

**DARLINGTON LOCAL
DEVELOPMENT FRAMEWORK**



TAKE PART IN PLANNING IN DARLINGTON

**DARLINGTON
ANNUAL MONITORING REPORT
2005 / 2006**

Planning Services, December 2006
Development and Environment Department



EXECUTIVE SUMMARY	1
<i>Structure of the Annual Monitoring Report 2004/5</i>	4
MONITORING SYSTEMS AND DEVELOPMENT	5
<i>Improving Data Collection</i>	5
TYPE OF MONITORING INDICATORS	7
SECTION 1: PROGRESS IN PREPARATION OF THE LOCAL DEVELOPMENT FRAMEWORK	7
THE EVIDENCE BASE	7
SUMMARY OF LDF DOCUMENTS	8
REVIEW OF THE LOCAL DEVELOPMENT SCHEME	9
RELATIONSHIP TO THE COMMUNITY STRATEGY AND SUSTAINABILITY APPRAISAL OBJECTIVES.....	11
SECTION 2: DEVELOPMENT PLAN MONITORING	14
THE DEVELOPMENT PLAN FOR DARLINGTON	14
REGIONAL SPATIAL STRATEGY / PLANNING GUIDANCE.....	14
TEES VALLEY STRUCTURE PLAN	14
BOROUGH OF DARLINGTON LOCAL PLAN	14
LOCAL DEVELOPMENT FRAMEWORK AND SAVED POLICIES.....	15
DARLINGTON IN CONTEXT	15
KEY SUSTAINABILITY THEME	17
DEVELOPMENT STRATEGY	19
HOUSING	27
BUSINESS, INDUSTRY AND EMPLOYMENT	39
ENVIRONMENTAL RESOURCES	45
SPACES AND PLACES	55
TOWN CENTRE	59
TRANSPORT AND ACCESSIBILITY	63
ANNEX - KEY DOCUMENTS AND INFORMATION	66
APPENDICES	67
REFERENCE	90

Executive Summary

Section 1: Progress in Preparation of the Local Development Framework

The Evidence Base

The emerging Local Development Framework is being prepared in the context of numerous strategies, programmes and studies undertaken at the Local and Regional level. Information available at <http://www.darlington.gov.uk/planning> provides an overview of the documents available.

Key documents include: The Community Strategy (2003), Open Spaces Strategy (Draft 2006), Playing Pitch Strategy (Draft 2006), Darlington Local Housing Assessment 2005 (2006), Second Local Transport Plan (2006), Darlington Gateway Study, an Accessibility Strategy, and a Strategic Flood Risk Assessment were in preparation during 2006.

Summary of LDF Documents

The Council met all its milestones for Local Development Documents during 2005/06. Key documents:

- *Local Development Scheme* - submitted to the Secretary of State in March 2005, took effect from May 2005. Updated in August 2006 rolling forward the timetable to 2010.
- *Statement of Community Involvement* - adopted in November 2005.
- *Core Strategy* - Preferred Options, published for public participation in October 2005.
- *Affordable Housing SPD*: progressed during 2006 with consultation in October 2006.

Section 2: Development Plan Monitoring

The Development Plan for Darlington

Five adopted documents constitute the Development Plan. Regional Planning Guidance 1: North East (RPG1); Tees Valley Structure Plan (TVSP); Borough of Darlington Local Plan; Magnesian Limestone Escarpment Local Plan; County Durham Waste Disposal Local Plan. The Borough of Darlington Local Plan, adopted in 1997 with alterations adopted 2001 provides the policy framework for day-to-day consideration of development proposals.

Local Development Framework and Saved Policies

The Planning and Compulsory Purchase Act 2004 (PCPA 2004) automatically deletes policy within the Local Plan by September 2007. As Development Plan Documents will still be in production at this time the council will be seeking to 'save' certain policies to prevent a policy vacuum arising. A full schedule to identify these and policies which the Council would be content to lapse, is in preparation is available at <http://www.darlington.gov.uk/planning>.

Darlington in Context

Located to the west of the Tees Valley sub-region and south of Durham, Darlington has a population of about 100,000 with an estimated Town Centre catchment identified in the Darlington Retail Study 2004 of 226,000 people. Unemployment is above the national average, but below the regional level. Average wage levels are low, even compared with other parts in the region. Ranked the 90th most deprived Local Authority in England based on the IMD 2004.

Key Sustainability Theme

Darlington's economy is amongst the most successful in the Tees Valley with the greatest level of GVA per head of any other NUTS3 area in the sub-region and a rate of growth ahead of the regional average. Possibly reflecting the compact nature of the Borough and limited heavy industry, emissions of CO₂ per capita equalled 5.4 tonnes (2005) compared to a national average of 9.4 tonnes in 2003. Satisfaction with the local area as a place to live fell slightly from 81% in 2002 -03 to 77% in 2005 - 06.

Development Strategy

Within the Borough the town of Darlington is the primary settlement, with no other major towns or villages identified as centres. With a few exceptions housing development in the rural areas has been relatively limited in scale. In the urban area numerous smaller scale developments have taken place and it is this form of redevelopment and infill that is increasingly coming forward.

For employment development a trend towards de-centralisation has continued in the Borough with a continuing shift in emphasis from the established urban area and Town Centre to larger employment

areas such as Yarm Road and Faverdale. The current JSU population projections based on mid-2003 figures suggest the Boroughs population will remain relatively stable at around 100,000. However, the latest mid-2004 projections from ONS, project growth of 7,400 by 2021.

Housing

Housing provision is set out in the Tees Valley Structure Plan, Policy H1 but will be replaced by RSS in 2007, setting housing provision for 2004-2021. Completions and outstanding permissions already exceed the Tees Valley Structure Plan Provision (2002 to 2016). Draft RSS (2004 to 2021) requires 5,300 dwellings. Completions to March 2006 equal 1,061 with outstanding permissions of 2,787 leaving a residual requirement for 1,474. Housing supply is strong, the main challenge for the immediate future being to secure delivery of affordable housing, housing to meet other special needs, and provision of mixed-use development.

75% of completions were on brownfield sites, exceeding the 60% target. In terms of density 65% of completions were above 30 dwellings/ha with development across Darlington taking place at an average of 34 dwellings/ha. The Darlington Local Housing Assessment 2005 identified a shortfall of 265 affordable dwellings p.a. or 1,325 dwellings 2005-10, nearly 90% of remaining requirements.

Business, Industry and Employment

Provision of an adequate supply of employment land has been a key component of Darlington's strategy for development. Total allocated supply stands at 353ha, about 19% classed as previously developed. Whilst not a quantitative deficiency, a substantial part of allocations are long term; dependent on a number of factors before becoming available. Meanwhile, there are indications of pressure from alternative forms of development on several allocated sites within the urban area.

20.1ha of employment was completed during 2005/06, of which a distribution centre at Faverdale provided 65,000sqm of B8 development. Areas to the edge of Darlington such as Yarm Road (EP2.6) and Faverdale (EP2.7) have seen recent investment, as have other areas benefiting from public sector intervention, such as The Forge (EP2.2). Other locations within the urban area e.g. Valley Street (EP2.1) and Borough Road (EP2.9) have seen little new development for employment. Loss of employment sites has been quite significant since the early 1990's. In 2005/06 approximately 3ha of land formerly in employment use was developed.

Environmental Resources

Priority habitats and species are identified in the Durham Biodiversity Action Plan. In Darlington the role of wet woodland and wetland in enhancing overall biodiversity value is key. Species such as the Black Poplar and Great Crested Newt highlight the importance of protecting and enhancing these.

In 2005/06 no new renewable energy capacity was installed. One planning permission is in place for a wind farm at Royal Oak. For the most part Darlington is not a prime area for wind generation making on-site renewable energy important to achieving renewable generation targets.

Spaces and Places

An Open spaces audit identified over 700ha of open space accessible to the public. Meanwhile the Council is considering Green Flag status in respect of two parks. There are 16 conservation areas, with the first Character Appraisal adopted in 2006. Darlington is home to 20 Scheduled Ancient Monuments from medieval villages such as Archdeacon Newton, to the Coniscliffe Water Works.

Town Centre

PPS6: Planning for Town Centres published in March 2005 altered planning principles for Main Town Centre uses - Retail, Leisure and Offices. 2,866 sqm of floorspace was completed in 2005/06, the majority within one development of 1,606 sqm. No Main Town Centre uses floorspace was completed within the Town Centre during 2005/06.

Transport and Accessibility

Monitoring approaches for accessibility remain under development. An example based on the Memorial Hospital demonstrates that over 79% of completions were within 30 minutes transport time of the hospital. Generally it is suggested development that takes place within the urban area of Darlington is relatively accessible.

General Introduction

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).

This second Annual Monitoring Report (AMR) looks primarily at the financial year 2005 / 2006 but relevant data and progress prior to 2005 and beyond March 2006 is provided where appropriate. Guidance on the production of Annual Monitoring Reports (AMR) is included in PPS12: Local Development Frameworksⁱ, Creating Local Development Frameworks: A Companion Guide to PPS12ⁱⁱ, and Local Development Framework Monitoring: A Good Practice Guideⁱⁱⁱ. Statutory requirements are also set out in Regulation 48, Town and Country Planning (Local Development) (England) Regulations 2004^{iv}.

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 the 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) is 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:

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

This Annual Monitoring Report (AMR) is organised around the emerging LDF and Core Strategy. Pending adoption of the first Development Plan Documents (DPD), the policies monitored are here are in the Borough of Darlington Local Plan adopted in 1997, with alterations adopted in 2001. The vision and priorities of the Darlington Community Strategy are also of importance and have had a key influence in setting the primary objectives of the LDF. Consequently wherever common outcomes can be monitored, they are included in this AMR.

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

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

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 development monitoring, enabling the assessment of policy against actual performance and implementation and changes in plan context.

A number of documents are annexed with this report, providing 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 the monitoring toolkit. There is also a link to a schedule providing a guide to the status of each of the policies in the existing Local Plan and the documents in which they have or will be replaced.

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 8 is an index of the local and contextual indicators together with the associated development plan policy. For this AMR the primary link is to the Core Strategy Preferred Options, though in terms of actual monitoring it is the policy of the Borough of Darlington Local Plan that is referred to. 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.

Monitoring Systems and Development

Improving Data Collection

The monitoring of development activity and collation of data from other sources is key to informing this AMR and the Local Development Framework. Whilst a number of approaches are in place to enable a systematic approach to collecting this information, improving these

systems and the range of data collected is a key goal of the Council. The section below provides a brief illustration of where it is considered there are gaps or new areas for collection to be developed, and identifying approaches and opportunities for addressing those gaps.

Established	Outstanding / Gaps	Further Steps	Priority
Housing			
Building Control give notification of housing completions.	Establish source to monitor energy efficiency or BREEAM rating, and data for on-site generation.	% of completions certificates by DBC. Chase up or require data at application.	Medium
System developed to ensure Building Control returns regularly updated to database.	Mapping of housing sites on GIS and link with Database (Will also inform accessibility planning)	Resource issue to get underway. but to be afforded priority status.	High
Permissions updated to Housing Database. Data on housing trajectory, and site-specific info included.	Data in relation to living space provided in development m ²	Require from developers as part of applications, design & access statements.	Low
Urban Capacity Study completed April 2004 gives data on potential for development.	Possible need for full review of UCS to identify changes and new capacity within 12 – 18 months.	Assess current position in light of PPS3 requirements and emerging LDF	Medium
Housing Needs			
Local Housing Assessment: undertaken 2005 completed 2006 gives snap shot of housing requirements to 2010.	Data on gypsy and traveller numbers, site requirements and linkage with availability.	Co-operation with Housing ongoing to share data on gypsies and travellers	High
Database & mapping of gypsy and traveller sites & applications to ensure data source for current provision.			
Monitoring number of affordable housing delivered through s106 and public subsidy.			
Data provided from DBC Housing on unfit housing, long term vacancy, difficult to let, temporary accommodation..			
Employment			
Building Control input completions to uni-form system – further site visits to determine completions.	Establish source to monitor energy efficiency or BREEAM, and data for on-site generation to input.	Require from developers as part of applications, design & access statements.	Medium
Employment land and sites database developed and system in place to ensure it is regularly updated	Data on parking provision as part of employment development.	Establish system for data to be readily transferred to employment database	Medium
Geographic base established for employment sites with GIS mapping, illustrating the progress of development.	Information on floorspace created by development.	Establish system for data to be readily transferred to employment database	High
Employment Demands and Requirement			
Socio-economic data in place through Social Issues Map, Economic Regen. Also: ONS, NOMIS and NERIP	Completion of up-to-date Employment Land review - floorspace take-up, land needs, occupier needs.	Employment Land Review commissioned and completion anticipated 2006.	High
Shopping / Town Centre			

Established	Outstanding / Gaps	Further Steps	Priority
Retail survey of the Borough regularly updated with annual Town Centre review: no. of units, floorspace, occupier name/vacant, use-class, centre/location.			
Retail Study 2004 provides health checks for identified centres, including the town centre and assessments of need for convenience & comparison goods.		Review / Update Retail Study 2006/07	Medium
Open Space / Leisure Recreation			
Open Space survey provides overview of level and quality of current provision.	Indoor leisure & recreation facility both commercial & community to meet PPG17 requirements.	Develop knowledge of Sport England database Active Places Power User	Medium
	Leisure developments infrequent so limited systems for monitoring developments	Consider value of establishing notification / monitoring for leisure development	Low
Transport			
Data on bus routes, cycle paths, public transport patronage, vehicle flows collected by DBC Transport.	Completion of accession mapping to inform accessibility of housing to services and facilities. Re parking see housing / employment.	Accession potentially powerful but barriers. GIS useful but no journey times.	Medium
Environment / Biodiversity			
Data at regional and national level identified e.g. Natural England provides overview of priority species and habitats. Information on designated sites	Local database of priority species and habitats – establish systematic monitoring programme.	Use of Biodiversity Action Reporting System, work with DBC Countryside	High
	Information on Air Quality and CO ₂ not collected under development in previous year.	Source information from DBC Environmental Health	High
	Length of quality countryside access routes, easily accessible to where people live.		
Waste			
Council monitoring of household waste disposed of available. Total tonnage to landfill, recycled, compost.	Collection difficulties for commercial and industrial waste.		
Applications for waste management facilities recorded when put forward.	LA data on aggregates reuse difficult to obtain. Linkage with minerals.	Some data available through NERAWP. Potential to improve data in Tees Valley.	Medium
Minerals			
Data available on primary extraction sites and their location.	Data on production limited due to commercial sensitivity (currently no extraction in Darlington)	Some information available through NERAWP. Confidentiality an issue.	Low
	Data on production of secondary aggregates through re-use and recycling.	Information held by private operators so potential to compile.	
Energy			
Monitoring renewable energy applications part of standard overview of planning applications.	Reporting system establishing when permitted capacity is completed.	Consider value of establishing notification programme. Greater linkage with Entec database and online mapping of sites.	Medium

Type of Monitoring Indicators

In its publication Local Development Framework Monitoring Reports, the then ODPM set 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 developed through the sustainability appraisal process to inform its objectives and indicators. Whilst many of these are also included in this AMR '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. As these indicators were not developed together with the Local Plan policies and no effects were identified in preparing the SA, use of the indicators in this way has not been possible for this AMR.

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

Section 1: Progress in Preparation of the Local Development Framework

The Evidence Base

The emerging Local Development Framework is being prepared in the context of numerous strategies, programmes and studies undertaken at the Local and Regional level. Many of these are central to providing a clear picture of the planning issues affecting the Borough over the next ten to fifteen years. Others provide an important context to inform our preparation of the LDF in accordance with the wider Council agenda and the priorities of the local community.

A regularly updated page is maintained on the Councils website <http://www.darlington.gov.uk/planning> and is available from the Town Hall. It sets out all the plans and strategies, as well as studies and reports that are considered part of the evidence base. The strategies and documents described below are some of those likely to form a central part of the Local Development Framework.

The Community Strategy (2003) - 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. The Community Strategy Action Plan is reviewed annually whilst a full review is proposed for 2007.

Open Spaces Strategy (Draft 2006) - Work on the Boroughs first Open Spaces Strategy is on schedule with a draft of the Strategy consulted on through October 2006. This document is being produced in close partnership with other Council departments. This will include strategic and detailed

planning policy that will be incorporated into the Core Strategy and Development Policies DPD as these documents are advanced

Playing Pitch Strategy (Draft 2006)– This document feeds into the Open Spaces Strategy and is due to be finalised in early 2007. It is being produced separately to address the specific issues surrounding playing pitches. The strategy assesses the quality of pitches and the facilities available and calculates the current and future needs and requirements for pitches.

Darlington Local Housing Assessment (2005) – Consultants were 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 from 2003. The findings from this report have now been published and are available to view at the planning policy pages of the Councils website.

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 then ODPM. Information on this work is also available from the planning pages of the Councils website.

Second Local Transport Plan (2006) – This sets out the Councils vision of how transport investment and other actions will contribute to improving local people's quality of life and support the long term vision for Darlington as well as sub-regional and regional objectives.

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.

Strategic Flood Risk Assessment - Consultants were commissioned jointly by the Tees Valley authorities to undertake this assessment. The draft document will be available in December 2006. This will identify flood zones and the future flood risk for the Borough and will be used as a planning tool to examine the sustainability of the proposed development allocations in the LDF.

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).

A number of Local and Contextual indicators providing information for Darlington are included at Appendix 8 of this report. Other key sources of information for the Borough include the Community Strategy Action Plan indicators and monitoring, and the second Local Transport Plan provide a further source for information on the Borough. Links are included at the Annex to Key Documents and Information at the rear of this report.

Summary of LDF Documents

Over the previous two years the Council has sought to move quickly to produce a Local Development Framework. The Statement of Community Involvement (SCI) has been adopted whilst the Core Strategy has progressed to preparation of a document for submission to the Secretary of State. The Local Development Scheme 2006 has updated the first project plan outlining the documents to be

produced in the next three years. Table 1 over the page provides an overview of these documents and an assessment of progress against the LDS in the previous year.

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. An update of the LDS was completed in August 2006 rolling forward the timetable of LDF production to 2010.

Statement of Community Involvement - The Inspectors Report indicating that the Statement of Community Involvement 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. On the 2005 LDS the Core Strategy was due for submission in August 2006. A review of the LDS enabled agreement for a rescheduled submission document in August 2007.

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 progressing the Affordable Housing SPD progressed rapidly during 2006 with an agreement reached on a draft for public consultation by October 2006. Meanwhile work on an Open Spaces Strategy including interim planning policy guidance was also well advanced with key a draft document published in September 2006.

Work on Residential Design Guidance SPD and Buildings in the Countryside SPD both fell behind schedule and missed the milestone of consultation on a draft by January 2006. The scope of the Design document has been widened to include all new development. The need for a Buildings in the Countryside SPD will be kept under review but it is currently a low priority for document production.

In looking forwards new documents added to the LDS include a Gateway Area Action Plan. Agreement on progressing joint Minerals and Waste development plan documents was also reached during 2006, and this has been incorporated into the latest Local Development Scheme.

Review of the Local Development Scheme

Annual review of the LDS is necessary to ensure there is a continual rolling three-year programme of work. An extract showing the LDS timetable can be seen at Appendix 1. Though the first review of the LDS was agreed in August 2006 it is suggested that the next review of the Local Development Scheme is considered for early 2007 to cover the period 2007 – 2010. This review will consider in particular:

- a) the timetabling of Core Strategy in the light of progress on preparing the submission draft;
- b) the need for additional or revised priorities in the light of the Annual Monitoring Report, and;
- c) the implications of other strategies or study findings upon the priorities for LDF.

Table 1: Progress of LDF to November 2006

Document	Progress on the Document	2005 LDS	Milestone Met	2006 LDS	Milestone Met
Statement of Community Involvement	Adoption	Nov 2005	Yes	N/a	N/a
Development Plan Documents					
Core Strategy	Start	June 2004	Yes	June 2004	Yes
	Public Participation (Reg. 26)	Oct 2005	Yes	Oct 2005	Yes
	Submission to SoS	Aug 2006	Not on Target	Aug 2007	On Target
Tees Valley Minerals and Waste Core Strategy	Adoption	Aug 2007	Not on Target	Jan 2009	On Target
	Start	N/a	N/a	May 2007	On Target
	Public Participation (Reg. 26)	N/a	N/a	Feb 2008	On Target
Development Policies	Submission to SoS	N/a	N/a	Jan 2009	On Target
	Adoption	N/a	N/a	April 2010	On Target
	Start	Jan 2008	On Target	Aug 2007	On Target
Tees Valley Minerals and Waste Site Allocations	Public Participation (Reg. 26)	Dec 2008	On Target	May 2008	On Target
	Submission to SoS	Jun 2009	On Target	May 2009	On Target
	Adoption	Jan 2010	On Target	Sept 2010	On Target
Darlington Gateway Area Action Plan	Start	N/a	N/a	May 2007	On Target
	Public Participation (Reg. 26)	N/a	N/a	Feb 2008	On Target
	Submission to SoS	N/a	N/a	Jan 2009	On Target
Darlington Town Centre Area Action Plan	Adoption	N/a	N/a	April 2010	On Target
	Start	Nov 2007	On Target	Aug 2007	On Target
	Public Participation (Reg. 26)	June 2008	On Target	May 2008	On Target
Supplementary Planning Documents	Submission to SoS	May 2009	On Target	May 2009	On Target
	Adoption	Jan 2010	On Target	Sept 2010	On Target
	Start	Nov 2007	On Target	Feb 2008	On Target
The Design of New Development	Public Participation (Reg. 17)	June 2008	On Target	Nov 2008	On Target
	Adoption	May 2009	On Target	Nov 2009	On Target
	Adoption	Jan 2010	On Target	Jan 2011	On Target
Affordable Housing	Consult on Draft (Reg. 17)		Not on Target	Feb 2007	Not on Target
	Adoption		Not on Target	Sept 2009	Not on Target
	Start	N/a	N/a	Oct 2006	On Target
Planning Obligations	Public Participation (Reg. 17)	N/a	N/a	April 2007	On Target
	Adoption	N/a	N/a	Aug 2007	On Target
	Start	Sept 2006	Not on Target	March 2008	On Target
Buildings in the Countryside	Public Participation (Reg. 17)	Jan 2006	No	N/a	N/a
	Adoption	May 2006	Not on Target	N/a	N/a
	Adoption				
Interim Planning Policy Guidance					
Open Spaces Strategy	Agree	Aug 2006	Not on Target	Feb 2007	On Target
Key documents Adopted or Approved for the year April 2005 – March 2006					
1 LDDs formerly adopted or approved.	No SPDs adopted or approved.		No LDOs issued or revoked.		

Relationship to the Community Strategy and Sustainability Appraisal Objectives

The relationship between Community Strategy and the Local Development Framework is a key element in delivering a truly spatial strategy that reflects the priorities and needs of the Community. Within Darlington the review of the Local Plan in 2002, and subsequent transition to preparing a Local Development Framework has had regard and taken on board the issues raised as part of the consultation on the Community Strategy that was published in 2003. Since that time ongoing development of the LDF through the Core Strategy has sought to set out an approach in planning that works towards the vision and priorities of the Community Strategy.

Within the table below an attempt has been made to reflect this in so far as it had been developed by the Preferred Options Stage of the Core Strategy. This is also demonstrated throughout the AMR where linkages are drawn between the Community Strategy and Core Strategy. It is anticipated the submitted Core Strategy will see development of the policy and structure of the document, which will further clarify the linkages and common aims of the documents.

The Sustainability Appraisal^v is another document of key importance to the functioning of the Local Development Framework. Sustainability Appraisal (SA) is an integral part of plan making and a key component in delivering effective Local Development Documents for the Local Development Framework. Sustainability Appraisal is also important in the future monitoring of documents and the success of policies in achieving sustainable development.

The Sustainability Appraisal prepared to assess the Core Strategy Preferred Options consultation document has been structured as a strategic SA. The purpose of this is to reflect the overriding nature of the Core Strategy and provide a framework for Sustainability Appraisal of all LDF documents. This approach means making use of a 'Toolkit' that enables the assessment of documents and provides an approach to monitoring the effect of documents against the Objectives of the SA.

Indicators put forward in this Toolkit are already included in this Report. As documents produced under the new system come into force, assessment will be made of their performance against the SA Objectives and the predicted effects of policy, in addition to LDF targets.

The Core Strategy and LDF as a whole should contribute to all the LDF Objectives whilst all the SA objectives are applicable to every policy. However, it is also useful to identify what relationships there are between objectives and identify the Policy Theme Areas most related to achieving each objective. In Table 2 below an overview is provided of SA Objectives agreed during production of the Core Strategy SA, together with Core Strategy Themes and Objectives.

Table 2: Overview of Sustainability and Core Strategy Objective

Core Strategy Objectives	Sustainability Appraisal Objectives	Core Strategy Themes
1. Create an environment that encourages quality of life and promotes healthy and inclusive communities whilst supporting economic vitality for Darlington	2. To achieve high and sustainable levels of economic growth 6. To improve health and well being and reduce inequalities 8. To ensure everybody has the opportunity of living in a decent and affordable home 10. To promote strong and inclusive communities	Theme 1: Key Sustainability Theme 2: Development Strategy Theme 3: Housing for All Theme 4: Business Industry and Employment
2. Ensure continued and sustainable levels of economic growth that provides employment for our residents, supports existing businesses and encourages new businesses to set up in Darlington	1. To achieve high and stable levels of employment to ensure all can contribute to greater prosperity 2. To achieve high and sustainable levels of economic growth 4. To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth	Theme 1: Key Sustainability Theme 2: Development Strategy Theme 4: Business Industry and Employment
3. Enhance and promote the historic market town centre of Darlington as the hub for shopping, culture and civic administration whilst protecting and enhancing key commercial centres and accessible local commercial and community facilities for which there is, or is expected to be, a continuing need	2. To achieve high and sustainable levels of economic growth 3. To achieve a complimentary hierarchy of urban and rural settlements 11. To ensure good accessibility for all to jobs, facilities, goods and services	Theme 4: Business, Industry and Employment Theme 7: The Town Centre Theme 8: Transport and Accessibility
4. Protect and enhance the separate identities and character of the town, distinctive parts within it, and the villages, and promote development that is in keeping with the size, character and function of the location	10 To promote strong and inclusive communities 17. To protect and enhance the quality and distinctiveness of our rural and urban land, landscapes and townscapes	Theme 1: Key Sustainability Theme 6: Spaces and Places
5. Encourage high quality, sustainable and safe design for places and spaces, in both the private and public realm	5. To promote community safety 17. To protect and enhance the quality and distinctiveness of our rural and urban landscapes and townscapes 18. To make better use of our resources and promote renewable energy	Theme 1: Key Sustainability Theme 5: Environmental Resources Theme 6: Places and Spaces
6. Protect and enhance the natural environment and historic heritage of the Borough whilst recognising the need to allow for its continued evolution and growth	15. To maintain and enhance biodiversity 17. To protect and enhance the quality and distinctiveness of our rural and urban land and landscapes and townscapes	Theme 1: Key Sustainability Theme 5: Environmental Resources Theme 6: Places and Spaces
7. Promote development in locations where it will be accessible by various modes of travel, optimise the use of existing infrastructure, ensure the best use of previously developed land and minimise the loss of the countryside and agricultural land whilst also minimising	11. To ensure good accessibility for all to jobs, facilities, goods and services 12. Promote an increase in trips by walking, cycling and public transport 17. To protect and enhance the quality and distinctiveness of our rural and urban land, landscapes and townscapes	Theme 2: Development Strategy Theme 3: Housing for All Theme 4: Business, Industry and Employment

Core Strategy Objectives	Sustainability Appraisal Objectives	Core Strategy Themes
the need to travel	and urban land, landscapes and townscapes 18. To make better use of our resources and promote renewable energy	Theme 8: Transport and Accessibility
8. Contribute to social inclusion by recognising the various needs of different sections of the community, such as the needs of various ethnic groups, genders and those with different disabilities	6. To improve health and well being and reduce inequalities 10. To promote strong and inclusive communities	Theme 1: Key Sustainability Theme 6: Places and Spaces
9. Provide a continuous supply of appropriate land in sustainable locations, that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services	1. To achieve high and stable levels of employment to ensure all can share and contribute to greater prosperity 7. To raise educational achievement across the Borough 8. To ensure everybody has the opportunity of living in a decent and affordable home 10. To promote strong and inclusive communities	Theme 1: Key Sustainability Theme 3: Housing for All Theme 4: Business, Industry and Employment
10. Develop an integrated and accessible open space, recreation, culture and services framework commensurate with the needs of our residents and visitors	9. To encourage a healthy lifestyle by good accessibility to sport, play and recreation 16. Promote access to the quality countryside and greenspaces	Theme 1: Key Sustainability Theme 6: Places and Spaces Theme 8: Transport and Accessibility
11. Provide a framework to facilitate infrastructure provision commensurate with community and business needs	4. To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth 11. To ensure good accessibility for all to jobs, facilities, goods and services 12. Promote an increase in trips by walking, cycling and public transport	Theme 1: key Sustainability Theme 2: Development Strategy Theme 8: Transport and Accessibility
12. Promote developments that conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and minimise the risk of flooding or pollution	13. To protect and enhance the quality of controlled waters 14. To ensure good air quality for all 15. To maintain and enhance biodiversity 18. To make better use of our resources and promote renewable energy 19. To reduce the amount of waste produced and increase the amount recycled	Theme 1: Key Sustainability Theme 5: Environmental Resources

Section 2: Development Plan Monitoring

The Development Plan for Darlington

There are currently five adopted documents that 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. A Panel Report following an Examination in Public on the draft RSS was published in July 2006 with proposed modifications to the RSS expected in spring 2007.

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.

Tees Valley 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.

Local Development Framework and Saved Policies

An important provision of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) was the requirement that new Local Development Framework Documents would replace current Local Plans or Unitary Development Plans within three years. As part of this the PCPA 2004 set in place a mechanism by which the 'Old Policy' within these documents will be automatically deleted in September 2007. There is however an option to save as part of the Development Plan 'old policy' key to implementing strategic and development control objectives until such time as they are replaced by a LDF document.

As established in section one, only the Statement of Community Involvement has been formerly adopted as part of the Local Development Framework. The first Development Plan Document is not expected to be completed until early 2009. As such the Council intend to save a number of key policies from the Local Plan until they can be adequately replaced.

To make sure that it is clear which policy of the Local Plan and what LDF documents form part of the Development Plan a full policy schedule has been prepared. This is regularly updated and is available on request from the Town Hall, by post and via the Internet at <http://www.darlington.gov.uk/planning>.

Darlington in Context

Darlington is situated at the western end of the Tees Valley sub-region, which comprises five unitary authorities, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees with a combined population of almost 650,000 people. Darlington town centre is recognised as a sub-regional centre in Regional Planning Guidance and attracts people from a wide area, including the neighbouring North Yorkshire and County Durham.

The Borough covers approximately 198 square kilometres (76 square miles) of which 85% is countryside. The Borough of Darlington has a population of a little fewer than 100,000 living in about 45,000 homes. About three quarters of the working population have jobs based in Darlington, 80% of which are now in the service sector. Unemployment is above the national average, but below the regional level. In contrast, average wage levels are low, even when compared with other parts in the region.

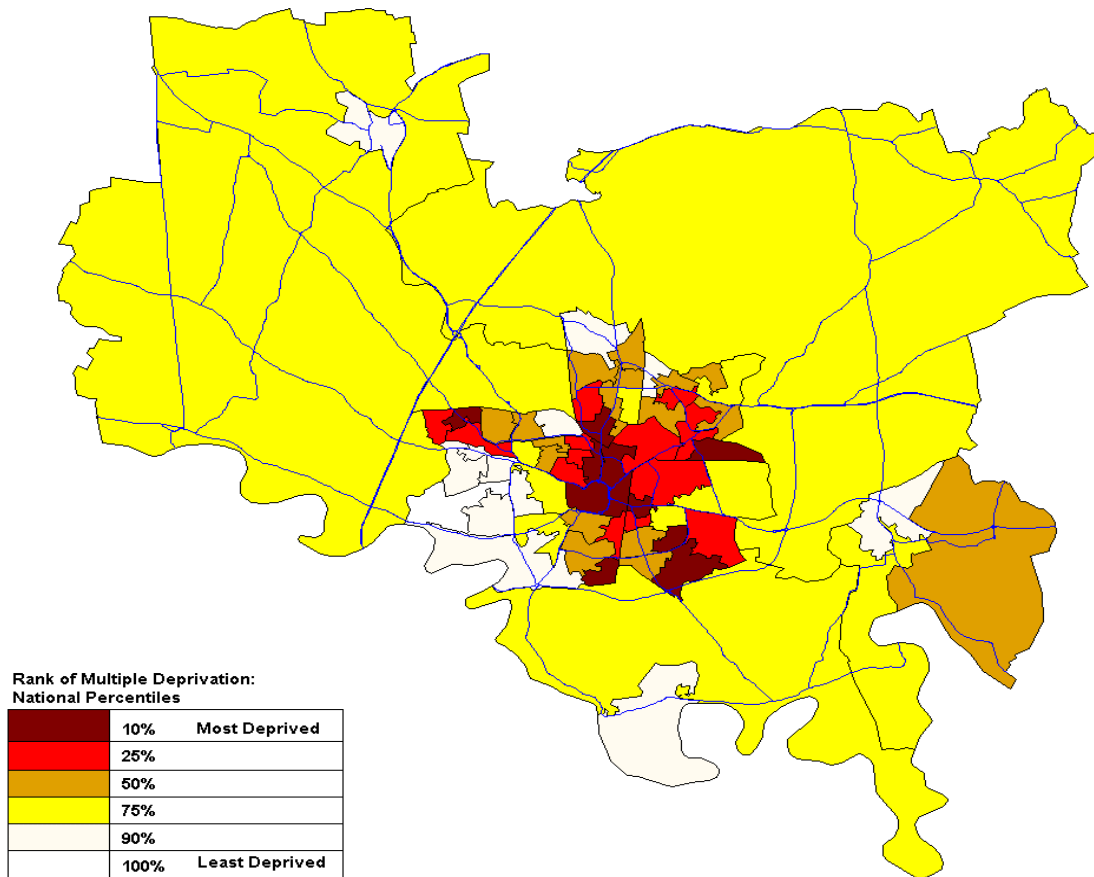
Darlington is currently ranked as the 90th most deprived Local Authority in England based on the Index of Multiple Deprivation 2004 (IMD). The IMD shows that 7 of the Boroughs wards are within the 10% most deprived in the country and that 45% of the Borough population live in the 10 wards that are within the 25% of wards that are most deprived (Figure 1).

The Indices of Deprivation are comprised of seven Domain Indices. Some of the most deprived wards in Darlington are indicated as having particular issues with levels of employment and poor health, with income and levels of education and training also being major issues for certain wards.

Darlington consists of an historic market town and associated urban area, surrounded by an extensive rural area hinterland to the south and west. A listed indoor market at West Row and overlooking a large market square reflects this market town heritage today. The railways and associated industrial development was a major influence on the growth of the town. Today the Borough has a rich heritage based on the history and development of the nation's railways and the legacy of Victorian architecture.

The importance of transport for the town continues with Darlington Rail Station at Bank Top (Figure 2) providing the key link for the Tees Valley to the national rail network and services to Edinburgh, Newcastle and London. In addition road and air links with Durham Tees Valley Airport and a location adjacent to the A1 / A66 mean Darlington sits at a key transport hub for the North East.

Figure 1: Darlington Borough Rank of Deprivation by National Percentile



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IMD 2004, ODPM

Figure 2: Aerial View of Darlington Bank Top Station and Cattle Market



Key Sustainability Theme

**AL1 Economic Growth Rate by NUTS3 Area;
AL2 GVA (i) per head for Darlington NUTS3 Area and (i) as a percent of national average**

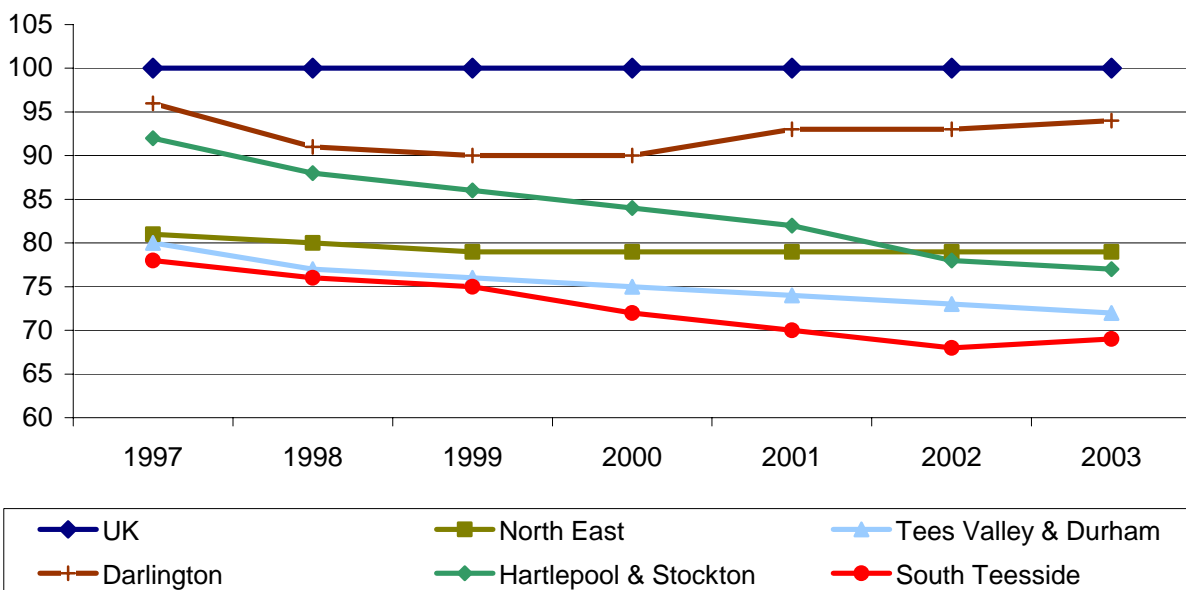
Preferred Options a)		Preferred Options b)	
CP1.1 Developing and Sustaining a Stronger and More Diverse Local Economy		CP4.1 New Business, Industrial and Employment Development	
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome	
An area creating and sharing prosperity	Improving the Local Economy	More investment retained within the local economy	
Objective			
2) Ensure continued and sustainable levels of economic growth that provides employment for our residents, supports existing businesses and encourages new businesses to set up in Darlington			
SA Objective			
To achieve high and stable levels of employment to ensure all can share and contribute to greater prosperity			
Saved Local Plan Policy			
Policy EP1: Employment Land Supply Policy EP2: Existing Employment Areas Policy EP3: New Employment Areas			

Table 3: GVA per head 2001-03 and Growth Rate 2002-03

	2001	2002	2003	Growth Rate 02-03
United Kingdom	£14,944	£15,691	£16,485	5.1%
North East	£11,552	£12,136	£12,805	5.5%
Darlington	£13,563	£14,326	£15,173	5.9%
Tees Valley and Durham	£10,792	£11,136	£11,637	4.4%
Hartlepool and Stockton-on-Tees	£11,903	£12,031	£12,461	3.5%
South Teesside	£10,163	£10,493	£11,078	5.5%

Source: Office of National Statistics, GVA by NUTS3 Area

Figure 3: Gross Value Added (GVA) per head indices at current basic prices 1997 - 2003



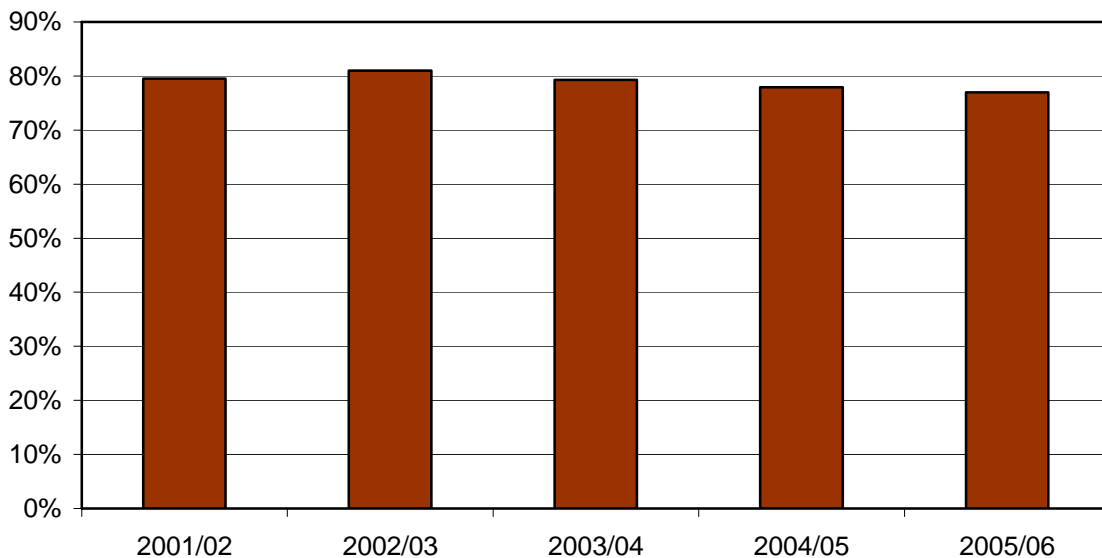
Source: Office of National Statistics, GVA by NUTS3 Area

Table 3, Figure 3 illustrates Darlington has experienced growth in GVA in excess of the regional average and has the greatest overall GVA per head of any other NUTS3 area in the Tees Valley. Since 2000 the gap in GVA between Darlington and the UK has narrowed, contrary to the wider trend in the Tees Valley and North East that has seen little change or falls against the national average.

IC2a Community well-being: Percentage of residents satisfied with their local area as a place to live.

Preferred Options a)		Preferred Options b)	
CP1.2 Strengthening communities, reducing inequalities and improving quality of life.		CP2.1 Sustainable Growth top Benefit the Borough and the Surrounding Area	
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome	
An area creating and sharing prosperity	Promoting Inclusive Communities	Building community confidence	
LDF Objective			
1) Create an environment that encourages quality of life and promotes healthy and inclusive communities whilst supporting economic vitality for Darlington			
SA Objective			
10) To promote strong and inclusive communities			
Saved Local Plan Policy			
Policy E1: Keynote Policy for the Protection of the Environment			
Policy E3: Protection of Open Land			
Policy R1: Designing for All			

Figure 4: Proportion of Residents Satisfied with their Local Area as a Place to Live



Source: Darlington Community Strategy Indicators / Best Value Performance Plan 2005/06, DBC

Overall satisfaction with the Local Area as a place to live, following a short period of improvement has demonstrated marginally a negative trend since 2001. Overall the level of satisfaction recorded in the Community Survey has fallen by approximately 2.5 percentage points to 77%.

EV3di,ii Carbon dioxide emissions per capita use (tonnes)

Preferred Options a) CP1.3 Effective Protection of the Environment	Preferred Options b) CP5.3 Reducing the environmental and human health risks of new development	
Community Strategy Vision A high quality environment with excellent communication links	Community Strategy Theme Enhancing the Local Environment	Community Strategy Outcome Improved built up urban area
LDF Objective 12) Promote developments that conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and minimise the risk of flooding or pollution		
SA Objective To ensure good air quality for all		
Saved Local Plan Policy Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating / Polluting Development		

As a key greenhouse gas the reduction and minimisation of Carbon Dioxide emissions is a primary concern in seeking to address Climate Change. This headline indicator establishes the level of emissions per head for residents in Darlington. This indicator is collected to inform the Community Strategy Action Plan indicators though 2005 is the first year for which data has been available.

In 2005 emissions per capita in Darlington equalled **5.4 tonnes**. Nationally figures for the UK are only available to 2003, in this year total emissions were 9.4 tonnes per capita.

Development Strategy**AL13 Distribution of new Housing and Employment development in (i) in the urban area (ii) in the larger villages (iii) in other villages and countryside**

Preferred Options a) CP2.2 Optimising the benefits of Darlington's Compact development pattern	Preferred Options b) CP8.1 Accessibility for all	Preferred Options c) CP3.2 Providing the Right House in the Right Place at the Right Time
Community Strategy Vision A high quality environment with excellent communication links	Community Strategy Theme Enhancing the local environment	Community Strategy Outcomes Improved built up urban areas; Better management of our natural resources; Protecting and enhancing our countryside an natural heritage.
LDF Objective 7) Promote development in locations where it will be accessible by various modes of travel, optimise the use of existing infrastructure, ensure the best use of previously developed land and minimise the loss of the countryside and agricultural land whilst also minimising the need to travel		
SA Objective 3) To achieve a complimentary hierarchy of urban and rural settlements		
Saved Local Plan Policy Policy E2: Development Limits - establishes policy for the boundary shown on the Proposals Map. Policy H3: Locations for New Housing Development & Policy H5: New Housing Development Sites. Policy EP2: Employment Areas and EP3: New Employment Areas identify employment.		

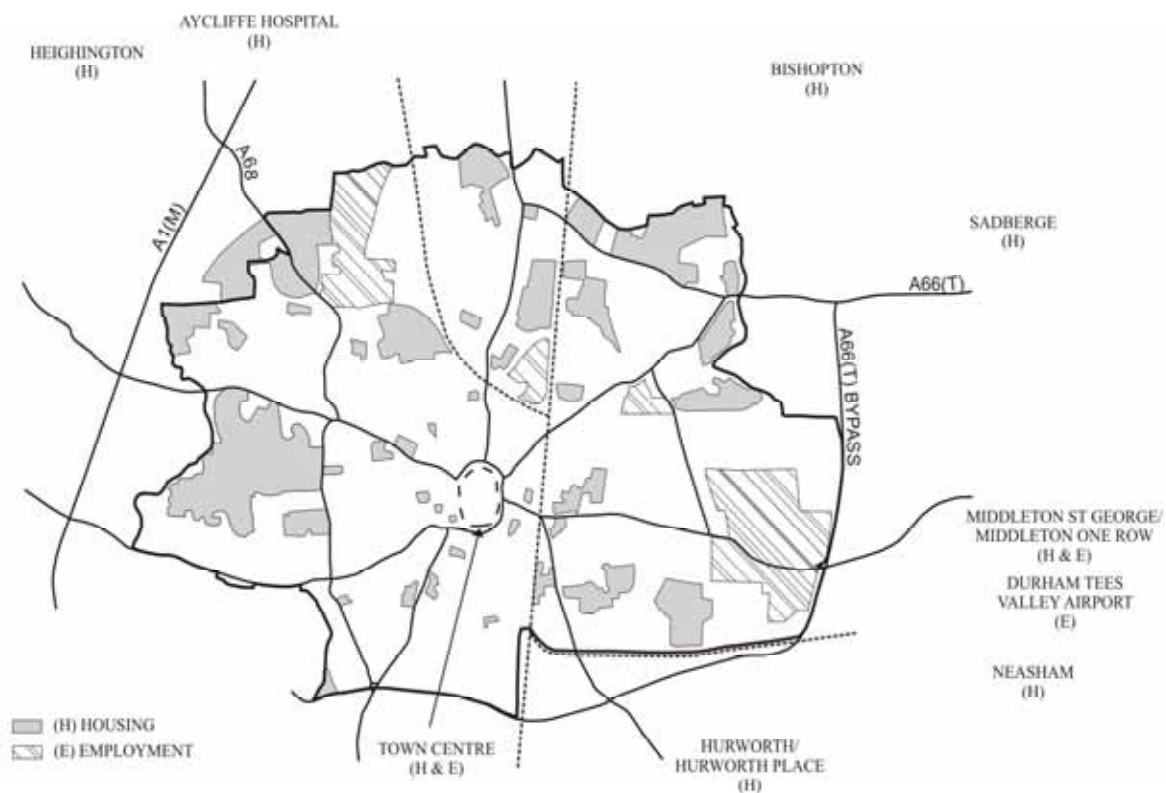
Within the Borough the town of Darlington is the primary settlement, with no other major towns or villages identified as centres. Within the Local Plan, overarching policy for the location of development is provided through the Strategic Context and Aims, and the Environment Chapter. These propose

that most new development should be concentrated in and around the urban area of Darlington. This is implemented through the use of development limits drawn around the majority of settlements in the Borough.

Since adoption of the Local Plan there have been significant changes in policy, with the emphasis placed on a sequential approach to development. Guidance has increasingly focused on ensuring sustainability and the accessibility of services, employment and housing. Providing for an appropriate distribution of development is key to achieving these objectives.

Figure 5 below summarises the pattern of new development in the urban area since the 1970s. Development that has taken place in a number of villages around Darlington is also indicated. Primary areas of expansion through the latter part of the 20th Century were to the west in Hummersknott and Mowden, and significant employment and commercial development east of the town along Yarm Road.

Figure 5: Diagram showing broad development areas in Darlington



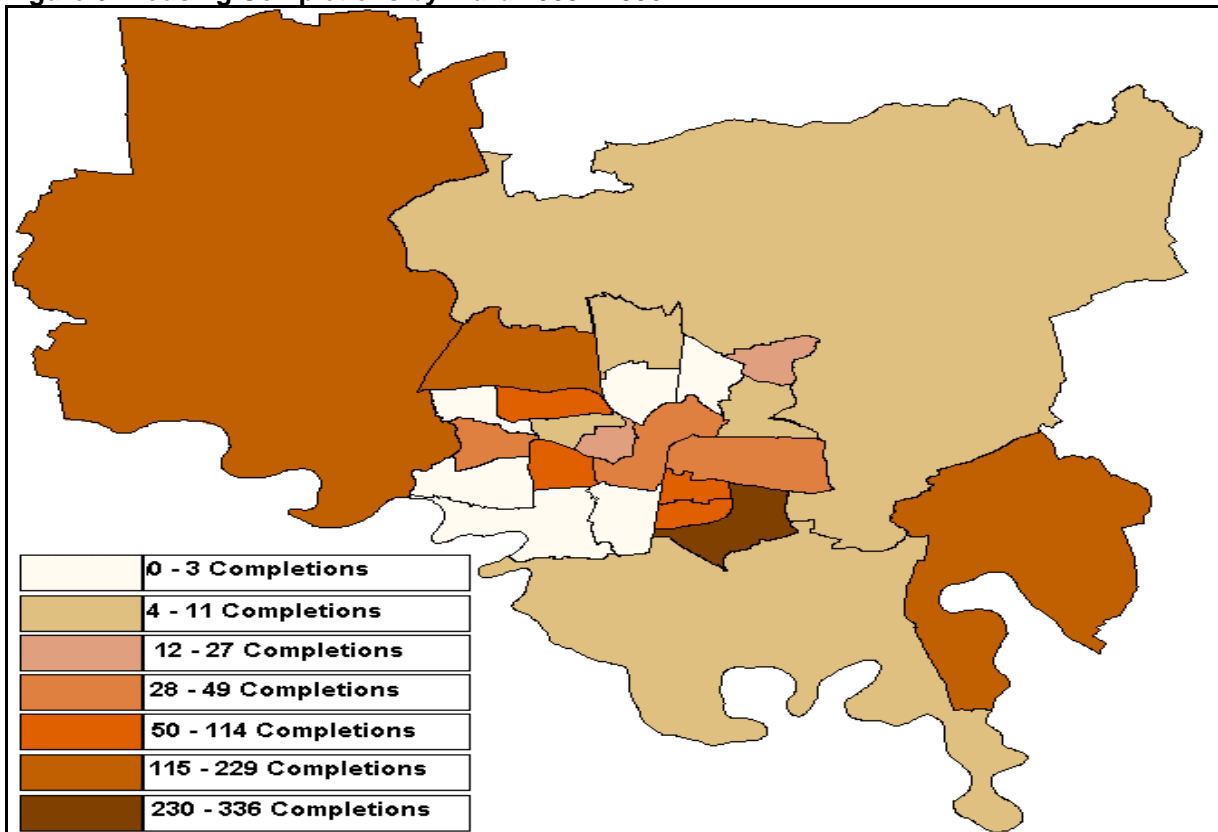
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Source: DBC

Figure 6 below provides a more detailed overview of residential completions in the previous three years. Here, despite the primary location of development being within the urban area, wards such as Heighington & Coniscliffe, and Middleton St George have seen a significant proportion of development in recent years. The two further locations where significant completions have been recorded are at Faverdale and Eastbourne, located to the north west and south east of Darlington respectively.

For the most part large single developments have been the reason for these concentrations. At Heighington the former Aycliffe Hospital was allocated in the Local Plan and final completions here were recorded in 2005. At Faverdale, West Park, a major brownfield/greenfield urban extension is under development whilst at Eastbourne completions have been the result of clearance and replacement at the Firthmoor estate. Meanwhile development at Middleton St George has been the legacy of significant areas of industrial brownfield land falling vacant.

Figure 6: Housing Completions by Ward 2003 - 2006

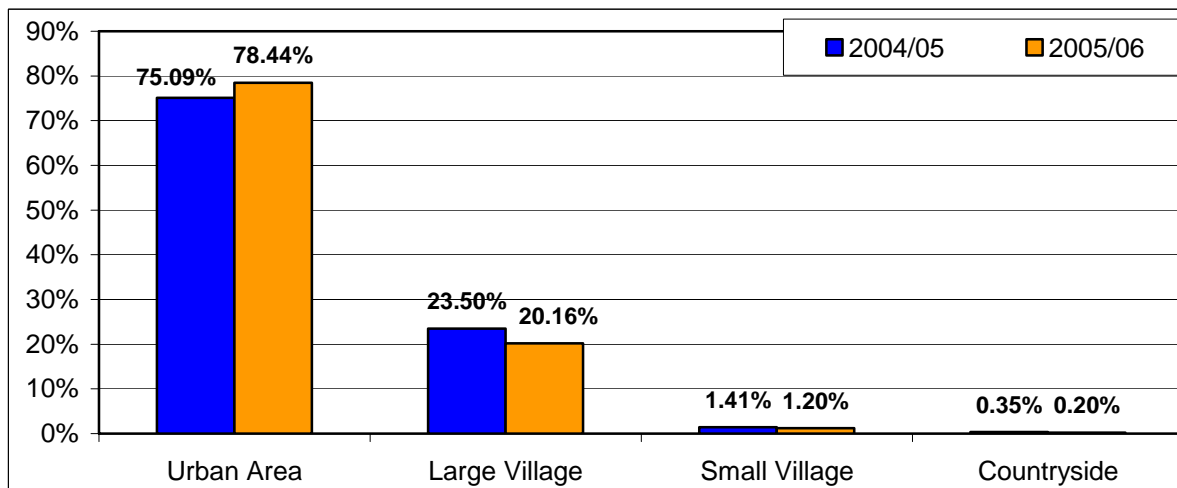


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Appendix 2 provides a full breakdown of completions by ward and area. Over the period illustrated above over 36% of completions were located in the South East of Darlington, primarily in Eastbourne where there were 336 completions. Some 28% of completions were in the rural area in this time, which though significant means over 70% of development was within or adjacent to the urban area.

In recent years, with the exception of Aycliffe Hospital and redevelopment within the village of Middleton St George development in the rural areas of Darlington has been limited. Within the urban area numerous smaller scale developments have taken place and it is this form of redevelopment and infill that is increasingly coming forward. Figure 7 below demonstrates that despite particular concentrations in the rural area, the majority of development has been within the urban area.

Figure 7: Distribution of Housing Completions in Darlington



Source: DBC Development Monitoring

Looking forwards it is anticipated a proportion of housing development will continue in wards such as Heighington where the next major development will be over 80 units at Merrybent Nursery. However, there are currently 300 permissions within Central ward, other locations such as Northgate, Lascelles and Eastbourne, have over 100 commitments each. Major developments such as Central Park in Lingfield takes commitments there to 640, whilst there are over 600 commitments outstanding at Faverdale primarily located on the West Park development, illustrated in Figure 7a. As such the urban area will be the primary location for future development, providing over 90% of committed land supply.

Figure 7a: Mixed Use Urban Extension - West Park, Darlington



Figure 8: Employment Development - Morton Palms, Darlington



For employment development a trend towards de-centralisation has continued in the Borough with a continuing shift in emphasis from the established urban area and Town Centre to larger employment areas such as Yarm Road and Faverdale. Here they benefit from immediate access to the national road network in the A1 and A66, but the accessibility to residents from Darlington itself is limited relative to the inner urban area. As this development is taking place within identified employment areas, the shift to these locations is in accordance with policy of the current Local Plan.

In the short term, employment development will continue to be focused on Yarm Road and Faverdale, as proposals such as Morton Palms go forward, Figure 8 below. Anticipated development at Central Park will bring activity back into the town whilst the emerging Gateway Strategy and policy of the Core Strategy is looking to develop a realistic focus upon encouraging delivery of employment floorspace in and around the Town Centre.

Conclusion

No target is established for the distribution of development in the Borough, leaving just a general principle of most development being located within development limits and most housing within the urban area of Darlington. In general the policy of the Local Plan has performed well and new development since adoption has generally been in conformity with the Plan. Development that has occurred within the villages has for the most part been small scale. Looking forward the emerging Local Development Framework will create a new approach to the distribution of development. This creates a number of challenges in diverting development from the wide area approach of locations within identified settlement limits; to one that pays closer regard to the spatial distribution of development within built up areas, and seeks a focus upon the Town Centre and accessible locations such as adjacent to key public transport routes.

AL12 Total Population and Growth (a) Darlington (b) Tees Valley AL4 Net Migration

Preferred Options (a)		
CP2.1 Sustainable Growth to Benefit the Borough and the Surrounding Area		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
An area creating and sharing prosperity	Promoting Inclusive Communities	Building Community Confidence
LDF Objective		
1) Create an environment that encourages quality of life and promotes healthy and inclusive communities whilst supporting economic vitality for Darlington		
SA Objective		
2) To achieve high and sustainable levels of economic growth		
Saved Local Plan Policy		
Policy H1: Supply of Housing Land - meet needs for five years ahead for all sections of community.		
Policy EP1: Land Supply for Employment - ensure sufficient employment land is available to meet the needs of the Borough and surrounding areas.		

Data on migration and projected population growth performs two roles. It provides a rough indicator of the relative success of an area to attract and retain populations. In establishing projections it also points to the potential requirements for housing and employment provision in future years. The Local Plan establishes the continued growth of the Boroughs population as a principal aim. This is continued in the Core Strategy Preferred Options where maintaining a strong sustainable economy and modest population growth is balanced with ensuring attractive communities, and a focus on environmental protection and the enhancement of biodiversity to deliver general prosperity and maintain the quality of life in the Borough.

Population estimates

The primary population statistics are collected each ten years through the national Census. The last 2001 Census revealed Darlington's population to be 97,800 people, down from 99,300 in 1991. There was small growth to 1996 with a significant loss of 1,700 residents over the 5-year period to 2001.

Since that date mid year population estimates have indicated the population of Darlington to be steadily increasing.

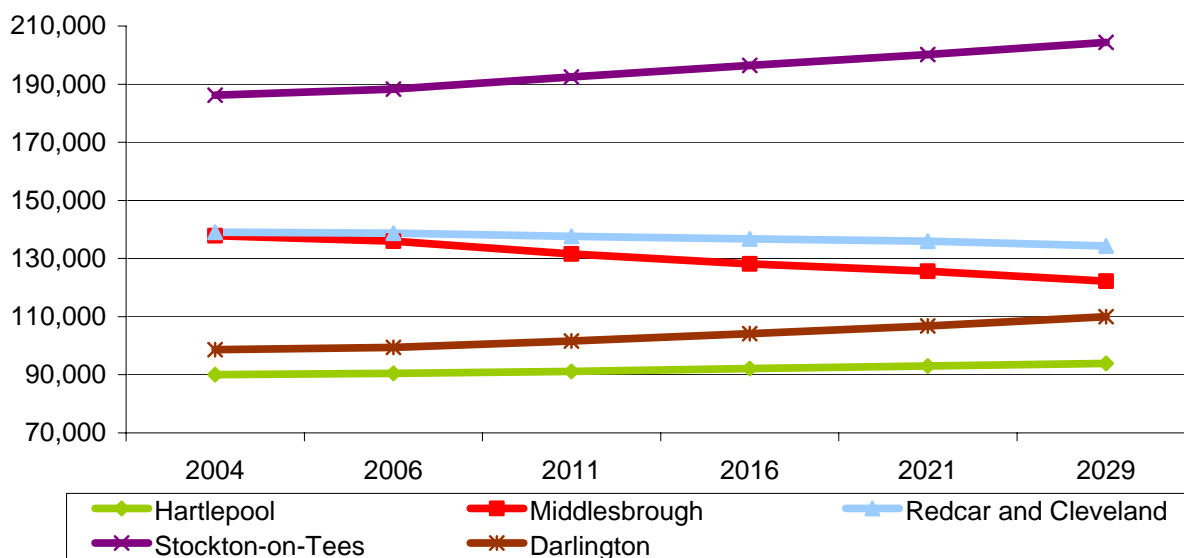
Table 4: Projected population in Tees Valley Authorities 2004 – 2029 (mid-2004 projection)

	2004	2006	2011	2016	2021	2029
Hartlepool	90,100	90,500	91,200	92,100	93,000	93,900
Middlesbrough	137,900	136,000	131,600	128,200	125,600	122,200
Redcar and Cleveland	139,100	138,700	137,600	136,700	136,000	134,300
Stockton-on-Tees	186,200	188,300	192,500	196,500	200,200	204,400
Darlington	98,600	99,400	101,600	104,200	106,800	110,000
Tees Valley	651,900	652,900	654,500	657,700	661,600	664,800

Source: Sub-national Population Projections, ONS, October 2006

Table 4 is based on projections provided by the Office of National Statistics, and prepared by the Government Actuary Department. The figures are based on establishing the trend of births, deaths and migrations over the previous five years and make an assumption over how this will continue into the future. The figures take no account of the influence of policy and forecast rates of housing development.

Figure 9: Projected Population Change in Tees Valley Authorities 2004 - 2029



Source: ONS mid-2004 Population Projections, 2006

Based on this latest projection only Stockton-on-Tees and Darlington are forecast to experience significant growth in populations in the next 25 years. It is considered the population of Hartlepool will grow marginally whilst Middlesbrough, and Redcar & Cleveland would experience falls. The figures also point to a significant reversal of projections for Tees Valley as a whole. Projections from mid-2003 prepared by the Joint Strategy Unit suggested the population for Tees Valley as a whole would fall by 14,800 (Table 4 below).

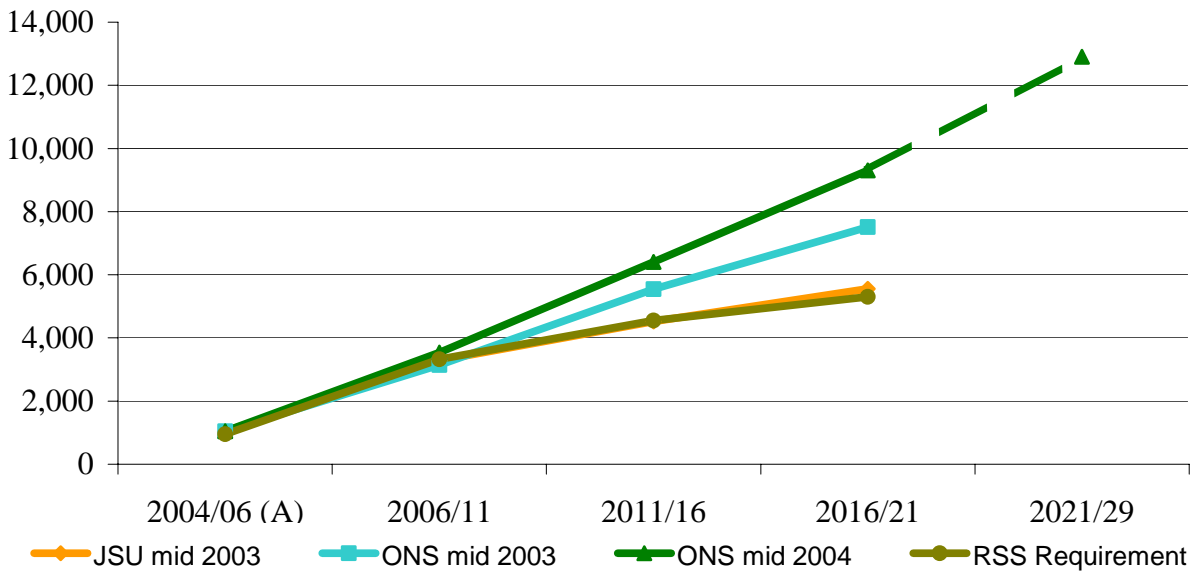
Table 5: Projected Population in Darlington and Tees Valley 2003 - 2021

	2003	2006	2011	2016	2021
JSU Darlington	98,100	99,800	100,300	100,100	99,300
JSU Tees Valley	652,800	651,000	647,000	642,600	636,200

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

Figure 10 provides an estimate of dwelling requirements derived from the population projections. The Population and Household Projections for Darlington 2003 – 2021 prepared by JSU, in giving information on both the number of people and households provides a useful basis on which to estimate the number of households that might be generated, and so number of dwellings required if the ONS scenario were adopted.

Figure 10: Estimated Dwelling Requirements Based on Population Forecasts



Source: Darlington Borough Council

From the 2003 based JSU data a relatively close match emerges between the submitted RSS provision of 5,300 and the requirement derived from a projected 49,600 households. The current ONS mid 2004 estimate of a population of 106,800 people would be accommodated in approximately 53,200 households. Allowing for a certain level of vacancy this population could require 54,800 dwellings. Creating a requirement of 9,300 dwellings over the stock of 45,536 dwellings in 2004. These figures are estimates only - Appendix 9 provides a fuller explanation of these figures.

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. The JSU estimated in 2005 that from 2006 to 2021 total net migration to Darlington would be minus 2,200^{vi}. Data that has become available in 2006 and the latest population projections suggest there may be a need to revise this conclusion.

Table 6: Net Flows for Migration in Darlington

DARLINGTON % FLOWS (NE)	Out 1999	In 1999	Out 2003	In 2003
Hartlepool	1%	2%	3%	2%
Middlesbrough	3%	7%	4%	6%
Redcar & Cleveland	3%	5%	4%	5%
Stockton on Tees	13%	18%	18%	16%
Tees Valley Total	21%	31%	30%	29%
Co Durham	64%	53%	54%	56%
Northumberland	2%	1%	4%	2%
Tyne & Wear	13%	14%	12%	14%
N Yorks	n/a	n/a	16%	19%

Source: A Study of Recent Population Migration Trends, NERIP, July 2006

Table 7 illustrates the greatest relationship for Darlington in terms of movement of people is with County Durham districts. In 2003 almost 1,000 people moved into the Borough from this County compared to about 500 people from the remaining Tees Valley areas. The greatest single flow is with Sedgfield in Co. Durham where approximately 500 people moved into or out of the Borough, with a positive net flow into Darlington of about 70 and a total of 100 in the two years analysed. Only movements between Middlesbrough exhibit similar consistency where there is also a positive net flow of 100 people.

Table 6: District Migration in the North East – Flows In and Out: Darlington

DARLINGTON	Total Out	Total In	Total Out	Total In	Net Flow	
	1999	1999	2003	2003	1999	2003
Hartlepool	10	30	50	30	20	-20
Middlesbrough	50	110	70	110	60	40
Redcar & Cleveland	50	80	60	80	30	20
Stockton on Tees	190	300	290	270	110	-20
Tees Valley	300	520	470	490	220	20
Chester-le-Street	260	70	0	10	-190	10
Derwentside	20	30	20	30	10	10
Durham	50	80	70	70	30	0
Easington	20	30	20	50	10	30
Sedgefield	360	390	430	500	30	70
Teesdale	120	170	170	160	50	-10
Wear Valley	90	120	150	130	30	-20
Co Durham	920	890	860	950	-30	90
Alnwick	0	0	10	0	0	-10
Berwick-upon-Tweed	10	0	10	10	-10	0
Blyth Valley	10	0	20	0	-10	-20
Castle Morpeth	10	10	0	10	0	10
Tynedale	0	10	10	0	10	-10
Wansbeck	0	0	10	10	0	0
Northumberland	30	20	60	30	-10	-30
Gateshead	10	20	20	30	10	10
Newcastle-upon-Tyne	100	70	100	90	-30	-10
North Tyneside	30	40	20	40	10	20
South Tyneside	10	20	10	20	10	10
Sunderland	40	90	40	50	50	10
Tyne & Wear	190	240	190	230	50	40
Richmondshire	-	-	220	250		30
Hambleton	-	-	70	130		60
Scarborough	-	-	10	20		10
N Yorks	-	-	300	400		100
NE TOTAL	2690	3100	1580	1700	230	120
TOTAL			1880	2100		220

Source: A Study of Recent Population Migration Trends, NERIP, July 2006

Conclusion

Despite some variance, Darlington's population has remained relatively constant over the previous fifteen years, whilst overall there has been net out migration. Looking to the future there remains some uncertainty over the prospects of the Boroughs population until revised projections are produced by the JSU. Indications are that at least until 2016 the Borough will experience a growing population.

Housing

CO3 Housing Trajectory: Annual Net Additional Dwelling and Requirements to 2004-2021

Preferred Options a)		
CP3.1 Housing for All		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Improved built up urban areas
LDF Objective		
9) Provide a continuous supply of appropriate land in sustainable locations, that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services		
SA Objective		
8) To ensure that everybody has the opportunity of living in a decent and affordable home		
Saved Local Plan Policy		
Policy H1: Supply of Housing Land and H2: Level of Housing Provision, set out housing requirements.		
Policy H5: New Housing Development sites - 4 sites undeveloped, and a further 2 under construction.		
Policy H3: Locations for New Housing Development.		
Policy H4: New Housing Development in and Around the Town Centre and Other Centres.		

To 2016 adopted 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. Upon adoption of RSS in 2007 provision in Policy 30 will set housing requirements for 2004-2021.

The key purpose of the housing trajectory is to show: Net additional dwellings over the previous five-year period or since the start of the relevant DPD; Net additional dwellings for current year; Projected net additional dwellings to the end of the relevant DPD or a ten-year period from adoption; Annual net additional dwelling requirement; and 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. Periods of high completions rates generally peaked at around 450 dwellings per year.

The year 2004/05 saw the highest annual rate of completion with a total of 570, a net addition of 555. This relatively high rate has continued in 2005/06 with gross completions of 501 dwellings and a net addition of 494 dwellings.

The information below explores housing provision against the Structure Plan at March 31st 2006:

<p>The Tees Valley Structure Plan (Policy H1)</p> <p>a) Tees Valley Structure Plan Provision (2002 to 2016) = 3,810</p> <p>b) Completions 2002 to March 31st 2006 = 1,708</p> <p>c) Outstanding Planning Permissions at March 31st 2006 = 2,787</p> <p>d) Total Potential Supply at March 31st 2006: a) plus b) above = 4,495</p> <p>e) Residual Requirement for Planning Permission = 0</p>
<p>Draft Regional Spatial Strategy (Policy 30)</p> <p>a) Draft RSS Provision (2004 to 2021) = 5,300 (<i>EIP Panel Report = 5,310</i>)</p> <p>b) Completions 2004 to March 31st 2006 = 1,049</p> <p>c) Outstanding Planning Permissions 31st March 2006 = 2,787</p> <p>d) Total Potential Supply at March 2006: a) plus b) above = 3,836</p> <p>e) Residual Requirement for Planning Permission = 1,474</p>

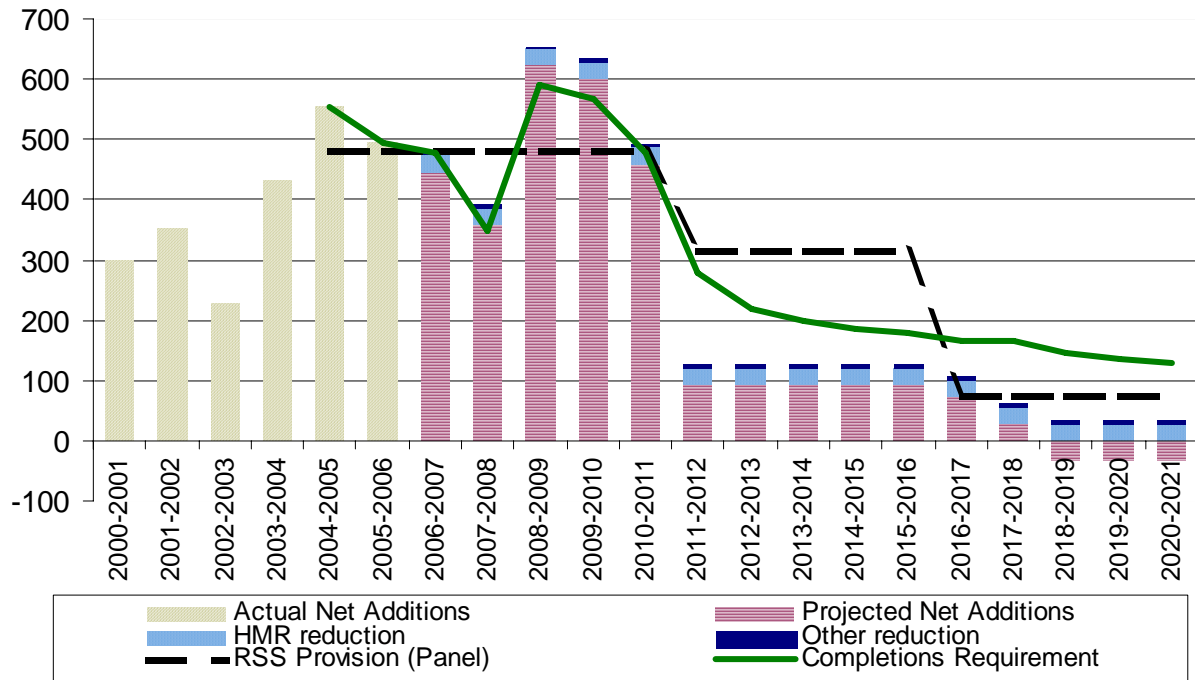
Other identified capacity includes:

Darlington Urban
Capacity Study sites
= 431

Outstanding Local
Plan Allocations (without PP)
= 217

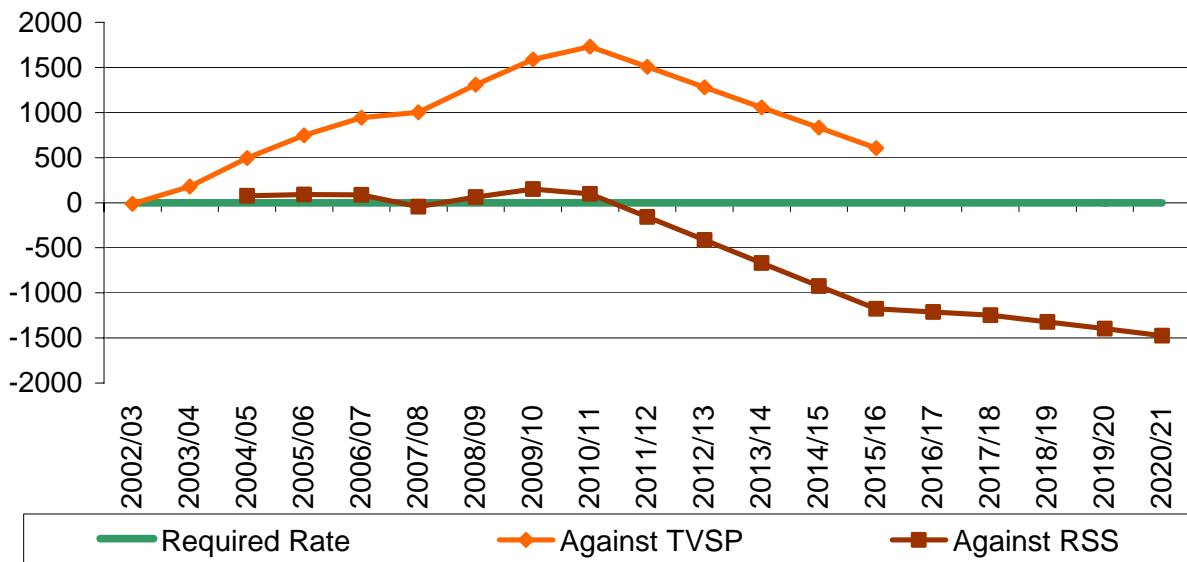
At April 2006, 4,495 net dwellings were built or benefited from planning permission within the Structure Plan period. This compares to 3,500 dwellings at March 2005. The projected rate of completions shown in the Housing Trajectory suggests nearly 100 of these dwellings would be completed after 2016.

Figure 11: Housing Trajectory Showing Projected Growth against RSS (April 2006)



Source: Development Monitoring, Darlington Borough Council (Appendix 4)

Figure 12: Cumulative Completions against Rate of Provision in RSS Panel Report and TVSP



Source: Development Monitoring, Darlington Borough Council (Appendix 4)

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 4.

The completed Housing Trajectory for 2006 projects anticipated completions based on outstanding planning permissions, an assumption that the identified Urban Capacity Sites and the remaining 217 Local Plan dwellings will come forward for development by 2021.

Figure 11 shows annual provision as laid out in Panel Report to the Regional Spatial Strategy, currently set at 5,310, and an annual requirement taking account of previous year's performance. Projected completions for 2006/07 stand at 446 dwellings, but at November of 2006/07 only 151 completions have been recorded. This is a significant reduction on the same point last year and suggests completions during the year could be somewhere around 300 dwellings.

It should be noted that projected demolitions are estimated at approximately 32 per year from 2006 to 2021 and a total of 483 from 2005 to 2021. This figure will be closely monitored and may be reviewed before the next AMR. During 2005/06 net reductions resulting from redevelopment and demolition equalled 7, whilst there were 3 during 2004/05.

Representation made by the Tees Valley authorities to the RSS Examination in Public (EIP) argue for an extra 7,000 dwellings across the sub-region. In the Panel Report of recommended changes following the EIP, supply for the Tees Valley would increase by 4,250 dwellings to 33,150 between 2004 and 2021. However, little of that additional supply has been apportioned to Darlington. There may be further changes in the distribution of supply when the proposed modifications for the Regional Spatial Strategy are published in Spring 2007.

In Figure 12 completions are expected to run ahead of Tees Valley Structure Plan provision with completions exceeding the adopted requirements of 3,810 completions 2002-2016. Against the RSS Panel Report, plan period 2004-2021, there is a shortfall in the trajectory post 2011/12. A requirement to establish planning permissions for at least 1,475 dwellings remains. Over a period of 10 to 15 years this suggests annual average additional permissions should be between 100 and 150 dwellings.

Conclusions

Housing supply in Darlington remains strong, and has exceeded adopted Structure Plan provision. There is a clear requirement for further planning permissions to continue housing delivery towards the draft RSS requirement. Given the scale of already identified supply few difficulties are foreseen in maintaining the supply. The challenge is ensuring issues such as delivery of affordable housing and provision of mixed-use developments contributing towards goals for economic regeneration are not undermined as a result of oversupply of general housing.

CO6 EV2b Percentage of New and Converted Dwellings on Previously Developed Land

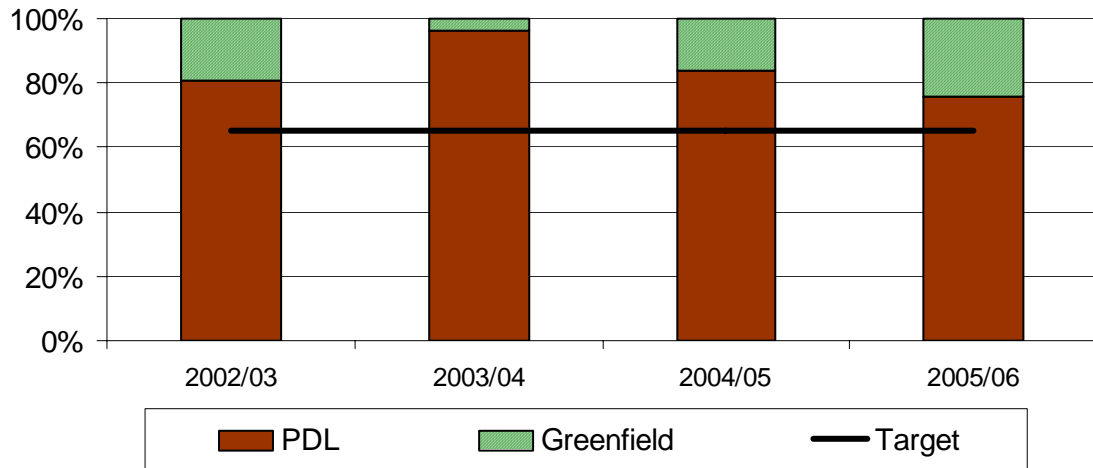
Core Strategy Preferred Options (a)		
CP3.2 Providing the Right House in the Right Place at the Right Time		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Improved built up urban area
LDF Objective		
7) Promote development in locations where it will be accessible by various modes of travel, optimise the use of existing infrastructure, ensure the best use of previously developed land and minimise the loss of the countryside and agricultural land whilst also minimising the need to travel.		
SA Objective		
18. To make better use of our resources and promote renewable energy		
Saved Local Plan Policy		
Policy E24: Conservation of Land and Resources		

PPG3: Housing - Providing for development on previously developed land was, together with affordability and housing density one of three key concerns of PPG3 2000. This established a national target for 60% of all housing developments to be located on previously developed sites. In Darlington the rail and industrial heritage has meant that there has been a ready supply of previously developed land.

Table 8: Percent of New and Converted Dwellings on Previously Developed Land

Year	2002/03	2003/04	2004/05	2005/06
Darlington	81%	96%	84%	76%
Tees Valley	42.9%	54.3%	56.6%	-
North East	54.1	56.3	67.8%	-

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

Figure 13a: Percent of New and Converted Dwellings on Previously Developed Land

Source: DBC Development Monitoring

Table 8 and Figure 9 show 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 4 years significantly above target set regionally of 65% of all new housing. The Boroughs Best Value performance target remained at 60% for 2005/06 but for the period 2007/08 this will increase to 70%. Current trends illustrate the proportion of Greenfield completions are increasing. This is largely the result of completions at two large sites at West Park and Geneva Lane and it is considered that overall progress can be made in increasing the proportion of previously developed land being redeveloped.

Table 9: Current Planning Permissions by GF / PDL

	2006/07	2007/08	2008/09	2009/10	2006/07 to 2020/21
Greenfield	46%	55%	21%	21%	32%
Previously Developed	54%	45%	79%	79%	68%

Source: DBC Development Monitoring

It is apparent from Table 9 that permissions for housing have primarily been on previously developed sites. However, a significant minority of Greenfield sites benefit from planning permission with the potential to deliver completions in the next two to three years. As a result the proportion of Greenfield development may increase until 2008/09.

Conclusions

Redevelopment of sites classed as previously developed has been particularly successful in Darlington. No targets are established in the Local Plan but the requirements of PPG3 have been implemented. Additional support at Policy E24 has provided a local basis on which to build the requirements of PPG3 into local decisions. Important, has been recognition since the early 1990's that many large former industrial areas within the urban area were no longer suitable for industry so becoming 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.

In looking forwards it is apparent that whilst policy has performed well in facilitating PDL sites, there has been less attention to the prioritisation of these sites ahead of larger Greenfield sites, resulting in the current projections for completions in the next two years. This would require in the longer term a strengthened commitment to limit Greenfield development in favour of previously developed sites.

Moves in this direction are already being developed in the Local Development Framework and the Development Strategy in the Core Strategy will play a key role in this.

AL:33 Previously Developed Land Available in the Borough (Hectares) and area of previously developed land redeveloped

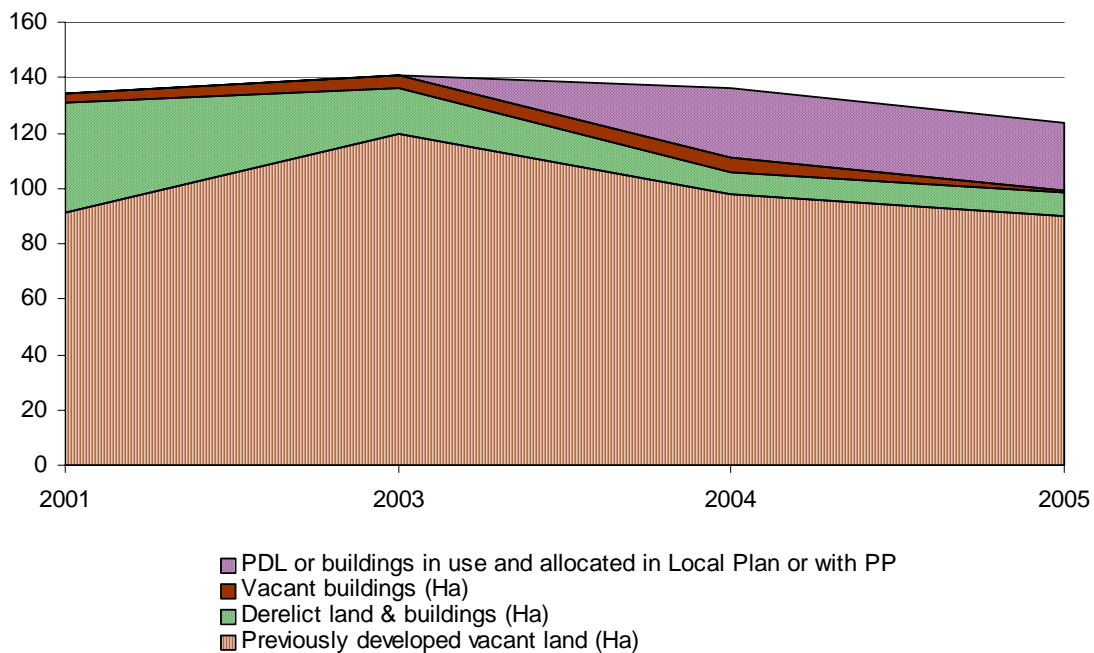
Preferred Options a)		
CP5.3 Reducing the environmental and human health risks of new development		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Improved built up urban area
LDF Objective		
12) Promote developments that conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and minimise the risk of flooding or pollution		
SA Objective		
18) To make better use of our resources and promote renewable energy		
Saved Local Plan Policy		
Policy E24: Conservation of Land and Resources.		

A high level indicator of the potential for development on previously developed land in the Borough is the amount of land identified as previously developed for the National Land Use Database. The annual change in this indicator also provides a basic demonstration of how successful measures to bring vacant areas into beneficial use through reclamation and reuse land have been.

Table 10 / Figure 14: Area of Previously Developed Land in Darlington

	2001	2003	2004	2005
Previously developed vacant land (Ha)	91	120	97.73	89.96
Derelict land & buildings (Ha)	40	16	8.32	8.32
Vacant buildings (Ha)	3	5	4.75	0.716
Total	134	141	110.8	98.9
Previously Developed Land or buildings currently in use and allocated in local plan or with planning permission	-	-	25.28	24.75

Figure 13b: Area of Land Identified as Vacant or Previously Developed 2001-2005



Source: National Land Use Database / Darlington Borough Council

Figure 13b demonstrates changes in the area of land classed as out of use and classed as previously developed. A total of 98.9ha in 2005 represents approximately 0.49% of the Boroughs land area down from 0.68% in 2004. The area of vacant land and buildings has fallen steadily since 2003. This reflects the amount of development, particularly housing, that has taken place within the Borough over the previous five years. Indicators CO6 and CO7 provide greater detail on the housing and employment development on previously developed sites.

CO5 Density of new dwellings (completed sites only)

Preferred Options a)	Preferred Options b)
CP3.2 Providing the Right House in the Right Place at the Right Time	CP2.2 Optimising the benefits of Darlington's Compact development pattern
Community Strategy Vision	Community Strategy Theme Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment Improved built up urban area
LDF Objective	
7) Promote development in locations where it will be accessible by various modes of travel, optimise the use of existing infrastructure, ensure the best use of previously developed land and minimise the loss of the countryside and agricultural land whilst also minimising the need to travel.	
SA Objective	
18) To make better use of our resources and promote renewable energy	
Saved Local Plan Policy	
Policy H3: Locations for New Housing Development seeks to maintain existing densities with support for higher densities where appropriate.	

To reduce the pressure on Greenfield land and combat the wider sprawl of development into the countryside, increasing the overall density of development is important to make better use of what land is available. Table 11a demonstrates that whilst 68% of completions in the Borough are at densities over 30 dwellings per hectare, almost one third of completions came forward under this threshold. In looking forwards it is apparent that a significant proportion of development sites with remaining commitments, are at a density below 30 dwellings per hectare.

Table 11a: Density of All Housing Completions and Outstanding Commitments 2005-06

	Less the 30/ha		Between 30/ha and 50/ha		More than 50/ha	
Completions	162	32.33%	247	49.3%	92	18.36%
Commitments	1,172	42.09%	966	34.69%	646	23.2%

Source: DBC Development Monitoring

It is important to note that over the Borough as a whole there are 181 sites on which some or all of the units are still to be completed. Not discounting those units already completed, these sites are bringing forward some 3,989 gross dwellings. The total net land area involved in this development across the Borough is estimated at 117ha, a gross area of some 169ha. These figures demonstrate that development across Darlington is currently taking place at an average density of 34 dwellings /ha.

Table 11b: Density of Completed Housing Sites

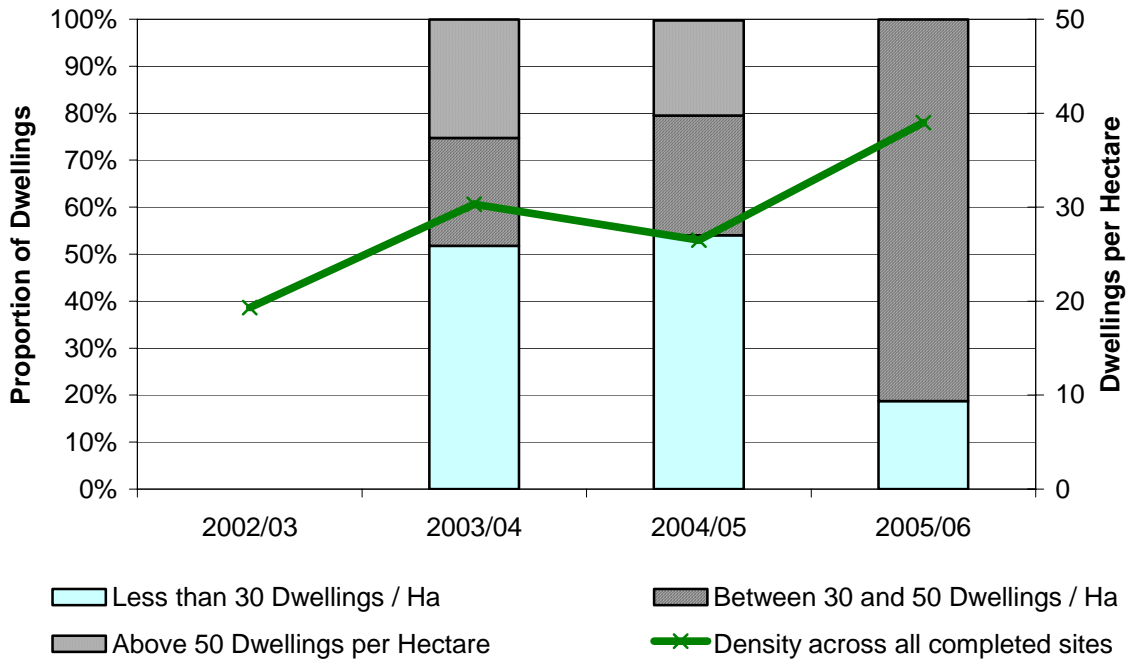
	2002/3		2003/4		2004/5		2005/6	
	Units	%	Units	%	Units	%	Units	%
Less than 30 Dwellings per Hectare	-		117	51.76	122	53.98	24	18.75
Between 30 and 50 Dwellings per Hectare	-		52	23	57	25.22	104	81.2
Above 50 Dwellings per Hectare	-		57	25.2	47	20.2	0	-
Density across all completed sites	19.3 per ha		30.3 per ha		26.5 per ha		39.3 per ha	

Source: DBC Development Monitoring

Information on completions has only been collected comprehensively using this approach for one year. To provide a time series Table 11b is based on the density of completed sites, following the

approach previously recommended and still adopted to inform the North East Regional Annual Monitoring Report.

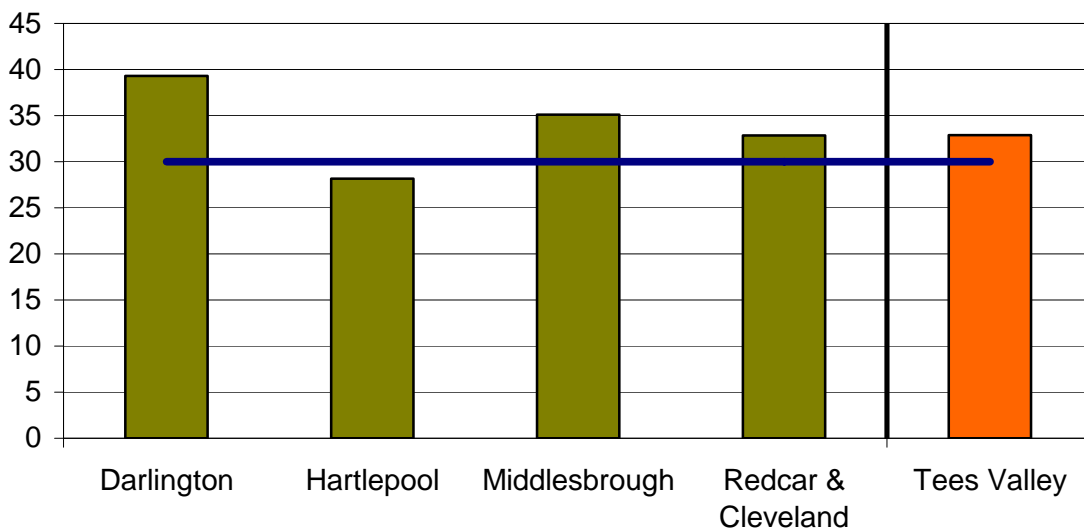
Figure 15: Chart Showing Density of Completed Housing Sites



Source: DBC Development Monitoring

From Figure 15 it is clear there is a generally positive trend of increasing densities. Key to this has been the reduction in sites completed at densities under 30 dwellings per hectare. Whilst during the previous year there were no sites completed at a very high density the majority of sites within the 30 to 50 dwelling per hectare range has meant that overall development is according with the guidance of PPG.

Figure 16: Comparison of Density for Completed Developments in the Tees Valley



Source: Regional Monitoring Systems, NERIP

This final chart on density illustrates that in the previous 12 months Darlington achieved the highest density for completed sites in the Tees Valley. However, on the whole authorities in the Tees Valley are performing well against requirements for delivering completions at above 30 dwellings per hectare.

Conclusions

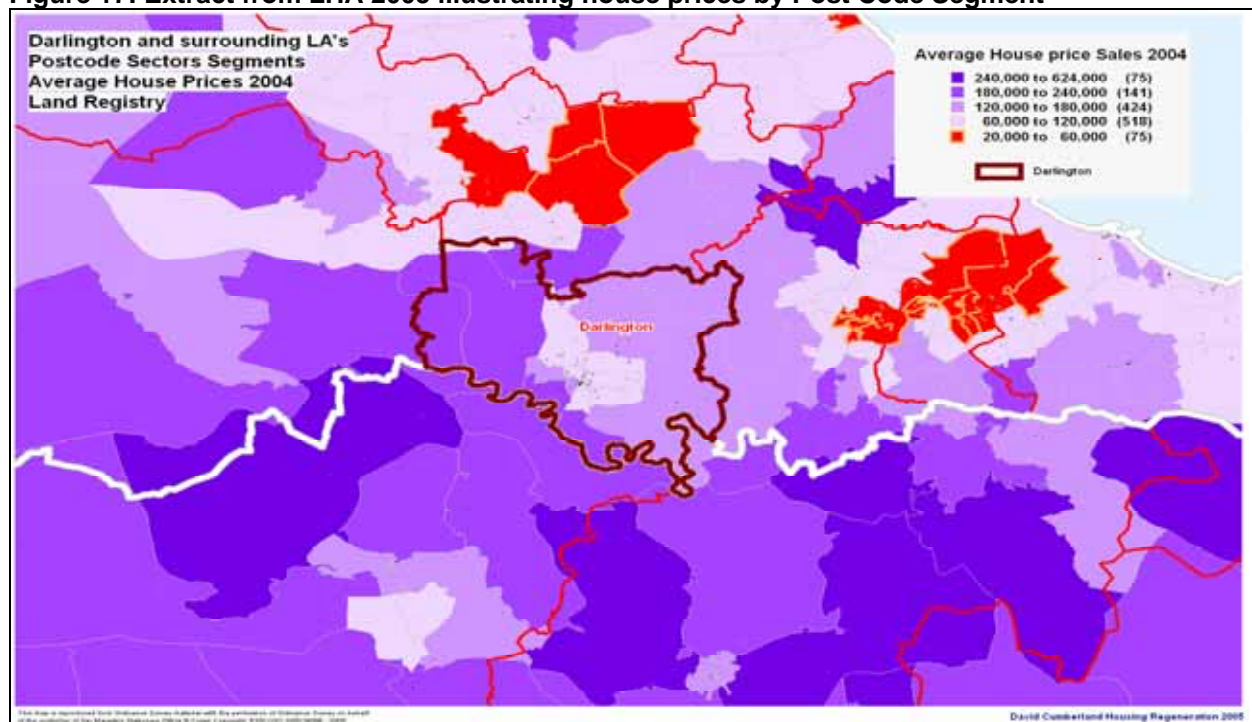
The Council has been successful in increasing the density of developments in recent years. A number of factors have been important in achieving this, from the direct implementation of PPG3 guidance to the economic imperative of making a profit from developments increasingly focused on sites requiring remediation. The outcome is that through limiting the release of Greenfield sites the density of development of previously developed land has increased, further enhancing the conservation of land.

**EC2 House Prices
Percent change in house prices
Ratio of House Prices to Average Earnings**

Preferred Options a)		
CP3.1 Housing for All		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
An area creating and sharing prosperity	Improving the Local Economy	Higher wage levels
LDF Objective		
1) Create an environment that encourages quality of life and promotes healthy and inclusive communities whilst supporting economic vitality for Darlington		
SA Objective		
To ensure that everybody has the opportunity to live in a decent and affordable home		
Saved Local Plan Policy		
Policy H1: Supply of Housing land		
Policy H9: Meeting Affordable Housing Needs		

This Local Indicator demonstrates the relationship between house prices and incomes. The cost of purchasing a house is a primary factor pointing to the relative affordability of housing. In Darlington it was only by 2004 / 05 that it became apparent that increases in the cost of housing must have an effect on affordability in the Borough. A housing needs assessment prepared in 2003 did not indicate a significant issue. It was not until 2006 that evidence of a significant shortfall in the availability of affordable housing was identified in the Darlington Local Housing Assessment 2005 (LHA 2006)^{vii}.

Figure 17: Extract from LHA 2005 illustrating house prices by Post Code Segment



Source: The Darlington Local Housing Assessment 2005

Whilst Figure 17 provides a good illustration of the cost of housing, the level of need is much more complex and varied across the Borough. Table 12 below provides an overview of requirements for affordable housing based upon an analysis of Market Pressures across the Borough.

Table 12: Extract from LHA 2005 illustrating Annual Affordable Housing Shortfall in Darlington

Urban Sub-area / Rural Ward	GENERAL			OLDER PERSON		SHORTFALL
	1B	2B	3B+	1B	2B	Per Annum
Darlington North East	-5	34	14	-3	-15	-23
Darlington South East	89	57	34	5	-19	-19
Darlington Centre	1	-8	-9	0	-10	-27
Darlington South West	-11	-15	-11	-6	-22	-65
Darlington North	-12	-6	-4	-10	-10	-42
Darlington North West	34	2	20	1	-13	-13
Heighington and Coniscliffe	-6	-4	-2	-4	-10	-26
Hurworth	-3	-3	-1	-1	-4	-12
Middleton St. George	-4	-4	-2	3	-4	-14
Sadberge and Whesoe	-5	-6	-4	-3	-6	-24
GROSS SHORTFALL	-46	-46	-33	-27	-113	-265

Source: The Darlington Local Housing Assessment 2005

This table demonstrates that there is a clear requirement for affordable housing provision within Darlington. An identified gross shortfall of 265 dwellings per annum, or approximately 1,325 affordable housing completions over the next five years, presents a major challenge for the management of housing supply in the Borough.

As has already been established Housing Land Supply is particularly strong and already sufficient to meet emerging RSS requirements for at least 5 years. The identified need for affordable housing for the next five years stands at some 89% of remaining capacity of 1,474 additional permissions to meet draft RSS provision for the next fifteen years. In terms of absolute numbers affordable housing provision may need to be restricted to accord with this provision. As such particular regard should be given to the provision of housing that specifically address the locally arising need identified in the Local Housing Assessment. In meeting a local need the impact affordable housing supply might have on regional and strategic considerations could be viewed as minimal whilst the additional benefits to community sustainability within Darlington would be significant.

House Prices

Information below provides further background to the findings of the Darlington LHA 2006 and the primary indicator on the delivery of affordable housing at CO4. Figures presented in Appendix 11 of the RPG Annual Monitoring Report 2004/05 suggest average house prices in the Borough were the seventh most expensive in the Region. The average price of flats at £134,939 was the second most expensive in the North East. The table below provides an illustration of annual changes in house prices.

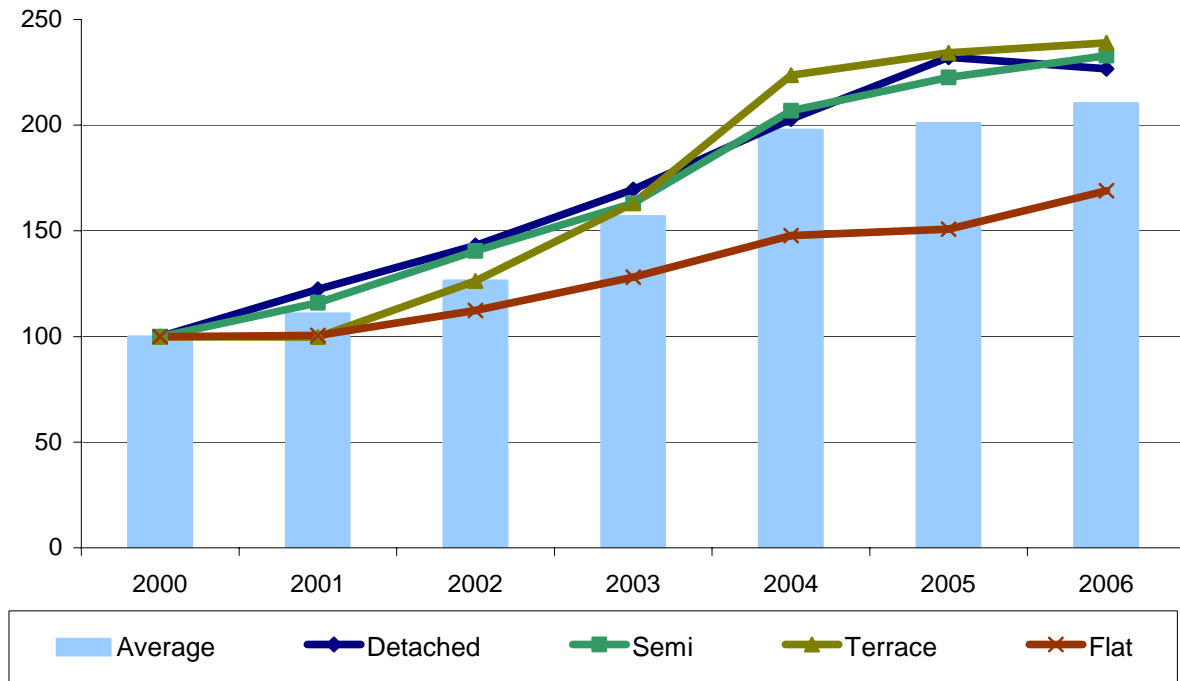
Table 13: House Price in Darlington by type 2000 – 2006 (Q3 July – Sept)

	Detached	Semi	Terrace	Flat	Average	Tees Valley	England & Wales
2000	£99,629	£58,896	£40,240	£73,713	£62,895	£57,392	£109,745
2001	£121,839	£68,315	£40,183	£74,169	£69,751	£64,075	£123,856
2002	£142,516	£82,741	£50,823	£82,855	£79,515	£71,281	£146,150
2003	£168,991	£96,063	£65,624	£94,413	£98,649	£86,361	£161,665
2004	£202,115	£121,823	£90,007	£108,929	£124,361	£108,706	£187,971
2005	£231,228	£131,083	£94,284	£111,183	£126,395	£116,273	£194,589
2006	£225,814	£137,200	£96,123	£124,522	£132,306	£128,542	£211,453

Source: Land Registry November 2006

From Table 13 the growth in average house prices that took place in Darlington since 2000 slowed significantly through 2004 – 05/06, before showing signs of renewed growth during 2006.

Figure 19: House Prices in Darlington by Type 2000 – 2006 (Q3 July-Sept)

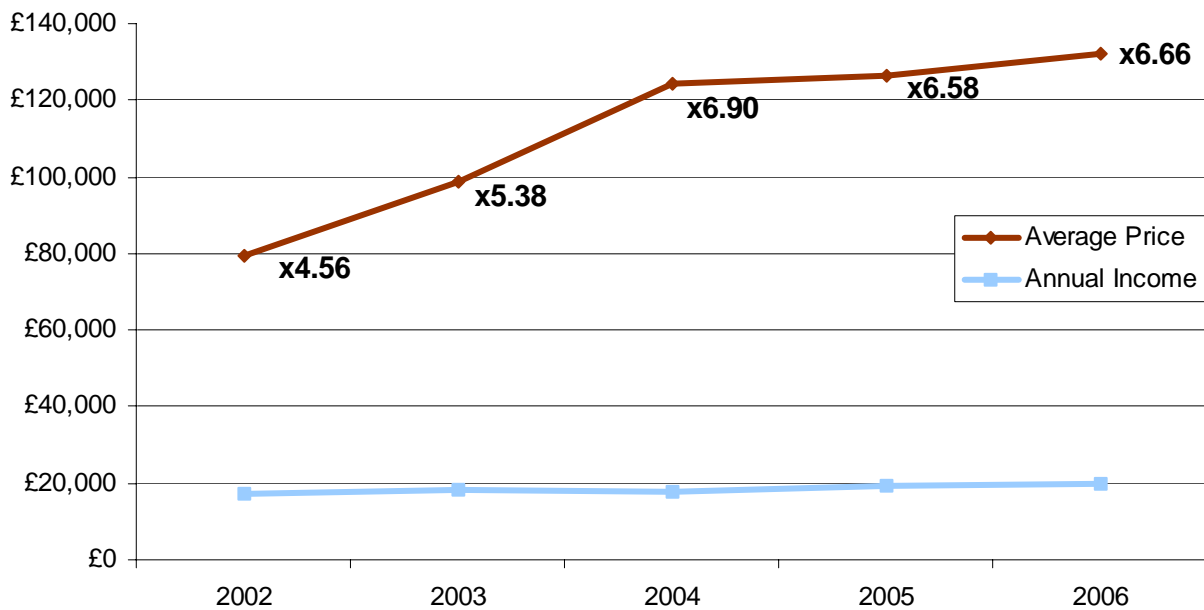


Note: 2000 = 100

Source: National Land Registry – November 2006

From Figure 19 the level of growth in prices that has been experienced is clearly illustrated. The most notable has been in the Terraced housing stock where a slight fall to 2001 was then followed by three years of major growth between 2001 and 2004 resulting in an overall increase of some 123% and moderate growth to 2006 leading to values up 138% on the same period in 2000. Detached and Semi-Detached housing have experienced more consistent and equally significant growth increasing in value by 126% and 133% respectively.

Figure 20: Ratio of Average House Prices to Annual Income



Source: ASHE –ASHE 2006 (NomisWeb) & Land Registry House Price Data

As can be seen the effect of house price growth over the last five years has been such as to raise the cost of an average house from approximately four and a half times average full time income to almost seven times income in 2004. The subsequent cooling in house price growth since 2004 has meant there has been some easing of affordability but at the 3rd Quarter of 2006 the ratio of average house prices stood at 6.66 times income.

The greatest overall increase has been in terraced house prices. Terraced housing at the time of the Census 2001 (JSU, Tees Valley Statistics Online^{viii}) accounts for almost one third of the entire dwelling stock in Darlington and Land Registry figures illustrate the type has the highest number of recorded sales. As one of the cheapest of the house types the terraced housing stock also provides the key source of affordable dwellings in the Borough. As such the extent of price increases for this house type may have had a major impact on the overall affordability of housing.

CO4 Affordable Housing Completions

Preferred Options a)

CP3.2 Providing the Right House in the Right Place at the Right Time

Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
An area creating and sharing prosperity	Promoting Inclusive Communities	Narrowing the inequalities gap; Building community confidence

LDF Objective

1) Create an environment that encourages quality of life and promotes healthy and inclusive communities whilst supporting economic vitality for Darlington

SA Objective

8) To ensure that everybody has the opportunity of living in a decent and affordable home

Saved Local Plan Policy

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

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

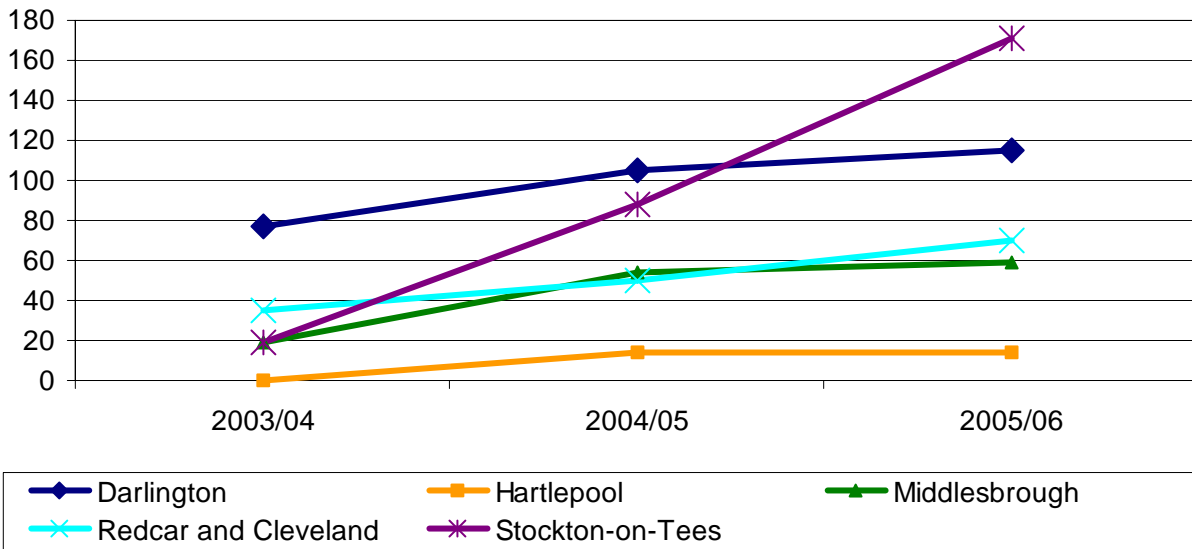
As can clearly be seen from the indicators above the provision of affordable housing has become a particular issue in Darlington. Whilst the use of planning to address affordable need is one that has grown in importance since adoption of the Local Plan, detailed policy has not been in place for the Council to react immediately to the emerging evidence of need.

The Local Plan does not make any specific requirements, establishing only that where the evidence is in place the Council will seek contributions from developers. Work has begun on an Affordable Housing SPD to provide the detailed policy necessary to secure more affordable housing. However, in the last fifteen years the Council has relied largely on Registered Social Landlords for the provision of affordable housing. The table and graph below shows data for affordable housing completions.

Table 14a: Affordable housing completions and source

	2002/03	2003/04	2004/05	2005/06
Number of additional local authority dwellings	0	0	0	0
Number of additional RSL –rented dwellings	45	77	18	10
Number of additional RSL – shared ownership	6	0	10	0
Number ‘other low cost private sector dwellings’	0	0	0	0
Total Affordable Housing Completions (4+5)	51	77	28	10

Darlington Borough Council Housing Investment Programme returns

Figure 21: Cumulative Affordable Housing Completions 2003/04 to 2005/06**Darlington Borough Council**

During the same period as Table 14a and Figure 21 illustrate Local Authority housing stock declined by 541 dwellings whilst the total RSL stock increased by 106 from March 2003 to March 2006 (Darlington Housing Flows Reconciliation, 2003, 2006). The total proportion of social housing stock fell from 18% of total stock in 2002 to approximately 16% by March 2006.

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

Table 14b: Private Developments including an Element of Affordable Housing

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

Conclusions

Key development sites in the Borough, and schemes where the council or a Registered Social Landlord have been directly involved are the primary source of affordable housing provision in Darlington in recent years. The need to now make better use of planning to secure a source of affordable housing from private developments is consequently strong. In moving to establish a clear framework of how this would be implemented, the evidence available in the LHA 2005 has been used to inform an Affordable Housing SPD, scheduled for public consultation on a draft in October – November 2006 and adoption in Spring 2007.

Business, Industry and Employment

CO9 Employment land available by type (Ha)

Preferred Options (a)

CP4.1 New Business, Industrial and Employment Development

Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
An area creating and sharing prosperity	Improving the Local Economy	Increased levels of employment

LDF Objective

9) Provide a continuous supply of appropriate land in sustainable locations, that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services

SA Objective

4.To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth

Saved Local Plan Policy

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.

The provision of an adequate supply of employment land to meet the needs of the Borough and surrounding area has been a key component of Darlington's strategy for development for a number of years. Yet neither the Local Plan nor Structure Plan established an overall level of provision for employment land during the lifetime of the plan.

The submitted draft Regional Spatial Strategy Policy 18 proposes general employment land provision in the order of 205 ha plus 30 ha for a Brownfield strategic regeneration site, giving a total supply of 235ha. It also identifies additional land at Durham Tees Valley Airport for airport related development.

The local strategy for making provision of employment land has been developed into a proactive approach to promote Darlington as a Gateway to the Tees Valley and North East. As part of this the Borough has promoted its unique location as a transport hub, with an attractive environment and good quality of life to generate investment and jobs that may not otherwise come to the region.

With assistance from public funds this programme has attracted interest from private developers leading to a number of high profile schemes such as offices at Morton Palms, distribution and industrial development at Faverdale Business Park and plans for a major mixed-use development at Central Park, close to the towns Train Station.

Today the Gateway Strategy is under review and looking to reflect the aim of focusing development into accessible, and central locations. As part of this an Employment Land Review is underway and is expected to make recommendations for a new Employment Land Portfolio before the end of 2006.

Figure 21b: Extract of the Darlington BC Employment Land Spatial Database

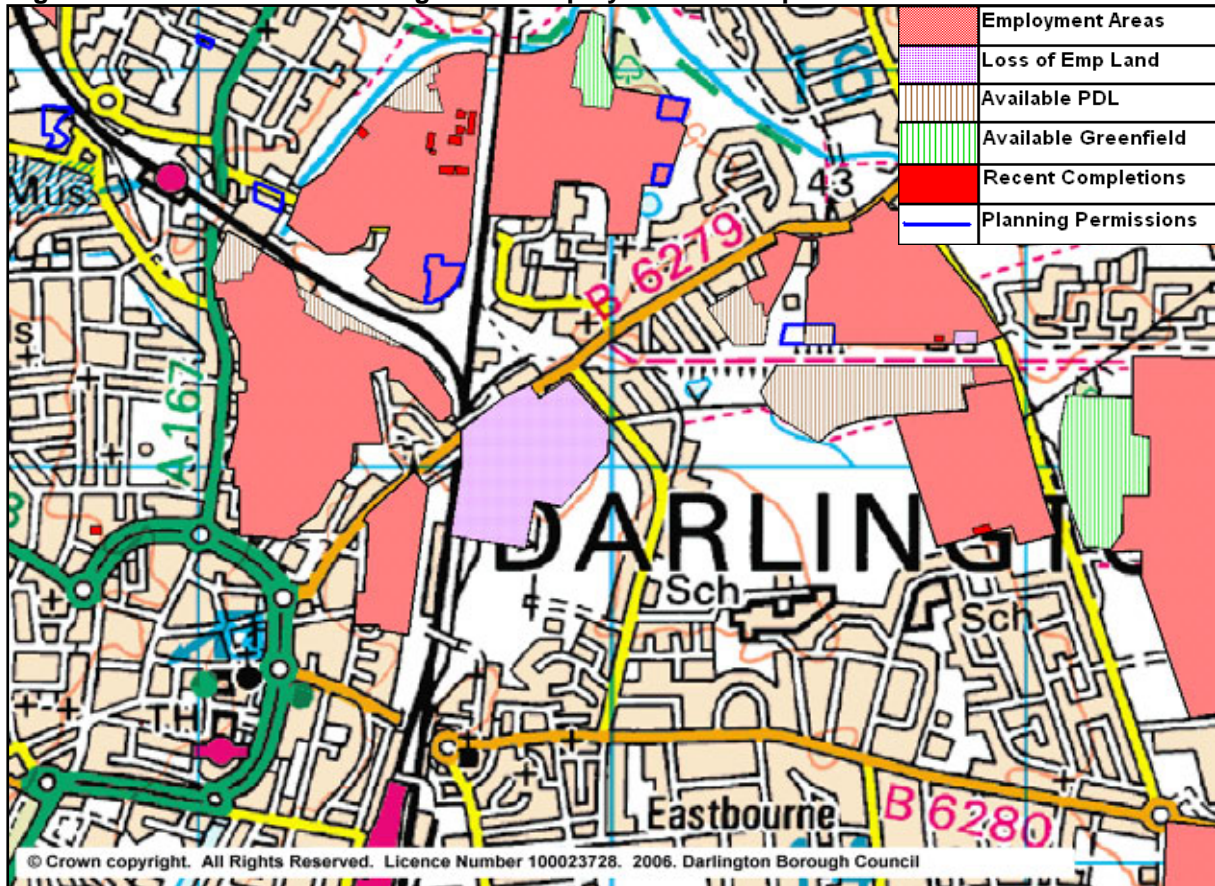


Table 15: Darlington Employment Land Availability – 2006

Local Plan Employment Area	GF Available		PDL Available		Total Available	Total Designated Area	Type		
	Short Term	Long Term	Short Term	Long Term					
EP2.1 Valley Street	0	0	1.77	0	1.77	21.68	B1	B2	B8
EP2.2 Cleveland Street	0	0	0.96	0	0.96	17.93	B1	B2	B8
EP2.3 Albert Hill	1.53	0	0	0	1.53	16.17	B1	B2	B8
EP2.4 Blakett Road	0	0	1.57	0	1.57	16.67	B1	B2	B8
EP2.5 Banks Road	0	0	0	0	0	10.46	B1	B2	B8
EP2.6 Yarm Road	0	57.7	0.3	0	58	208.48	B1	B2	B8
EP2.7 Faverdale	7.03	0	0	0	7.03	55.48	B1	B2	B8
EP2.8 Whessoe Road	4.02	0	0	7.32	11.34	32.51	B1	B2	B8
EP2.9 Aycliffe Industrial Estate	0	0	0	0	0	15.48	B1	B2	B8
EP2.10 Borough Road	0	0	0	0	0	4.75	B1	B2	B8
EP3.1 McMullen Road West	0	0	0	6.44	6.44	7.06	B1	B2	B8
EP3.2 McMullen Road East	0	4.52	0	0	4.52	6.37	B1	B2	B8
EP3.3 Yarm Road	0	48.45	0	0	48.45	54.82	B1	B2	B8
EP3.4 Haughton Road	0	0	0	0	0	10.48	B1	B2	B8
EP3.5 Faverdale	28.06	0	0	0	28.06	51.88	B1	B2	B8
Total General Land	40.64	110.67	4.6	13.76	169.67	530.22	B1	B2	B8
EP3.6 Heighington North	0	15.11	0	0	15.11	15.11	Reserve		
EP8 Faverdale Reserve	0	119.78	0	0	119.78	119.78	Reserve		
EP9 (DTV) Airport North	10.38	0	0	0	10.38	65.77	Airport		
EP10 (DTV) Airport South	0	0	0	38.63	38.63	38.63	Airport		
Total of All Types	51.02	245.56	4.6	52.39	353.57	769.51			

A key feature of the employment portfolio is the significant proportion identified as Long Term, and the ratio of Greenfield to previously developed sites, currently around 19.2% is classed as previously developed. 226 ha (64%) of the total employment land supply is focused onto three Greenfield sites, at Yarm Road North, South, and Faverdale Reserve. All these sites face obstacles to development with access and infrastructure major issues at Yarm Road, and the limited planning policy status of Faverdale Reserve restricting its availability for development.

The Panel Report following the RSS Examination in Public has recommended the deletion of Policy 20 from the Draft Regional Spatial Strategy, having a direct influence on the future status of the Faverdale Reserve site and Heighington North. However, a number of studies identifying the potential importance of the site for Distribution development that could not be accommodated elsewhere in the Borough, suggest that a part may be brought forward in the Local Development Framework. Once complete the Local Employment Land Review will also inform this.

Of the 52 ha of previously developed employment land over 38 ha is located at the south side of the runway at Durham Tees Valley Airport. Development here is for the most part limited to airport related uses..

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. In reviewing policies for development providing for the phasing of sites with priority towards previously developed, central locations with clear approaches to the sites development might be considered.

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 Darlington Gateway study will be to examine and make recommendations on these and related matters.

- CO8** Amount of Floorspace Developed for Employment by type, and that is in Development or Regeneration areas defined in the Local Development Framework;
- CO7** Percentage of Employment Land Developed that is on Previously Developed Land

Preferred Options (a)		
CP4.1 New Business, Industrial and Employment Development		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Improved built up urban area
LDF Objective		
7) Promote development in locations where it will be accessible by various modes of travel, optimise the use of existing infrastructure, ensure the best use of previously developed land and minimise the loss of the countryside and agricultural land whilst also minimising the need to travel.		
SA Objective		
4) To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth		
18) To make better use of our resources and promote renewable energy		
Saved Local Plan Policy		
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.		

Recent and emerging policy included within PPS6 and emerging RSS are establishing a new approach to development, and specifically to the requirements for B1 Office development in the introduction of Policy 18a in the RSS Panel Report.

The table below provides an overview of the total area of land taken up by developments during 2004/05 and the amount of additional floorspace, and illustrates the level of previous developed and Greenfield development.

Table 16: 2005/06 Employment Development By Type and Land use

	Greenfield		PDL		Percent PDL (%)	Total	
	Area (Ha)	Floorspace (sqm)	Area (Ha)	Floorspace (sqm)		Area (Ha)	Floorspace (sqm)
B1a		0		840	100	0	840
B1b		0		0	0	0	0
B1c		0		0	0	0	0
B2		0		560	100	0	560
B8		65,310		630	0.96	0	65,940
Total	19.1975	65,310	0.9066	2,030	3.01	20.1041	67,340
Total 2004/05	1.4689	2,320	0.7933	2,920	55.73	2.622	5,240

As can be seen a significant area of employment floorspace was completed during 2005/06. The primary source of this floorspace is the completion of an Argos Distribution centre at Faverdale, which provided the vast majority of the 67,340 sqm. It is also as a result of this large Greenfield development that the proportion of PDL developed in 2005/06 fell to 3%.

Additions of both B1 and B2 floorspace reduced during 2005/06 compared to the previous year. This is partly due to completion of two large speculative office buildings in the first phase of the Morton Palms development providing over 2,000 sqm of B1 floorspace in 2004/05.

Darlington does not have any identified regeneration areas in terms of land use planning. However, as can be seen from the table below the employment allocations play an important role in providing locations for employment uses. Whilst there were some small changes of use in the Town Centre during 2004/05 the majority of new employment floorspace was in identified employment areas. During 2005/06 there were no additions outside the employment areas.

Table 17: 2005/06 Employment Development By Type and Area

	Employment Area		Town Centre		Other Location	
	Area (Ha)	Floorspace (sqm)	Area (Ha)	Floorspace (sqm)	Area (Ha)	Floorspace (sqm)
B1a	0	840	0	0	0	0
B1b	0	0	0	0	0	0
B1c	0	0	0	0	0	0
B2	0	560	0	0	0	0
B8	0	65,940	0	0	0	0
Total	0	67,340	0	0	0	0
Total 2004/05		5,240	0	0	0	0

At Appendix 5 and 6, information is provided on employment land additions by area and use since the mid 1990's. This illustrates that Yarm Road (EP2.6) and Faverdale (EP2.7), both located to the edge of the urban area have seen the majority of new employment floorspace. The development of the distribution centre at Faverdale (EP3.5), Figure is very large scale and could not have been accommodated elsewhere in Darlington. In contrast few new developments have been recorded in locations such as Valley Street (EP2.1) or Borough Road (EP2.10), both located close to the edge of the Town Centre.

There are six major schemes under construction. Three of these providing a total of 3,590sqm of B2 floorspace are located at The Forge / Cleveland Street Industrial Estate. This area close to North Road benefited from major investment, secured through Derelict Land Grant, to reclaim the former Darlington Forge that closed in 1968. Through the 1980's and 1990's investment brought major infrastructure and the area has proved to be attractive for commercial and industrial development.

Figure 22a: Faverdale East Business Park, Faverdale, Darlington



Other major developments under construction are located at either Faverdale or Yarm Road. Currently 900sqm of floorspace is nearing completion whilst the development of a further 4.5ha of land at Faverdale for warehouse units is imminent. Appendix 5 illustrates that from 1994 to 2006 54.5ha of land was developed. Excluding the distribution centre completed last year this is reduced to 35.3ha, or 2.9ha per year. Central Park is a major brownfield site supported in draft RSS with permission for mixed use development whilst conversion and redevelopment at Lingfield Point have continued, delivering significant new employment floorspace.

Conclusion

There is clearly renewed interest in the development of employment land in Darlington that is to be welcomed. However, there is a clear need to move on to securing that interest and development in a manner that contributes to overall sustainability and accords with emerging policy requirements, particular emerging from PPS6 and RSS in relation to the development of B1 offices.

CO11 Losses of employment land in (i) employment/regeneration areas and (ii) Local Authority area.

CO10 Amount of employment land lost to residential development

Preferred Options a)		
CP4.2 Existing Business, Industrial and Employment Development		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
An area creating and sharing prosperity	Improving the Local Economy	Improved built up urban areas
LDF Objective		
9) Provide a continuous supply of appropriate land in sustainable locations, that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services		
SA Objective		
18) To make better use of our resources and promote renewable energy		
Saved Local Plan Policy		
Policy EP2: Employment Areas – restricts development in most of the established areas to B1, B2,B8.		
Policy EP5: Other Uses in Employment Areas – establishes criteria for non-employment uses.		
Policy EP14: Existing Employment Development – criteria for redevelopment by alternative uses.		

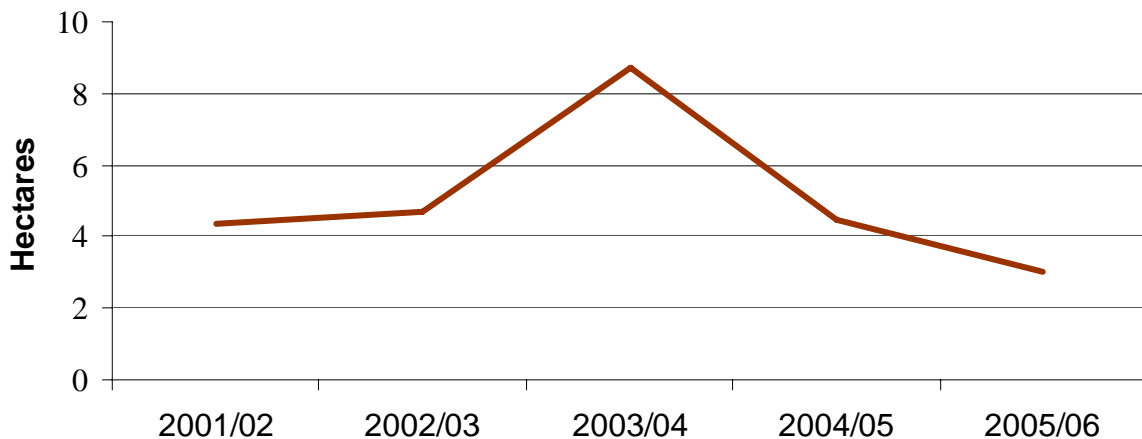
The information below indicates that between 4 and 10 hectares of employment land have been developed for other purposes annually over the last four years. As can be seen from the table the majority of this has been to residential development. Of particular note is the Darchem site now being redeveloped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

Table 18: Loss of Employment Land (Ha)

	2003/04		2004/05		2005/06	
	Employment Area	Other	Employment Area	Other	Employment Area	Other
Residential	0.03	8.7	0	4.49	0	3.03
Retail	0	0	0	0	0	0
Other	0	0	0	0	0.73	0
Total	0.03	8.7	0	4.49	0.73	3.03

Source: Darlington Borough Council: Development Monitoring

Figure 22: Total Loss of Employment Land 2002/03 to 2005/06



Source: DBC Development Monitoring

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 loss of employment land has been significant even over just the last five years and continues a major shift in the distribution of land uses in the Borough. Average annual redevelopment of employment land for residential and other uses comes to over 5ha (25.29ha 2001-2006).

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 successful, in that the designations reflected locations most suitable for retention or redevelopment for employment. This also means few major challenges to the employment designations in EP2 and EP3. There is a need to reassess this in areas such as Valley Street and Borough Road where a lack of investment is creating pockets of vacancy and deterioration. New approaches contributing to a sustainable economic core providing employment within Darlington is important. A key objective of the Darlington Gateway Strategy is to provide recommendations to this.

Environmental Resources

EV4a **Change in areas and populations of biodiversity importance and**
CO12 **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

Preferred Options (a)	Preferred Options (b)	Preferred Options (c)
CP5.1 Conserving Environmental Value	CP1.3 Effective Protection of the Environment	CP6.3 Poor and degraded landscapes and townscapes
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Protecting and enhancing our countryside and natural heritage
LDF Objective		
6) Protect and enhance the natural environment and historic heritage of the Borough whilst recognising the need to allow for its continued evolution and growth		
SA Objective		
15) To maintain and enhance biodiversity		
Saved Local Plan Policy		
E1: Keynote Policy for the Protection of the Environment – Provides overarching policy for the Plan.		
E3: Protection of Open Land – Includes impacts upon nature conservation of wildlife interest.		
E11: Conservation of Trees, Woodlands and Hedgerows – Encourages enhancement and protection.		
E12: Trees and Development – developments should be designed to avoid the need to remove trees.		
E19: Sites of Special Scientific Interest – development that impacts SSSIs negatively not permitted.		
E20: Sites of Nature Conservation Importance – protects & enhances habitat value / species features.		
E21: Wildlife Corridors – protects wildlife value, linear features that provide corridors for movement.		
E22: Local Nature Reserves, E23: Nature and Development		

Priority habitats and species are identified through the Durham Biodiversity Action Plan. A wide range of habitats are identified across Durham, and Darlington. Table 19 gives an overview of priority habitats and other species and sites within the Borough and County whilst a plan illustrating the distribution of key sites and environmental assets is given at Figure 23.

The Natural England website provides a comprehensive source of information on priority habitats and site of nature conservation and biodiversity importance. This link <http://www.natureonthemap.org.uk/map.aspx> to Natural England illustrates the location of sites and habitats and their extent.

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 Nature's findings suggest that the land area of designated sites in the Borough is either Favourable, (58%) or Recovering (42%) condition.

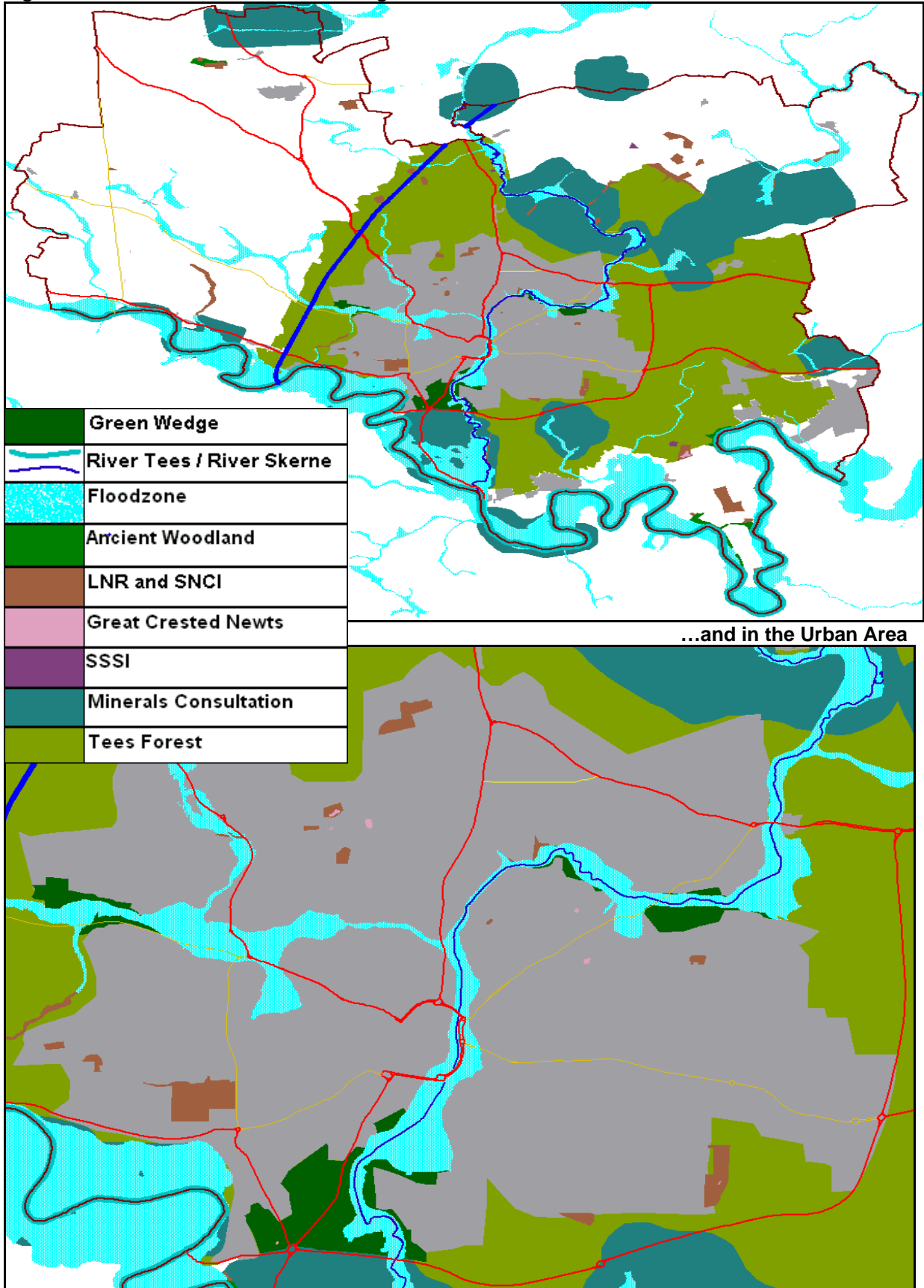
Table 19: Change in Priority Habitats and Species and Designated Sites / Areas

Type		Active Management Programme or Targets	Population / extent 04 - 05	Population / extent 2005 - 06	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		Winter 04/05 675m planted in Darlington	
	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		No recorded change	
	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

Type		Active Management Programme or Targets	Population / extent 04 - 05	Population / extent 2005 - 06	Change in population / extent	Status
	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/1,000 pop = 0.6ha	Sites = 7 Area/1,000 pop = 0.6ha	Sites = 0 Area/1,000 pop = 0	
	Area of land managed for nature conservation and public access		153ha	170.4ha	+17.4ha	
	Natural and Semi Natural greenspace		High Value Medium Value Low Value Total	253.ha62% 59.ha 92.ha 404ha		

*/** 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

Figure 23: Environmental Assets Darlington



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Figure 24: Drinkfield Local Nature Reserve, Harrowgate Hill, Darlington

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. Current proposals for a new road providing a link from Haughton Road to the A66 include as part of this the creation of an entirely new Local Nature Reserve on the fringe of the Red Hall 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.

A key goal in Darlington is to not only protect and enhance the biodiversity and environmental value of the Borough but to do so in a way that improves accessibility to the countryside and quality natural areas for the wider community. In this respect green infrastructure corridors, and the development and maintenance of Local Nature Reserves within and around the main urban area is seen as particularly important.

CO15 **Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.**

Preferred Options a)		
CP5.3 Reducing the environmental and human health risks of new development		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Better management of our natural resources
LDF Objective		
12) Promote developments that conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and minimise the risk of flooding or pollution		
SA Objective		
13) To protect and enhance the quality of controlled waters		
Saved Local Plan Policy		
Policy 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: Policy E27: Flooding and Development, and Policy E28: Surface Water and Development.		

During 2005/06 **ONE** permission was granted that was subject to an objection from the Environment Agency that it was felt was not addressed (source: Environment Agency, High Level Target 5). This was for a reserved matters application for to address detail of a part of the West Park development. The primary application, establishing the principle for development was accompanied by an Environmental Impact Assessment that fully addressed the overall impacts of the proposal.

Conclusion

Whilst not a major issue in Darlington there are areas of flood risk and where concerns are raised by the Environment Agency these are taken seriously. Policy E27 is clear in establishing that where there is a flood risk that is not satisfactorily mitigated development will not be permitted. No departures from this policy have been recorded.

CO14 **Capacity of new waste management facilities by type**
CO1 **Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed**

Preferred Options a)		Preferred Options b)
CP1.3 Effective Protection of the Environment		CP5.3 Reducing the environmental and human health risks of new development
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Better management of our natural resources
LDF Objective		
12) Promote developments that conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and minimise the risk of flooding or pollution		
SA Objective		
To reduce the amount of waste produced and increase the amount recycled		
Saved Local Plan Policy		
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. Policy 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		

New Waste Management Facilities

An application to extend the Drinkfield Civic Amenity site to include access ramps, security and recycling capability was granted February 2005. This expansion provided more space to collect and sort material to raising the recycling capacity from 20% to 60%. The site reopened in November 2005.

In addition to the 1 Household waste recycling centre there are a number of other existing waste processing facilities in Darlington. These include 5 sites involved in the recovery of construction materials, vehicle dismantling at two sites and 1 site for the composting of green waste.

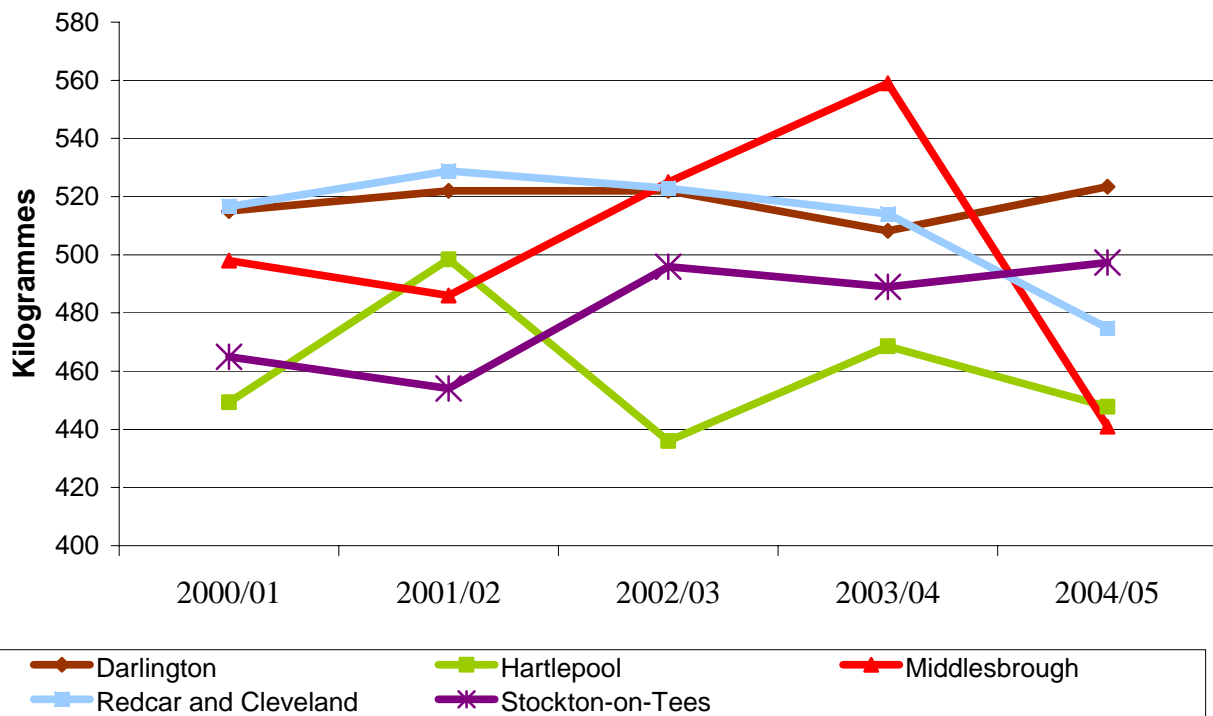
Municipal Waste Arising

Table 20: Kilograms of Household Waste Collected per head

	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6
Darlington	515	522	522	508.2	523.4	521
Top Quartile	-	-	385.6	389.95	398.6	-
Bottom Quartile	-	-	499	487.78	491.5	-

Source: Audit Commission Best Value Performance Indicator PI84

Figure 25: Household Waste arising per head for Tees Valley Authorities



Source: Audit Commission

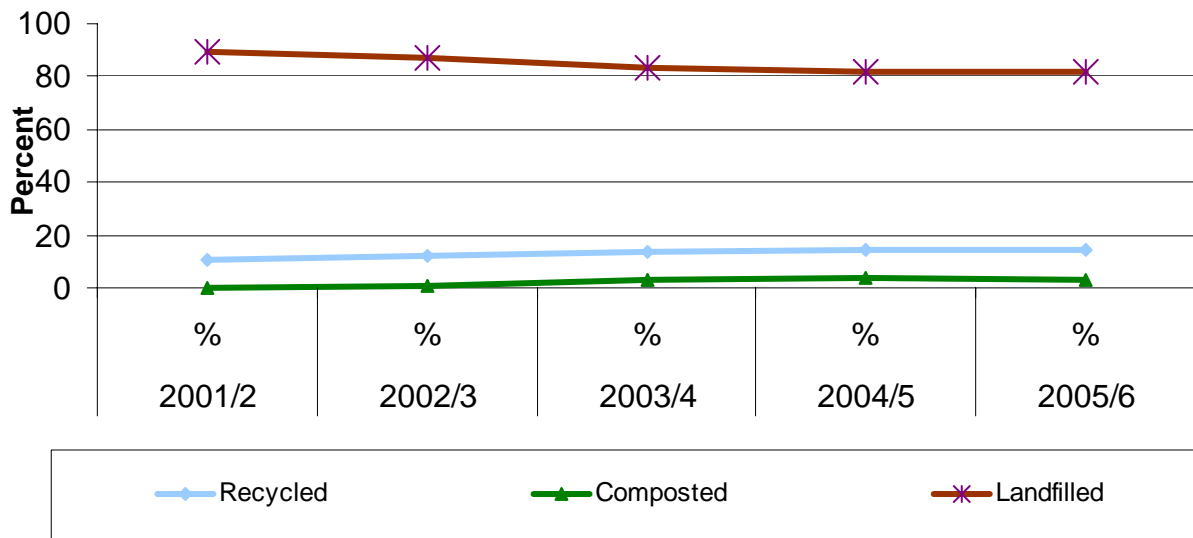
In terms of overall waste arising the table clearly illustrates Darlington generates the most waste per head in the Tees Valley. As can also be seen from Table 20, the level of waste generated in Darlington is also significantly greater than average, and well within the worst quartile nationally.

Table 21: Destination of Household Waste

	2001/2	2002/3	2003/4		2004/5		2005/6	
	%	%	%	Tonne	%	Tonne	%	Tonne
Recycled	10.8	11.8	13.4	6,665	14.6	7,511	14.69	7,554
Composted	0	0.7	3.3	1,640	3.55	1,829	3.38	1,739
Landfilled	89.2	87.2	83.3	41,441	81.82	42,040	81.93	42,136

Source: Best Value Performance Plan, BV82 2004-2005, Darlington BC 2005

Figure 26: Change in management of household waste 2001/2 to 2004/5



Source: Darlington Best Value Performance Plan 2005/2006

Figure 26 and Table 21 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. For composting Darlington jumped from composting none of its waste in 2001/2 to a total of 3.3%. However, this still falls far short of the best achieved nationally. With 81.93% of waste going to landfill Darlington falls into the third quartile of Local Authorities in England, the best being at 73.44%.

Conclusion

Growth in composting and recycling has been successful in reducing the proportion of waste going to landfill. However, it there is a need to reduce the overall level of waste being produced in the Borough whilst renewed efforts to increase the proportion of waste being recycled are essential. A joint Waste and Minerals Core Strategy and Development Policies document is to be produced at a Tees Valley level and will provide a strategic approach to the management and development of waste and minerals sites and facilities in the Borough.

CO16 Production of primary land won aggregates
CO17 Production of Secondary / recycled aggregates

Preferred Options a)	Preferred Options b)	
CP5.3 Reducing the environmental and human health risks of new development	CP1.3 Effective Protection of the Environment	
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Better management of our natural resources
LDF Objective		
12) Promote developments that conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and minimise the risk of flooding or pollution		
SA Objective		
18) To make better use of our resources and promote renewable energy		
Saved Local Plan Policy		
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.		

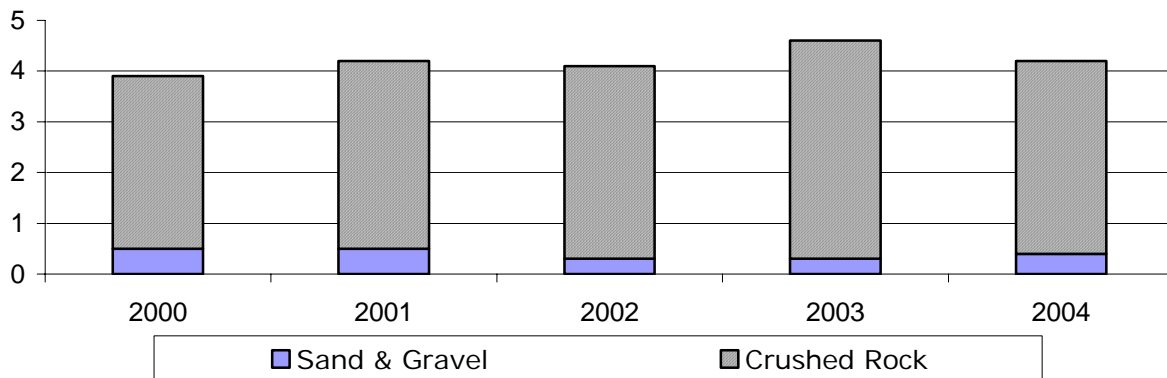
The Tees Valley Structure Plan provides a range of policies on minerals, establishing criteria based policies for selecting sites for mineral extraction. In reference to aggregates the Structure Plan states

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

There was no production of primary aggregates within Darlington Borough during 2005/06. The chart below indicates trends in production to 2004 taken from the North East Regional Aggregate Working Party. This provides detail to the sub-regional level though 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 27: Tees Valley & Durham Trends in Aggregate Production (million tonnes)



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

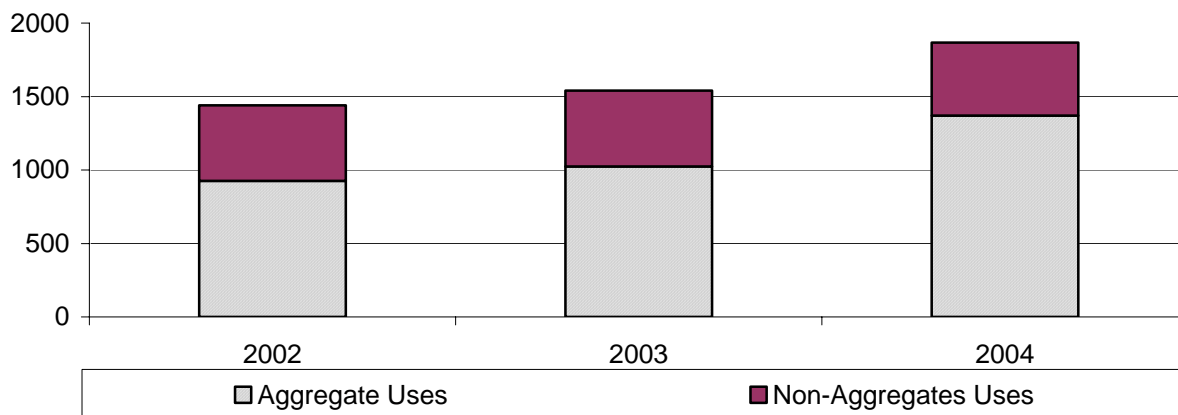
Following a peak in sales of Crushed Rock in 2003, production fell back to 3.8 millions tonnes in Durham and Tees Valley during 2004. Meanwhile sand and gravel production following a period of decline from 2001 to 2003 increased slightly in 2004.

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

Table 22: Sales of Secondary Aggregates (thousand tonnes) 2002-2004

	2002	2003	2004
Aggregate Uses	926	1,025	1,371
Non-Aggregate Uses	513	515	496

Figure 28: Sales of Secondary Aggregates (thousand tonnes) 2002, 2003



Source: North East Regional Aggregate Working Party, Monitoring Report 2004

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.

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. The joint Waste and Minerals Core Strategy and Development Policies document is to be produced at a Tees Valley level and will provide a strategic approach to the management and development of waste and minerals sites and facilities in the Borough.

CO13 Renewable energy capacity installed by type

Preferred Options (a)		
CP5.2 Sustainable energy management (renewable energy and energy conservation)		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Enhancing the Local Environment	Better management of our natural resources
LDF Objective		
12) Promote developments that conserve natural resources, minimise greenhouse gas emissions, help to reduce waste and minimise the risk of flooding or pollution		
SA Objective		
18) To make better use of our resources and promote renewable energy		
Saved Local Plan Policy		
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 by 2010 and,
20% of energy generation to be renewable by 2020.

No New Renewable Energy Capacity installed 2005/2006

Table 23: Permitted Capacity

Name/Type	Granted	Installed Capacity	Under Construction
Royal Oak Wind Farm	S106	6.5 MW	No
6m Wind Turbine	27/07/2006		-

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. As such the area has not been identified in RSS Policy 42 and the Regional Renewable Energy Strategy. However, the potential for micro-generation and on site provision of renewable energy capacity to contribute to the energy requirements of individual buildings and developments is great.

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 should be a primary goal for planning; 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

CO18 (i) Total accessible open space (ii) Percentage of eligible open spaces managed to green flag award standard

Preferred Options (a)		
CP6.1 Comprehensive Network of Open Spaces		
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A location for leisure learning and achievement	Stimulating Leisure Activity	Improved parks and open spaces
LDF Objective		
10) Develop an integrated and accessible open space, recreation, culture and services framework, commensurate with the needs of our residents and visitors		
SA Objective		
9) To encourage a healthy lifestyle by good accessibility to sport, play and recreation		
16) Promote access to the quality countryside and greenspaces		
Saved Local Plan Policy		
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		

Table 24: Accessible Open Space in Darlington

	Unlimited	Informal Agreement	Formal Agreement	Unauthorised	Members/ Tenants	No
Allotments, etc.					34.93	
Cemeteries, etc.	34.68				5.38	
Children and Young People	9.22					0.33
Civic Space	0.4		1.3			
Green corridor	109.27					
Informal recreation	138.45				0.62	
Landscape amenity	8.82	2.69			7.91	9.79
Natural and semi-natural greenspace	241.25					6.97
Outdoor Sports Facility	90.82	70.81	14.55	4.45	95.44	23.54
Park or Garden	55.43					
Total	688.34	73.5	15.85	4.45	144.28	40.63

Source: Darlington BC, Open Spaces Audit

Table 24 provides a snapshot of open space in Darlington following a survey and consultation through 2005 / 06. Overall Darlington has a large area of open space that is accessible to the public both within and surrounding the urban area. Assessments of the quality of that open space and its value to residential amenity and recreation is nearing completion as part of work to underpin the Open Spaces Strategy.

The council is considering an application for Green Flag status in respect of two Parks in the Borough:

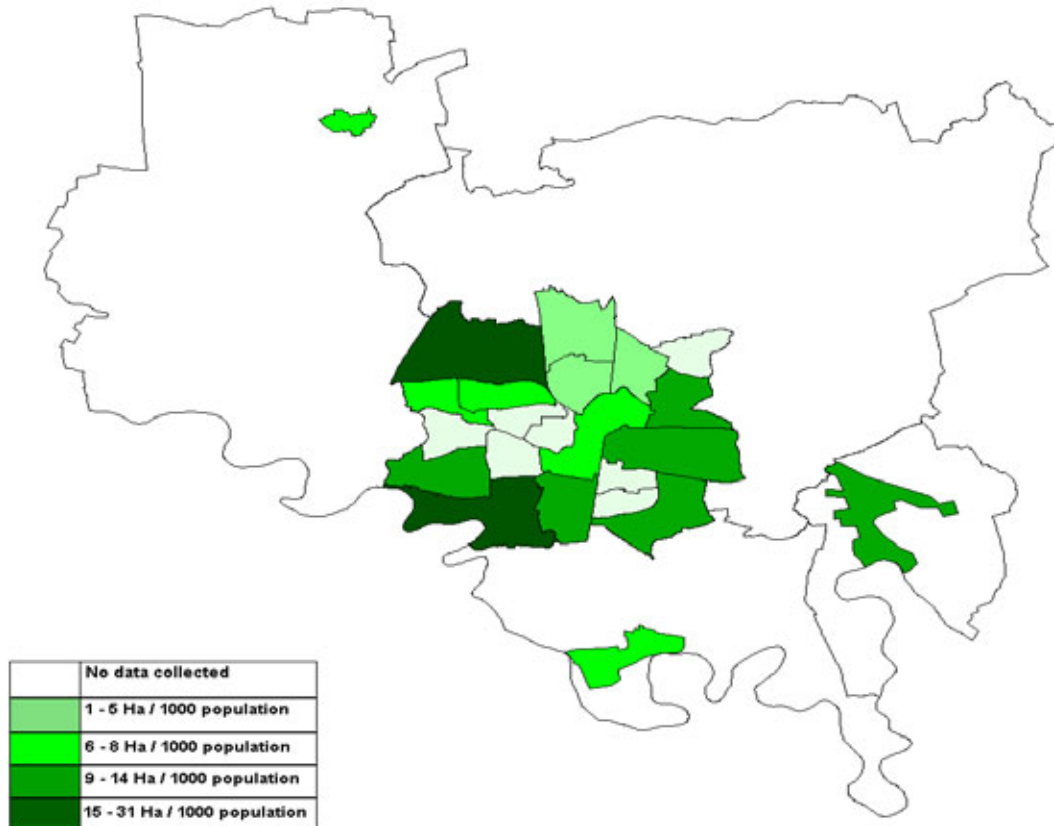
Open Space	Area (Ha)	Proportion of Open Space whose Primary Purpose is parks and gardens (PPG17)	Proportion of Total
South Park	25.76	46.47%	3.15%
North Lodge Park	3.95	7.12%	0.48%
Total	29.71	53.59%	3.64%

Figure 29a: South Park, Scheduled Historic Park & Garden, Darlington



A management plan has been completed for South Park, and there are plans to prepare plans for other key parks and open spaces in Darlington. The Councils draft Open Spaces Strategy prepared following a full audit of open space in the Borough was subject to public consultation from late September to early November 2006.

Figure 29: Hectares of Open Space by Wards per 1,000 population



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Source: Darlington BC Open Space Audit: Quantity Standards Existing

The distribution of open spaces provided at Figure 29 is illustrated on the basis of hectares per 1,000 population in each ward. Here as might be expected much of the central area has the least available area of open space, with the key exception to this is Central ward. As a highly commercial ward incorporating the town centre as well as two identified employment areas the overall population per hectare is lower whilst additional provision is made for people visiting and working in the ward. The inclusion of a part of the Skerne Valley corridor forming the northern edge of the ward also makes a major contribution to open space here.

Conclusion

Current planning policy for existing open land in the urban area is provided through Policy E3, and the open space policies in the recreation chapter of the adopted Local Plan. Work towards completing the open spaces strategy is ongoing, and will provide up to date evidence of how that open space is actually used and what requirements there are in the Borough and carry recommended policies to address any issues. As Core Strategy and Development Policy documents are advanced the recommendations of the Open Spaces Strategy will be carried forward to deliver an open spaces policy framework inline with PPG17. Once the OSS is finalised, it is the intention to adopt the policies within it as interim planning policies, replacing the adopted Local Plan policies until such time as the OSS policies are integrated into the appropriate LDF documents.

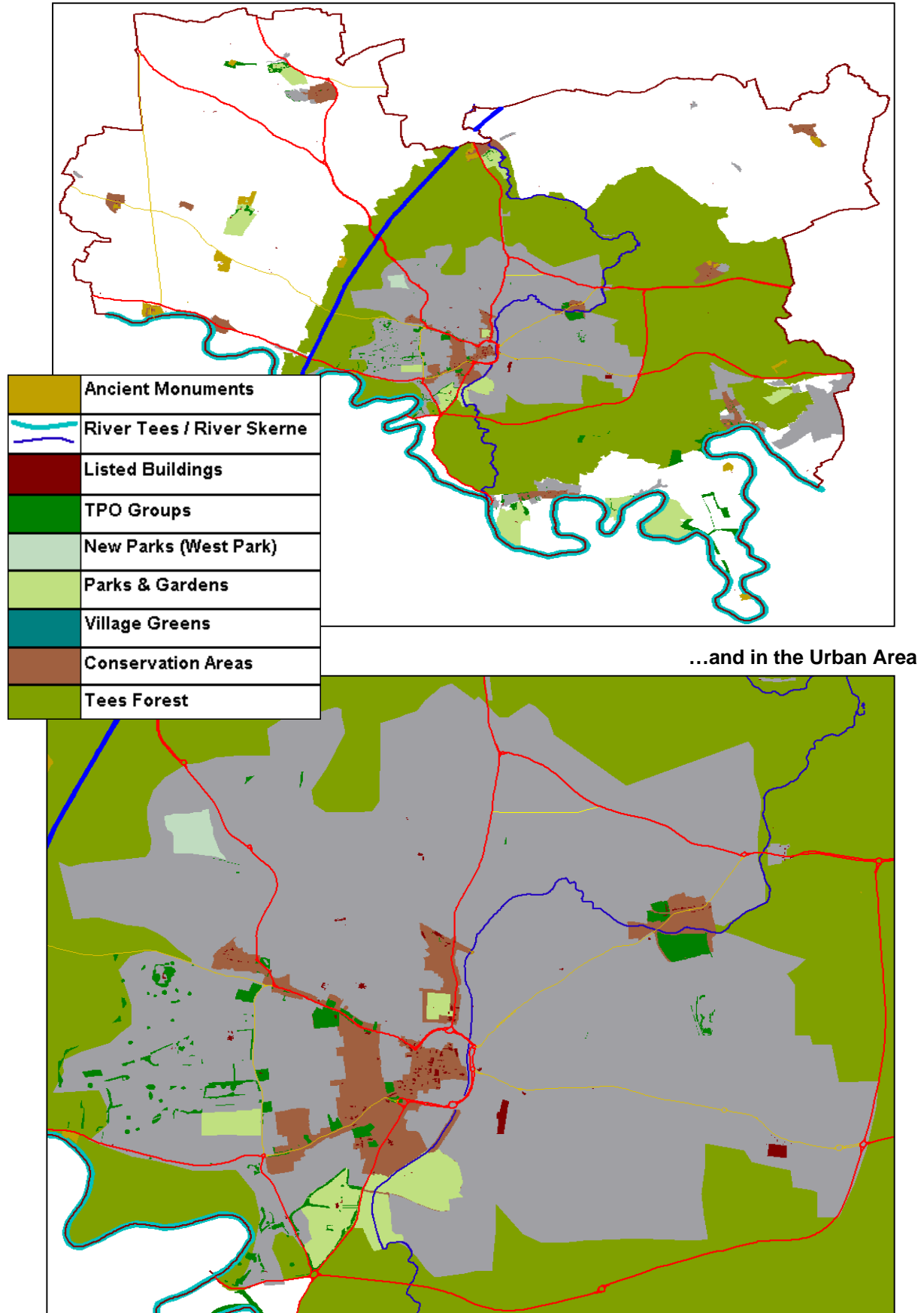
AL37 Enhancement & improvement schemes – within priority wards conservation areas / others
AL10 Number of Scheduled Ancient Monuments
AL45 (i) Number of listed buildings and (ii) number of buildings identified as being at risk
AL44 Percentage of conservation areas with published management records.

Preferred Option a)	Preferred Option b)	Preferred Option c)	Preferred Options d)
CP6.5 Existing Environmental and Cultural Assets	CP1.3 Effective Protection of the Environment	CP6.3 Poor and degraded landscapes and townscapes	CP6.6 The doorstep environment
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome	
A high quality environment with excellent communication links	Enhancing the Local Environment		
LDF Objective			
6) Protect and enhance the natural environment and historic heritage of the Borough whilst recognising the need to allow for its continued evolution and growth			
4) Protect and enhance the separate identities and character of the town, distinctive parts within it, and the villages, and promote development that is in keeping with the size, character and function of the location			
SA Objective			
To protect and enhance the quality and local distinctiveness of our rural, urban and cultural landscapes and townscapes and their settings			
Saved Local Plan Policy			
Policy E37: Enhancement of the Built Environment			
Policy E33: Archaeological Sites of National Importance			
Policy E34: Archaeological Sites of Local Importance			

The overall appearance of the built environment and the quality of parks and open spaces is a key factor in enhancing the quality of life of residents and the creation of an attractive place in which to live and work.

Within Darlington there are currently 16 identified conservation areas. A character appraisal has recently been completed and adopted for Piercebridge conservation area. Character appraisals for Cockerton and Northgate will go through Cabinet in January and February 2007 respectively. Character appraisals for Victoria Embankment and Bishopton will follow later in the year. The Borough is also home to 20 Scheduled Ancient Monuments (SAMs) from ancient medieval villages such as Archdeacon Newton and Ulnaby, the Coniscliffe Water Works next to the A67 Coniscliffe Road, and the Skerne Bridge or Pennyweight Bridge today carrying the Bishop Auckland branch line.

Figure 30: Open Space and Heritage Assets in Darlington Borough



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Alongside these inherent qualities there is a need to deliver enhancements and improvements of the built environment. Programmes such as the Partnership Scheme in Conservation Areas (PSCA) Scheme in Northgate (which expires for new applications on 31st March 2007), and the Pedestrian Heart Town Centre Shop Front Grant scheme are contributing towards restoring or re-introducing historic features. Figure 30 displays key heritage and built environment features within the Borough. Further details on these key features in the Borough can be found in the additional indicators provided at Appendix 8.

Town Centre

CO20	Amount of completed Retail (A1, A2), Office (B1a) and leisure (D2) development (gross floorspace, sqm)
CO19	Amount (and percent) of completed retail, office and leisure development in Darlington town centre

Preferred Options a)	Preferred Options b)	
CP7.1 Promoting the vitality and viability of the Town Centre	CP4.1 New Business, Industrial and Employment Development	
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
An area creating and sharing prosperity	Improving the Local Economy Promoting inclusive communities	Increased levels of employment Improving access to services
LDF Objective		
3) Enhance and promote the historic market town centre of Darlington as the hub for shopping, culture and civic administration whilst protecting and enhancing key commercial centres and accessible local commercial and community facilities for which there is, or is expected to be a continuing need		
9) Provide a continuous supply of appropriate land in sustainable locations, that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services		
SA Objective		
To achieve high and sustainable levels of economic growth		
Saved Local Plan Policy		
Policy S2: Safeguarding the Town Centre – seeks to safeguard and enhance the viability and vitality of the town centre.		
Policy EP12: Office Development Limits – establishes preference for office development surrounding the town centre and extend slightly further out from the centre.		

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.

Table 25: Amount of Retail, Office & Leisure Development Completed (gross external floorspace)

	2004/05			2005/06		
	Total	In Town Centre		Total	In Town Centre	
Retail (A1, A2)	2,469 sqm	0	0%	2,026 sqm	0	0%
Office	2,620 sqm	333 sqm	12.6%	840sqm	0	0%
Leisure	0 sqm	0	0	0	0	0%
Total	5,089 sqm	333 sqm	6.5%	2,866 sqm	0	0%

Source: DBC Development Monitoring

The additional 2,026 sqm of shopping A1 development was in large part following development of a supermarket at the Yarm Road District Centre, Figure 31, adding 1,606sqm. The scale of this development complied with the established requirements of Policy S11, which permits new food supermarkets of up to 2,500sqm in district centres. Some initial concerns over the siting of the development in terms design and, providing and encouraging access by sustainable travel modes

were overcome by reducing the level of car parking to the front of the proposal so it was closer to Yarm Road and the established shopping parade frontage.

Figure 31: Site of Major Shopping Floorspace Addition, Yarm Road District Centre, Darlington



Figure 32: Site of Proposed Shopping Centre, Commercial St, Darlington



Shopping developments within the town centre include Crown Street where construction of a large single retail unit and multi-storey parking was completed in Spring 2006. A further planning application has been submitted for development a major shopping centre development at Commercial Street Car

Park, shown below in Figure 32 and referred to in the Contextual and Other Local Indicators Table at indicator AL25.

A major application for retail uses on employment land at Yarm Road, formerly Torrington's were refused during 2005 on the basis of the sequential test and the potential impact upon the town centre.

Conclusion

No additional Main Town Centre floorspace was completed within the town centre during 2005/06. In general policy performs well in protecting the town centre and identified district centres as far as shopping development is concerned. Whilst there have been no completions during 2005/06 developments are ongoing in the town centre and further additions are anticipated in the short term.

For other uses such as B1 offices and leisure development the need to revise policy to reflect PPG6 and emerging regional guidance is more pressing. At the current time there is a clear trend for out of centre offices that requires a significant reversal both in policy approach and wider expectations to adequately implement a focused central development strategy.

AL48 (i) Amount of gross shopping floorspace in the Town Centre and (ii) proportion this constitutes of all shopping floorspace within the borough

AL49 a) Number of vacant units and b) percent of shopping floorspace by type in the (i) Town Centre and (ii...) other centres

Preferred Options (a)		Preferred Options (b)	
CP7.1 Promoting the vitality and viability of the Town Centre		CP8.2 Access to local facilities	
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome	
An area creating and sharing prosperity	Improving the Local Economy Promoting inclusive communities	Increased levels of employment Improving access to services	
LDF Objective			
3) Enhance and promote the historic market town centre of Darlington as the hub for shopping, culture and civic administration whilst protecting and enhancing key commercial centres and accessible local commercial and community facilities for which there is, or is expected to be a continuing need.			
SA Objective			
2) To achieve high and sustainable levels of economic growth			
Saved Local Plan Policy			
Policy S2: Safeguarding the Town Centre Policy S10: Safeguarding the District and Local Centres			

Table 26: Health Check – Defined Centres in Darlington, September 2006

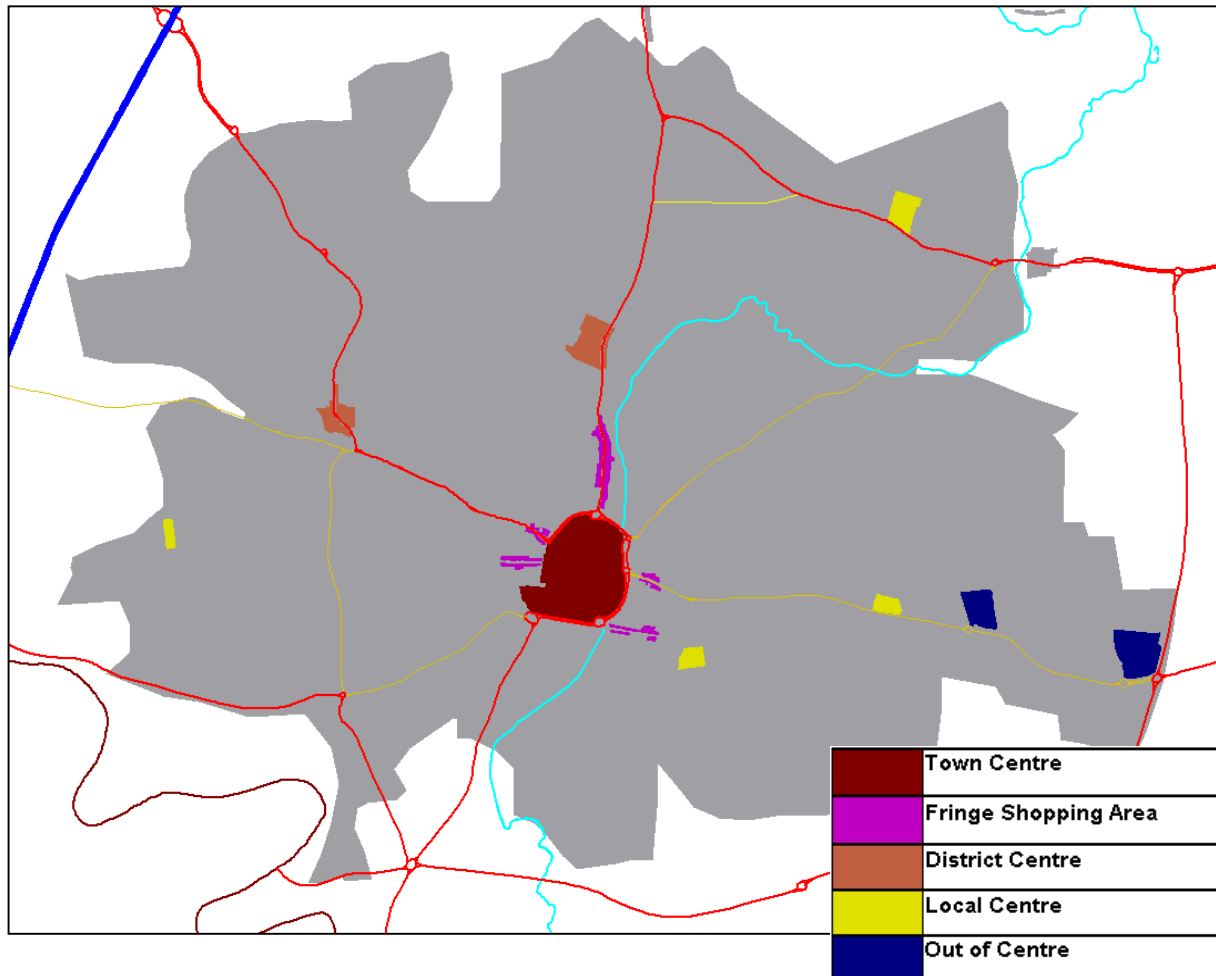
Name of Centre	Number of A1 Units	Total A1 Floorspace (sq m)	% Of Total Floorspace	Number of Vacant Units	Vacant Floorspace (sq m)
Darlington Town Centre	390	104,600	75.26%	41	6,500
North Road District Centre	37	14,300	10.28%	2	100
Cockerton District Centre	31	3,700	2.67%	3	100
Yarm Road Local Centre	6	4,500	3.23%	1	700
Neasham Road Local Centre	4	6,000	4.3%	1	400
Whinfield Local Centre	3	5,400	3.87%	0	0
Mowden Local Centre	8	1,000	0.72%	1	100
Total within defined Centres	479	139,500m²	100%	92	19,824m²

Source: DBC Retail Survey / Development Monitoring

It should be noted the figures provided at Table 26 are based only on identified locations in the Local Plan; major out-of-centre developments also exist at Morton Park and Darlington Retail Park. A further 108,700sqm of A1 floorspace is present in the Borough distributed across these developments, smaller centres and local shops. Using this basis the proportion of all floorspace within Darlington located in the town centre is 42.17%. This compares to 43.12% of A1 floorspace within the Town Centre, recorded in the Darlington Retail Study 2004^{ix}.

Figure 33 provides a spatial overview of centres within Darlington urban area. In addition to the town centre the key local centres are located along primary transport routes through the town. For the most part the identified local centres are more dispersed. To the east of the town along Yarm Road two existing out-of-centre shopping locations are also identified.

Figure 33: Identified Centres and Shopping Provision in Darlington



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Conclusion

The nature and location of new development in the town centre over the previous 10 to 20 years has been such that the overall dominance of the Town Centre is declining. During the 1990's major out of town developments at Morton Park and Darlington Retail Park, and standalone sites added significant to the large scale out of town floorspace. However, it is considered proposals such as at Commercial Street will re-consolidate the role of the town centre as the primary retail centre within the Borough and enhance its leisure offer.

Transport and Accessibility

CO2 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).

Preferred Options a)	Preferred Options b)	Preferred Options c)
CP2.2 Optimising the benefits of Darlington's Compact development pattern	CP8.1 Accessibility for all	CP3.2 Providing the Right House in the Right Place at the Right Time
Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Developing an Effective Transport System	Improved accessibility
LDF Objective		
7) Promote development in locations where it will be accessible by various modes of travel, optimise the use of existing infrastructure, ensure the best use of previously developed land and minimise the loss of the countryside and agricultural land whilst minimising the need to travel.		
SA Objective		
11) To ensure good accessibility for all to jobs, facilities, goods and services		
Saved Local Plan Policy		
Policy S2: Safeguarding the Town Centre		
Policy H3: Locations for new housing development		
Policy R25: Provision of Community Facilities		

Included at Figure 34 is an example of the approach that is being developed. Here an analysis through *Accession* of journey times to the Memorial Hospital in Darlington has been overlain by a representation of completions in the Borough in 2005/06. This gives a visual representation of how accessible the hospital is to those development sites and enables a calculation of what proportion of completions are within 30 minutes journey time of the Hospital.

Unfortunately difficulties have arisen over the use of the accessibility software being used by the council. As such the Figure 34 provides a good example of the direction Darlington is moving in accessibility planning but it will be important to develop this further for all the facilities identified in order to fully address this indicator.

For the purposes of this AMR a further 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.

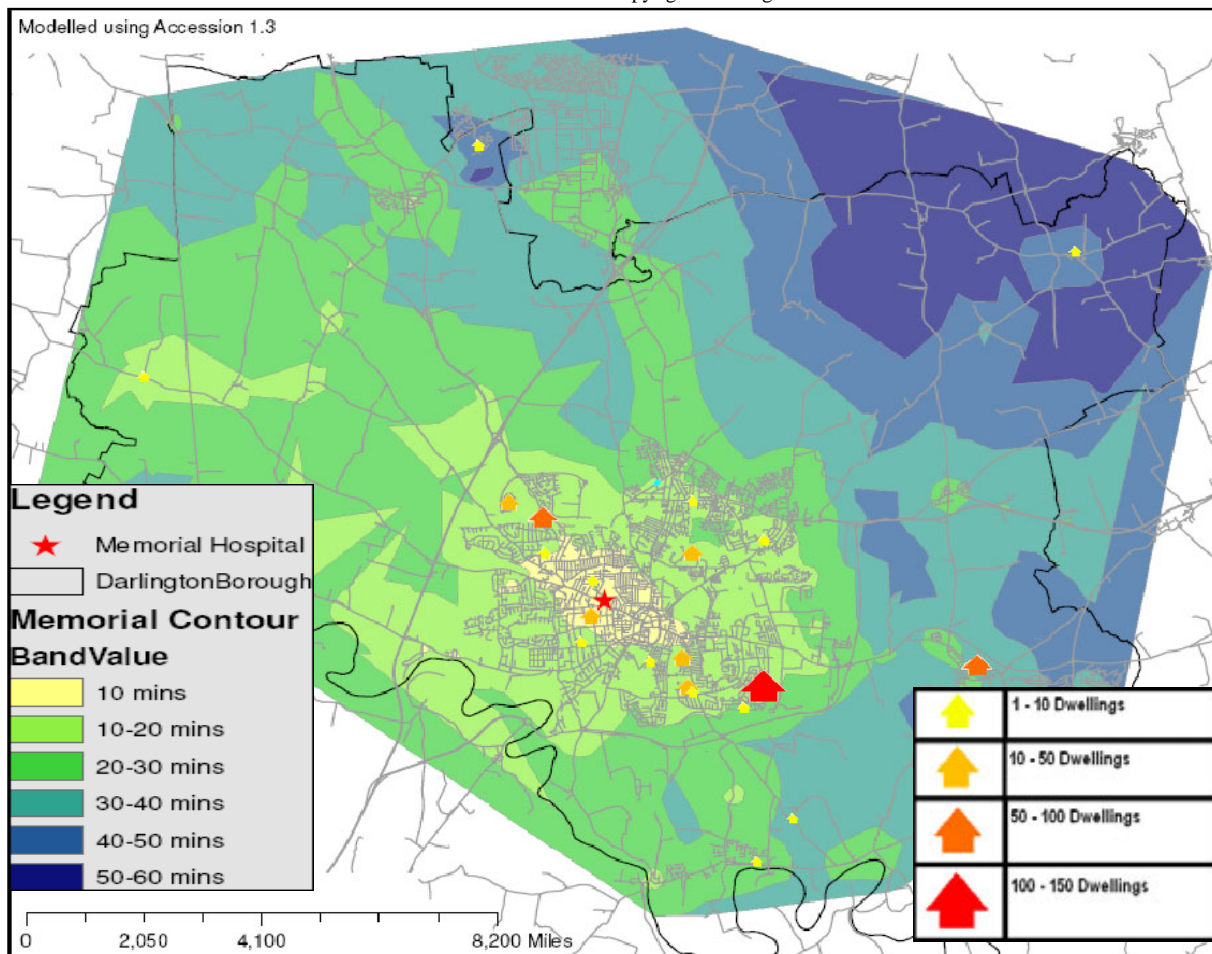
Approximate journey time from Middleton St George to town centre – 20 minutes
12.2% of completed dwellings. (Frequency – Morning & Evenings 10 mins, day 1 to 2 per hour)

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

Although this does not fully address the requirements of this indicator it does point towards the general accessibility of most development in the Borough. Factors such as the distance to bus stops, frequency of services and the times that services operate, such as early mornings and evenings are also key components of accessibility, not fully reflected here.

Figure 34: Access to Darlington Memorial Hospital by Public Transport and Walking – 08:00 to 18:00hrs

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Source: Darlington 2nd Local Transport Plan & DBC Development Monitoring

Table 27: Public Transport Journey Times of Completed Development to Memorial Hospital

Journey Time to Memorial Hospital	Dwellings Completed	
Up to 10 Minutes	27	5.4%
Up to 20 Minutes	361	77.5%
Up to 30 Minutes	11	79.7%
Up to 40 Minutes	94	98.5%
Up to 50 Minutes	8	100%
Up to 60 Minutes	0	-

Figure 34 and Table 27 demonstrate the generally high level of public transport accessibility for new developments within Darlington. Over 79% of all completions in 2005 – 06 are less than 30 minutes journey time from the Hospital. As can be seen from the band values, the hospital is more accessible to the north and west than the east and south. The primary reason for this is being located to the north west of the Town Centre, those travelling from the east of the Borough are more likely to need to transfer buses in the Town Centre, whilst direct bus services passing the Hospital going into the Town Centre mean residents from ‘the same side of town’ have greatly improved access.

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.

CO21 **Percent of completed non-residential development complying with car-parking**

standards set out in the local development framework

Preferred Options a)

CP8.1 Accessibility for all

Community Strategy Vision	Community Strategy Theme	Community Strategy Outcome
A high quality environment with excellent communication links	Developing an Effective Transport System	

LDF Objective

11) Provide a framework to facilitate infrastructure provision commensurate with community and business needs

SA Objective

11) To ensure good accessibility for all to jobs, facilities, goods and services

Saved Local Plan Policy

T24: Parking and Servicing Requirements for New Development,

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

Annex: Car Parking Standards

All recorded completions during 2005/06 complied with the parking standards set out in the Local Plan and complied with the requirements of PPG13.

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

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.

A further issue not directly considered here is where an existing facility applies for an extension to a car parking area. This is not a frequent event but has taken place with decisions often in favour of the applicant. Whilst it is considered these decisions are made in line with the established maxima for parking this has not been assessed for the purposes of this monitoring report.

Annex - Key documents and information

Proposed Monitoring Framework – The full monitoring framework toolkit proposed for monitoring of the Local Development Framework and its implementation against Sustainability Appraisal can be found here.

<http://www.darlington.gov.uk>

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>

Community Strategy: Where Quality Comes to Life

<http://www.darlington.org.uk/Home/Community+Strategy+and+Action+Plan.htm>

Core Strategy Preferred Options, October 2005

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

Affordable Housing SPD

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

Open Spaces Strategy

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

Second Local Transport Plan

<http://www.darlington.gov.uk/Transport/Transport+Policy/Transport+Policy.htm>

Local Housing Needs Assessment 2006

<http://www.darlington.gov.uk/Housing/marketneeds/Housing+Market+and+Housing+Needs.htm>

Darlington Urban Capacity Study 2004

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

Housing Land Availability Schedule

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

Darlington Retail Study 2004

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

Darlington Gateway Study

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

Darlington Social Issues Map

<http://www.darlington.gov.uk/Business/External+Funding/Strategy+and+External+Funding+Publications.htm>

Conservation Area and Listed Buildings Index

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

Appendices

APPENDIX 1: TIMETABLE OF THE LOCAL DEVELOPMENT SCHEME 2006

2006	2007					2008					2009					2010					2011													
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F		
DEVELOPMENT PLAN DOCUMENTS																																		
Darlington Core Strategy																																		
TV Minerals & Waste Core Strategy																																		
Development Policies																																		
TV Mineral s & Waste Sites & Development Policies																																		
Darlington Gateway AAP																																		
Darlington Town Centre AAP																																		
SUPPLEMENTARY PLANNING DOCUMENTS																																		
Affordable Housing																																		
Design Of New Development																																		
Planning Obligations																																		

LEGEND:

- DPD: Evaluation of Options Participation on Preferred Options Preparation of submission document Submission to SoS Examination Process Pre-exam Meeting Commence Examination Binding Inspectors report Adoption
- SPD: Prepare Draft Participation on Draft Finalise SPD Adoption

Appendix 2: Gross Housing Completions by Ward 2003 - 2006

	2003/04	2004/05	2005/06	Total	
Haughton North	17	0	0	17	1.1%
Haughton West	0	0	0	0	0.0%
Haughton East	0	4	5	9	0.6%
Darlington North East	17	4	5	26	1.7%
Lingfield	21	25		46	2.9%
Bank Top	42	3	44	89	5.7%
Lascelles	0	46	49	95	6.1%
Park East	0	0	1	1	0.1%
Eastbourne	65	130	141	336	21.5%
Darlington South East	128	204	235	567	36.3%
Northgate	25	2	0	27	1.7%
Central	31	1	17	49	3.1%
Darlington Central	56	3	17	76	4.9%
College	9	81	24	114	7.3%
Hummersknott	0	0	0	0	0.0%
Mowden	36	0	0	36	2.3%
Park West	1	0	0	1	0.1%
Darlington South West	46	81	24	151	9.7%
Harrowgate Hill	4	2	5	11	0.7%
North Road	1	2	0	3	0.2%
Darlington North	5	4	5	14	0.9%
Faverdale	11	85	104	200	12.8%
Cockerton West	1	0		1	0.1%
Cockerton East	47	31	2	80	5.1%
Pierremont	4	2	2	8	0.5%
Darlington North West	63	118	108	289	18.5%
Total Urban Area	315	414	394	1,123	71.9%
Heighington & Coniscliffe	122	60	11	193	12.4%
Hurworth	1	8	2	11	0.7%
Middleton St George	65	70	94	229	14.7%
Sadberge	2	3	1	6	0.4%
Total Rural Area	190	141	108	439	28.1%
Total	505	555	502	1,562	100.0%

Source: DBC Development Monitoring

Appendix 3: Outstanding Planning Permission by House Type

	Houses	Flats	% Flats	Total
Haughton North	0	0	0	0
Haughton West	0	0	0	0
Haughton East	10	31	70.45	44
Darlington North East	10	31	70.45	44
Lingfield	320	321	50.08	641
Bank Top	11	36	76.6	47
Lascelles	18	102	85	120
Eastbourne	165	3	1.79	168
Darlington South East	514	462	47.34	976
Northgate	16	96	85.71	112
Central	123	181	59.54	304
Darlington Centre	139	277	66.59	416
College	136	46	25.27	182
Hummersknott	1	0	0	1
Mowden	67	0	0	67
Park West	13	6	31.58	19
Darlington South West	217	52	19.33	269
Harrowgate Hill	0	0	0	0
North Road	17	6	26.09	23
Darlington North	17	6	26.09	23
Faverdale	530	113	17.57	643
Cockerton West	10	38	79.17	48
Cockerton East	79	0	0	79
Pierremont	0	62	98.41	63
Darlington North West	619	213	25.57	833
Urban Area Total	1516	1041	40.65	2561
Heighington & Coniscliffe	156	0	0	156
Hurworth	15	0	0	15
Middleton St George	31	43	58.11	74
Sadberge	0	0	0	0
Rural Area	202	43	17.55	245
Darlington Borough Total	1718	1084	38.63	2806

Source: Development Monitoring, Darlington Borough Council

Appendix 4 – Housing Trajectory Background Information

Year	Actual Net Additions	Committed Planning	UCS & Windfall Potential	Local Plan & Other	Projected Gross Additions	HMR reduction	Other reduction (Projected / Actual)	Projected Net Additions	RSS Provision (Panel)	Completions Requirement	Estimated P.P. Requirement
2000-2001	298										
2001-2002	350										
2002-2003	229										
2003-2004	430										
2004-2005	555				567				480	555	
2005-2006	494				502		7		480	494	
2006-2007		478			478	27	5	446	480	478	50
2007-2008		347	43		390	27	5	358	480	347	220
2008-2009		589	43	21.7	654	27	5	622	480	589	160
2009-2010		568	43	21.7	633	27	5	601	480	568	140
2010-2011		426	43	21.7	491	27	5	459	480	476	125
2011-2012		60	43	21.7	125	27	5	93	315	280	120
2012-2013		60	43	21.7	125	27	5	93	315	220	125
2013-2014		60	43	21.7	125	27	5	93	315	200	125
2014-2015		60	43	21.7	125	27	5	93	315	185	145
2015-2016		60	43	21.7	125	27	5	93	315	180	135
2016-2017		40	43	21.7	104	27.6	5	72	75	165	130
2017-2018		40		21.7	61	27.6	5	29	75	165	Post RSS
2018-2019		0			0	27.6	5	-33	75	145	Post RSS
2019-2020		0			0	27.6	5	-33	75	135	Post RSS
2020-2021		0			0	27.6	5	-33	75	130	Post RSS
Total	1049	2,787	430	217	4,483	408	82	4,000	5310.00	5,311	1,475

Source: Development Monitoring, Darlington Borough Council

Appendix 5: Land Area Developed 1994/95 to 2004/05 (Application Area in Hectares)

	1994/5	1995/6	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	Total
EP2.1 Valley Street	0	0	0	0	0	0	0	0	0	0	0	0	0
EP2.2 Cleveland Street / The Forge	0.015	0.015	0.04	0.016	0.129	0	0.159	0.172	0.012	0.346	0.395	0.396	1.695
EP2.3 Albert Hill / Dodsworth Street	0.659	0	0	0	0	0	0	1.431	0	0	0	0	2.09
EP2.4 Blakett Road / Red Barnes Way	0	0	0	0	0	0.034	0	0	0	0	0	0	0.034
EP2.5 Banks Road	0	0.569	0	0	0	0	0	0	0	0	0	0	0.569
EP2.6 Yarm Road Industrial Area	1.157	0	0.314	6.405	0.666	0.108	0	0.625	0.826	2.476	0.432	0.3494	13.3584
EP2.7 Faverdale Industrial Area	0	0.418	0	0.2601	0.57	4.538	0	6.403	0.674	0.928	0.129	19.1975	33.1176
EP2.8 Whessoe Road	0	0.081	0	0.514	0	0.514	0	0	0	1.386	0.162	0.1612	2.8182
EP2.9 Aycliffe Industrial Estate	0	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
EP9 DTV Airport	0.645	0	0	0	0	0	0	0	0	0	0	0	0.645
Town Centre	0	0	0	0	0	0	0	0	0.006	0	0.033	0	0.039
Other-	0	0	0	0	0	0	0	0	0	0.036	0	0	0.036
Total	2.476	1.083	0.354	7.1951	1.365	5.194	0.159	8.631	1.518	5.172	1.151	20.1041	54.4022

Source: Development Monitoring, Darlington Borough Council

Appendix 6: Employment Floorspace Additions 1994 - 2006

	1994/5	1995/6	1996/7	1997/8	1998/9	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	All
B1a	0	0	0	1,617	1,521	4,071	0	356	58	2,406	3,060	840	12,551
B1b	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
B2	712	4,803	972	1,425	1,242	0	799	8,229	1,357	1,357	1,660	560	23,264
B8	686	4,623	936	1,371	1,195	0	769	7,921	1,306	1,306	520	65,940	22,391
Total	1,398	9,426	1,908	4,413	3,957	4,071	1,568	16,506	2,721	5,070	5,240	67,640	58,206

Source: Development Monitoring, Darlington Borough Council

Appendix 7 – 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 / Yarm Road, Neasham Road	Darlington	1194
Haughton East / Red Hall	Darlington	1545
Cockerton West / Branksome West	Darlington	1406
Lascelles / 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 Rd	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
Lascelles / West	Darlington	1844
North Road / Central	Darlington	1520
Haughton North	Darlington	1621
Eastbourne / Firthmoor North	Darlington	2168

Source: Index of Multiple Deprivation 2004, ODPM

Appendix 8: Schedule of AMR Indicators and Policy

EC1c	Percentage of the population claiming key benefits		
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	15.9%	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL1	Economic growth rate (by NUTS 3 Area)		EP1 Land Supply for Employment; EP2: Existing Employment Areas; EP3: New Employment Areas
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	(2003) 5.2%	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL2	GVA (i) per head for Darlington NUTS3 Area and (ii) as a percent of national average		EP1 Land Supply for Employment
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	(2003) (i) 15,173 (ii) 94	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
EC1e	Job Density (number of jobs filled to working age population)		EP1 Land Supply for Employment; EP2: Existing Employment Areas
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	(2004) Total Jobs = 53,000; Density = 0.87	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL3	Number and percent of jobs in the Borough by sector		EP1 Land Supply for Employment; EP2: Existing Employment Areas
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	(2004) Manufacturing - 6,602/14% ; Construction - 1,761/3.7% ; Services - 38,500/81.7%	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL4	Rate of economic activity in (i) Darlington, the (ii) Tees Valley and (iii) Great Britain		EP1 Land Supply for Employment; EP2: Existing Employment Areas; EP3: New Employment Areas
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	(J-D 2005) (i)77.5% ; (iii) 78.4%	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	

EC2	Average weekly earnings –full time / all employees- in (i) Darlington, (ii) the Tees Valley and (iii)Great Britain, (iv) and Darlington as a % of both	EP1	Land Supply for Employment;
	<i>Data Collected</i> Yes	EP6:	Prestige Employment
	<i>Performance 2005/06</i> (i) £369 (ii) £433.10 (iii) £393.40 (iv) Darlington/GB = 85% Darlington/TV =		
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
AL62	Estimated population of Town Centre catchment area	S1:	New Shopping Development
	<i>Data Collected</i> Yes	S2:	Safeguarding the Town Centre
	<i>Performance 2005/06</i> 840,000 people within 30 minutes2.7 million within 1 hour Estimated Retail Catchment 250,000		
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
AL56	Ethnic Diversity	R1:	Designing for All
	<i>Data Collected</i> Yes	R25:	Provision of Community Facilities
	<i>Performance 2005/06</i> Darlington - White 97.9%, Asian 0.9%, Black 0.2%, Mixed0.6%Northgate – White 90.5%, Asian 6.9%, Black 0.7%, Mixed 1.1%Faverdale – White 98.7%, Asian 0.0%, Black 0.3%, Mixed		
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
IH1a	Darlington life expectancy at birth-Male / Female AND England Wales.	R25	Provision of Community Facilities and Services;
	<i>Data Collected</i> Yes	R26:	Protection of Community Facilities
	<i>Performance 2005/06</i> M = 75 / 76 F = 80 / 87		
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
IH2	Death rate by cause: Standardised mortality rate per 1,000 population in the following categories:	R25	Provision of Community Facilities and
	<i>Data Collected</i> Yes	R26:	Protection of Community Facilities
	<i>Performance 2005/06</i> (i)Cancer = 114; (ii)Circulatory disease = 115; (iii)Accidents = 19; (iv)Suicide = 9.02		
	<i>Target Set</i> (i)132; (ii)136; (iii)14; (iv)No		
	<i>Performance / Target</i> (i)115% (ii)118% (iii)73.6%; (iv)n/a		
EC1f	Unemployment gap between the five best and five worst wards in Darlington	EP1	Land Supply for Employment;
	<i>Data Collected</i> Yes		
	<i>Performance 2005/06</i> 5.4%		
	<i>Target Set</i> No		

	<i>Performance / Target</i>	<i>n/a</i>		
IC2a	Community well-being: Percentage of residents satisfied with their local area as a place		E1:	Keynote Policy for the Protection of the Environment
	<i>Data Collected</i>	Yes	E3:	Protection of Open Land;
	<i>Performance 2005/06</i>	77%	R1:	Designing for All;
	<i>Target Set</i>	85%		
	<i>Performance / Target</i>	90.5%		
IC4a	Percentage of public buildings in which all public areas are suitable for and accessible to disabled people.		R1:	Designing for All;
	<i>Data Collected</i>	Yes	R2:	Access for People with Disabilities;
	<i>Performance 2005/06</i>	86%	R3:	Provision of Public Facilities in New
	<i>Target Set</i>	96%		
	<i>Performance / Target</i>	89.5%		
IC1ai	(i)The proportion of the population living in the most deprived super output areas in the Country; and (ii) 10% of Wards (iii) 25% of Wards		EP1	Land Supply for Employment
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	(i)25%; (ii) 31.3% (iii) 45.3%		
	<i>Target Set</i>	(i)No; (ii)No; (iii)No		
	<i>Performance / Target</i>	(i)n/a; (ii)n/a; (iii)n/a		
ED2	Percentage of pupils achieving Level 4 or above in Key Stage 2 (i) Mathematics and (ii)		R25	Provision of Community Facilities and Services;
	<i>Data Collected</i>	Yes	R26:	Protection of Community Facilities
	<i>Performance 2005/06</i>	(i) 77.2% (ii) 78.9%		
	<i>Target Set</i>	(i)84%; (ii)82%		
	<i>Performance / Target</i>	(i)91.9%; (ii)96.2%		
AL5	% of adult population with basic numeracy and literacy skills		R25	Provision of Community Facilities and
	<i>Data Collected</i>	No	R26:	Protection of Community Facilities
	<i>Performance 2005/06</i>	CHECK SOURCE		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
ED4a	Percentage of 16-18 year olds in structured learning		R25	Provision of Community Facilities and Services;
	<i>Data Collected</i>	Yes	R26:	Protection of Community Facilities
	<i>Performance 2005/06</i>	76.5%		

	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
ED2g	Percentage of pupils achieving 5 or more GCSEs at grade A*-C.		R25:	Provision of Community Facilities and Services;
	<i>Data Collected</i>	Yes	R26:	Protection of Community Facilities
	<i>Performance 2005/06</i>	56.8%		
	<i>Target Set</i>	57%		
	<i>Performance / Target</i>	99.6%		
AL8	Total (i) number and (ii) name of conservation areas in the authority.		E35:	Conservation Areas;
	<i>Data Collected</i>	Yes	E36:	Designation of New Conservation Areas
	<i>Performance 2005/06</i>	(i)16 (ii)Bishopton,1972;Coatham Mundeville,1980;Heighington,1999;High Coniscliffe,1974;Huworth1971;Middleton One Row,1972:Piercebridge,1972:Summerhouse,1972;Sadberge,1999;Cockerton,1990;Denton,1981;Haughton,1978;Northgate,2003;Stanhope Rd/Grange1999; Town Centre,1999; Victoria Embankment,1990.		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL9	i) Number and ii) extent (Ha) of a) community and b) ancient woodland		E20:	Sites of Nature Conservation Importance;
	<i>Data Collected</i>	Yes	E21:	Wildlife Corridors
	<i>Performance 2005/06</i>	(b) Ancient Woodland:9 sites: Blackwell, 3.65ha; Redworth Wood, 7.56ha, Bolton Park Wood, 7.11ha; Sockburn East, 4.12ha; Sockburn West, 5.87ha; Carlbury, 3.50; Dinsdale Wood, 13.19ha; Spa Wells, 2.30ha; Pettals Wood, 16.52ha :		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL10	Number of Scheduled Ancient Monuments		E33:	Archaeological Sites of National
	<i>Data Collected</i>	Yes	E34:	Archaeological Sites of Local Importance
	<i>Performance 2005/06</i>	20		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
CO1EV 3a, b, c	Percentage of household waste (i) recycled, (ii) composted, (iii) used to recover heat / power and other energy, (iv) Landfilled		E24:	Conservation of Land and Resources;
	<i>Data Collected</i>	Yes	EP17:	Waste Material, Storage, Processing and Transfer
	<i>Performance 2005/06</i>	(i) 14.69% (ii) 3.6% (iii) 0% (iv) 81.8%		
	<i>Target Set</i>	(i)15%; (ii)4%; (iii)0%; (iv)81%		

	<i>Performance / Target</i>	(i)97.9%; (ii)84.5%; (iii)n/a; (iv)98.8%		
EV3di,ii	Carbon dioxide emissions per capita use (tonnes)		E1:	Keynote Policy for the Protection of the Environment
	<i>Data Collected</i>	Yes	E48:	Noise-Generating / Polluting
	<i>Performance 2005/06</i>	(2005) 5.4 tonnes		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
EV3	Daily domestic water use (per capita consumption in litres)		E1:	Keynote Policy for the Protection of the Environment
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	136 Litres		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
EV4 -	Energy use: Average energy use per household per annum for Electricity (kwh)		E25:	Energy Conservation
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	4,156 Kwh		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
EV4 -	Energy use: Average energy use per household per annum for Gas (kwh)		E25:	Energy Conservation
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	20,752 Kwh		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
EV2e	Number of days per year when air pollution is moderate or higher for (i) PM10 (ii) Annual average Nitrogen Dioxide levels		E1:	Keynote Policy for the Protection of the Environment
	<i>Data Collected</i>	-	E48:	Noise-Generating / Polluting
	<i>Performance 2005/06</i>	(i) amended (ii) amended		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL53	Neighbouring Authorities			
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	Yorkshire and the Humber Region Durham CC North Yorkshire CC Tees Valley Partnership Stockton on Tees BC Middlesbrough BC Redcar & Cleveland Hartlepool Hambleton DC Richmondshire DC Teesdale DC		

		Sedgefield DC		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL11	Net Migration		H1:	Supply of Housing Land;
	<i>Data Collected</i>	Yes	EP1:	Land Supply for Employment
	<i>Performance 2005/06</i>	(2003) With N East N Yorks - Total In = 2,100; Total Out = 1,880: Net Flow = 220		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL12	Total Population and growth (a) Darlington, (b) Tees Valley		H1:	Supply of Housing Land;
	<i>Data Collected</i>	Yes	EP1:	Land Supply for Employment
	<i>Performance 2005/06</i>	(ONS) Darlington mid-2004 = 98,600 : Projection 2021 = 106,800 :: Tees Valley mid-2004 = 651,900 : Projection 2021 =		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL54	Villages with identified settlement limits		E2:	Development Limits
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	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		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL13	Distribution of new Housing and Employment development in (i) in the urban area (ii) in the larger villages (iii) in other villages and countryside		E2:	Development Limits;
	<i>Data Collected</i>	Yes	E3:	Locations for New Housing Development;
	<i>Performance 2005/06</i>	Housing (i)78.44% (ii)20.16% (iii)1.4%	E1:	Land Supply for Employment
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
EC2	Average house price - by type. AND House price to income ratio		H1:	Supply of Housing Land;
	<i>Data Collected</i>	Yes	H9:	Meeting Affordable Housing Needs
	<i>Performance 2005/06</i>	Semi = £132,150 Terrace = £88,164 RATIO Male Semi = 6.7 Terraced = 4.5 Female Semi = 7 Terrace = 4.7		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		

AL18	Homelessness – (i)Households in temporary accommodation (ii)Total households accepted as homeless and in priority need (iii)Homeless households in B&B	H1:	Supply of Housing Land;
	<i>Data Collected</i> Yes	H9:	Affordable Housing
	<i>Performance 2005/06</i> (i)70 (ii)45 (iii)23		
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
AL19	Key findings from the housing needs assessment	H1:	Housing Land Supply;
	<i>Data Collected</i> Yes	H9:	Affordable Housing
	<i>Performance 2005/06</i> Annual Affordable Housing Shortfall = 265	H10:	Rural Exceptions Sites
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
AL57a)	Housing characteristics (a)	H1:	Housing Land Supply
	<i>Data Collected</i> Yes		
	<i>Performance 2005/06</i> Total Households = 44,400 (estimate mid 2005)Household Size (2001)Darlington = 2.27, North East = 2.32, England = 2.36		
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
AL57b)	Housing characteristics (b)	H1:	Housing Land Supply
	<i>Data Collected</i> Yes		
	<i>Performance 2005/06</i> 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)		
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
AL58	Housing Land Availability (linked with CO3:Housing Trajectory)	H1:	Housing Land Supply
	<i>Data Collected</i> Yes		
	<i>Performance 2005/06</i> (1999)2,444(2000)958(2002)1,403(2003)1,849(2004) 2,509(2005)2,304 (2006)2,878		
	<i>Target Set</i> No		
	<i>Performance / Target</i> n/a		
AL59	Housing completions by type and size	H1:	Housing Land Supply
	<i>Data Collected</i> Yes	H11:	Design and Layout of New Housing
	Development		
	<i>Performance 2005/06</i> Type: Detached = 34%Flat = 28%Semi = 21% Terrace =14%Bungalow = 3%		

	Size:1 Bed = 3%2 Bed = 34%3 Bed = 31%4 Bed = 32% Size by Type: Flat = 2 Bed - 89% Bungalow = 2 Bed- 78%Detached= 4 Bed- 70%Semi = 3 Bed - 58%Terrace =		
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL60	Household composition		
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	Single Pensioners 15.7%Total23.2%Park West, 4.6%Faverdale (New)10.9%Sadberge & Whessoe Couple with Children20.3%TotalFaverdale27.7%Central12.7% Lone Parent7.5%TotalPark East12.1%Park West2.7% Heighington &	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL20	House type as a % of new dwellings (i) Detached (ii) Semi (iii) Terraced, (iv) Flat / Maisonette, (v) House		H1: Supply of Housing Land
	<i>Data Collected</i>	Yes	H11: Design and Layout of New Housing
	<i>Performance 2005/06</i>	(i) 16.23%; (ii) 19.4%; (iii) 35.67%; (iv) 14% (v) 11.8%	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL57c)	Housing characteristics c)		H1: Housing Land Supply
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	Terraced housing Darlington = 32%; England = 26%Detached housing Darlington = 16.6%; England = 22.6%	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL63	(i) Total number of vacant residential units (ii) of which vacant more than 6 months		H16: The Improvement of Older Residential
	<i>Data Collected</i>	Yes	
	<i>Performance 2005/06</i>	(i) 1,470 (ii) 1,198	
	<i>Target Set</i>	No	
	<i>Performance / Target</i>	n/a	
AL21	Number of dwellings in areas of low demand by tenure (i) Local Authority (ii) Registered Social Landlord (iii) Private Sector (iv) of which Owner Occupied		H1: Supply of Housing Land;
	<i>Data Collected</i>	Yes	H16: The Improvement of Older Residential
	<i>Performance 2005/06</i>	0	

	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL22	Number of new build and change of use conversions for buildings in the Countryside to residential (i) Completed (ii) With Planning Permission		E2:	Development Limits;
	<i>Data Collected</i>	Yes	E4:	New Buildings in the Countryside
	<i>Performance 2005/06</i>	(i) 1; (ii) 39		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
EV2c	Number of unfit homes per 1,000 dwellings.		H16:	The Improvement of Older Residential
	<i>Data Collected</i>	-	H17:	Concentrations of Houses in Multiple Occupation
	<i>Performance 2005/06</i>	amended		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL23	Business space and farm diversification projects permitted in the rural area		E2:	Development Limits:
	<i>Data Collected</i>	No	E5:	Change of use of Buildings in the
	<i>Performance 2005/06</i>	-	EP13:	Office Development Elsewhere
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
EC3a EC3b	(i) The total number of VAT registered businesses in the area at the end of the year AND (ii) New business start-ups: Percentage increase or decrease in the total number of VAT registered businesses in the area.		EP1	Land Supply for Employment;
	<i>Data Collected</i>	Yes	EP3:	New Employment Areas
	<i>Performance 2005/06</i>	(2004) 2,170 (ii) 316		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL25	Number and description of major development schemes under construction		EP3	New Employment Areas;
	<i>Data Collected</i>	Yes	EP4:	Land at Haughton Road
	<i>Performance 2005/06</i>	Faverdale East Business Park – Ongoing; Central Park – Planned; Morton Palms – Ongoing; West Park - Under Construction; Darlington Eastern Transport Corridor – Planned; Commercial Street Shopping Centre – The Oval - Proposed	T6:	Safeguarding Major Road Schemes
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
EC1	(i) Darlington unemployment rate (March). - (ii) Great Britain unemployment rate		EP1	Land Supply for Employment

	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	(i) 3.2% (ii) 2.7%		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL26	Key findings of Employment Land Review (i) Projected employment growth to 2021 (ii) Estimated floorspace requirements to 2021		EP1:	Land Supply for Employment;
	<i>Data Collected</i>	Yes	EP2:	Existing Employment Areas
	<i>Performance 2005/06</i>	(i) ; (ii)		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL27	Number of applications for development / redevelopment incorporating a mix of residential and commercial uses permitted in (i) existing employment areas (ii) other		H4:	New Housing Development in and Around the Town Centre
	<i>Data Collected</i>	Yes	EP5:	Other Uses in Employment Areas
	<i>Performance 2005/06</i>	(i) 0 (ii) 2 - Central Park, North Beck House	S2:	Safeguarding the Town Centre
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL61	Natural features and environmental assets		E1:	Keynote Policy for the Protection of the Environment
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	See GIS Figure 23		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL28	(i) Number and (ii) extent (Ha) of historic parks and gardens		E9:	Protection of Parklands
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	(i) 2 (ii) South Park - 25.66ha, West Cemetery - 10.98ha		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL31	% of new residential developments exceeding requirements for energy efficiency (Energy efficiency of LA housing stock – average SAP)		Policy E25:	Energy Conservation
	<i>Data Collected</i>	No		
	<i>Performance 2005/06</i>	0		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		

AL32	(i) Number and % of developments incorporating features to capture renewable energy (ii) and percent of energy generation in new development from on site renewable <i>Data Collected</i> Yes <i>Performance 2005/06</i> (i) 0 (ii) 0 <i>Target Set</i> No <i>Performance / Target</i> n/a	E25: E26:	Energy Conservation; Energy from Renewable Resources
AL33	(i) Previously Developed Land Available in the Borough (Hectares) that is vacant or derelict, and; (ii) Change in area of previously developed land <i>Data Collected</i> Yes <i>Performance 2005/06</i> (i) 98.9ha (ii) 11.9ha <i>Target Set</i> No <i>Performance / Target</i> n/a	E17: E24:	Landscape Improvement; Conservation of Land and Other
EV4 -	River quality: percentage of rivers and canals rated as good quality grades of the Environment Agency (i) Chemical and (ii) Biological Quality Assessment: <i>Data Collected</i> Yes <i>Performance 2005/06</i> (i) 43.8% (ii) 51.9% <i>Target Set</i> No <i>Performance / Target</i> n/a	E1: E28:	Keynote Policy for the Protection of the Environment Surface Water and Development
AL35	Area of identified open space sites with planning permissions for development that is not sport, active leisure or recreation related <i>Data Collected</i> Yes <i>Performance 2005/06</i> 0 <i>Target Set</i> No <i>Performance / Target</i> n/a	E3: R9:	Protection of Open Land: Protection of Playing Pitches
L3a	Percentage of residents satisfied with children's play areas. <i>Data Collected</i> Yes <i>Performance 2005/06</i> 30.8% <i>Target Set</i> 40% <i>Performance / Target</i> 77%	R4: R7:	Open Space Provision; The Design of Open Space Provision
L2a	Satisfaction with parks and open spaces <i>Data Collected</i> Yes <i>Performance 2005/06</i> 73% <i>Target Set</i> 72%	E3: R4:	Protection of Open Land; Open Space Provision

	<i>Performance / Target</i>	101.3%		
L1	Percentage of the population satisfied with leisure and sport venues.		E3:	Protection of Open Land;
	<i>Data Collected</i>	Yes	R4:	Open Space Provision
	<i>Performance 2005/06</i>	59.5%		
	<i>Target Set</i>	70%		
	<i>Performance / Target</i>	85%		
AL36	(i) The total area, and; (ii) ratio of publicly accessible playing pitches to population		E3:	Protection of Open Land:
	<i>Data Collected</i>	Yes	R9:	Protection of Playing Pitches
	<i>Performance 2005/06</i>	(i) 87.7ha; (ii) 0.9 Hectares per 1,000 population		
	<i>Target Set</i>	By 2011 (i) 102.68ha (ii) 1.05 Hectares per 1,000		
	<i>Performance / Target</i>	(i) 85.4% (ii) 85.7%		
CS2a	British Crime Survey - reductions in comparator crime between 2003/04 and 2007/08			
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	118.7		
	<i>Target Set</i>	105.3		
	<i>Performance / Target</i>	88.7%		
AL43	Number of conservation areas in the local authority area with a (i) published draft; (ii) approved, character appraisal.		E35:	Conservation Areas;
	<i>Data Collected</i>	Yes	E36:	Designation of Further Conservation
	<i>Performance 2005/06</i>	(i) 4; (ii) 0		
	<i>Target Set</i>			
	<i>Performance / Target</i>			
AL45	(i) Number of listed buildings and (ii) number of buildings identified as being at risk		E30:	Protection of Listed Buildings
	<i>Data Collected</i>	Yes		
	<i>Performance 2005/06</i>	(i) 544 (ii) Category 1 = 5; Category 3 = 6; Category 4 = 13		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL48	(i) Amount of gross shopping floorspace in the Town Centre and other Centres (ii) proportion this constitutes of all shopping floorspace within the borough		S2:	Safeguarding the Town Centre;
	<i>Data Collected</i>	Yes	S10:	Safeguarding the District and Local
	<i>Performance 2005/06</i>	Town Centre(i)104,600(ii)55.82%;North Road District(i)14,300(ii)7.63%;Cockerton District(i) 3,700 (ii) 1.97%;Yarm Rd Local(i)4,500(ii)2.40%;Neasham Rd Local(i) 6,000 (ii) 3.20%; Whinfield Local(i)		

	<i>Target Set</i>	5,400 (ii) 2.88%; Mowden No		
	<i>Performance / Target</i>	n/a		
AL49	Total and vacant number of shopping units		S2:	Safeguarding the Town Centre;
	<i>Data Collected</i>	Yes	S10:	Safeguarding the District and Local
	<i>Performance 2005/06</i>	The Town Centre(i) 390 (ii) 41; North Road District Centre (i)37 (ii)2; Cockerton District Centre (i)31 (ii)3; Yarm Road Local Centre (i)6 (ii)1; Neasham Road Local Centre (i)4 (ii)1; Whinfield Local Centre (i)3 (ii)0; Mowden Local Centre (i)8 (ii)1		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL50	(i) Average daily Cycle Flows and (ii) Percentage of trips by Darlington residents made		T36:	Cycle Route Network;
	<i>Data Collected</i>	Yes	T37:	Cycle Routes in New Development
	<i>Performance 2005/06</i>	(i) 381 (ii) 1%		
	<i>Target Set</i>	(i) 2006/07 = 495, 2010/11 = 1,143; (ii) 2006/07 = 1.3%, 2010/11		
	<i>Performance / Target</i>	(i) 2006/07 = 76.96% (ii) 76.9%		
T3a	Local bus services-number of passenger journeys per year [Method of compilation changed from 2002/03 onwards].		T30:	Use of Public Transport;
	<i>Data Collected</i>	Yes	T31:	New Development and Public Transport
	<i>Performance 2005/06</i>	8,780,000		
	<i>Target Set</i>	9,600,000		
	<i>Performance / Target</i>	91.4%		
T3b	Residents using different modes of transport: (i) Work (ii) Shopping (iii) Leisure		T30:	Use of Public Transport;
	<i>Data Collected</i>	Yes	T31:	New Development and Public Transport
	<i>Performance 2005/06</i>	(i) Car 73.5%; Bus 11.5%; Cycle 3.3%; Walk 17.7%; Other 2.9%(ii) Car 72.8%; Bus 15.2%; Cycle 1.7%; Walk 25.8%; Other 1.9%(iii) Car 66.6%; Bus 13.2%; Cycle 3.1%; Walk 28.9%; Other		
	<i>Target Set</i>	No		
	<i>Performance / Target</i>	n/a		
AL55	Households with no car in (i) Darlington; (ii) ward with lowest ownership (iii) ward with highest ownership			
	<i>Data Collected</i>	Yes		

Performance 2005/06 (i) 31.2%; (ii) Cockerton West = 51.2% (ii) Faverdale = 6.1%

Target Set No

Performance / Target n/a

IC4b	Access to key services: Percentage of the population finding it easy to access the following local services (i)...(xv):	T16:	Access for Deliveries, Buses, Cyclists, Taxis and People with Disabilities
<hr/>			
	<i>Data Collected</i>		Yes
	<i>Performance 2005/06</i>		Local Shop 95.8%; Centre/Supermarket 93%; Post Office 90.6%; GP 87%; Hospital 82%; Green Space 92%; Bus Stop/Rail Station 92%; Recycling 75%; Sports/Leisure Centre 76%; Bank/ATM 89%; Childcare 46%; Chemist 92%; Library 82%;
	<i>Target Set</i>		(i) 95%; (ii) 95%; (iii) 95%; (iv) 95%; (v) 95%; (vi) 95%; (vii) 90%; (viii) 75%; (ix) 90%; (x) 95%; (xi) 75%; (xii) 95%; (xiii) 95%; (xiv) 95%; (xv) 95%
	<i>Performance / Target</i>		(i) 100.8%; (ii) 97.8%; (iii) 95.3%; (iv) 91.5%; (v) 86%; (vi) 97%; (vii) 102%; (viii) 100%; (ix) 84%; (x) 93.4%; (xi) 61.4%; (xii) 96.8%; (xiii) 86.7%; (xiv) 96%; (xv) 83%

Appendix 9: Implications of population projections for housing provision and likely requirements for new dwellings

Actual Population

	JSU mid 2003	ONS mid 2003	ONS mid 2004
2006	99,800	99,000	99,400
2011	100,300	100,000	100,800
2016	100,100	102,000	103,720
2021	99,300	103,000	106,500
2029			110,000

Estimated Household Population

	JSU mid 2003	ONS mid 2003	ONS mid 2004
2006	98,100	97,317	97,710
2011	98,600	98,310	99,096
2016	98,300	100,174	101,863
2021	97,300	100,940	104,370
2029			107,800

Estimated number of households

	JSU mid 2003	ONS mid 2003	ONS mid 2004
2006	45,100	44,640	44,821
2011	47,400	47,264	47,642
2016	48,600	49,591	50,427
2021	49,600	51,500	53,250
2029			56,736

Estimated dwelling stock requirement

	JSU mid 2003	ONS mid 2003	ONS mid 2004
2006 (A)	46,585	46,585	46,585
2011	48,822	48,681	49,071
2016	50,058	51,078	51,939
2021	51,088	53,045	54,847
2029			56,736

Estimated dwellings addition to meet projection (Net)

	JSU mid 2003	ONS mid 2003	ONS mid 2004	RSS Requirement
'04 - '06 (A)	1,049	1,049	1,049	950
'06 - '11	2,237	2,096	2,486	2,375
'11 - '16	1,236	2,397	2,868	1,225
'16 - '21	1,030	1,967	2,908	750
'21 - '29			3,591	
'04 - '21	5,552	7,509	9,311	5,300

As can be seen from the graph at Figure 10 in the report, the original JSU mid 2003 projection closely matched the current proposed provision in the draft RSS. A clear difference can be seen between the JSU and ONS mid 2003 projections – derived from the figures for population above. As can be seen from these figures whilst the JSU forecast a slowing and fall in population post 2011, the ONS sees continued growth. This has had a subsequent impact on required dwelling projections here. It is also worth noting that for the Tees Valley as a whole the 2003 based population projections from ONS and JSU remain broadly in line.

This most recent update based on 2004 projections points towards a similar match between the ONS and the JSU policy based projections submitted to the RSS EIP. Unfortunately the JSU submission here did not provide figures to district level so comparison between these two for Darlington is not possible at this time. However, as can be seen from the above graph, the revised ONS projection translates into a large potential increase in the Boroughs dwelling requirement were it to be facilitated.

An issue to be examined further is consideration of these dwelling figures against the models adopted for producing housing requirements in the RSS. In particular an econometric model that translated economic growth into housing requirements.

Calculations and assumptions used to produce figures

In this exercise projections produced by the JSU in June 2005, based on the mid 2003 population and projections have been used as the starting point for assumptions to derive households and dwelling requirements.

Household Population

In the JSU figures, the ratio between population and household population varies from 1.7% in 2006, falling to 1.69% in 2011, before increasing to 2% by 2021 (Appendix 3 and 4). It is assumed a key reason for this is the relatively static nature of populations within institutional households compared to private households. As such a rising population sees a reduced proportion, whilst a falling population sees a falling proportion. Whilst a finer measure could be applied to give specific proportions based on ONS figures, this may result in an even greater household population. As such the exact ratios from the JSU 2003 work have been translated to the projections here.

Number of Households

For Darlington in 2004 the JSU put Average Household Size at 2.22 (Appendix 3). This ratio falls steadily to 2021 where it is estimated by the JSU to be 1.96. A similar issue exists here where an aging population points towards smaller household sizes whilst a growing population may maintain a higher proportion of 2 plus households.

Estimated Dwelling Stock Requirement

This has been determined on the basis that by 2011 the Borough will have met the regional target for vacancy of 3% of the housing stock. At 2005/06 the JSU estimated 45,100 households whilst the Housing Flows Reconciliation (Appendix 2), submitted to DCLG shows a housing stock of 46,091. This suggests there would be 991 vacant dwellings or 3.18%. As such the dwelling stock requirement has been estimated as the number of households plus 3%.

APPENDICES

1) Population projections to 2021 based on 2003 and 2004 mid year as - JSU & ONS

	1991	1996	2001	2003	2006	2011	2016	2021
ONS 2003 Darlington	99,300	-	97,900	98,100	99,000	100,000	102,000	103,000
JSU 2003 Darlington	99,300	99,600	97,900	98,100	99,800	100,300	100,100	99,300
ONS 2003 TV	668,000	-	651,900	652,100	650,000	645,000	643,000	639,000
JSU 2003 TV	656,200	654,600	652,100	652,800	651,000	647,000	642,600	636,200
ONS 2004 TV					652,900	654,220	657.07	660.4
JSU 2004 TV trend					651,900 (2004)	650,300	649,100	646,200
JSU RSS TV policy					651,900 (2004)	656,100	659,200	660,900

2) Changes to dwelling stock 2002 - 2006

	Opening Stock	Closing Stock	Change
2002/03	44,861	45,090	+229
2003/04	45,090	45,536	446
2004/05	45,536	46,091	555
2005/06	46,091	46,585	494

Source: Housing Flows Reconciliation, 2003 / 2004 / 2005 and 2006

Figures in *Italics* not part of draft RSS period

3) Household Projections for Darlington

Mid-Year	Households	Household Population	Average Household Size
2003	43,200	96,500	2.24
2004	43,700	97,100	2.22
2005	44,400	97,500	2.19
2006	45,100	98,100	2.18
2011	47,400	98,600	2.08
2016	48,600	98,300	2.02
2021	49,600	97,300	1.96

Source: JSU, Population and Household Projections 2003 – 2021 (June 2005)

4) Population Changes for Darlington 1991- 2021

Mid-Year	Population	Births	Deaths	Net Migration	Overall Change
1991	99,300				
1991-1996		6,500	-6,500	200	200
1996	99,600				
1996-2001		5,700	-6,100	-1,300	-1,700
2001	97,900				
2001-2006		5,700	-5,600	1,800	1,900
2006	99,800				
2006-2011		5,700	-5,200	100	500
2011	100,300				
2011-2016		5,600	-5,000	-800	-200
2016	100,100				
2016-2021		5,500	-5,000	-1,300	-800
2021	99,300				
2001-2021		22,400	-20,900	-200	1,400

Source: JSU, Population and Household Projections 2003 – 2021 (June 2005)

Reference

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- ^{iv} HM Government (2004), Town and Country Planning (Local Development) (England) Regulations 2004, HMSO, Norwich.
- ^v BDP (2005) Final Sustainability Appraisal Report of the Darlington Local Development Framework Core Strategy: Preferred Options, Darlington Borough Council
- ^{vi} Population and Household Projections for Darlington 2003-2021, Tees Valley JSU
- ^{vii} DBC (2006) The Darlington Local Housing Assessment 2005, David Cumberland Housing Regeneration Ltd
- ^{viii} JSU (2006 , continuous) Tees Valley Statistics, <http://www.teesvalley-jsu.gov.uk/tvstats/index.htm>
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