Local Nature Reserves is increasing whilst the Sites of Special Scientific Interest are all in favourable or improving condition.

E:CO2 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Local Plan

E1: Keynote Policy for the Protection of the Environment – requires that proposals must reflect the need to safeguard a range of environmental features including water and groundwater.

The Local Plan includes policy on flood defence in which specific reference to the advice of the Environment Agency and water utility companies is made:

E27: Flooding and Development, and

E28: Surface Water and Development.

Data Analysis

During 2003/2004 **no** permissions were granted that were subject to an objection from the Environment Agency and not addressed. (source: Environment Agency, High Level Target 12)

E:CO3 Capacity of new waste management facilities by type

E:CO4 Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed

Local Plan

Policy E24: Conservation of Land and Resources – This policy includes criteria relevant to waste. This requires from appropriate developments provision of points for collection of material to be recycled, and provision of other sites in convenient and accessible locations.

EP17: Waste Material, Storage, Processing and Transfer – establishes that facilities for the storage and processing of waste material will be permitted within EP2 and EP3 areas subject to criteria concerning the amenity of adjacent uses and appropriate mitigation

Data Analysis

New Waste Management Facilities

No waste management facilities were installed during 2004/2005.

An application to extend the Drinkfield Civic Amenity site to include access ramps, security and recycling capability was granted February 2005.

Municipal Waste Arising

Table14: Kilograms of Household Waste Collected per head

	2000/1	2001/2	2002/3	2003/4
Darlington	515	522	522	508.2
Bottom Quartile Breakpoint	370	374.3	385.3	389.9
Top Quartile Breakpoint	480	485	499.25	487.95

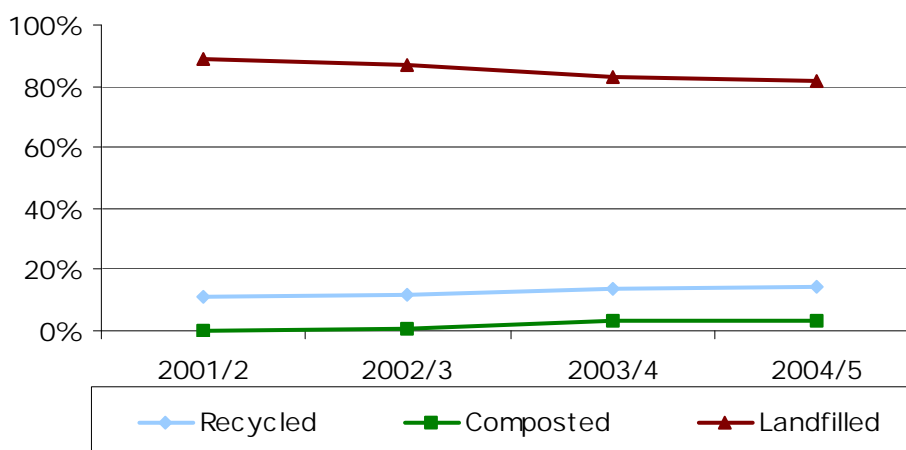
Source: Audit Commission Best Value Performance Indicator PI84

Table15: Destination of Household Waste

	2001/2	2002/3	2003/4		2004/5	
	%	%	%	Tonne	%	Tonne
Recycled	10.8	11.8	13.4	6,665	14.6	7,511
Composted	0	0.7	3.3	1,640	3.55	1,829
Landfilled	89.2	87.2	83.3	41,441	81.82	42,040

Source: Best Value Performance Plan, 2004-2005, Darlington BC 2005

Figure 5: Change in management of household waste 2001/2 to 2004/5



Source: Darlington Best Value Performance Plan 2005/2006

The above graph and table reflect the changes that are being made in the Borough to reduce the amount of waste going to landfill.

Over the three years to 2004/5 the rate of increase in recycling in Darlington ranks close to the national average with 13.4% of household waste was recycled, though this compares to a top quartile nationally of 15.97%.

For composting Darlington jumped from composting none of its waste in 2001/2 to a total of 3.3%, close to the national average of 3.6% by 2003/4.

Conclusion

Growth in composting and recycling has been successful in reducing the proportion of waste going to landfill.

E:CO5 Production of primary land won aggregates Production of Secondary / recycled aggregates

Local Plan

Policy E24: Conservation of Land and Other Resources. This seeks to protect mineral deposits of economic importance from sterilisation from development and also encourages the re-use of existing buildings and the use of recycled build materials.

The Tees Valley Structure Plan provides a range of policies on minerals, establishing criteria based policies for selecting sites for mineral extraction. In reference to aggregates the Structure Plan states that the sub-region will continue to meet the government requirements. The emerging Regional Spatial Strategy carries forward the sub-regional apportionment for aggregate production 2001-2016.. For the Tees Valley, this is:

Sand & Gravel = 0.16 million tonnes

Crushed Rock = 2.2 million tonnes

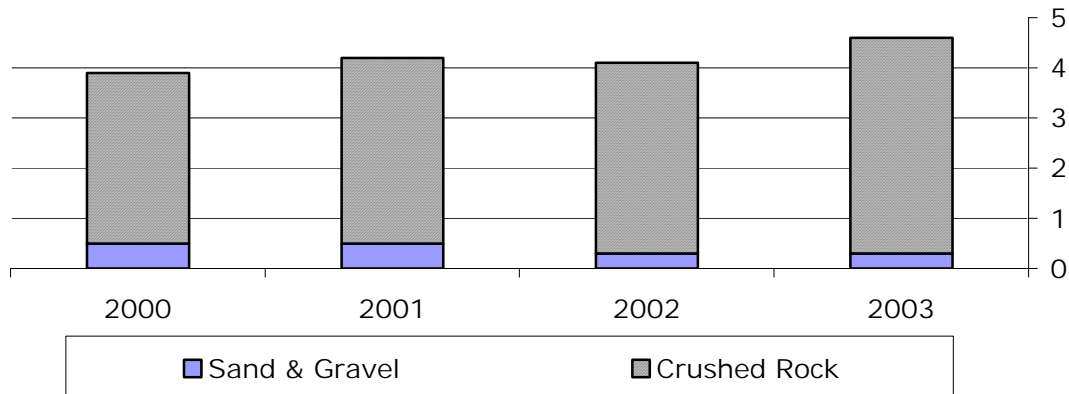
Data Analysis

The chart below indicates trends in production to 2003 taken from the North East Regional Aggregate Working Party. This provides a range of data including the level of sales of secondary and land won aggregates. This also provides detail to the sub-regional level. However, due to issues of confidentiality separate data is not available for the Tees Valley, instead the sub-region is incorporated with Durham.

Primary Aggregates

Within Darlington there were no quarries extracting sand and gravel, or crushed rock in 2004/05. Information on past production is available at a sub-regional level.

Figure 12: Tees Valley & Durham Trends in Aggregate Production (million tonnes)



Source: North East Regional Aggregates Working Party, Monitoring Report 2003

There is a general pattern of growth in the amount of crushed rock with an increase in Durham and Tees Valley from 3.4 million tonnes to 4.3 million tonnes per year. Meanwhile sand and gravel production has fallen marginally in the sub-region.

Secondary Aggregates

Data on overall sales of secondary aggregates is available for the North East as a whole.

Table 16: Sales of Secondary Aggregates (thousand tonnes) 2002, 2003

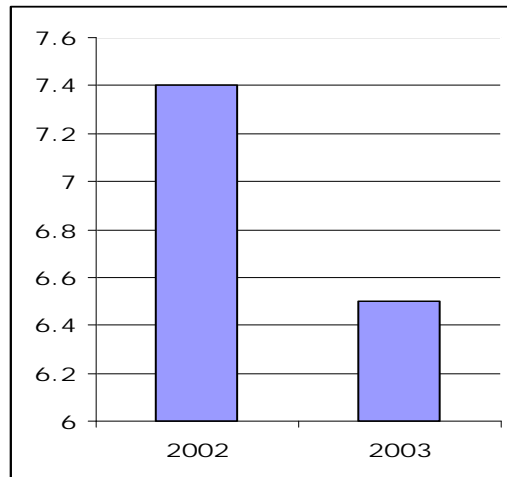
	2002	2003
Aggregate Uses	926	1,025
Non-Aggregate Uses	513	515

Source: North East Regional Aggregate Working Party, Monitoring Report 2003

The above measure indicates sales of secondary aggregates are increasing for the North East as a whole. However, as secondary aggregates can be sourced through any demolition or construction project sales do not necessarily demonstrate exactly how much is being re-used.

The charts below illustrates the level of secondary aggregates arising from Local Authority road planing in the Tees Valley at 2002 and 2003. This provides one detailed source of secondary aggregate arisings.

Figure 14: Tees Valley Road Planings Arising, 2002 – 2003 (Thousand Tonnes)



Source: North East Regional Aggregates Working Party, Monitoring Report 2003

Arisings in the Tees Valley stood at 6.5 thousand tonnes, down by over 12% on 2002 when 7.4 thousand tonnes were produced. For the north east as a whole some 79.5 thousand tonnes were produced.

Conclusion

Though not intended to make provision for minerals Local Plan Policy E24 enables a basis on which to encourage the conservation of materials and resources.

E:CO6 Renewable energy capacity installed by type

Local Plan

Policy E25: Energy Conservation – complements E26 below in seeking to reduce dependence upon energy production using fossil fuels.

Policy E26: Energy from Renewable Development - sets Local Plan policy for renewable energy developments. This encourages proposals and does not exclude development from any location provided the impact upon landscape and wildlife amenity is not considered to be adverse.

The Energy White Paper establishes a national commitment for renewable energy production that is reflected in emerging RSS at Policy 40.

10% energy generation to be renewable electricity by 2010 and,
20% energy generation to be renewable electricity by 2020.

Data Analysis

No Renewable Energy Capacity installed 2004/2005

During 2005 one proposal for a wind farm of 5 turbines was granted planning permission. This will have a capacity of 6.5MW.

In general due to the relative low lying nature of much of Darlington few areas rank highly in terms of potential wind power energy yields. And as such the area has not been identified in RSS Policy 42 and the Regional Renewable Energy Strategy.

Conclusion

The Local Plan is supportive of renewable energy developments. Few developments have come forward to date for renewable energy in the Borough limiting the potential for Darlington to contribute to national targets.

Measures to encourage development of renewable energy generation as an integral part of development, as well as measures to conserve energy could be a key approach to increasing overall renewable energy capacity in Darlington. Current Core Strategy options are being developed with such measures in mind.

Spaces and Places

SP:C1 (i) Total accessible open space
SP:CO2 (ii) Percentage of eligible open spaces managed to green flag award standard

Local Plan

E3: Protection of Open Land – covers many areas of open parkland, green corridors, playing fields and schools.

R4: Open Space Provision – sets out the requirements for open space as part of development.

R7: The Design of Open Space Provision

Data Analysis

The Council has not sought Green Flag status for any parks or open space in the Borough. However, the council is currently considering an application in respect of two Parks in the Borough:

Open Space	Area (Ha)	Proportion of Primary Purpose (PPG17)	Proportion of Total
South Park	25.76	46.47%	3.15%
North Lodge Park	3.95	7.12%	0.48%
Total	29.71	53.59%	3.64%

Prior to an application for Green Flag status management plans need to be prepared and it is anticipated this will be underway in 12 to 18 months.

Table 17: Accessible Open Space in Darlington, November 2005

PPG17: Primary Purpose Typology	Unlimited Access (Ha)	Informal Agreement (Ha)	Formal Agreement (Ha)	Total (Ha)	Amount managed to Green Flag
Cemeteries, etc.	34.68			34.68	0
Children and Young People	8.36			8.36	0
Civic Space	1.87			1.87	0
Green corridor	107.79			107.79	0
Informal recreation	139.65	4.58		144.23	0
Landscape amenity	8.41	2.69		11.1	0
Natural and semi-natural greenspace	241.25			241.25	0
Outdoor Sports Facility	86.23	100.97	23.49	210.69	0
Park or Garden	55.43			55.43	0
Total	683.67	108.24	23.49	815.4	0
Proportion of Borough Land Area	3.5%	0.55%	0.12%	4.13%	0
Area (Ha) per 1,000 residents	6.89	1.09	0.23	8.21	0

The above table provides a snapshot of open space in Darlington at November 2005. These figures are subject to consultation and so potentially subject to change. It is considered these will only be minor and more likely to result in changes to the primary purpose of open space rather than the total area calculated.

Overall Darlington has a large area of open space that is accessible to the public both within and surrounding the urban area. Assessment of the quality of that open space and its value to residential amenity and recreation is currently underway through the Open Spaces Strategy.

Conclusion

Current planning policy for existing open land in the urban area is provided through Policy E3. Work on the open spaces strategy will provide up to date evidence of how that open space is actually used and what requirements there are in the Borough, enabling policy to be updated in line with PPG17 guidance.

Town Centre

TC:CO1 Amount of completed Retail (A1, A2), Office (B1a) and leisure (D2) development (gross floorspace, sqm)

TC:CO2 Amount (and percent) of completed retail, office and leisure development in Darlington town centre

Local Plan

Policy S2: Safeguarding the Town Centre – seeks to safeguard and enhance the viability and vitality of the town centre and ensure retail development outside of the town centre that would undermine that vitality and viability is not permitted.

Policy E12: Office Development Limits – establishes limits for office development that surround the town centre and extend slightly further out from the centre. This establishes that office uses will be permitted within this area. Most designations for new and existing employment areas also include permitting class B1 development.

PPS6: Planning for Town Centres – This most recent government guidance has established a number of tests for main town centre uses, particularly retail, office and leisure developments.

Data Analysis

Table18: Amount of Retail, Office & Leisure Development Completed (gross external floorspace)

	2004/05		
	Total	In Town Centre	
Retail	2,469 sqm	0	0%
Office	2,620 sqm	333 sqm	12.6%
Leisure	0 sqm	0	-

Source: Development Monitoring, Darlington Borough Council

The additional retail floorspace is largely provided by one large new retail development. This was at the Neasham Road Local Centre where a development of four units provided 1,981 sqm of retail floorspace.

Retail developments within the town centre include Crown Street where construction of a retail unit and multi-storey parking was well advanced at December 2005 and proposals are in hand for development at Commercial Street referred to in the Contextual and Other Local Indicators table at indicator D:L1, for which a planning application is expected to be submitted in early 2006.

Conclusion

Only a small amount of development was completed within the identified town centre in the last year.

Transport and Accessibility

T:CO1 Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

Local Plan

Relevant Local Plan Policy includes:

Policy T2: Highway and Transport Management – New Development

Policy H3: Locations for new housing development & H4: New Housing in and Around the Town Centre and Other Centres,

Policy R25: Provision of Community Facilities & R26: Protection of Community Facilities

Policy S16: Small Local Shops & S17: Shops in New Housing Developments

Data Analysis

During analysis and mapping difficulties have arisen over the use of the accessibility software application being used by the council. This has meant no findings or mapping of the accessibility of completed housing development to the facilities specified has been possible for this AMR.

When difficulties are resolved it is anticipated that this indicator will be developed with the intention of integrating this into the decision process, plotting the accessibility of sites at application.

For the purposes of this years AMR a limited estimation of accessibility to the town centre can be made using public transport timetables:

Approximate journey time from edge of urban area to town centre - 20 minutes
75% of completed dwellings within the urban area.

Approximate journey time from Middleton St George to town centre – 20 minutes
12.2% of completed dwellings. (Frequency – Morning & Evenings 10 mins, day 1 to 2 per hour)

Approximate journey time from Aycliffe to town centre – 35 minutes
10% of completed dwellings. (Frequency – Hourly)

Although the above does not fully address the requirements of this indicator it does point towards the general accessibility of most development in the Borough.

Conclusion

Current policy particularly at Policy T2 seeks to link development and location, and includes recognition of Darlington's compact urban form. In general development is concentrated in the urban area, whilst the availability of public transport in Darlington makes development within most areas of the town accessible to facilities.

T:CO2 Percent of completed non-residential development complying with car-parking standards set out in the local development framework

Local Plan

T24: Parking and Servicing Requirements for New Development,

T25: parking and Servicing Requirements for New Development in the Town Centre

Annex: Car Parking Standards

Data Analysis

Information on parking provision for developments completed in 2004/05 is not available for this AMR.

Conclusion

Regard is given to the requirements of PPG13 and the Local Plan in the consideration of all development proposals. In this regard there are no known completions where development has been completed when parking provision was considered in excess of policy provision.

The Local Plan sets out maxima for parking provision pursuant to PPG13 principles

Contextual & other Local Output Indicators

Sustainability Theme

S:C1 - Proportion of residents satisfied with their local area as a place to live	(2001/02) 79.5 (2002/03) 81 (2003/04) 79.3 (2004/05) 77.9 <i>(Darlington Best Value Performance Plan 2004/05)</i>																											
S:C2 - Households with no car	In Darlington 31.2%, Cockerton West, 51.2% Faverdale, 6.1% <i>(Census 2001, ONS / JSU)</i>																											
S:C3 - Ethnic Diversity	Darlington - White 97.9%, Asian 0.9%, Black 0.2%, Mixed 0.6% Northgate – White 90.5%, Asian 6.9%, Black 0.7%, Mixed 1.1% Faverdale – White 98.7%, Asian 0.0%, Black 0.3%, Mixed 0.3% <i>(Census 2001, ONS / JSU)</i>																											
S:C4 - Life Expectancy	75 years Men, 80 years Women <i>(Community Strategy Action Plan – Indicators / ONS)</i>																											
S:C5 – Limiting Long Term Illness under 65	Darlington – With 14.8%, Good Health 66.4%, Poor Health 10% Cockerton West – With 22.6%, Good Health 58.3%, Poor Health 14.2% Faverdale – With 8.7%, Good Health 79.7, Poor Health 3.4% <i>(Census 2001, JSU / ONS)</i>																											
S:C6 - Health and Disability at Standard Output Area by Rank of Index of Multiple Deprivation	SOAs in bottom 10% nationally Central / TC & Valley Eastbourne / Firthmoor South North Road / South Cockerton West / North East Bank Top / North West Haughton East / Red Hall Cockerton West / Branksome West Lascelles / East Lingfield / Hundens Northgate / East <i>(ODPM, Index of Multiple Deprivation, 2004)</i>																											
S:C7 - Economic growth rate (GVA per head)	<table border="1"> <thead> <tr> <th></th> <th>(1999)</th> <th>(2000)</th> <th>(2001)</th> <th>(2002)</th> <th>Growth p.a.</th> </tr> </thead> <tbody> <tr> <td>Darlington</td> <td>12,119</td> <td>12,349</td> <td>12,831</td> <td>-</td> <td>+1.9%</td> </tr> <tr> <td>North East</td> <td>10,257</td> <td>10,633</td> <td>11,132</td> <td>11,750</td> <td>+2.8%</td> </tr> <tr> <td>UK</td> <td>13,396</td> <td>13,937</td> <td>14,566</td> <td>15,259</td> <td>+2.9%</td> </tr> </tbody> </table> <i>(ONS, North East Region in Figure, No. 9, Winter 2004/05)</i>		(1999)	(2000)	(2001)	(2002)	Growth p.a.	Darlington	12,119	12,349	12,831	-	+1.9%	North East	10,257	10,633	11,132	11,750	+2.8%	UK	13,396	13,937	14,566	15,259	+2.9%			
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S:C8 - Proportion of population of working age claiming key benefits	<table border="1"> <thead> <tr> <th></th> <th>(May 2002)</th> <th>(May 2003)</th> <th>(May 2004)</th> </tr> </thead> <tbody> <tr> <td>Darlington</td> <td>17%</td> <td>17%</td> <td>18%</td> </tr> </tbody> </table> <i>(Darlington Best Value Performance Plan 2004/05 & IAD Information Service / ONS)</i>		(May 2002)	(May 2003)	(May 2004)	Darlington	17%	17%	18%																			
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S:C9 - Average unemployment rate of five wards with the highest rates compared to the five wards with the lowest rates gap between highest and lowest rates.	<table border="1"> <thead> <tr> <th></th> <th>Cockerton West</th> <th>Gap Between</th> </tr> </thead> <tbody> <tr> <td>Heighington & Coniscliffe</td> <td>3.9%</td> <td>2003/04</td> </tr> <tr> <td>Mowden</td> <td>3.9%</td> <td>4%</td> </tr> <tr> <td>Hummersknott</td> <td>4.5%</td> <td>2004/05</td> </tr> <tr> <td>1.1%</td> <td>North Road</td> <td>4.36%</td> </tr> <tr> <td>Faverdale</td> <td>5.1%</td> <td></td> </tr> <tr> <td>1.2%</td> <td>Central</td> <td></td> </tr> <tr> <td>Hurworth</td> <td>7.3%</td> <td></td> </tr> <tr> <td>1.3%</td> <td></td> <td></td> </tr> </tbody> </table> <i>(JSU, Unemployment Rate and Proportion, September 2005)</i>		Cockerton West	Gap Between	Heighington & Coniscliffe	3.9%	2003/04	Mowden	3.9%	4%	Hummersknott	4.5%	2004/05	1.1%	North Road	4.36%	Faverdale	5.1%		1.2%	Central		Hurworth	7.3%		1.3%		
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Development Strategy	
D:C1 - Main Town	Darlington, population 85,830 <i>(2001 Census, ONS)</i>
D:C2 - Rural wards – (ordered by population)	Middleton St George / Middleton One Row, 3,818 (2001 Census) Hurworth on Tees / Hurworth Place, 3,404 (2001 Census) Heighington, 2,953 (2001 Census) Sadberge & Whessoe, 1,833 (2001 Census) <i>(2001 Census, ONS)</i>
D:C3 - Villages with identified development limits	19 settlements in current Local Plan. Bishopton, Brafferton, Denton, Great Stainton, Heighington, High Coniscliffe, Hurworth Place, Hurworth on Tees, Killerby, Little Stainton, Low Coniscliffe, Merrybent, Middleton One Row, Middleton St George, Neasham, Oak Tree, Piercebridge, Sadberge, Summerhouse. -also Coatham Mundeville (Outside development limits) <i>(Borough of Darlington Local Plan 1997, Alterations 2001)</i>
D:C4 - Local Government / Planning Structure	Darlington Borough Council North East Assembly Tees Valley Joint Strategy Committee Parish Councils
D:C5 - Neighbouring Authorities	Yorkshire and the Humber Region Durham County Council North Yorkshire County Council Tees Valley Partnership Stockton on Tees Borough Council Middlesbrough Council (Redcar & Cleveland & Hartlepool as part of Tees Valley) Hambleton District Council Richmondshire District Council Teesdale District Council Sedgefield District Council
D:L1 - Major & Strategic Developments in Darlington	Faverdale East Business Park – Ongoing Commercial, industrial and warehousing development is located to the north west of Darlington. Distribution centre of 35Ha under construction through 2004/05, completed July 2005. Central Park – Planned East of Darlington town centre between Haughton Road and Yarm Road. mixed use scheme that will include, 600 homes, hotel and conferencing facilities, office accommodation, open space incorporating a sculpture park, and a new site for Darlington College. Outline Approved, October 2005. Morton Palms – Ongoing Eastern edge of Darlington south of Yarm Road and close to the A66(T) bypass. Currently under construction and total size to be 11.3Ha. West Park - Under Construction North west of Darlington that is a mixed-use extension of the urban area of Darlington. The development is comprised of approximately 380 houses, a new school for the existing Alderman Leach Primary School, a new community hospital, various local retail and community facilities and a large new public park. Darlington Eastern Transport Corridor – Proposed

	<p>Major new access into Darlington from the east. Would provide three kilometres of single carriageway, linking the A66(T) to Haughton Road. Current proposals for the road also involve recreation routes and routes for cyclists as well as measures to protect and enhance environmental value.</p> <p><u>Pedestrian Heart</u> – Under Construction £6.5 million scheme to pedestrianise the town centre at High Row and adjoining streets. Aims to significantly improve the accessibility of the town centre for pedestrians and those who are mobility impaired. This will include the replacement of the current three levels between High Row and West Row / Prebend Row with two.</p>
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Housing

H:C2 – Housing Characteristics	<p>Total Households = 44,400 (estimate mid 2005) Household Size (2001) Darlington = 2.27, North East = 2.32, England = 2.36</p> <p>82.4% of all dwellings Private (estimate 72.3% Owner Occupied and 8.3% private rented) 16.8% of all dwellings Housing Association (3.9%) or Local Authority (12.9%) rented (HFR 2003/2004)</p> <p>Terraced housing Darlington = 32%; England = 26% Detached housing Darlington = 16.6%; England = 22.6%</p> <p><i>(Census 2001, ONS / JSU)</i></p>																		
H:L1 - Distribution of new housing in the Borough,	<p>Completions 2004/2005 Darlington urban area = 75% (inc. West Park) Larger village = 13.75% Other location = 11.1% (inc. Aycliffe Hospital)</p>																		
H:L2 – Housing Land Availability	<table border="1"> <tr> <td>(1999)</td> <td>(2000)</td> <td>(2002)</td> <td>(2003)</td> <td>(2004)</td> <td>(2005)</td> </tr> <tr> <td>2,444</td> <td>958</td> <td>1,403</td> <td>1,849</td> <td>2,509</td> <td>2,304</td> </tr> </table> <p><i>(Darlington Borough Development Monitoring)</i></p>	(1999)	(2000)	(2002)	(2003)	(2004)	(2005)	2,444	958	1,403	1,849	2,509	2,304						
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2,444	958	1,403	1,849	2,509	2,304														
H:L3 – Average size (no. dwellings) of committed housing sites.	<p>Mean size of housing sites = 18 Dwellings 159 sites <20 dwellings 32 >20 Dwellings including 9 sites >100 dwellings</p>																		
H:L4 - Type of new housing in the Borough	<table border="1"> <tr> <td>Type</td> <td>Size</td> <td>Size by Type</td> </tr> <tr> <td>Detached = 34%</td> <td>1 Bed = 3%</td> <td>Flat = 2 Bed - 89%</td> </tr> <tr> <td>Flat = 28%</td> <td>2 Bed = 34%</td> <td>Bungalow = 2 Bed- 78%</td> </tr> <tr> <td>Semi = 21%</td> <td>3 Bed = 31%</td> <td>Detached= 4 Bed- 70%</td> </tr> <tr> <td>Terrace = 14%</td> <td>4 Bed = 32%</td> <td>Semi = 3 Bed – 58%</td> </tr> <tr> <td>Bungalow = 3%</td> <td></td> <td>Terrace = 3 bed = 59%</td> </tr> </table> <p><i>(Darlington Borough Development Monitoring, 2004/05)</i></p>	Type	Size	Size by Type	Detached = 34%	1 Bed = 3%	Flat = 2 Bed - 89%	Flat = 28%	2 Bed = 34%	Bungalow = 2 Bed- 78%	Semi = 21%	3 Bed = 31%	Detached= 4 Bed- 70%	Terrace = 14%	4 Bed = 32%	Semi = 3 Bed – 58%	Bungalow = 3%		Terrace = 3 bed = 59%
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H:C2 - Demographics - Household composition	<table border="1"> <tr> <td>Single Pensioners in Darlington 15.7%, 23.2% Park West, 4.6% Faverdale (New) 10.9% Sadberge and Whesoe</td> <td>Couple with Children in Darlington 20.3%, Faverdale, 27.7% Central, 12.7%</td> <td>Lone Parent In Darlington 7.5%, Park East, 12.1% Park West, 2.7% also Heighington & Coniscliffe, 2.3%</td> </tr> </table> <p><i>(Census 2001, ONS / JSU)</i></p>	Single Pensioners in Darlington 15.7%, 23.2% Park West, 4.6% Faverdale (New) 10.9% Sadberge and Whesoe	Couple with Children in Darlington 20.3%, Faverdale, 27.7% Central, 12.7%	Lone Parent In Darlington 7.5%, Park East, 12.1% Park West, 2.7% also Heighington & Coniscliffe, 2.3%															
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Business, Industry and Employment

B:C1 Economic Activity	Darlington = 79.5% Employees= 68.8% Self Employed= 7.1%	UK = 78.3% Employees= 65% Self Employed= 9%
	Full Time= 40.3% Part Time = 13.2%	Full Time= 40.6% Part Time = 11.8%
	Source: annual population survey (Apr 2004-Mar 2005), NOMIS 2005	
B:C2 Rate of Unemployment	Darlington	North East UK
	March 2002 4.4%	5.5 3%
	March 2005 3.1	3.3 2.4
	<i>(JSU, Unemployment Flows)</i>	
B:C3 Number of VAT registered business and ratio of businesses to population	Darlington 2,170 businesses 22.08 per 1,000 population	UK 30.29 per 1,000 population
B:C4 Number and percent of jobs in the Borough by sector	Darlington	Great Britain
	Services 78.2%	81.4%
	Manufacturing 14.3%	12.6%
	Construction 6.5%	4.4%
	<i>(Annual Population Survey, 2004 – 2005, NOMIS)</i>	
B:C5 Gross Mean Weekly Pay	Darlington	Great Britain
	Full Time £418.6	£507
	Part Time £183	£160.5
	All £347.5	£420.2
	<i>(Annual Survey of Hours and Earnings / JSU, 2004)</i>	

Environment

E:C1 - Natural Features	River Tees Limestone Escarpment & Aquifer River Skerne – Green Wedge at Red Hall / South Park Cockerbeck – Green Wedge at Branksome / The Denes Baydale Beck West Beck
E:C2 - Sites of Special Scientific Interest	Hell Kettles, 3.4Ha, Unfavourable recovering Neasham Fen, 2.46Ha, Favourable Newton Ketton Meadow, 1.8Ha, Favourable Redcar Field , 0.67Ha, Favourable <i>(English Nature – Survey of Sites)</i>
E:C3 - Local Nature Reserves	7 Sites, Total 61Ha include – Drinkfield, Geneva Woods, Brinkburn Pond, <i>(Darlington BC, Countryside)</i>
E:C4 - Sites of Nature Conservation Importance	50 Sites

Spaces and Places

SP:C1 - Parks & Open Space	Historic Parks & Gardens – South Park, West Cemetery Other Urban Parkland and Open Space – West Park, North Lodge Park, North Park, The Denes, Red Hall, Cockerbeck Valley Nine parks and open space forming surroundings to country halls such as at Redworth Hall and Rockcliffe Hall.
SP:C2 - Built Heritage	Market Town and Industrial heritage: Indoor Market (Clock tower key feature in town), Market Square (Key civic open space in town centre), Cattle Market (Maintains link between the rural and urban economy), Train Station (Building elevated at bank top and clock tower key

	feature in town), Industrial Heritage linked to early railways (e.g. Steel, Manufacturing) and modern development linked to road (Distribution, Services e.g. telemarketing).
SP:C3 – Listed buildings no.	545 (approximate)
SP:C4 - Buildings at Risk	no. 20 (identified to date)
SP:C5 - Scheduled Ancient Monuments	no. 20
SP:C7 Proportion of designated Play Areas meeting minimum European standards	2001/02 2002/03 2003/04 30% 28% 31% (Community Strategy Action Plan Indicator, 2004/05)
SP:C8 Total number of conservation areas in the authority. Percentage of conservation areas in the local authority area with an up-to-date character appraisal.	<i>Rural – 9 Area</i> Bishopton Conservation Area (1972) Coatham Mundeville Conservation Area (1980) Heighington Conservation Area (1972, extended 1999) High Coniscliffe Conservation Area (1974) Hurworth Conservation Area (1971) Middleton One Row Conservation Area (1972) Piercebridge Conservation Area (1972) - CA Summerhouse Conservation Area (1972) Sadberge Conservation Area (1972, extended 1999) <i>Urban – 7 Areas</i> Cockerton Village Conservation Area (1968, extended 1990) - CA Denton Conservation Area (1981) Haughton Village Conservation Area (1968, extended 1978) Northgate Conservation Area (North Road Station 1974, enlarged as Northgate CA 1997 and 2003) - CA Stanhope Road/Grange Road Conservation Area (1975, extended 1990 and 1999) Town Centre Conservation Area (1976, extended 1999) Victoria Embankment Conservation Area (1990) <i>Total 16 –</i> CA - Character Appraisals are underway for 3 conservation areas, expected to be complete by March 2006. (Darlington Borough Council, conservation)

Town Centre

TC:C1 Estimate of Potential Town Centre Population Catchment	840,000 people within 30 minutes 2.7 million within 1 hour Estimated Retail Catchment 250,000 (Darlington Economic Profile, JSU Darlington Retail Study2004)
TC:L1 Amount of gross shopping floorspace in the Town Centre and (ii) proportion this constitutes of all shopping floorspace within the borough	2004/05 Gross Shopping Floorspace = 101,000 sqm Of all shopping floorspace in Borough = 41.9% (Darlington Development Monitoring)
TC:L2 Number of vacant units and b) percent of shopping	Centre No. of Vacant % of Total Floorspace Town Centre 42 6.5%

floorspace by type in the (i) Town Centre and (ii...) other centres	North Road	2	0.8%
	Cockerton	3	3%
	Whinfield	0	0
	Yarm Road	1	23.5%
	Neasham Road	0	0
	Mowden	1	6.7%

Transport

T:C1 - Primary Transport Links	East Coast Main Line A1(M), A66(T), A67, A68 Durham Tees Valley Airport				
T:C2 - Area wide traffic flows Million vehicle kilometres	(2001/2002) 812	(2002/2003) 847	(2003/2004) 851	+4.8% Upward trend <i>(Provisional Local Transport Plan 2, Darlington BC)</i>	
T:C3 - Bus Services – Number of Passenger Journeys (millions)	(2001/2002) 10.222	(2002/2003) 10.118	(2003/2004) 10.069	-1.5% Downward trend <i>(Provisional Local Transport Plan 2, Darlington BC)</i>	
T:C4 - Proportion of residents finding it easy to access key local services and facilities	2001/2		2002/3		
	Local Shop	96	94	2003/4	2004/5
	Shopping Centre	95	88	96	96
	Post Office	96	94	92	93
	Public Transport	No data	No data	92	93
	Public Transport	No data	No data	93	93
	Bank / Cash point	87	85	92	92
	Shop selling fresh fruit	new	no data	88	90
	Publicly accessible greenspaces	91	85	90	89
	GP/Doctors Surgery	85	76	88	88
	Library	86	81	83	83
	Cultural / Recreation Facility	new	no data	83	82
	Local Hospital	85	79	84	82
	Sport / Leisure Centre	84	71	81	78
	Council / Neighbourhood Office	82	71	80	76
Recycling Facility	75	60	73	68	
Childcare Facilities	69	24	no data	no data	

Annex

Key documents and information

Proposed Monitoring Framework - The proposed monitoring framework for future development plan documents, can be seen on the councils website at the link below.

http://www.darlington.gov.uk/dar_public/documents/Development%20and%20Environment/Development%20and%20Regeneration/Planning%20Services/Policy/CoreStrategy/MonitoringFramework.pdf

Policy Matrix - A matrix of all development plan policy is provided here. This illustrates the current position of every local plan policy and its links to Regional Planning Guidance and the Structure Plan. This will provide a guide through the transitional period to enable identification of the current status of each Local Plan policy. A draft copy of this can currently be found within the Local Development Scheme, page 31.

http://www.darlington.gov.uk/dar_public/Document%20Library/Development%20and%20Environment/Development%20and%20Regeneration/Planning%20Services/Policy/LDS/LDSfinal.pdf

Core Strategy Preferred Options, October 2005

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/CoreStrategy.htm>

Open Spaces Strategy

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/OpenSpaces.htm>

Darlington Urban Capacity Study 2004

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/DUCS.htm>

Darlington Retail Study 2004

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/DarlingtonRetailStudy2004.htm>

Housing Land Availability Schedule

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/HousingLandAvailabilitySchedule.htm>

Appendices

Appendix 1: Schedule of AMR Indicators and Policy

Development Strategy

D:L1	Distribution of Development in the Urban Area
Document Policy	Borough of Darlington Local Plan E2, H3, EP2, EP3
D:C1 D:C2	Total Population growth, and Net Migration
Document Policy	Borough of Darlington Local Plan H1, EP1

Housing

H:CO1	Housing Trajectory: Annual Net Additional Dwelling and Requirements to 1997-2021
Document Policy	Borough of Darlington Local Plan H1, H2, H3
H:CO2	Percentage of New and Converted Dwellings on Previously Developed Land
Document Policy	Borough of Darlington Local Plan E24, PPG3
E:L1	Change in Previously Developed Land Available in the Borough (Hectares)
Document Policy	Borough of Darlington Local Plan E24
H:CO3	Density of new dwellings (completed sites only)
Document Policy	Borough of Darlington Local Plan H3
H:CO4	Affordable Housing Completions
Document Policy	Borough of Darlington Local Plan H9, H14
H:C1	House Prices Percent change in house prices Ratio of House Prices to Average Earnings
Document Policy	Borough of Darlington Local Plan H9, H10

Business, Industry and Employment

B:C01	Employment land available by type (Ha)
Document Policy	Borough of Darlington Local Plan EP1, EP2, EP3
B:C02 B:C03 B:CO4	Amount of Land Developed for Employment by type; and, Amount of Land Developed for Employment by type that is in Development or Regeneration areas defined in the Local Development Framework; and, Percentage of Employment Land Developed that is on Previously Developed Land
Document Policy	Borough of Darlington Local Plan EP1, EP2, EP3 + EP6, EP7, EP8, EP9 and EP10
B:CO5 B:CO6	Losses of employment land in (i) employment/regeneration areas and (ii) Local Authority area. Amount of employment land lost to residential development
Document Policy	Borough of Darlington Local Plan EP5, EP14

Environmental Resources

E:CO1	Change in areas and populations of biodiversity importance change in priority habitats and species Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance
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Document Policy	Borough of Darlington Local Plan E3, E11, E12, E19, E20, E21, E22, E23
E:CO2	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
Document Policy	Borough of Darlington Local Plan E27, E28 (E47, E48,)
E:CO3 E:CO4	Capacity of new waste management facilities by type Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed
Document Policy	Borough of Darlington Local Plan E24
E:CO5	Production of primary land won aggregates Production of Secondary / recycled aggregates
Document Policy	Borough of Darlington Local Plan E24
E:CO6	Renewable energy capacity installed by type
Document Policy	Borough of Darlington Local Plan E25, E26
Spaces and Places	
SP:C1 SP:CO2	(i) Total accessible open space (ii) Percentage of eligible open spaces managed to green flag award standard
Document Policy	Borough of Darlington Local Plan E3, R4, R7
Town Centre	
TC:CO1 TC:CO2	Amount of completed retail (A1, A2), office (B1a) and leisure (D2) development (gross floorspace, sqm) Amount (and percent) of completed retail, office and leisure development in Darlington town centre
Document Policy	Borough of Darlington Local Plan S2, E12, PPS6
Transport	
T:CO1	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).
Document Policy	Borough of Darlington Local Plan
T:CO2	Percent of completed non-residential development complying with car-parking standards set out in the local development framework
Document Policy	Borough of Darlington Local Plan T24, T25

Appendix 3 – Housing Trajectory Background Information

Projected Housing Provision – Tees Valley Structure Plan, 2004

Year	Actual Net Additions	Projected Gross Additions	HMR	Other	Projected Net Additions	TVSP Provision	Estimated Annual Requirement	+/- TVSP (cumulative)
2000-2001	298							
2001-2002	350							
2002-2003	229	271			229	240	229	-11
2003-2004	435	491			435	240	430	184
2004-2005	567	570		3	567	240	555	511
2005-2006		647	4	5	638	240	638	909
2006-2007		706	27	5	674	285	674	1298
2007-2008		601	27	5	569	285	569	1582
2008-2009		402	27	5	370	285	370	1667
2009-2010		245	27	5	213	285	213	1595
2010-2011		201	27	5	169	285	169	1479
2011-2012		301	27	5	269	285	269	1463
2012-2013		270	27	5	238	285	238	1416
2013-2014		248	27	5	216	285	216	1347
2014-2015		226	27	5	194	285	194	1256
2015-2016		213	27	5	181	285	181	1152
Total	1,231	5,392	274	58	4,962	3,810	4,945	

Projected Housing Provision – Emerging Regional Spatial Strategy, 2005

Year	Actual Net Additions	Projected Gross Additions	HMR reduction	Other reduction	Projected Net Additions	RSS Provision	Estimated Annual Requirement	+/- RSS (Cumulative)
2000-2001	298							
2001-2002	350							
2002-2003	229							
2003-2004	430							
2004-2005	567	570		3	567	475	567	80
2005-2006		647	4	5	638	475	638	255
2006-2007		706	27	5	674	475	674	454
2007-2008		601	27	5	569	475	620	548
2008-2009		402	27	5	370	475	420	443
2009-2010		245	27	5	213	475	263	181
2010-2011		201	27	5	169	475	219	-125
2011-2012		301	27	5	269	245	319	-101
2012-2013		270	27	5	238	245	288	-108
2013-2014		248	27	5	216	245	266	-137
2014-2015		226	27	5	194	245	244	-188
2015-2016		213	27	5	181	245	231	-252
2016-2017		94	27.6	5	61.4	150	111	-341
2017-2018		94	27.6	5	61.4	150	111	-429
2018-2019		94	27.6	5	61.4	150	111	-518
2019-2020		94	27.6	5	61.4	150	111	-606
2020-2021		95	27.6	5	62.4	150	112	-694
Total	567	5,101	412	83	4,606	5,300	5,305	

Appendix 4: Employment Land Additions By Area (ha) 1994-95 to 2004-05

Source: Development Monitoring, Darlington Borough Council

Policy	Area	1994/5	1995/6	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	Build (ha)	%	Area (Ha)
EP 2.1	Valley Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000
	Gross Internal Floorspace <2.5%	0	0	0	0	0	0	0	0	0	0	0	0		
	Gross Internal Floorspace <5%	0	0	0	0	0	0	0	0	0	0	0	0		
EP2.2	Cleveland Street / The Forge	0.015	0.015	0.004	0.016	0.129	0	0.083	0.028	0.012	0.09	0.061	0.453	8	1.263
	Gross Internal Floorspace <2.5%	0.014625	0.014625	0.0039	0.0156	0.125775	0	0.080925	0.0273	0.0117	0.08775	0.059475	0.441675		
	Gross Internal Floorspace <5%	0.01425	0.01425	0.0038	0.0152	0.12255	0	0.07885	0.0266	0.0114	0.0855	0.05795	0.43035		
EP2.3	Albert Hill / Dodsworth Street	0.059	0	0	0	0	0	0	0.571	0	0	0	0.63	11	2.09
	Gross Internal Floorspace <2.5%	0.057525	0	0	0	0	0	0	0.56725	0	0	0	0.61425		
	Gross Internal Floorspace <5%	0.05605	0	0	0	0	0	0	0.54245	0	0	0	0.5985		
EP2.4	Blackett Road / Red Barnes Way	0	0	0	0	0	0.034	0	0	0	0	0	0.034	1	0.034
	Gross Internal Floorspace <2.5%	0	0	0	0	0	0.03315	0	0	0	0	0	0.03315		
	Gross Internal Floorspace <5%	0	0	0	0	0	0.0323	0	0	0	0	0	0.0323		
EP2.5	Banks Road	0	0.185	0	0	0	0	0	0	0	0	0	0.185	3	0.569
	Gross Internal Floorspace <2.5%	0	0.180375	0	0	0	0	0	0	0	0	0	0.180375		
	Gross Internal Floorspace <5%	0	0.17575	0	0	0	0	0	0	0	0	0	0.17575		
EP2.6	Yarm Road Industrial Area	0.352	0	0.159	0.168	0.158	0.108	0	0.438	0.129	0.164	0.432	2.108	36	16.7
	Gross Internal Floorspace <2.5%	0.3432	0	0.155025	0.1638	0.15405	0.1053	0	0.42705	0.125775	0.1599	0.4212	2.0553		
	Gross Internal Floorspace <5%	0.3344	0	0.15105	0.1596	0.1501	0.1026	0	0.4161	0.12255	0.1558	0.4104	2.0026		
EP2.7	Faverdale Industrial Area	0	0.418	0	0.061	0.057	0.412	0	0.426	0.067	0.05	0.023	1.514	26	13.407
	Gross Internal Floorspace <2.5%	0	0.40755	0	0.05947	0.055575	0.4017	0	0.41535	0.065325	0.04875	0.022425	1.47615		
	Gross Internal Floorspace <5%	0	0.3971	0	0.05795	0.05415	0.3914	0	0.4047	0.06365	0.0475	0.02185	1.4383		
EP2.8	Whessoe Road	0	0.081	0	0.087	0	0.074	0	0	0	0.247	0.162	0.651	11	2.657
	Gross Internal Floorspace <2.5%	0	0.078975	0	0.08482	0	0.07215	0	0	0	0.240825	0.15795	0.634725		
	Gross Internal Floorspace <5%	0	0.07695	0	0.08265	0	0.0703	0	0	0	0.23465	0.1539	0.61845		
EP2.9	Aycliffe Industrial Estate	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Gross Internal Floorspace <2.5%	0	0	0	0	0	0	0	0	0	0	0	0		
	Gross Internal Floorspace <5%	0	0	0	0	0	0	0	0	0	0	0	0		
EP2.10	Borough Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Gross Internal Floorspace <2.5%	0	0	0	0	0	0	0	0	0	0	0	0		
	Gross Internal Floorspace <5%	0	0	0	0	0	0	0	0	0	0	0	0		
EP 9&10	DTV Airport	0.277	0	0	0	0	0	0	0	0	0	0	0.277	5	0.645
	Gross Internal Floorspace <2.5%	0.270075	0	0	0	0	0	0	0	0	0	0	0.270075		
	Gross Internal Floorspace <5%	0.26315	0	0	0	0	0	0	0	0	0	0	0.26315		
	Town Centre								0	0.006	0	0.033	0.039	0.6	0.039
	Gross Internal Floorspace <2.5%								0	0.00585	0	0.032175	0.038025		
	Gross Internal Floorspace <5%								0	0.0057	0	0.03135	0.03705		
	Other								0	0	0.036	0	0.036	0.6	0.036
	Gross Internal Floorspace <2.5%								0	0	0.0351	0	0.0351		
	Gross Internal Floorspace <5%								0	0	0.0342	0	0.0342		
	Annualised Totals (ha)	0.703	0.699	0.163	0.332	0.344	0.628	0.083	1.463	0.214	0.587	0.711	5.927	100	37.445
	Gross Internal Floorspace <2.5%	0.685425	0.681525	0.158925	0.3237	0.3354	0.6123	0.080925	1.426425	0.2028	0.537225	0.66105	5.7057		
	Gross Internal Floorspace <5%	0.66785	0.66405	0.15485	0.3154	0.3268	0.5966	0.07885	1.38985	0.1976	0.52345	0.6441	5.5594		
	Floorspace sqm	1994/5	1995/6	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	All		
	Total Build Area (sqm)	7030	6990	1630	3320	3440	6280	830	14630	2140	5870	7110	59270		
	Gross Internal Floorspace <2.5%	6854.25	6815.25	1589.25	3237	3354	6123	809.25	14264.25	2086.5	5723.25	6932.25	57788.25		
	Gross Internal Floorspace <5%	6678.5	6640.5	1548.5	3154	3268	5966	788.5	13898.5	2033	5576.5	6754.5	56306.5		

Appendix 5: Employment Land Additions By Use Source: Development Monitoring, Darlington Borough Council

Floorspace sqm	1994/5	1995/6	1996/7	1997/8	1998/9	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	All
B1a	0.0	0.0	0.0	1,680.0	1,580.0	4,230.0	0.0	370.0	60.0	2,500.0	2,620.0	13,040.0
Gross Internal Floorspace <2.5%	0.0	0.0	0.0	1,638.0	1,540.5	4,124.3	0.0	360.8	58.5	2,437.5	2,554.5	12,714.0
Gross Internal Floorspace <5%	0.0	0.0	0.0	1,596.0	1,501.0	4,018.5	0.0	351.5	57.0	2,375.0	2,489.0	12,388.0
B1b	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gross Internal Floorspace <2.5%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gross Internal Floorspace <5%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
B1c	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gross Internal Floorspace <2.5%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gross Internal Floorspace <5%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
B2	740.0	4,990.0	1,010.0	1,480.0	1,290.0	0.0	830.0	8,550.0	1,410.0	1,410.0	2,460.0	24,170.0
Gross Internal Floorspace <2.5%	721.5	4,865.3	984.8	1,443.0	1,257.8	0.0	809.3	8,336.3	1,374.8	1,374.8	2,398.5	23,565.8
Gross Internal Floorspace <5%	703.0	4,740.5	959.5	1,406.0	1,225.5	0.0	788.5	8,122.5	1,339.5	1,339.5	2,337.0	22,961.5
B8	6,290.0	2,000.0	620.0	160.0	570.0	2,050.0	0.0	5,710.0	670.0	1,960.0	2,030.0	22,060.0
Gross Internal Floorspace <2.5%	6,132.8	1,950.0	604.5	156.0	555.8	1,998.8	0.0	5,567.3	653.3	1,911.0	1,979.3	21,508.5
Gross Internal Floorspace <5%	5,975.5	1,900.0	589.0	152.0	541.5	1,947.5	0.0	5,424.5	636.5	1,862.0	1,928.5	20,957.0
Total	7,030.0	6,990.0	1,630.0	3,320.0	3,440.0	6,280.0	830.0	14,630.0	2,140.0	5,870.0	7,110.0	59,270.0
Gross Internal Floorspace <2.5%	6,854.3	6,815.3	1,589.3	3,237.0	3,354.0	6,123.0	809.3	14,264.3	2,086.5	5,723.3	6,932.3	57,788.3
Gross Internal Floorspace <5%	6,678.5	6,640.5	1,548.5	3,154.0	3,268.0	5,966.0	788.5	13,898.5	2,033.0	5,576.5	6,754.5	56,306.5

Appendix 6: Loss of Employment Land by Type and Area Source: Development Monitoring, Darlington Borough Council

Policy	Area	2001/2			2002/3			2003/4			2004/5			Total
		Residential	Retail	Leisure	Residential	Retail	Leisure	Residential	Retail	Leisure	Residential	Retail	Leisure	
EP 2.1	Valley Street				0.0069			0.03						0.0369
EP2.2	Cleveland Street / The Forge													0
EP2.3	Albert Hill / Dodsworth Street								0.0175					0.0175
EP2.4	Blackett Road / Red Barnes Way													0
EP2.5	Banks Road		0.0319						0.4925					0.5244
EP2.6	Yarm Road Industrial Area											0.0137		0.0137
EP2.7	Faverdale Industrial Area													0
EP2.8	Whessoe Road											0.094		0.094
EP2.9	Aycliffe Industrial Estate													0
EP2.10	Borough Road													0
EP 9&10	DTV Airport													0
	Town Centre													0.0999
	Other-	4.35			4.69	0.0999		8.7	0.009	0.052	4.53	0.035		22.366
	Total	4.35	0.0319	0	4.6969	0.0999	0	8.73	0.519	0.052	4.53	0.1427	0	23.1524

Appendix 7 – Housing Composition

	Lone Pensioner %	All Pensioners%	Single Non Pensioner%	Couple with no children %	Couple with children %	Lone Parent %
Bank Top	19.0	6.8	21.7	14.1	15.9	9.1
Central	17.9	4.9	29.6	12.4	12.7	9.0
Cockerton East	15.0	8.9	11.3	18.3	24.8	7.6
Cockerton West	22.7	8.6	14.7	11.6	16.3	10.7
Eastbourne	14.4	8.3	16.4	17.3	17.5	12.0
Haughton East	16.2	7.0	12.4	17.2	20.6	11.2
Lascelles	15.6	5.9	21.3	15.3	17.6	9.4
Lingfield	17.1	12.8	11.4	17.3	18.9	8.5
North Road	18.2	6.3	21.5	15.1	18.7	9.0
Northgate	13.3	4.2	29.9	14.3	17.3	8.2
Park East	13.6	6.1	20.6	15.3	18.9	12.1
All Priority Wards	16.6	7.25	19.1	15.3	18.1	9.7
College	18.8	11.8	14.7	16.3	23.9	3.4
Faverdale	4.6	2.9	23.0	29.9	27.7	5.6
Harrowgate Hill	11.9	7.8	12.1	22.4	25.6	5.3
Haughton North	12.7	9.8	16.3	22.5	19.7	5.8
Haughton West	13.2	7.6	11.5	20.5	25.1	7.7
Heighington and Coniscliffe	13.1	13.9	10.1	24.9	21.6	2.4
Hummersknott	19.0	16.0	5.2	21.6	24.5	2.6
Hurworth	17.0	13.7	8.4	22.5	19.8	3.6
Middleton St George	11.5	8.3	10.5	24.7	25.8	4.8
Mowden	18.9	19.7	7.0	19.6	20.3	3.2
Park West	23.2	16.8	7.1	18.1	21.9	2.7
Pierremont	12.9	6.2	24.5	17.0	18.3	9.3
Sadberge and Whessoe	10.9	11.4	10.9	25.6	21.6	4.3
Darlington	15.7	9.0	16.1	18.1	20.3	7.5
Tees Valley	14.6	8.9	14.5	16.2	21.7	8.2
North East	15.6	9	15	17	20.6	7.3
England	14.4	8.9	15.7	17.8	20.8	6.4

Appendix 8 – House Type

Area	Household Spaces	Detached %	Semi-Detached%	Terraced %	Flat %
Bank Top	1,855	3.0	20.8	56.9	19.3
Central	1,903	3.3	16.4	53.5	26.8
Cockerton East	2,190	11.5	72.4	10.7	5.4
Cockerton West	1,915	3.2	36.5	39.3	20.9
Eastbourne	2,297	3.8	72.3	14.7	9.2
Haughton East	1,774	16.3	36.5	35.2	12.0
Lascelles	1,620	7.1	32.7	45.6	14.6
Lingfield	1,605	3.4	70.9	17.7	8.0
North Road	3,025	11.6	17.2	49.8	21.4
Northgate	2,173	2.8	7.2	68.8	21.3
Park East	2,807	4.7	35.5	43.2	16.5
All Priority Wards	23,164	6.4	31.6	38	15.9
College	1,656	12.3	41.5	22.3	23.9
Faverdale	679	38.7	56.9	3.5	0.9
Harrowgate Hill	2,508	12.3	59.8	26.3	1.6
Haughton North	1,536	34.1	42.5	11.3	12.2
Haughton West	2,258	23.2	46.2	21.6	9.0
Heighington and Coniscliffe	1,281	49.5	27.5	20.6	2.4
Hummersknott	1,491	53.1	33.6	2.6	10.7
Hurworth	1,493	38.7	34.0	20.7	6.5
Middleton St George	1,499	42.2	31.6	22.9	3.3
Mowden	1,640	26.0	65.5	1.8	6.7
Park West	1,613	27.5	50.1	11.3	11.1
Pierremont	2,704	2.7	24.0	69.3	4.0
Sadberge and Whessoe	829	52.5	24.8	20.1	2.5
Darlington	44,351	16.6	39.4	32	12
Tees Valley	265,300	16.7	40.3	32.2	10.8
North East	1,066,300	14.5	39.4	32.1	13.9
England & Wales	21,660,500	22.6	31.7	25.9	19.7

Appendix 9 – Housing Tenure

Tenure	Owner Occupied	Local Authority /RSL	Private Rented	Other
Bank Top	65.7	18.2	14.1	-
Central	50.7	22.5	23.2	-
Cockerton East	77.0	19.6	1.8	-
Cockerton West	42.7	52.0	3.7	-
Eastbourne	61.4	33.2	4.2	-
Haughton East	55.0	40.5	2.9	-
Lascelles	57.9	33.2	7.7	-
Lingfield	71.2	24.5	2.8	-
North Road	59.5	23.9	14.4	-
Northgate	63.5	6.6	26.1	-
Park East	56.1	30.0	12.2	-
Priority Wards	60.0	27.6	10.3	-
College	85.5	6.3	7.2	-
Faverdale	97.0	0.9	1.7	-
Harrowgate Hill	89.9	4.3	4.7	-
Haughton North	79.5	17.5	2.1	-
Haughton West	73.8	21.4	3.5	-
Heighington and Coniscliffe	79.5	6.9	9.6	-
Hummersknott	89.8	8.0	1.0	-
Hurworth	84.0	7.7	5.4	-
Middleton St George	85.5	8.4	4.3	-
Mowden	92.9	4.3	2.1	-
Park West	86.7	7.8	3.5	-
Pierremont	79.3	1.5	17.2	-
Sadberge and Whessoe	79.9	7.7	7.4	-
Darlington	71.7	18.1	8.3	2%
Tees Valley	67.3	24.3	6.1	-
North East	63.6	27.7	6.3	2.5
England	68.7	19.3	8.8	3.2%

Appendix 10 - Comparison Between Unemployment and Number of Jobs

Ward	Population (2001)	Number of Jobs	% of all jobs	Number Unemployed	Percent Unemployed	Unemployed Rank	Jobs Rank
Central	3,611	13,059	27.7	159	7.30%	1	1
Sadberge and	1,833	7,108	15.1	16	1.30%	19	2
Northgate	4,421	5,544	11.7	144	5.10%	2	3
Lingfield	3,538	4,507	9.5	44	2.20%	12	4
Faverdale	1,516	2,010	4.3	14	1.20%	21	5
Middleton St.	3,818	1,603	3.4	32	1.30%	18	6
Mowden	3,645	1,591	3.4	20	1.00%	23	7
North Road	6,054	1,330	2.8	135	3.70%	7	8
College	3,732	1,275	2.7	35	1.70%	17	9
Heighington &	2,953	1,269	2.7	16	0.90%	24	10
Park East	6,061	1,029	2.2	161	4.50%	3	11
Harrowgate Hill	5,894	833	1.8	70	1.80%	14	12
Park West	3,506	821	1.7	34	1.80%	13	13
Cockerton East	5,081	655	1.4	54	1.70%	16	14
Haughton East	4,133	645	1.4	81	3.30%	8	15
Hummersknott	3,584	639	1.4	22	1.10%	22	16
Pierremont	5,534	541	1.1	100	2.80%	9	17
Hurworth	3,404	532	1.1	26	1.30%	20	18
Bank Top	3,754	495	1.0	60	2.70%	10	19
Haughton North	3,465	380	0.8	49	2.20%	11	20
Lascelles	3,518	374	0.8	82	3.90%	6	21
Eastbourne	5,090	361	0.8	116	3.90%	4	22
Cockerton West	4,180	335	0.7	89	3.90%	5	23
Haughton West	5,513	281	0.6	60	1.80%	15	24

Job Data - IDBR 2004**Population - 2001 Census****Unemployment Figures - JSU Sept 2005**

Shading represents five wards with highest and lowest rates of unemployment

Appendix 11 – Health and Disability at Standard Output Area by Rank of Index of Multiple Deprivation**<10% SOA**

Wards	LA Area	Population
Central / TC & Valley	Darlington	1951
Park East / Skerne Park	Darlington	1575
Eastbourne / Firthmoor South	Darlington	1529
North Road / South	Darlington	1516
Cockerton West / North East	Darlington	1368
Bank Top / North West	Darlington	1194
Haughton East / Red Hall	Darlington	1545
Cockerton West / Branksome West	Darlington	1406
Lascalles / East	Darlington	1674
Lingfield / Hundens	Darlington	1489
Northgate / East	Darlington	1414

10% to 25% Lowest SOA

Wards	LA Area	Population
Cockerton West / South East – woodlands	Darlington	1406
Central / Forge & Albert Hill	Darlington	1660
Haughton West / Springfield	Darlington	1475
North Road / West – Rise Carr	Darlington	1472
Northgate / South – Woodlands	Darlington	1422
Haughton East / Haughton Le Skerne	Darlington	1136
Bank Top / East	Darlington	1490
Pierremont / East – railway	Darlington	1338
Bank Top / South West	Darlington	1070
Northgate / Denes	Darlington	1585
Lascalles / West	Darlington	1844
North Road / Central	Darlington	1520
Haughton North	Darlington	1621
Eastbourne / Firthmoor North	Darlington	2168

Source: Index of Multiple Deprivation 2004, ODPM

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