

Borough of Darlington

Annual Monitoring Report 2007/8

Darlington Local Development Framework

Chief Executive's Department (Regeneration)
December 2008



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Executive Summary

The Darlington Local Development Framework Annual Monitoring Report (AMR) 2007/08 reports on progress on plan preparation and the implementation of adopted development plan policies in Darlington Borough. The report sets out:

- (a) the context for planning in Darlington and identifies some of the key planning challenges facing the area;
- (b) the progress that is being made on plan preparation compared to the milestones and targets set out in the Local Development Scheme, agreed by the Council in 2007;
- (c) the relationship between planning objectives and other objectives, such as the priorities of the sustainable community strategy 'One Darlington: Perfectly Placed';
- (d) performance of key indicators measuring the implementation of national, regional and local planning policies and proposals, and whether the policies are having the effects intended.

The AMR describes the progress that has been made on preparing the Local Development Framework in the last year. Since April 2007, the Council has made significant progress in preparing its Core Strategy, having consulted on both Issues and Options and Preferred Options during 2008, and completed or got substantially underway a range of technical studies and strategies, such as 'One Darlington: Perfectly Placed', Darlington Retail Study 2008 and the Tees Valley Green Infrastructure Strategy and providing the evidence underpinning policy development.

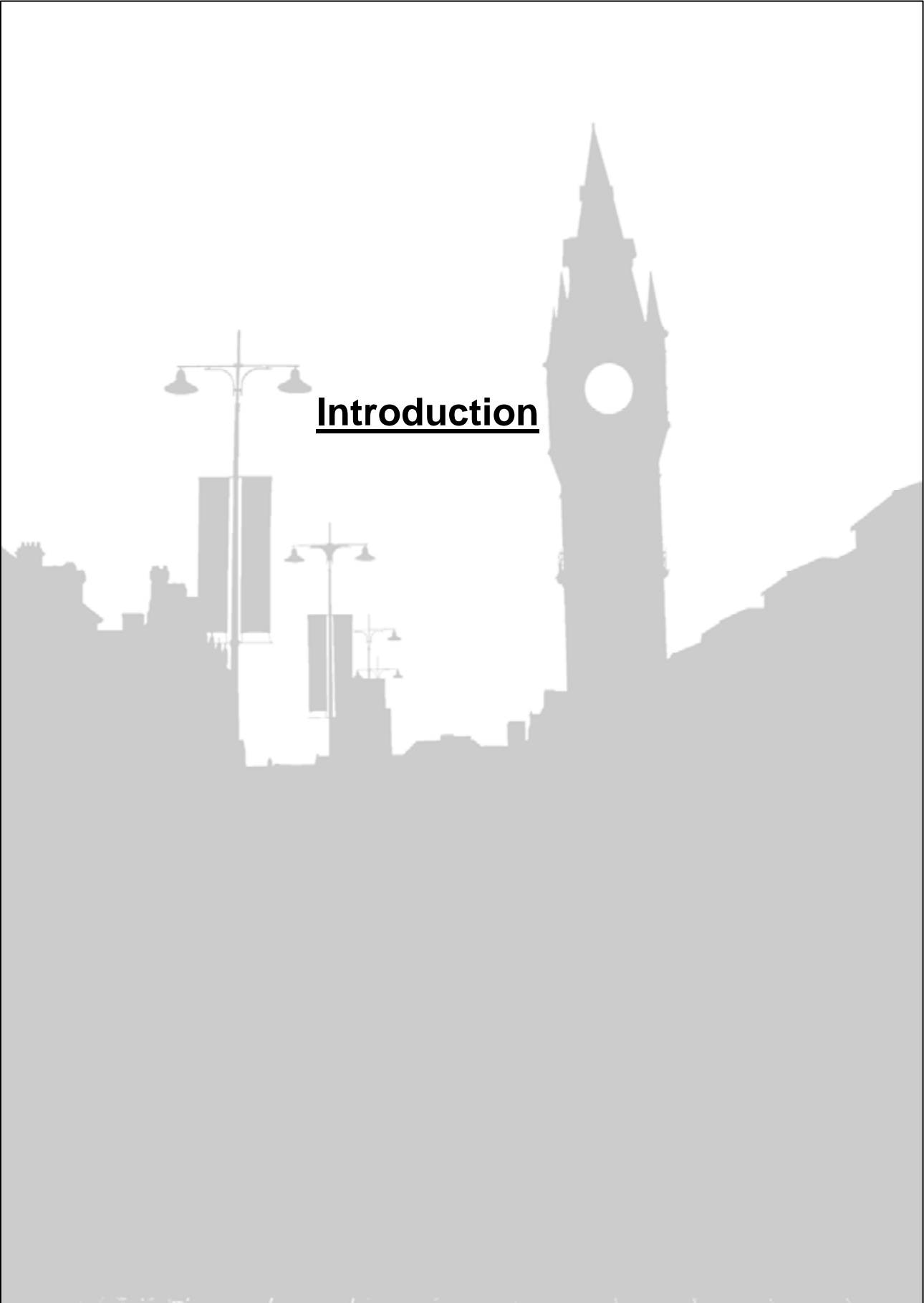
Good progress is also being made on the preparation of Minerals and Waste Development plan documents, which are being prepared jointly by the Tees Valley authorities. Whilst plan preparation on development plan documents (DPDs) and supplementary planning documents (SPDs) has slipped compared to the targets set out in the 2007 LDS, the Council has made changes to its staffing structure to address this slippage. A revised PPS 12 and changes to the planning regulations at a national level have also affected the process and timing of DPD preparation, and the Council is preparing a new LDS for 2009-2012 that will reflect these changes.

The AMR contains 34 indicators, of which there are 16 core indicators specified nationally, together with 18 local indicators that reflect the implementation of local planning policies or measure locally significant issues. Both types of indicators can change from year to year.

Key findings from the indicators reported in this year's AMR, for the year 2007/08, include:

- New house completions (547) exceeded the annual requirement (525) set out in the regional spatial strategy, and house prices remained high. However, both have subsequently fallen sharply, mirroring the downturn in the housing market nationally;
- There was a slight shortfall of committed housing developments against five year requirements, though the slowdown in house building activity suggests that existing commitments will take longer to be built out;
- Over 80% of new house completions were on previously developed land in 2007/08, back up to a level last seen in 2004/05. A high density of new house building is also reported, reflecting the contribution of flats to overall new housing supply during the year;
- Affordable housing completions, whilst still at a very low level compared to identified needs, has been increasing year on year since 2004/05. The adoption of an Affordable Housing SPD in April 2007 should help the Council to achieve more affordable housing in the future, though the slowdown in house building activity, falling house prices and land values may make it more difficult for developers to get schemes that include affordable housing to be economically viable;
- Vacancies in the housing stock have stabilised, but this masks a continuing increase in vacancies in the private sector stock and falling levels of vacancies in both the public and registered social landlord stock. Private sector vacancies are expected to decline as the demand for private rented properties increases, arising from fewer households being able to access home ownership;

- There is currently sufficient land allocated for employment uses and plenty of capacity within the Borough's main employment areas. However, substantial parts of current allocations are long term and/or are dependent upon infrastructure provision and other factors before they become available for development, and not all sites are suitable for all types of employment development. Some previously developed sites have also been experiencing pressure for other forms of development, particularly residential uses;
- A total of 8,605sqm of new employment floorspace was completed in the Borough during 2007/08 of which 75% was B1 offices. This was split almost equally between greenfield and brownfield land, and continued to be mainly in outer urban areas;
- Regarding environmental resources, additional areas of wetland/wet woodland and unimproved grassland habitats have been created in 2007/08, along with the identification of a further 20 great crested newt sites;
- The big improvement in the Council's recycling performance in 2006/07 continued this year when, for the first time, more than one-third of the Borough's municipal solid waste was recycled, further reducing the amount of waste going to landfill. The 2007/8 pattern is expected to be maintained during 2008/9, but another step-change shift up the waste hierarchy, from landfill to recycling, will occur in 2009/10 as the new, more sustainable contract for waste treatment and disposal at Aycliffe Quarry gets underway;
- Changes to the open space network during 2007/08 have focussed on quality rather than quantity, with improvements made to the quality of 4 parks, 3 new play areas and the construction of a downhill bike track. Improvements have also been made to footpaths and habitats along green corridors and within natural and semi-natural greenspaces;
- New retail development in the Borough was at its lowest level for several years, but there is some evidence that some occupiers of office space are beginning to appreciate the locational advantages of central sites more than previously;
- The vacancy rates for retail floorspace remains relatively low, less than 10% in the town centre. In summer 2007, all of the local centres were at full capacity with no vacant units. Units in out of centre locations such as Morton park and Darlington Retail Park also seemed to be trading well;
- Vehicular traffic flows counted at urban, edge of town and rural locations appear to be stabilising, whilst those on the radial routes approaching the inner urban area are declining. This is attributed to the Local Motion programme, persuading people out of their car and providing travel choice;
- Between 2004/05 and 2006/07, in areas targeted for travel planning advice, car trips reduced from 41% of household trips to 37%, a 9% reduction. Walking trips increased by 15% (an increase from 25% to 29% of all trips) and cycling trips by 65% (from 1% to 2% of all trips). The trend of decline in bus use was halted, remaining at 12% of all trips. It is hoped that recent changes to bus services and the continued success of Local Motion keep bus patronage steady in coming years;
- Further work is needed by the Council to establish robust monitoring systems to ensure accurate reporting of new indicators such as new housing developments complying with Building for Life (design) standards, renewable energy capacity of permitted developments and carbon dioxide emissions per capita.



Introduction

1. INTRODUCTION

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

This fourth Annual Monitoring Report (AMR) looks primarily at the year 1st April 2007 to 31st March 2008, but relevant data and progress prior to and after this is provided where appropriate. Guidance on the production of Annual Monitoring Reports (AMRs) is included in the new PPS12: Local Spatial Planning (published June 2008) the Regional Spatial Strategy (published in June 2008) and Local Development Framework: Core Output Indicators – Update 2/2008, published in July 2008. Statutory requirements are also set out in Regulation 48, Town and Country Planning (Local Development) (England) Regulations 2004.

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

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

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

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

This Annual Monitoring Report (AMR) is organised around the saved policies of the adopted Borough of Darlington Local Plan (1997, with alterations adopted in 2001) and the emerging LDF, particularly the Core Strategy. The vision and priorities of the Sustainable Community Strategy for Darlington, 'One Darlington: Perfectly Placed' (2008) 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, at this time, they are included in this AMR. These outcomes include national indicators included in the Council's Local Area Agreement 2008-2011 'Delivering One Darlington: Perfectly Placed'.

The evaluation of impacts and significant effects is a key element of Sustainability Appraisal (SA) monitoring. As part of shaping plans and programmes, the SA identifies sustainability objectives and seeks to establish the likely significant effects of 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 effects of policies against the objectives of SA, in addition to LDF targets and objectives.

In this period of transition, systems for the collection and management of information to inform the 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 existing and proposed plan policies and targets.

Structure of Annual Monitoring Report

This AMR contains two sections:

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

Types of Monitoring Indicators

In its publication 'Local Development Framework Monitoring Reports', the then ODPM set out four types of indicators that should be included within the AMR. These were:

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

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

Significant Effects Indicators: these are developed through the sustainability appraisal (SA) process to inform its objectives and indicators. SA has been carried out in preparing the Core Strategy, but this document is still at Preferred Options stage. Whilst these indicators do not specifically relate to the adopted Local Plan, they have been used where appropriate throughout this AMR.

As new or more accurate data becomes available, indicators may be updated to allow continual improvement of the information base. When changes are made, they will be highlighted within the report, particularly where this could change the assessment of a policy. Also, the Department for Communities and Local Government reviews the Core Output Indicators on a regular basis, which can also lead to changes to the AMR indicators.



**Progress in the
Preparation of the
Local Development Framework**

2. Progress in Preparing the Local Development Framework

The Evidence Base

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

The local strategies and documents described below are the key ones that underpin preparation of the Local Development Framework. Those marked with an asterisk* are available to view now on the Council's website, www.darlington.gov.uk. A more comprehensive list is set out in Appendix 2 of the LDF Core Strategy: Preferred Options document, also available on the Council's website at www.darlington.gov.uk/planningpolicy.

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

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

Delivering One Darlington: Perfectly Placed – Darlington's Local Area Agreement 2008-2011

The LAA is a three year agreement between central government, Darlington Partnership and Darlington Borough Council. It sets out local priorities for Darlington, particularly to address the issues identified in the sustainable community strategy. It includes some key indicators against which performance against the agreed objective will be measured.

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

Published by Darlington Partnership, this document sets out a vision for tackling the issues associated with climate change, and what the local community is committed to doing to address the issues, including mitigation and adaptation through the planning process. A 3 year Climate Change Action Plan was also agreed by the Partnership in July 2008, and will be published on the Council's website shortly.

Darlington Gateway Strategy (2006)

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

Tees Valley Housing Growth Point: Programme of Delivery

The five Tees Valley Authorities were awarded Housing Growth Point Status by the Government in mid 2008. This commits the area to accelerating housing growth in the period to 2016. A Programme of Development has now been submitted to Government outlining the case for additional funding to support accelerated housing development at locations across the Tees Valley, including several in Darlington, and an initial allocation of £6.2 Million has been made to the Tees Valley to progress this. A bid has also been submitted for funding for supporting infrastructure from the Government's Community Infrastructure Fund 2.

Tees Valley Strategic Housing Market Assessment 2008

Work commenced on this study in 2007/08 and is expected to be completed and published in January 2009. The study provides up to date information on housing need, housing demand and the housing market in general across the Tees Valley. The study includes updated data on housing needs, including affordable housing needs at Borough and sub area levels.

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

This study sets out the local housing needs in the Borough for the 5 years to December 2010, including affordable housing needs. The study has been updated in 2008 and will be published as part of the Tees Valley Strategy Housing Market Assessment (see above).

Tees Valley Gypsy and Traveller Accommodation Needs Assessment

Work began on this study during 2007/08 and is due for publication in early 2009. Once finalised, it will inform preparation of LDF policies.

Darlington Employment Land Review

Initial survey work and data collection for this was carried out in 2006 as part of the Darlington Gateway Strategy work (see above). Work is underway to complete the employment land review, taking account of Regional Spatial Strategy, which has been finalised since the initial survey work was undertaken.

Tees Valley Visitor Accommodation Needs Assessment

Work is nearing completion on the above study, commissioned by four of the five Tees Valley local authorities including Darlington. It is anticipated that this will be finalised and published in late 2008/early 2009.

****Darlington Retail Study 2008***

Completed and published in December 2008. It replaces the 2004 Darlington Retail Study. It projects future comparison and convenience goods retail floorspace requirements at least 10 years into the future.

Tees Plain and East Durham Limestone Wind Farm Development and Landscape Capacity Study (July 2008)

Sets out visual and landscape impact guidance for wind energy development and identifies an area of least constraint that extends into the north-eastern corner of the Borough. This is available to view at <http://www.northeastassembly.gov.uk/document.asp?id=914>

Darlington Characterisation Study (August 2008)

Identified the key urban design characteristics of different parts of the Borough.

Tees Valley Strategic Flood Risk Assessment (2007)

This study was completed by consultants JBA in February 2007. It identifies flood zones and the future flood risk for the Borough arising from watercourses and will be used as a planning tool to examine the sustainability of the proposed development allocations in the LDF.

Durham Biodiversity Action Plan 1999

Encompassing Darlington Borough, this document contains a series of habitat and species action plans designed to restore, maintain and enhance biodiversity levels, particularly of species that are threatened or in decline. The plan is constantly evolving. Archive and current documentation can be found at <http://www.durhambiodiversity.org.uk/>.

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

Provides a strategy to target resources towards improving countryside access, so that all of the public have sustainable access to quality countryside where they may experience the full richness of an unpolluted and biodiverse environment, as well as one that encourages healthy and safe travel.

Tees Valley Green Infrastructure Strategy 2008

Encompassing Darlington Borough, this sets out a plan for developing and enhancing the green infrastructure network to create and extend opportunities for access, assist regeneration and enhance biodiversity and help reduce the impacts of climate change. £3 million has been secured from One North East over the next 3 years to fund implementation, though the end date of the strategy is 2021. The strategy is available to view at <http://www.cabe.org.uk/default.aspx?contentitemid=2392&refid=2391&sl=3.3.3>

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

The Council adopted the Darlington Open Space Strategy 2007-2017 in April 2007. The strategy was produced in close partnership with other Council departments. The strategy includes 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)

Data on playing pitches and their use was collected to feed into the Open Space Strategy. A revised Playing Pitch Strategy is currently being prepared and is due for completion in Spring 2009. This will address the specific issues surrounding playing pitches, such as the quality of pitches, the facilities available, and the current and future needs and requirements for pitches.

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

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

****Darlington's Accessibility Strategy***

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

****Darlington Transport Strategy 2006-2030***

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

Summary of Local Development Framework Documents

The documents outlined below make up the emerging Local Development Framework:

Local Development Scheme (LDS)

The current LDS is the Local Development Scheme 2007-2010, and is available to view on the Council's website, www.darlington.gov.uk/planningpolicy. Because of changes made to the regulations governing the preparation of local development documents in June 2008, the Council is reviewing the LDS, and intends to publish a revised LDS for 2009-2012 in March 2009.

Statement of Community Involvement

This was adopted by the Council in November 2005. The Council will be reviewing the SCI, to reflect the changes made to the regulations governing the preparation of local development documents in June 2008.

DEVELOPMENT PLAN DOCUMENTS

Core Strategy

The Council published and consulted on the Core Strategy: Issues and Options in January and February 2008, and on the Core Strategy: Preferred Options in the period 23rd October to 5th December 2008. The Core Strategy will be the principal document of the LDF establishing the strategic framework for all other documents in the Local Development Framework. Key policies of the existing Local Plan, including those necessary for development control, have been saved until other appropriate policies have been adopted in the LDF to supersede them. The full list of saved policies is available on the Council's website, www.darlington.gov.uk/planningpolicy.

Tees Valley Minerals and Waste Core Strategy DPD

The Minerals and Waste Core Strategy is being prepared for the five Tees Valley local authorities by consultants. The plan will provide a strategic approach to minerals and waste sites and facilities. Consultations on the Preferred Options took place in February 2008, and it is anticipated that the pre-submission publication will take place in Summer 2009. Site specific consultations will take place on a late proposed site allocation at Aycliffe Quarry in early 2009.

Tees Valley Minerals and Waste Site Allocations DPD

The Minerals and Waste Site Allocations DPD is being prepared for the five Tees Valley local authorities by consultants. The plan will identify potential sites for minerals and waste sites and facilities. Consultations on the Preferred Options took place in February 2008, and it is anticipated that the pre-submission publication will take place in Summer 2009. Site specific consultations will take place on a late proposed site allocation At Aycliffe Quarry in early 2009.

SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

Affordable Housing SPD

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

Design of New Development SPD

Community involvement in the characterisation of design in Darlington took place during summer 2008 and has fed into the preparation of a draft SPD, on which public and other consultations will take place in January and February 2009. The draft SPD is linked to saved policies in the Borough of Darlington Local Plan. The draft SPD sets out a new code-based approach to considering the design of new development.

OTHER LDF DOCUMENTS

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

Darlington Gateway Area Action Plan (AAP)

The need for the Darlington Gateway AAP is being reviewed as part of the work being undertaken to prepare the Local Development Scheme 2009-12. It is likely to be focused on the town centre fringe area and renamed accordingly, and to cover a mix of uses.

Development Policies DPD

The need for generic development policies to be in a separate document is being reviewed as part of the preparation of the Local Development Scheme 2009-2012.

Darlington Town Centre Area Action Plan (AAP)

This document was to provide the planning framework for the future development of Darlington Town Centre. With planning permission in place for a significant retail and leisure scheme at Commercial Street and a planning and development brief agreed by the Cabinet in October 2008 for the Beaumont Street/Feethams area of the town, the need for this document is being reconsidered as part of the preparation of the Local Development Scheme.

Planning Obligations SPD

This SPD will set out the matters that the Council will require to be covered by planning obligations associated with the granting of planning permission. The SPD will set out in detail how any financial or other contributions will be calculated.

Review of the Local Development Scheme and Plan Preparation Progress

Annual review of the LDS is necessary to ensure there is continual three-year programme of work. However the LDS was not reviewed in 2007/08, because new regulations that changed the stages of plan preparation were expected; these regulations were eventually published in June 2008. A review of the LDS is now underway to put in place a three-year programme for the period 1st April 2009 - 31st March 2012.

Table 1 below shows how Development Plan Documents and Supplementary Planning Documents have progressed through the milestones set out in the latest (2007-2010) LDS. More detail about the current position is set out above.

Table 1: DPD progress as at 31st March 2008 against LDS milestones

Development Plan Documents	Progress	2007 LDS	Milestone Met
Core Strategy	Commence*	July 2002	Yes
	Public Participation (Reg 26)*	Oct 2005	Yes
	Submission	May 2008	Not on Target
	Adoption	July 2009	Not on Target
Tees Valley Minerals & Waste Core Strategy	Commence	May 2007	Yes
	Public Participation (Reg 26)	Feb 2008	Yes
	Submission	Jan 2009	Not on target
	Adoption	April 2010	On Target
Development Policies	Commence	Dec 2007	No
	Public Participation (Reg 26)	Oct 2008	Not on Target
	Submission	Aug 2009	Not on Target
	Adoption	Oct 2010	Not on Target
Tees Valley Minerals & Waste Site Allocations	Commence	May 2007	Yes
	Public Participation (Reg 26)	Feb 2008	Yes
	Submission	Jan 2009	On target
	Adoption	April 2010	On Target
Darlington Gateway Area Action Plan	Commence	Aug 2007	No
	Public Participation (Reg 26)	May 2008	Not on Target
	Submission	May 2009	Not on Target
	Adoption	Sep 2010	Not on Target
Darlington Town Centre Area Action Plan	Commence	Feb 2008	Not on Target
	Public Participation (Reg 26)	Nov 2008	Not on Target
	Submission	Nov 2009	Not on Target
	Adoption	Jan 2011	Not on Target
Supplementary Planning Documents			
The Design of New Development	Consultation on Draft (Reg 17)	Jan 2006	No
	Adoption	April 2008	Not on Target
Affordable Housing	Consultation on Draft (Reg 17)	Oct 2006	Yes
	Adoption	April 2007	Yes
Planning Obligations	Consultation on Draft (Reg 17)	June 2007	No
	Adoption	August 2008	Not on Target

*work on the Core Strategy recommenced in Summer 2007 and further public participation took place on Issues and Options in January 2008.

****In accordance with the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008, an adopted proposals map will be amended when a development plan document is approved**.**

Progress in LDF document preparation against the timetable published in the LDS can be attributed to the following factors:

Core Strategy

In accordance with best practice, the Council has sought to link the preparation of the Core Strategy to the community strategy. Because a decision was taken in 2007 by Darlington Partnership to undertake a full review of the existing Community Strategy, the Council decided to restart work on the Core Strategy to ensure that there were clear links between the documents as they emerged. Consultations on the Core Strategy Issues and Options coincided with a wider community consultation on the new sustainable community strategy in early 2008, and a finalised sustainable community strategy, 'One Darlington: Perfectly Placed' setting out the vision for Darlington to 2021 was published by Darlington Partnership in early Summer 2008.

A new planning implementation team has also been created in the Council, freeing up some of the time for LDF work that officers previously spent on preparing planning briefs and advising on the options for Council owned land. The team has been involved not only in policy development, but in filling in the gaps in the evidence base (see earlier section entitled 'evidence base'), to reduce the risk of delays in achieving a sound plan later in the process.

Preparation of the LDF and the Core Strategy in particular was one of the key priorities identified for the Council's Regeneration Division in its 2008-09 Service Plan and is likely to remain as such in the 2009/10 plan.

The Council also accepted an invitation from the Planning Advisory Service to receive a LDF diagnostic, and this took place in summer 2008. The diagnostic assessed the building blocks that should be in place to enable sound plans to be produced, with reference to the spatial issues the Council faced. Some of the recommendations arising from that study are being addressed and implemented to improve plan preparation performance.

Tees Valley Minerals and Waste Development Plan Documents

The date of Publication and Submission of the Minerals and Waste DPDs has been delayed by 6 months to allow additional work to be carried out to ensure that the DPDs comply with new Government requirements and to consider a late request for an allocation for a proposed quarry extension on the Darlington/Durham County border at Aycliffe. Adoption is scheduled for July 2010.

Development Policies DPD

Work has not progressed on this, as priority has been given to the preparation of the Core Strategy. The timing of the preparation of this document, its content and the need for it to be a stand alone document are all being reviewed as part of preparing a revised LDS.

Darlington Gateway Area Action Plan

Work has not progressed on this document, as priority has been given to the preparation of the Core Strategy. The planning implementation team that was formed within the Council in March 2008 is now undertaking preliminary evidence collection work that will enable plan preparation work to commence on this in spring 2009.

Town Centre Area Action Plan

As stated previously, the need for this document is being reviewed.

The Design of New Development SPD

Work had not progressed on this, as priority is been given to the preparation of the Core Strategy, and the Council's Urban Design Officer post was vacated in autumn 2006. However, a consultant urban design officer has been retained by the Council since early 2008 and this has enabled work on this SPD to progress significantly, such that a draft SPD will be published for consultation in January 2009.

Planning Obligations SPD

A significant amount of preparatory work has been undertaken on this SPD, but the Council is taking care in the timing of publication of this document, to ensure that it reflects the needs of and dovetails with emerging agendas like the preparation of local infrastructure plans and the ability of Council's to charge a community infrastructure levy on new development. These agendas are still in a state of flux but the Council expects the frameworks for these will be sufficiently clarified during 2009 to enable the draft SPD milestone to be met in during 2009.

Infrastructure Provision

All new development identified in the Local Development Framework, particularly in the Core Strategy, must be supported by evidence that the physical, social and green infrastructure needed to enable the amount and type of development proposed will create a sustainable community.

In order to do this successfully, taking account of the type of development and its distribution, the Council will produce a local infrastructure plan setting out details of the infrastructure required to support each development, the likely costs, sources of funding and timescales for delivery.

This work has commenced and will be managed in parallel with the work for the forthcoming Planning Obligations Supplementary Planning Document. It is anticipated that the AMR 2008-2009 will contain the baseline position based on the evidence collection from the various delivery agencies. An initial infrastructure plan is expected to be completed next year.

Local Development Framework Relationship to Other Strategic Objectives

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

The Core Strategy: Preferred Options (CSPO) document has been laid out to reflect, as far as possible, the themes of the SCS. Appendix 4 of the CSPO sets out the key linkages between the two documents, and the proposed cross cutting strategic objectives of the Core Strategy reflect 2 priorities, 'one Darlington', and 'perfectly placed' of the SCS. The Core Strategy will be the principal document that shows where the actions required to deliver the SCS vision will be implemented.

Because of its close relationship with the SCS, the LDF Core Strategy is also closely linked to the 'Delivering One Darlington: Perfectly Placed', which is Darlington's Local Area Agreement (LAA) for 2008-2011. All of the land use related indicators included in the LAA (e.g. NI154 net additional dwellings) are included in this AMR, and the link to the LAA highlighted.

The LDF Core Strategy will also have a key role to play in helping to deliver the sub-regional vision, set out in Tees Valley City Region Business Case and City Region Development Programme (prepared in September 2006), and the Tees Valley Multi Area Agreement (MAA) 2008-2011, that was agreed by Government in Summer 2008. The MAA joins together economic development, regeneration, housing and transport into one funding stream. The CSPO supports the two key principles of the city region business case underpinning the MAA, namely enhancing our existing economic assets and improving our urban competitiveness through enhancing the quality of place.

The CSPO also starts to give spatial expression in Darlington Borough to the sub-region's aspirations for accelerated housing growth, as set out in its successful bid to Government for housing growth point status, announced in Summer 2008.

As part of the sustainability appraisal (SA) process, the strategic objectives of the CSPO have been tested for 'fit' with a series of ten sustainability appraisal objectives. The SA highlighted particularly that traffic generation could result in adverse environmental impacts from economic and housing objectives, and means of mitigating these effects will be addressed in taking forward policy development of the Core Strategy to submission stage.

The monitoring framework included in the SA is also reflected in the indicators collected in this AMR. Some have been specifically added to ensure that an assessment can be made of the performance of the LDF Core Strategy, once adopted, against SA objectives.

Table 2 sets out the links and compatibility of the LDF Core Strategy objectives and sustainability objectives that was carried out as part of the sustainability appraisal of the Core Strategy: Preferred Options, whilst Table 3 set out the links between the LDF Core Strategy objectives and the One Darlington and Perfectly Placed priorities of the sustainable community strategy.

Table 2: Compatibility of LDF Core Strategy Objectives and Sustainability Appraisal Objectives

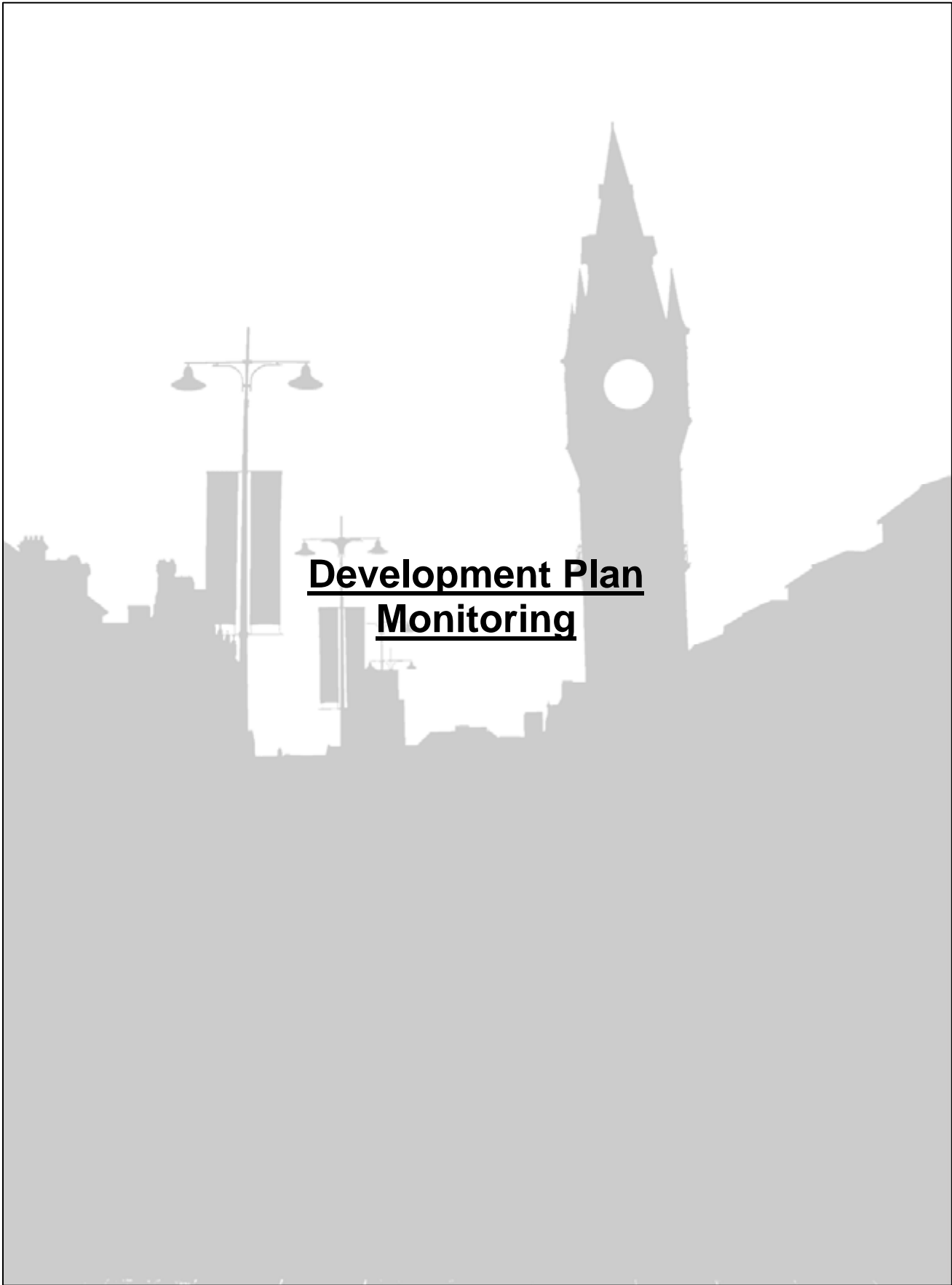
LDF Core Strategy Objectives	SA objectives									
	Strengthening the Economy	Adapting to and Mitigating Against Climate Change	Living Within Environmental Limits	Developing a More Sustainable Employment Market	Establishing a strong learning and skills base	Improving health and well-being while reducing health inequalities	Safeguarding and enhancing environment	Building sustainable communities	Developing sustainable transport and	Promoting, enhancing and respecting culture and heritage
Minimise the impact of climate change and reduce greenhouse gas emissions and waste through sustainable designs and patterns of development. Minimise the loss of the countryside, the use of resources and the risk of flooding and pollution, and maximise the re-use and recycling of land, buildings and waste.	+	++	++	=	=	++	++	=	+	+
Provide equality of opportunity for everyone now and in the future, by ensuring that the design, location and mix of development across the Borough maintains and creates safe, attractive, accessible, healthy and inclusive sustainable communities, eliminating any disadvantage people experience because of where they live.	=	=	=	=	+	++	=	++	+	=
Facilitate sustainable economic growth by protecting and promoting a range and continuous supply of employment development opportunities in sustainable locations that meet the needs of local businesses and continue to attract high quality, well paid jobs to the Borough.	++	-	-	+	+	+	-	=	+	=
Provide a continuous supply of land for new housing developments and help improve the existing stock to better match the aspirations of those that wish to live and work in the Borough, whilst doing more to meet the housing needs of an ageing population and those unable to afford suitable accommodation on the open market.	=	-	+	+	+	++	-	++	=	=
Safeguard the function of Darlington Town Centre and capitalise on its shopping, culture, leisure, tourism and employment opportunities so that it continues to develop as a vibrant, attractive, safe, friendly and comfortable historic market town.	+	=	-	++	=	=	-	+	+	+
Safeguard, enhance and provide a wide range of educational, social, sporting, health, recreational and cultural facilities, as well as natural and historic environments, so as to contribute to the happiness, fulfilment and well-being of people who live and work in the Borough, including children and young people.	=	=	=	+	++	++	+	++	+	++
Preserve and strengthen the scale, unique character, function and sense of place of Darlington's neighbourhoods, villages, landscapes, greenspaces, habitats and countryside that contribute positively to its distinctiveness.	=	=	=	=	=	+	++	=	=	++
Support initiatives to maintain, expand and enhance facilities and networks for public transport, walking and cycling, so that everyone is able to get around the Borough easily and affordably, whilst making the most of Darlington's existing transport infrastructure and improving links to the rest of Tees Valley and further afield.	++	++	+	+	+	+	=	+	++	+

Source: Appendix D: Sustainability Appraisal of the Core Strategy Preferred Options
 Key for symbols: ++ Strongly Positive + Positive = Neutral - Negative

Table 3: Links between the Core Strategy Preferred Options objectives and the 'One Darlington' and 'Perfectly Placed' priorities of the SCS

	LDF Strategic Objectives							
	(summary descriptions – see main document for full wording)							
One Darlington Perfectly Placed priorities (see SCS pp12-13 for fuller description of the priorities)	1. Act to reduce climate change and the effects of climate change, and use resources effectively	2. Ensure equality in the quality of environments and accessibility of facilities both now and in the future.	3. Provide employment opportunities in sustainable locations	4. Provide new and improved housing to meet local needs and aspirations.	5. Safeguard the town centre so it can develop as a vibrant, safe, attractive, friendly and comfortable historic place.	6. Provide a range of good quality community and civic facilities and safeguard historic and natural environments	7. Preserve and enhance local distinctiveness	8. Improve facilities and networks for sustainable travel, and links into and out of the Borough.
One Darlington	CS2, CS3, CS16, CS17, CS9, CS18, CS19,	CS2, CS3, CS16 CS17, CS7, CS9.	CS7	CS3, CS11, CS13	CS7, CS9	CS6, CS17 CS7, CS9	CS14, CS17	CS18, CS19
Perfectly Placed	CS1, CS2, CS4, CS3, CS5, CS15, CS14, CS18	CS1, CS2, CS3, CS17, CS7, CS9, CS18	CS1, CS5, CS7	CS3, CS10, CS11, CS12	CS7, CS8, CS9	CS3, CS14, CS17, CS7, CS9	CS14, CS17	CS18

CS numbers are the draft Core Strategy: Preferred Options policy numbers.



Development Plan
Monitoring

Development Plan Monitoring

There are currently two adopted documents that constitute the Development Plan for Darlington. They are the 'North East of England Plan: the Regional Spatial Strategy 2004-2021' (RSS) and the Borough of Darlington Local Plan. National guidance in the form of Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs) and Circulars are also important considerations in many planning decisions, particularly where such guidance is more recent than the adopted Development Plan.

The Regional Spatial Strategy (RSS)

The RSS was published by the Government in July 2008, replacing RPG1 and the saved policies of the Tees Valley Structure Plan. Some residual strategic elements of planning policy from the Structure Plan are being covered in the Core Strategy of the Local Development Framework.

Other Regional/Sub Regional Plans

The County Durham Magnesian Limestone Escarpment (Minerals & Landscape Restoration) Local Plan, 1987 and the County Durham Waste Disposal Local Plan, 1984, which made up part of the Development Plan for Darlington, have both expired in their entirety. The reasons in respect of Darlington Borough were that policies referred to sites outside of the Borough or that they were superseded by regional and national planning policy.

Work is currently underway on the Tees Valley Minerals & Waste Core Strategy and Site Allocations documents that will, when adopted, be included in the Development Plan for Darlington.

Borough of Darlington Local Plan

The Local Plan, adopted in 1997, with alterations adopted in 2001 continues to be the main policy framework for day-to-day consideration of development proposals, alongside the recently published RSS. 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.

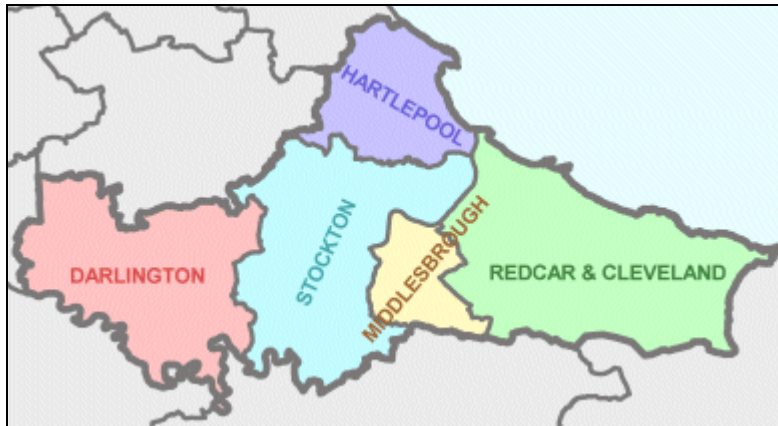
Under the provisions of the Planning and Compulsory Purchase Act 2004 most of the policies have been saved, however, the policies set out in Table 4 below expired on 27th September 2007:

Table 4 : BDLP Expired Policies

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

Darlington in Context

Darlington is situated at the western end of the Tees Valley sub-region. This sub-region, which now has its own Multi Area Agreement, comprises of five unitary authorities – Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees. Its combined population is almost 660,000 people.



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

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

The importance of transport for the town continues today with Darlington Railway Station's positioning on the East Coast Main Line, providing links to the Tees Valley and to the national rail network travelling to Edinburgh, Newcastle and London. In addition, the town's road network allows easy accessibility to Durham Tees Valley Airport as well as the A1 and A66 placing Darlington as a key transport hub for the North East.



The Borough has a population of just less than 100,000 people living in over 47,000 homes. The 2001 Census indicated that around three quarters of the working population have jobs based in Darlington, nearly 80% of which are now in the service sector. As in the past, unemployment is above the national average (3% compared to 2.2%) but below the regional level (3.2%). Average wage levels in Darlington are lower than the national average but higher than the average for the Tees Valley and the North East, whilst in 2007 Darlington

was ranked at the 95th most deprived Local Authority in England, out of 354 authorities, up from 90 in 2004 showing a decline in deprivation levels. Unemployment (Job Seekers Allowance claimants) in the Borough is 3.1%, the lowest percentage in the Tees Valley and overall economic activity rates are 79.9% which are the highest in the Tees Valley and which are above regional and national averages.

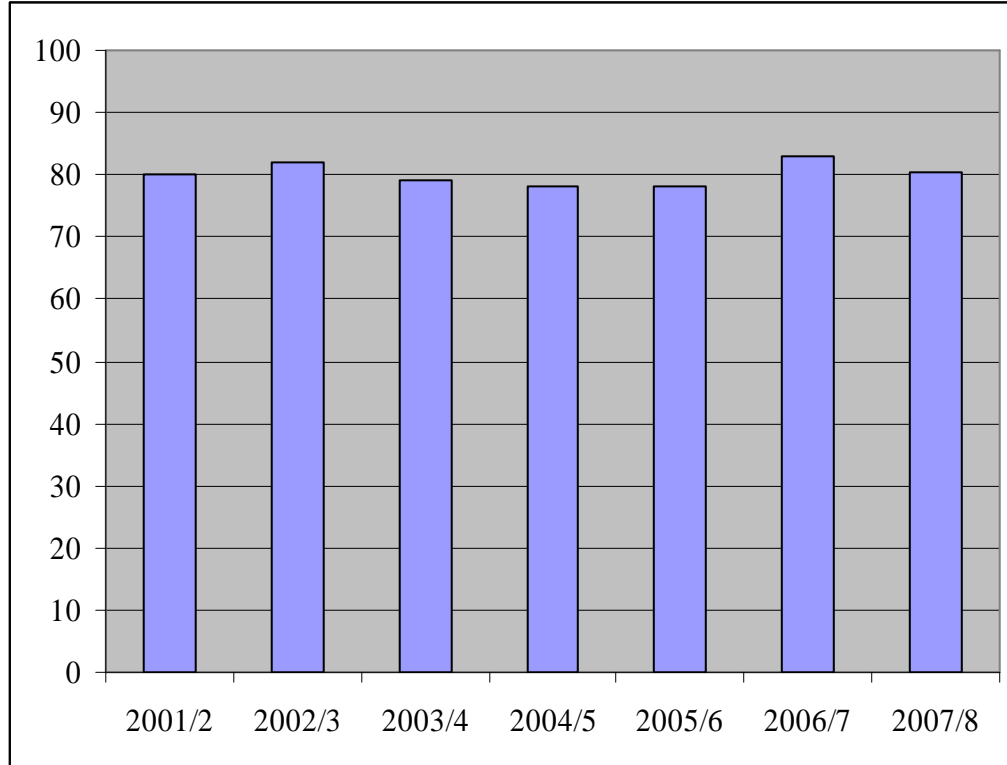
Darlington's Gateway Strategy is making Darlington one of the most attractive places to live, work, study and play in the North East. In just five years, it has attracted £420 million of private sector investment and 2,000 jobs have been created – and the work continues.

Contextual Indicators

Indicator Title	Percentage of residents satisfied with their local areas as a place to live	Local 1
Indicator Source	Darlington Community Survey Report 2008	
Saved BDLP Policies	Policy E1: Keynote Policy for the Protection of the Environment Policy E3: Protection of Open Land Policy R1: Designing for All	
CSPO Objective	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	10) Promoting, enhancing and respecting culture and heritage	

Figure 1 below shows that local residents' satisfaction with the local area as a place to live improved in 2006/07 after a period of decline in the preceding years from 2002. However, satisfaction has declined in 2007/08 by 2.3%, though the general nature of this indicator means it is difficult to attribute it to any one cause.

Figure 1: Percentage of residents satisfied with their local area as a place to live.



Indicator Title	Projected Population and Growth in the Tees Valley	Local 2
Indicator Source	ONS Statistics/JSU	
Saved BDLP Policies	Policy H1: Supply of Housing Land Policy EP1: Land Supply for Employment	
CSPO Objective	Provide a range of decent housing, in sustainable locations ensuring a good supply and mix of market and affordable housing and homes that can be adapted over a lifetime to meet the needs and support the aspirations of the people who wish to live in the Borough.	
SA Objective	1) Strengthening the Economy 8) Building sustainable communities	

Data on migration and projected population growth provides a rough indicator of the relative success of an area to attract and retain populations, and points to the potential requirements for housing and employment provision in future years. The Local Plan establishes the continued growth of the Borough's population as a principal aim.

The primary population statistics are collected every 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. However, mid-year population estimates published recently have indicated the population of Darlington to be steadily increasing.

Figure 2: Projected Population and Growth in the Tees Valley 2006-2021

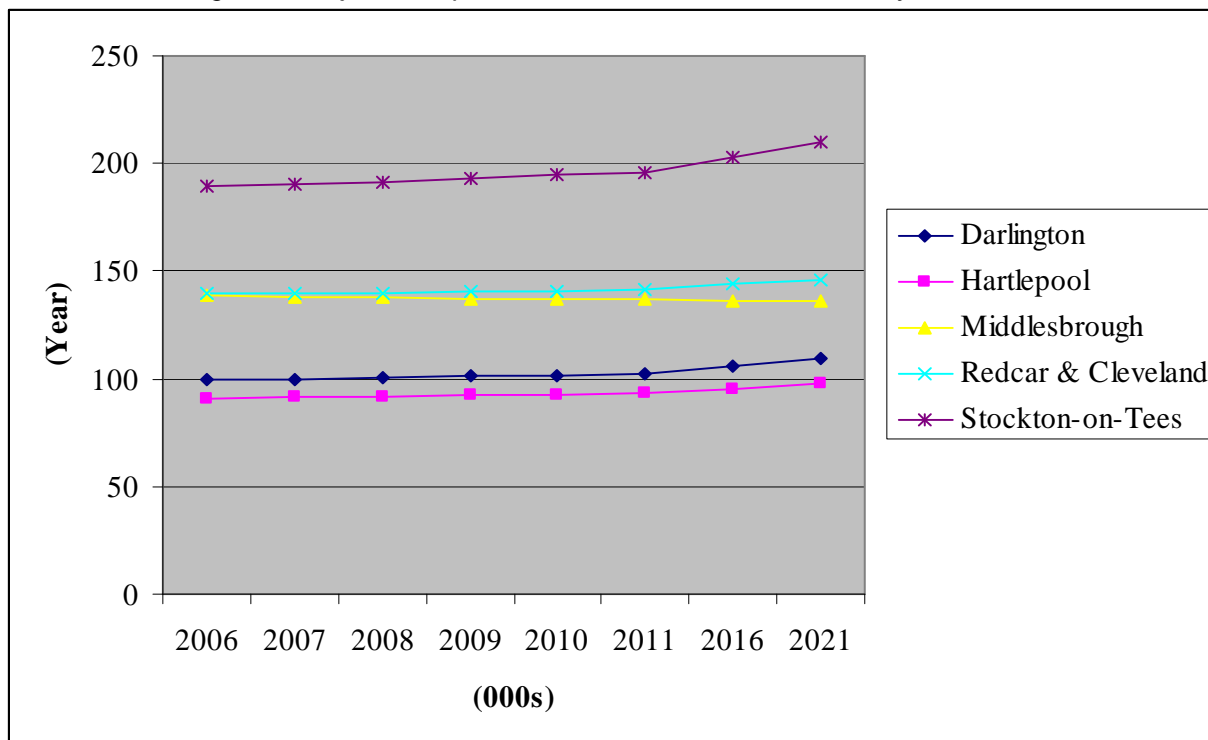


Figure 2 is based on projections provided by the Office of National Statistics. The figures use the trend of births, deaths and migrations over previous years to make assumptions about how this will continue in the future. As a whole, the population of the Tees Valley is projected to increase from 657,400 in 2006 to 699,000 by 2021, and in Darlington, it is expected that the population will grow over the period from 2006 to 2021, rising steadily from 99,300 in 2006 to 109,300 in 2021.

Reducing carbon emissions is an important step that is required to help reduce climate change, and has risen up the national, regional and local agenda in recent years. It is also an important factor for quality of life for residents and workers. This indicator establishes the level of emissions per head for residents in Darlington.

Whilst not in the national AMR core indicator list, this indicator is part of the national indicator list for local government, as NI 186, and will be reported on locally in the Local Area Agreement. It is a measure of the success of the LAA and of the related Climate Change Action Plan.

Indicator Title	Carbon dioxide emissions per capita use (tonnes)	Local 3
Indicator Source	Community Strategy Action Plan Indicators 2005	
CSPO Objective	6) Minimise the impact of climate change and reduce greenhouse gas emissions, promote developments that conserve natural resource and help to reduce waste and minimise the risk of flooding and pollution.	
SA Objective	3) Living within environmental limits	
Saved BDLP Policies	Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating / Polluting Development	

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

Officers of the Council have been attending regional seminars and events organised by Government to give practical help in how to collect the information to underpin calculation of this indicator. At the moment, the Council relies on national data supplied by DEFRA regarding what is being achieved nationally and the impact of local grants and schemes to produce this indicator. This will be the basis for data collection until a complementary local monitoring framework can be set up.

Housing

Indicator Title	Plan Period and Housing Targets	Core H1
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The source of the housing target that is being used in the housing trajectory (see below) and the total amount of housing planned to be delivered over the period is as set out in 'The North East of England Plan: Regional Spatial Strategy to 2021', published in July 2008. Those housing targets are set out in Table 5, and have been published by the Council in Policy CS10 of the LDF Core Strategy Preferred Options document.

Table 5: Housing Targets in the RSS

Housing Targets (net additional dwellings) for Darlington Borough as set out in the RSS Policy 28.			
2004-11	2011-16	2016-21	2004-21
525	340	265	395

Indicator Title	Net additional dwellings in previous years, for the reporting year and in future years, together with the managed delivery target	Core H2 (a), (b), (c) and (d)
Indicator Source	Darlington Borough Council Housing Monitoring	
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply	
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development	
CSPO Policies	CS10: New Housing Provision	
SA Objectives	3) Living within environmental limits. 7) Safeguarding and enhancing environmental infrastructure. 8) Building sustainable communities.	

This indicator is linked to RSS monitoring indicators Housing 01 and 08 and national indicator NI 154 and NI159.

Since the start of the RSS plan period, the net additional dwellings completed is as set out in Table 6 below. It shows that despite a buoyant housing market, there has been a slight shortfall of housing delivery in Darlington compared with the RSS requirement. This shortfall is 77 dwellings, or 3.7%.

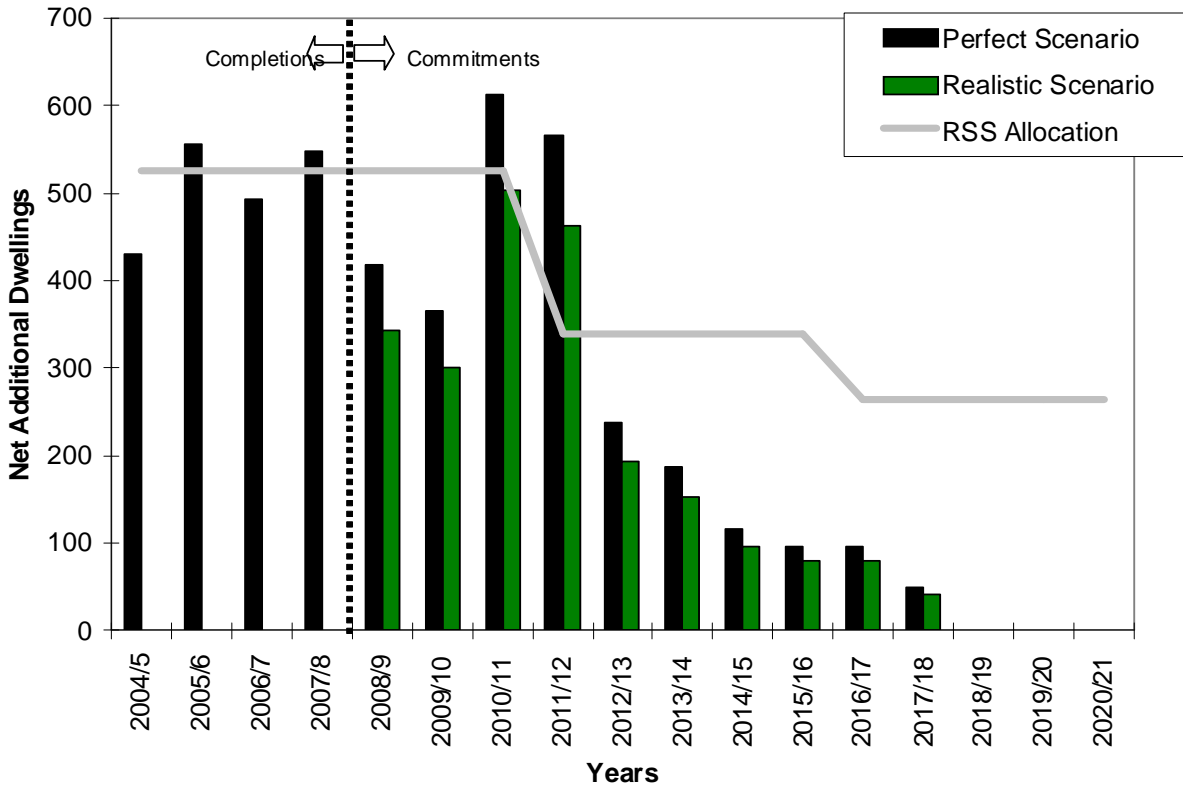
Table 6: Net additional dwellings completed compared to RSS housing requirement

Year	2004/05	2005/06	2006/07	2007/08
Net additional dwellings completed	431	555	490	547
RSS requirement	525	525	525	525

Of the 547 net additional dwellings completed during 2007/08, 6 were conversions and 96 were changes of use. There were no demolitions recorded during the year.

Figure 3 below sets out the housing trajectory, and illustrates the level of net additional housing expected to come forward in the remainder of the RSS plan period, i.e. to 2021.

Figure 3: Darlington Borough Housing Trajectory, 2004-2021



The perfect scenario shown in Figure 3 assumes that all planning permissions granted will yield completed dwellings, but the evidence of completions against planning permissions granted indicates that only 82% of dwellings with planning permission actually get built. This is reflected in the realistic scenario.

Figure 3 shows that the shortfall of completions against RSS requirements will increase over the current monitoring year and the next year and is expected to recover to reach the RSS requirement levels on 2010/11 and 2011/12 as large sites like Central Park come on stream, and West Park continues to be built out. This will also be the period when public investment secured as part of the Tees Valley’s successful Housing Growth Point bid should start to make a difference.

The significant undersupply of new housing completions compared to the RSS requirements after 2011/12 reflects the urgent need for new housing allocations to be identified through the development plan preparation process, particularly as the Council is also committed to delivering additional housing growth in the period to 2016 as part of its housing growth point status. Preparatory work is underway on this, in the form of a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is considering the housing potential of about 60 sites within and on the edge of built-up areas within the Borough, and is due from completion in March 2009. The study will give a longer term (6-15 years) view of where housing delivery could take place to deliver the quantities of housing required to meet the RSS housing requirement.

However the trajectory above does not take account of the recent sharp decline in house building activity. The Council’s own quarterly monitoring (see Table 7 below) shows that there is an overall downward trend of housing starts, and a significant and sharp decline in housing completions after the end of 2007; completions in the first half of 2008/09 are just 37% of the level recorded for the same period in the preceding year, and anecdotal evidence from housebuilders active in the area would indicate that even fewer dwellings will be completed in the remaining half year to 31st March 2009.

Table 7: Housing starts and completions by quarter since 1st April 2007

Year	2007/08					2008/09	
Quarter	Q1 Apr-Jun	Q2 Jul-Sept	Q3 Oct-Dec	Q4 Jan-Mar	All quarters	Q1 Apr-Jun	Q2 Jul-Sept
Housing Starts	117	31	80	49	277	46	56
Housing Completions	92	170	204	64	530	32	64

Source: DBC Housing Monitoring

To update evidence for the housing trajectory and take account of market trends, the Council will be contacting all housebuilders with developments in Darlington early in 2009 to establish their revised estimates for the speed and phasing of housing delivery. This will inform an update of the 'Housing Supply in the Borough of Darlington: Demonstrating a Five Year Supply of Deliverable Sites' (see www.darlington.gov.uk/planningpolicy for current version) that will be prepared as soon as possible after the 31st March, and will feed into the trajectory published in the 2008/09 AMR.

Also, in the later years of the trajectory, sites will be coming forward that are identified in the Local Development Framework (LDF). The broad locations that have been identified at this stage for housing in the LDF Core Strategy: Preferred Options are as part of mixed use developments in the town centre, town centre fringe, Central Park and the Lingfield area, and other sustainable sites within the main built up area (see draft policies CS1 and CS10).

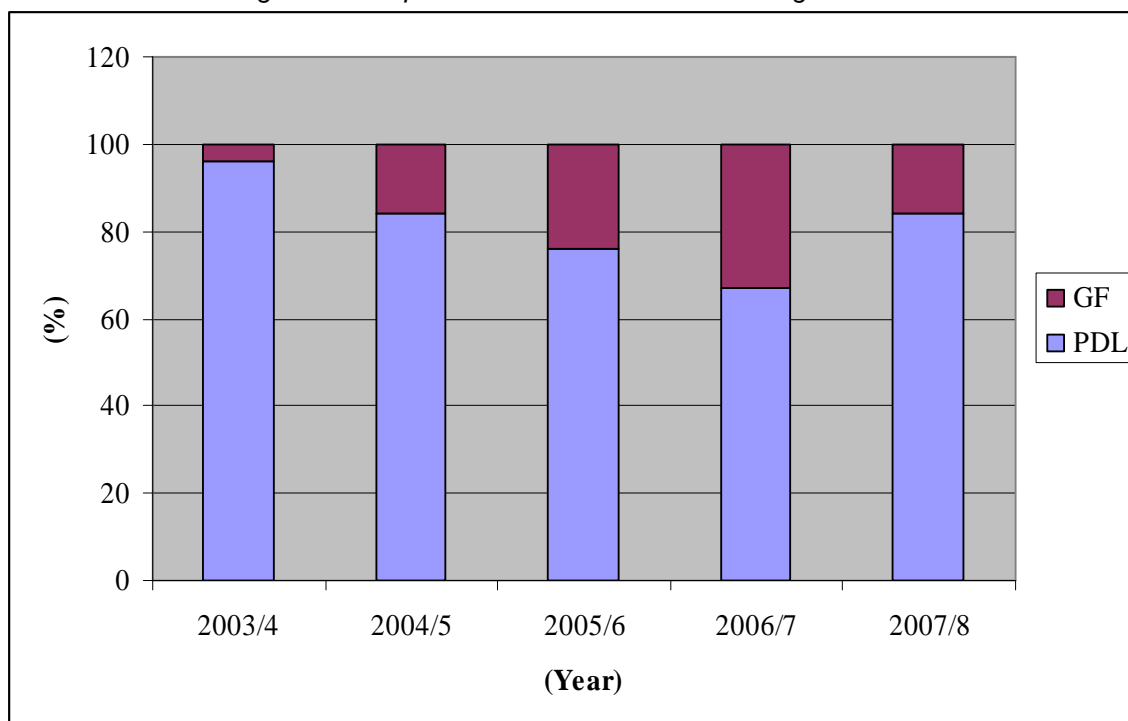
Indicator Title	Percentage of New and Converted Dwellings on Previously Developed Land	Core H3
Indicator Source	Darlington Borough Council Housing Monitoring	
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply	
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development	
CSPO Policies	CS1: Darlington's Sub Regional Role and Locational Strategy CS10: New Housing Provision	
SA Objectives	3) Living within environmental limits. 7) Safeguarding and enhancing environmental infrastructure. 8) Building sustainable communities.	

This indicator is also reported as LI0001 in the Council's Performance Plan, and was previously reported as Core 2 in the 2006/07 AMR.

In Darlington, the rail and industrial heritage has meant that there has been a ready supply of previously developed land that is suitable for new housing. Of a total of 550 new and converted dwellings completed in 2007/08, 84% or 462 were on previously developed land. This means that the Borough has significantly exceeded the sub regional target of 70% set for Tees Valley in the RSS, and accords with Planning Policy Statement 3: Housing which indicates that at least 60% of new housing should be provided on previously developed land.

The 2007/08 figure reverses a recent decline in the proportion of new housing taking place on previously developed land (see Figure 4), up significantly from less than 70% last year. This reflects the contribution of schemes with high proportions of flats, like Neasham Road, Rosemary Court and Larchfield Street, making use of high proportions of PDL.

Figure 4: Completed New or Converted Dwellings on PDL



Indicator Title	Current Commitments on Greenfield Land and Previously Developed Land	Local 4
Indicator Source	Darlington Borough Council Housing Monitoring	
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply	
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development	
CSPO Policies	CS10: New Housing Provision	
SA Objectives	3) Living within environmental limits. 7) Safeguarding and enhancing environmental infrastructure. 8) Building sustainable communities.	

This indicator is also reported through RSS monitoring as Housing 08 and 09.

The distribution of future housing commitments between previously developed land and greenfield land until the end of the RSS plan period is shown in Figure 5. It shows that beyond 2011, existing commitments will deliver a higher proportion of dwellings on greenfield land than has been the case over recent years. Without the identification of a significant amount of new previously developed land for housing, the ability to deliver according to the locational priorities of PPS3 and the RSS may not be able to be achieved. It is anticipated that the SHLAA will provide the evidence to identify these sites, and rectify this through the subsequent development plan preparation process.

Figure 5: Distribution of Future Housing Commitments between Previously Developed Land and Greenfield Land

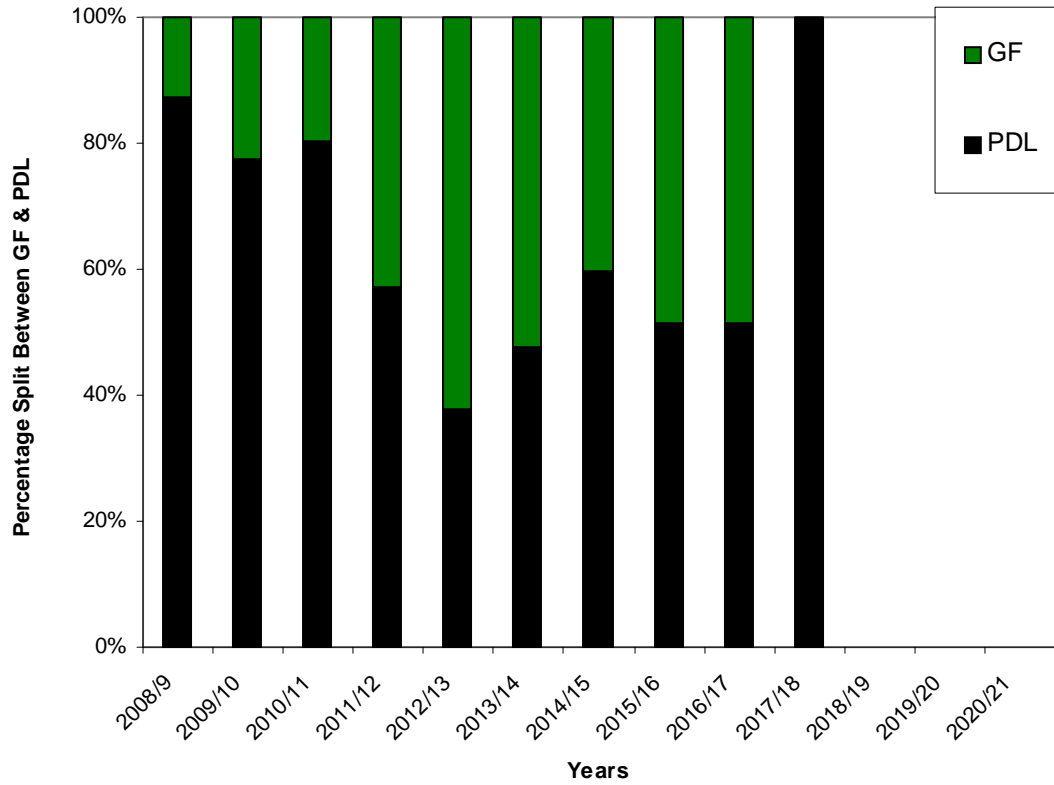
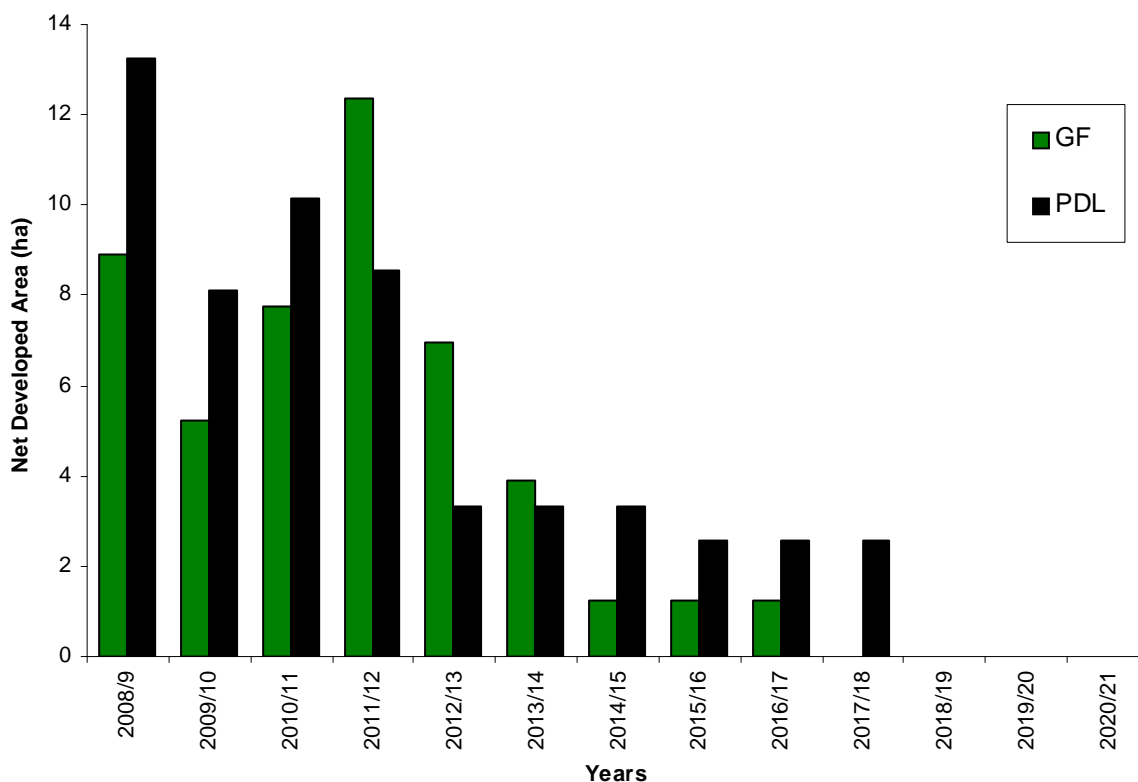


Figure 6 (overleaf) shows that of the housing sites committed in future years, in most years, the majority will be on previously developed land, although continued delivery on the greenfield part of West Park means that the balance is in favour of greenfield sites during 2011 to 2014. Overall, new housing development is committed on 49ha of greenfield land and 58ha of previously developed land, and only 54% of the area committed for housing being previously developed land.

Figure 6: Area of greenfield and previously developed land that is predicted to be used in delivering housing commitments in future years



Taking Figure 5 and 6 together, these statistics show that densities on previously developed land will be higher than on greenfield sites.

Indicator Title	Density of New Dwellings on Completed and Committed Sites of Five Dwellings or More	Local 5
Indicator Source	Darlington Borough Council Housing Monitoring	
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply	
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development	
CSPO Policies	CS10: New Housing Provision	
SA Objectives	3) Living within environmental limits. 7) Safeguarding and enhancing environmental infrastructure. 8) Building sustainable communities.	

This indicator is reported through RSS monitoring as Housing 07. Note also that this indicator is different from the one reported as Core 3 in the 2006/07 AMR in that it is derived only from sites of five dwellings or more.

Thirteen sites of five dwellings or more were completed during 2007/08, delivering 359 dwellings on 3.38ha. This gives an average density of 106 dwellings per hectare, reflecting the overwhelming contribution to new housing delivery of conversion and new build flats schemes on previously developed land at high densities. This is well in excess of the average density of 30-50 dwellings per hectare that Policy 29 of the RSS indicates that local authorities should plan for.

Provided these dwellings are meeting local needs and demands and have been well designed, the high density development is not a problem in itself. The findings of the Tees Valley Strategic Housing Market

Assessment, due to be published in January 2009 will provide up to date information to identify if there is any mismatch between the type of housing provided and local needs and demand in Darlington, and the building for life assessment of schemes being introduced (see below) will help to measure their quality.

Indicator Title	Average House Prices in Darlington Borough	Local 6
Indicator Source	Land Registry / Tees Valley Joint Strategy Unit	
RSS Policies	RSS Policy 30: Improving Inclusivity and Affordability	
BDLP Saved Policies	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area	
CSPO Policies	CS11: New Housing For All	
SA Objectives	6) Improving health and well being while reducing health inequalities. 8) Building sustainable communities.	

This indicator replaces indicator Local 12; House prices by postcode, which was reported in the AMR previously.

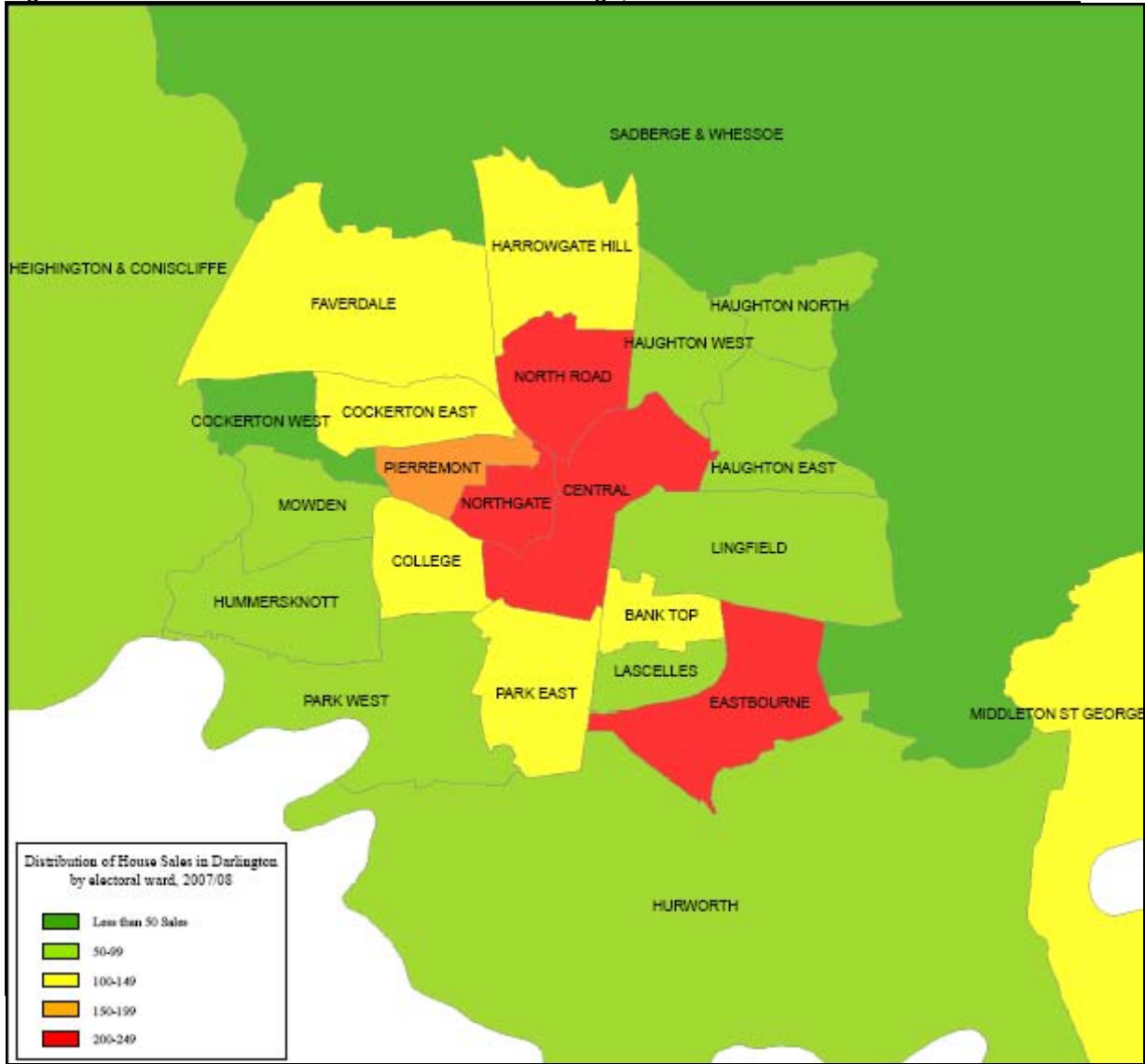
Table 8 below indicates a buoyant housing market in Darlington, as average house prices for the last three years have increased across all property types, with an overall increase of 8.9% since 2005/06. The percentage increase was smaller for detached properties (5%) and flats (5.7%), and larger for semi-detached (9.7%) and terraced (13.9%) houses. These figures are based on total sales of between 2,400 and 2,900 in any one year. The wards with greatest housing sales activity in 2007/08 were Central, Northgate, North Road and Eastbourne, and those with the least were Sadberge & Whessoe, Cockerton West and Haughton East. The distribution of sales across the borough is shown in Figure 7 below.

Table 8: Average House Prices in Darlington Borough

Year	House Type				
	All sales	Detached	Semi-detached	Terraced	Flat
2005/06	£129,700	£220,000	£132,300	£94,300	£123,400
2006/07	£134,600	£226,300	£138,800	£98,800	£121,300
2007/08	£141,200	£231,200	£145,100	£107,400	£130,400

Source: Land Registry data provided to the Council by the Tees Valley Joint Strategy Unit in November 2008 for 2007/08.

Figure 7: Distribution of house sales across the borough, 2007/08.



More recent evidence suggests that the housing market is now declining from the 2007/08 peak, in common with the position in much of the region, sub-region and nationally, as a result of wider economic circumstances.

The current downward trend of house prices could have positive implications for the affordability of housing, provided wage and employment levels hold up, though the withdrawal and/or higher cost of many mortgage products is having the opposite effect, preventing many households from entering or moving up in the housing market.

The Council is working with partners across the Tees Valley to respond to the issues raised by the 'credit crunch', and the provision of more affordable housing is integral to that work. More comprehensive information about house prices and the housing market will be available in the Tees Valley Strategic Housing Market Assessment, due for publication in early 2009.

Affordable Housing

Indicator Title	Gross Affordable Housing Completions	Core H5
Indicator Source	Housing Strategy Statistical Appendix / Darlington Borough Council Monitoring	
RSS Policies	RSS Policy 30: Improving Inclusivity and Affordability	
BDLP Saved Policies	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area	
CSPO Policies	CS11: New Housing For All	
SA Objectives	6) Improving health and well being while reducing health inequalities. 8) Building sustainable communities.	

This indicator is common to this AMR, RSS monitoring (Housing 11) and the national indicator set (NI 155). It is also included in the Council's monitoring framework for the Local Area Agreement.

The availability of sufficient affordable housing to meet identified local needs continues to be a significant issue in Darlington Borough. The 2005 Local Housing Assessment identified a gross average annual shortfall of 265 affordable dwellings, and the update to the 2005 study due to be published in early 2009 as part of the Tees Valley Strategic Housing Market Assessment will show that this shortfall has increased. However the downturn in the housing market during 2008, together with sustained wage levels, may point to the need to interpret these figures flexibly.

Table 9 below shows that in 2007/08, as in previous recent years, the Council has relied largely on Registered Social Landlords for the provision of affordable housing, with none being completed as a result of securing contributions from private developers via Section 106 agreements. The table also shows that levels of provision in 2007/08 whilst up on previous years, remain very low (9.1%) when compared to the total number of new house completions (547) in 2007/08.

Table 9: Affordable housing completions

Type of Affordable Provision	2002/3	2003/4	2004/5	2005/6	2006/7	2007/08
Number of additional local authority dwellings	0	0	0	0	0	0
Number of additional RSL rented dwellings	45	77	18	10	38	42
Number of additional RSL shared ownership	6	0	10	0	0	8
Total Affordable Housing Completions	51	77	28	10	38	50

Source: Housing Strategy Statistical Index

In April 2007/08, the Council adopted an Affordable Housing Supplementary Planning Document (SPD). This now provides a firm basis for seeking affordable housing provision as part of new housing developments, in conjunction with Policy H9 and H10 of the adopted Local Plan. However, because of the long lead in time between planning applications being submitted and completions occurring, this adopted policy has had little impact on completions so far. Additional delays between the planning application stage and completions of affordable housing is also expected where the Council accepts payments in lieu of affordable housing provision and will itself be making the arrangements for the contributions to be spent.

Provision for Gypsies and Travellers

Indicator Title	Number of additional pitches granted planning permission	Core H4
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	RSS Policy 30: Improving Inclusivity and Affordability	
BDLP Saved Policies	Policy H20: Gypsy sites Policy H21: Additional Gypsy Sites	
CSPO Policies	CS13: Accommodating Travelling Groups	
SA Objectives	8) Building sustainable communities.	

No additional pitches were granted planning permission in 2007/08 and none were lost as a result of development or closure.

Indicator Title	Number of additional pitches included in Development Plans	Local 7
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy H21: Additional Gypsy Sites	
BDLP Saved Policies	Policy H20: Gypsy sites	
CSPO Policies	CS13: Accommodating Travelling Groups	
SA Objectives	8) Building sustainable communities.	

This indicator is also reported in RSS monitoring as Housing 12B.

The inclusion in LDF policy of a target number of additional pitches for gypsies, travellers and travelling showpeople has not yet been possible, as the Council is awaiting the completion and publication of a Tees Valley Gypsy and Traveller Accommodation Needs Assessment in early 2009. This study will provide the up to date evidence base for setting the target in the development plan. Consideration is currently being given as to whether this would be in through the Core Strategy or a subsequent development plan document.

Building for Life Assessments

Indicator Title	Housing Quality: Building for life assessments	Core H6
Indicator Source	None currently	
RSS Policies	Policy 2: Sustainable Development Policy 38: Sustainable Construction	
BDLP Saved Policies	This indicator relates to the design element of several saved BDLP policies, such as Policy E46 (Safety and Security), Policy R1 (Designing for All), Policy T13 (New Development – Standards) and Policy T24 (Parking and Servicing Requirements for New Development), E12 (Trees and Development), E15 (Open Land in New Development), E23 (Nature and Development), E24 (iii) (Conservation of Resources), E45 (Development and Art), E49 (Noise Sensitive Development), H11 (Design and Layout of New Housing Development), H12 (Alterations and Extensions to Existing Dwellings), R13 (Recreation Routes and New Development).	
CSPO Policies	CS2: Promoting Good Quality, Sustainable Design	
SA Objectives	2) adapting to and mitigating against climate change 3) living within environmental limits 8) building sustainable communities. 9) developing sustainable transport and communication	

This is a new indicator introduced for 2007/08, measuring the quality of completed new housing developments of ten dwellings or more. The Council does not currently have a system for reporting this indicator.

A system for monitoring this will be introduced to provide information for the 2008/09 AMR. It will involve ensuring that the Council's Urban Design Officer is consulted on all planning applications and pre-applications

that will deliver at least 10 dwellings. The Council's Urban Design Officer will also carry out an assessment of schemes of 10 or more dwellings completed during the year, as soon as possible after the end of the reporting year.

Policies and documents in the emerging Local Development Framework, including a Design of New Development SPD, once adopted, will help to ensure that potential developers are aware of all the requirements that need to be met to achieve a 'very good' building for life score.

The Existing Housing Stock

Indicator Title	Number of vacant dwellings by length of vacancy and ownership	Local 8
Indicator Source	Housing Strategy Statistical Appendices	
RSS Policies	Policy 28: Gross and Net Dwelling Provision.	
BDLP Saved Policies	Policy H16: The Improvement of Older Residential Areas	
CSPO Policies	CS12: The Existing Housing Stock	
SA Objectives	3) Living within environmental limits 6) Improving health and well-being while reducing health inequalities 8) Building sustainable communities.	

This indicator is also reported in RSS monitoring as Housing 03

Table 10 below shows that after three years of rising vacancies in the residential stock, the situation has stabilised. As private dwellings have consistently accounted for the majority of vacant dwellings, this stabilisation may reflect an increased level of market interest in private stock, particularly private rented and older terraced properties where the bulk of vacancies tend to occur. The reduction in local authority and RSL vacancies could reflect the increasing pressure on these sectors as local affordability worsens.

Table 10: Vacant Dwellings by Ownership Type

Category of Vacant Dwelling	2004/05	2005/06	2006/07	2007/08
Private dwellings	1111	1284	1447	1477 of which 405 vacant less than 6 months
Registered Social Landlord	41	37	17	12 of which 9 vacant less than 6 months
Local Authority vacant	136	149	113	86 of which 75 vacant less than 6 months
Total Number of vacant units	1288	1470	1577	1575 of which 489 vacant less than 6 months

Business, Industry and Employment

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

Over the last few years, with assistance from public funds, Darlington has attracted interest from private developers leading to a number of high profile schemes such as offices at Morton Palms, and distribution and industrial development at Faverdale Business Park. As well as traditional employment developments there are plans for major mixed-use developments on the town centre fringe at Central Park and elsewhere at Lingfield Point land at Yarm Road Industrial Area.

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. As part of this the Borough has continued to promote 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 sub-region.

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

Current Employment Land Available by Type

Indicator Title	Current employment land available by type	Core BD3
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centre Policy 20: Key Employment Locations Policy 21: Airports	
BDLP Saved Policies	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office/Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Sites	
CSPO Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy	
SA Objectives	1) Strengthening the Local Economy 4) Developing a more sustainable employment market	

The Borough as a whole has the allocated employment land available for development as set out in Table 11.

Table 11: Allocated Employment Land Available

Local Plan Employment Area	GF Available		PDL Available		Total Available	Total Area	Use Type		
	Short Term	Long Term	Short Term	Long Term					
EP2.1 Valley Street	0	0	1.84	0	1.84	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	1.59	0	0	0	1.59	16.17	B1	B2	B8
EP2.4 Blakett Road	0	0	1.72	0	1.72	16.67	B1	B2	B8
EP2.5 Banks Road	0	0	0	0	0	10.46	B1	B2	B8
EP2.6 Yarm Road	0	41.63	0.3	0	41.93	208.48	B1	B2	B8
EP2.7 Faverdale	7.91	0	0	0	7.91	55.48	B1	B2	B8
EP2.8 Whessoe Road	3.39	0	0	7.32	10.71	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	6.51	6.51	7.06	B1	B2	B8
EP3.2 McMullen Road East	0	6.32	0	0	6.32	6.37	B1	B2	B8
EP3.3 Yarm Road	0	50.03	0	0	50.03	54.82	B1	B2	B8
EP3.5 Faverdale	23.65	0	0	0	23.65	51.88	B1	B2	B8
EP4 Haughton Road	0	0	0	0	0	10.48	B1	B2	B8
Total General Land (ha)	36.54	97.98	4.82	13.83	153.17	530.22	B1	B2	B8
EP3.6 Heighington	0	15.15	0	0	15.15	15.11	Reserve		
EP8 Faverdale Reserve	0	119.5	0	0	119.5	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 (ha)	46.92	232.63	4.82	52.46	336.83	769.51			

Source: Darlington Borough Council Monitoring 2007/8

A key feature of the employment portfolio is the significant proportion of land identified as available long term, and the high ratio of greenfield to previously developed sites; currently only around 17% is classed as previously developed. 226ha (64%) of the total employment land supply is accounted for by three greenfield sites, at Yarm Road North, South, and Faverdale Reserve.

At present, there does not appear to be a quantitative deficiency in the amount of land allocated for employment uses. However, a substantial part of current allocations are long term and/or are dependent upon infrastructure provision and other factors before they become available for development, and not all sites are suitable for all types of employment development.

In reviewing policies for development, providing for the phasing of sites with priority towards previously developed land in central locations is being considered. This is reflected in the approach taken in Core Strategy Preferred Options policy CS1: Darlington's Sub-regional Role and Locational Strategy and policy CS5: Supporting the Local Economy.

Additionally there are indications that some previously developed employment land is under significant pressure from residential and other alternative uses. A key element of the review of employment land begun as part of the Darlington Gateway study has been to examine and make recommendations on these and related matters. The Council's Employment Land Review (ELR) document bringing all this together will be published in 2009, helping to identify a more 'balanced' employment land portfolio, which takes account of and is conducive to the aims of the Darlington Gateway Strategy. The recommendations from this report will provide guidance on a new portfolio of development sites that will provide for Darlington's employment land

provision for the next 25 years, helping to meet the needs of the market, deliver sustainability objectives and fulfill the strategic policy requirements for the Borough. The ELR will also be part of the evidence base for the production of Darlington Borough Council's Local Development Framework (LDF).

Amount of Floorspace Developed for Employment

Indicator Title	Historical employment development by hectare	Local 9
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centre Policy 20: Key Employment Locations Policy 21: Airports	
BDLP Saved Policies	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office / Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Site	
CSPO Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy	
SA Objectives	1) Strengthening the Local Economy 4) Developing a more sustainable employment market	

Table 12 below provides an overview of new development, which has resulted in additional floorspace on land that was previously classed as available on the allocated employment land sites in the Borough, up to 2006/7. It is clear that the policies are working, directing employment development to specifically allocated employment land. Since 2000, the largest areas of new development are in two largely greenfield areas of Yarm Road and Faverdale on the periphery of the urban area, away from the older, more centralised traditional employment areas that are previously developed land.

Table 12: Historical New Floorspace Completions

Local Plan Employment Area	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	% Developed
EP2.1 Valley Street	0	0	0	0	0	0	0	0.0%
EP2.2 Cleveland Street	0.159	0.172	0.012	0.346	0.395	0.396	0.115	6.5%
EP2.3 Albert Hill	0	1.431	0	0	0	0	0	5.9%
EP2.4 Blakett Road	0	0	0	0	0	0	0	0.0%
EP2.5 Banks Road	0	0	0	0	0	0	0	0.0%
EP2.6 Yarm Road	0	0.625	0.826	2.476	0.432	0.3494	0	19.3%
EP2.7 Faverdale	0	6.403	0.674	0.928	0.129	0	0	33.3%
EP2.8 Whessoe Road	0	0	0	1.386	0.162	0.1612	0	7.0%
EP2.9 Aycliffe	0	0	0	0	0	0	0	0.0%
EP2.10 Borough Road	0	0	0	0	0	0	0	0.0%
EP3.3 Yarm Road	0	0	0	0	0	0	0.25	1.0%
EP3.5 Faverdale	0	0	0	0	0	6.531	0	26.7%
EP9 DTV Airport	0	0	0	0	0	0	0	0.0%
Town Centre	0	0	0.006	0	0.033	0	0	0.2%
Other-	0	0	0	0.036	0	0	0	0.1%
Total (ha)	0.159	8.631	1.518	5.172	1.151	7.4376	0.365	100%

Source: Darlington Borough Council Monitoring 2007/8

Amount of Floorspace Developed by Employment Type

Indicator Title	Amount of floorspace developed by employment type	Core BD1 Core BD2
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centres Policy 20: Key Employment Locations Policy 21: Airports	
BDLP Saved Policies	Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP8: Reserve Employment Sites Policy EP9 and EP10: Teesside Airport	
CSPO Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy	
SA Objectives	1) Strengthening the Economy 4) Developing a more sustainable employment market	

Table 13 below provides an overview of the employment land completions during the year 2007/8. The figures are represented as additional floorspace, and also illustrated is the proportion of previous developed and greenfield land development.

Table 13: Employment Land Completions 2007/8

Type Use Class	GF (m ²)	PDL (m ²)	Total (m ²)	% PDL
B1(a) Office	4,089	2,383	6,472	36.8%
B1(b) Research	0	0	0	n/a
B1(c) Industrial Process	0	476	476	100%
B2 General Industry	0	1,657	1,657	100%
B8 Storage & Distribution	0	0	0	n/a
Total (m²)	4,089	4,516	8,605	52.5%

Source: Darlington Borough Council Monitoring 2007/8

The information in table 13 resulted from the monitoring of significant development on allocated employment land. Compared to the previous year, 2006/7, there has been a rise in new development resulting in additional floorspace creation. Large greenfield B1(a) office developments were focused at EP2.7 Faverdale and the previously developed site was EP2.6 Yarm Road, at the Beehive. Smaller scale B1(c) and B2 developments were completed at EP2.2 Forge Way, EP2.6 Yarm Road and EP2.7 Faverdale. Specifically, there has been no airport related development during 2007/8.

Although greater than the previous year it is still below the average additional floorspace since 2000 and when paced into context, it is relatively modest compared to 2005/6 that showed the greatest completion since 2000, primarily due to the Argos Distribution Depot at EP2.7 Faverdale.

A trend towards de-centralisation has continued in the Borough with a continuing shift in emphasis from the established inner urban area and town centre to larger outer urban 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 are in less sustainable locations than the inner urban areas. As this development is taking place within identified employment areas, the shift to these locations is in accordance with policy of the adopted Local Plan.

Indicator Title	Historical geographical spread of new development by hectare	Local 10
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centres Policy 20: Key Employment Locations Policy 21: Airports	
BDLP Saved Policies	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas	
CSPO Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy	
SA Objectives	1) Strengthening the Economy 4) Developing a more sustainable employment market 9) Developing sustainable transport and communication	

Table 14 below reflects the overwhelming trend towards decentralisation whereby the area of land developed for employment uses on outer urban sites such as Faverdale and Yarm Road dwarf the inner urban areas, including sites like Cleveland Street. The outer urban areas account for approximately 80% of all the area developed for employment since 2000.

Table 14: Historical Geographical Spread of New Employment Development by Hectare

Location	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	Total
Inner Urban (ha)	0.159	1.603	0.018	1.768	0.59	0.5572	0.115	0.08	4.8902
Outer Urban (ha)	0	7.028	1.5	3.404	0.561	6.8804	0.25	1.42	21.0434
Total (ha)	0.159	8.631	1.518	5.172	1.151	7.4376	0.365	1.5	25.9336
Inner Urban (%)	100%	19%	1%	34%	51%	7%	32%	5%	19%
Outer Urban (%)	0%	81%	99%	66%	49%	93%	68%	95%	81%

Source: Darlington Borough Council Monitoring 2007/8

Looking to the future, there are further ongoing major developments under construction at Faverdale and Yarm Road on the periphery of the urban area that are planned for completion in 2008/9. More longer term, the town centre fringe and Central Park will provide employment floorspace through the regeneration of PDL land, and similarly on the urban periphery at Lingfield Point.

Losses of Employment Land

Indicator Title	Losses of employment land by type	Local 11
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centres Policy 20: Key Employment Locations Policy 21: Airports	
BDLP Saved Policies	Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP5: Other Uses in Employment Areas Policy EP14: Existing Employment Development	
CSPO Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy	
SA Objectives	1) Strengthening the Local Economy 4) Developing a more sustainable employment market	

Table 15 below illustrates the amount of employment land, both allocated and un-allocated, that has been lost to other uses. Historically the majority of this change has been to residential development. Of particular note is the former Darchem site now being redeveloped as part of the West Park housing scheme and several industrial sites in Middleton St George, such as Brookside Works which have been developed for new housing in recent years.

Table 15: Losses of Employment Land by Type of Alternative Development

Key

AEL – Allocated Employment Land

Emp NAL – Employment Use on Non-Allocated Land

Employment Land Loss Type	2003/4		2004/5		2005/6		2006/7		2007/8	
	AEL (ha)	Emp NAL	AEL	Emp NAL	AEL	Emp NAL	AEL	Emp NAL	AEL	Emp NAL
Residential	0.03	8.7	0	4.49	0	3.03	0	0	0.026	0
Retail	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0.73	0	0	0	0.26	0
Total(ha)	0.03	8.7	0	4.49	0.73	3.03	0	0	0.286	0

Source: Darlington Borough Council Monitoring

For the year 2007/8 there has been only a small amount of loss on allocated employment sites. At EP2.6 Yarm Road a D1 use class children's day nursery was developed removing 0.26ha of employment land from existing employment use. The remainder of the loss occurred at EP2.1 Valley Street whereby an existing warehouse was converted to a residential dwelling, losing 0.026ha of allocated employment land.

The relatively small scale loss of allocated employment land this year and in recent times reflects well on the existing policies performance in seeking to safeguard the exclusive B1, B2 and B8 uses on the EP policy sites.

To provide a further historical context, much residential development in previous years has been at former industrial sites. It has been estimated that in the 1980's and early 1990's over 120 ha of previously developed employment land was 'lost' in this way. It is established that 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 again suggests policy has been successful, in that the allocations reflected locations most suitable for retention or development for employment.

There is a potential need to reassess this in centralised areas such as Whessoe Road, Valley Street and Borough Road and other sites in the portfolio where a lack of investment is creating pockets of vacancy and deterioration. As previously discussed, the Employment Land Review will assess the existing employment land portfolio and recommendations resulting from the report will provide guidance on a new portfolio of development sites that will provide for Darlington's employment land provision for the next 25 years.

Environmental Resources

Indicator Title	Number of planning permissions granted contrary to Environment Agency advice	Core E1
Indicator Source	Darlington Borough Council Monitoring / The Environment Agency	
RSS Policies	Policy 8: Protecting and Enhancing the Environment Policy 24: Delivering Sustainable Communities Policy 35: Flood Risk	
BDLP Saved Policies	Policy E1: Keynote Policy for the Protection of the Environment	
CSPO Policies	Policy CS16: Environment Protection	
SA Objectives	3) Living with environmental limits 7) Safeguarding and enhancing environmental infrastructure	

During 2007/8 there were no permissions granted that were subject to an objection from the Environment Agency. This was also the case in 2006/7, and in 2005/6 there was only one permission granted contrary to Environment Agency advice. This shows that such instances in the Borough are rare.

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. Planning Policy Statement 25 and the Tees Valley Strategic Flood Risk Assessment Final Report (published February 2007) provides adequate national and sub-regional guidance for decision making.

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

This indicator is also reported as NI197.

Priority habitats and species

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

Key Changes 2007-2008

Wetland and wet woodland are a rare, but significant source of biodiversity value, containing a range of important species and habitats, such as Black Poplar and Great Crested Newts. Most existing areas follow the Tees and Skerne Valleys and other watercourses in the Borough. Therefore, the protection and enhancement of these corridors is essential to maintain and improve biodiversity value in the Borough. Through new development, an additional 0.5ha of wetland has been created at the Maidendale Local Nature Reserve (which has had the added benefit of improving the variety of habitats and species within the nature reserve) and 0.5ha of wet woodland has been created at West Park. Unimproved grassland can also be a valuable habitat for a variety of species including insects. An additional 0.5ha has been created within the Cocker Beck area.

Great Crested Newts

Great Crested Newts are a protected species, diminished in part, by development. The Council manage a project which helps identify and monitor the locations of Great Crested Newts in the Borough to help protect the species. It also ensures new development provides adequate mitigation close to habitats. As a result of this project, a further 20 sites have been identified in the last year.

Sites of Special Scientific Interest (SSSI)

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

Local Nature Reserves and Local Wildlife Sites

Local Nature Reserves are places with wildlife or geological features that are of special interest locally. They also provide the community with opportunities to learn about and enjoy nature. Primarily in the urban area, the Borough has 7 Local Nature Reserves, covering 61ha, equating to 0.6ha per 1000 population. A programme to provide additional reserves and improved access is underway. In addition to the provision of wetland at Maidendale Reserve, an ongoing programme at Cocker Beck will provide a further 12 ha of land managed for biodiversity.

Since the adoption of the Local Plan in 1997, the number of sites of nature conservation importance (now known as Local Wildlife Sites) has increased from 46 to 50. Several of these sites form part of a Local Nature Reserve.

Areas Managed for Nature Conservation and Public Access

A key aim of the Council is to protect and enhance biodiversity and environmental infrastructure in the Borough whilst ensuring that more members of the community have greater access to areas of nature conservation. By identifying a green infrastructure network, which connects existing and new wildlife sites within and around the urban area, access for the community has increased significantly in the last year from 187.8ha to 218ha. This will ensure that the community enjoys the health benefits from greater access to the natural environment.

Table 16 overleaf provides a summary of the key changes to priority species and habitats as well to sites in the Borough that provide local wildlife and nature conservation interest.

Table 16: Summary of Key Changes to Habitats, Species and Wildlife Sites in the Borough

Type of Site	Active Management Target	Population/extent 2007/08	Change by 2007/08
Wet woodland	Maintain and/or extend areas of mature and/or of wet woodland in County Durham by 10%	Durham wide approx 316ha	0.5ha West Park
Wetland			0.5ha created Maidendale Local Nature Reserve
Hedgerows	To maintain and extend the length of ancient and species rich hedgerows and improve condition	9600km Durham wide 1632km good condition	N/A
Unimproved grasslands	Draft proposals are being prepared		0.5ha created Cocker Beck
Black Poplar	Expand the population in the Durham area	Majority found in the northern part of Borough	Planting at Skerningham
Great Crested Newts	Maintain and expand the range in Durham	40 known sites	20 sites identified
Skylark	Maintain current range and population of skylark	Widespread sightings but no systematic survey undertaken	
Bats	Maintain and enhance bat population by improving opportunities for roosting, hibernating and foraging	8 known breeding species in Durham, 4 not threatened, 4 vulnerable River Tees and older buildings are the primary location in Darlington	
Sites of Special Scientific Interest	Protect and enhance sites	Hells Kettle 3.51ha Neasham Fen 2.2ha Newton Ketton Meadow 1.9ha Redcar Field 0.68ha	Unfavourable recovering Favourable Favourable Favourable
Local Nature Reserves	Each nature reserve must be managed so that the features which gave the place its special interest are maintained	Brinkburn = 1.76ha Drinkfield Marsh = 5.77ha The Whinnies = 11.46ha Brankin Moor = 1.82ha Geneva Wood = 13.12ha Maidendale = 7.51ha Rockwell = 21.16ha	Total area remains the same but the variety of habitats and species has increased with 0.5ha wetland incorporated at Maidendale.
Area managed for nature conservation and public access		187.8ha	218 ha
Natural and semi natural greenspace		In terms of value: High 253ha Medium 59ha Low 92ha Total 404ha	

Renewable Energy

Indicator Title	Renewable Energy Capacity by Type	Core E3
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 2: Sustainable Development Policy 12: Sustainable Economic Development Policy 24: Delivering Sustainable Communities Policy 38: Sustainable Construction Policy 39: Renewable Energy Generation Policy 40: Planning for Renewables Policy 41: Onshore Wind Energy Development Policy 45: Sustainable Waste Management	
BDLP Saved Policies	Policy E25: Energy Conservation Policy E26: Energy from Renewable Development	
CSPO Policies	Policy CS4: Promoting Commercial Scale Renewable Energy Generation	
SA Objectives	2) Adapting to and mitigating against climate change 3) Living within environmental limits 9) Developing sustainable transport and communication	

In 2007/08, 1 wind turbine (capacity 0.015MW) and 1 biomass scheme (capacity 0.0049MW) were permitted. One wind turbine was also constructed in this period, and permission was granted for a heat pump, though the capacity of the scheme and whether it was installed in this period is unknown.

Regionally, the RSS seeks to achieve 10% of the region's electricity consumption from renewable sources by 2010, rising to 20% by 2020. Based on the areas of least constraint, identified in the RSS and the Tees Plain and East Durham Limestone Wind Farm Development and Landscape Capacity Study, the RSS sets out visual and landscape impact guidance for wind energy development. An extensive area of least constraint has been identified that incorporates a small part of the north east of the Borough.

The Local Plan supports 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. During 2007 several wind farm schemes were proposed, mainly in the north eastern corner of the Borough. Two schemes are currently at scoping stage to determine whether wind energy would be viable and feasible in the locations proposed.

A reporting process must be put in place for the new monitoring period whereby Development Control and Building Control provide Planning Policy with figures relating to renewable energy schemes permitted and the capacity of schemes installed to ensure the collection of accurate data to inform the AMR.

Minerals and Waste

Indicator Title	Capacity of New Waste Management Facilities Amount of Municipal Waste Arising, Managed by Type	Core W1 Core W2
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 2 - Sustainable Development Policy 3 - Climate Change Policy 10 - Tees Valley City-Region Policy 45 - Sustainable Waste Management Policy 46 - Waste Management Provision Policy 47 - Hazardous Waste	
BDLP Saved Policies	Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer	
*TVM&W CSPO Policies	MWC1: Sustainable development MWC6: Waste management capacity	
*TVM&W SA Objectives	2) To move up the waste hierarchy 3) To make better use of all resources 9) To reduce the causes and impacts of climate change	
CSPO Policies	(None)	
SA Objectives	2) Adapting to and mitigating against climate change 3) Living within environmental limits 7) Safeguarding and enhancing environmental infrastructure 8) Building sustainable communities	

*Tees Valley Joint Minerals and Waste (TVM&W) Core Strategy Preferred Options (CSPO) and Sustainability Appraisal (SA), both February 2008.

New Waste Management Facilities

No additional waste management facilities were approved or developed within the Borough during 2007/8.

There are few existing waste management facilities within the Borough. This has been the case for many years for municipal solid waste (MSW) (since before the Borough Council became the waste planning authority in 1997) following the ending of landfilling of former claypits. Since then MSW has been transported to a waste transfer station just across the Borough boundary at Heighington Lane where it has been compacted for landfill in County Durham. The Household Waste Recycling Centre for the Borough is located within Darlington and this was extended and its scope for recycling greatly improved two years ago. The landfilling of inert construction and demolition (C&D) and commercial and industrial (C&I) waste at the former Barmpton quarry ceased in 2005 and the site has been restored. The majority of waste management facilities within the Borough are materials recycling facilities operated by relatively small local businesses such as skip-hire operators and scrap merchants.

The Council's contract for treatment and disposal at Heighington Lane will end in 2009, and MSW will be taken instead to another site only just across the Borough boundary with Durham County, at Aycliffe Quarry. The waste will be processed through a newly-constructed mechanical and biological treatment plant which will significantly increase the proportions which are recycled rather than landfilled.

Amount of Municipal Waste Arising

Table 17 below shows the improving waste management practices of the Council for municipal solid waste (MSW) over the last seven years, including 2007/8.

Table 17: Amount of municipal waste arising, and managed by management type

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	
Type	%	%	%	%	%	%	%	million tonnes
Recycled	10.8	11.8	13.4	14.6	14.7	31.4	34.7	23.29
Composted	0	0.7	3.3	3.55	3.4	0	0	0
Landfilled	89.2	87.2	83.3	81.82	81.9	68.6	65.3	43.85

Over the three years to 2004/5, the rate of increase in recycling in Darlington ranked at or around the then national average of 13.4% of household waste recycled. In 2006/7, the Council achieved a major improvement in its recycling performance, more than doubling that of the previous year and surpassing the national average. That improvement continued this year when, for the first time, more than one-third of the Borough's MSW was recycled. This has had the knock-on effect of reducing the amount of waste going to landfill yet further.

The 2007/8 pattern is expected to be maintained during 2008/9, but another step-change shift up the waste hierarchy, from landfill to recycling, will occur in 2009/10 as the new, more sustainable contract for waste treatment and disposal at Aycliffe Quarry gets underway.

Indicator Title	Production of Primary Land Won Aggregates Production of Secondary and Recycled Aggregates	Core M1 Core M2
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 1: North East Renaissance Policy 2: Sustainable Development Policy 24: Delivering Sustainable Communities Policy 42: Overall Minerals Strategy Policy 43: Aggregate Minerals Provision Policy 45: Sustainable Waste Management	
BDLP Saved Policies	Policy E24: Conservation of Land and Resources	
*TVM&W CSPO Policies	MWC1: Sustainable development MWC2: Alternative materials for aggregates us	
*TVM&W SA Objectives	1) To move up the minerals hierarchy 3) To make better use of all resources	
CSPO Policies	(None)	
SA Objectives	1) Strengthening the economy 3) Living within environmental limits	

*Tees Valley Joint Minerals and Waste (TVM&W) Core Strategy Preferred Options (CSPO) and Sustainability Appraisal (SA), both February 2008.

There was no production of primary land won aggregates within Darlington Borough during 2007/08, nor has there been since the Council became a minerals planning authority (MPA) in 1997. Prior to that, sand and gravel had been extracted at various locations around the Borough. Some deposits are believed to remain, but these are mainly in sensitive environmental locations such as the Tees Valley Area of High Landscape Value. There is no record of crushed rock production for aggregates in the Borough, although potential reserves are thought to exist on its northern boundary with Durham County.

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

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

apportionment, there are no figures available for annual production. Fortunately the present lack of working sites in Darlington means that this is not an issue here at this time.

Open Spaces

Indicator Title	Audits of open space facilities	Local 12
	Open space provision in the urban area	Local 13
	Amount of Eligible Open Space managed to Green Flag Award Standard	Local 14
Indicator Source	Darlington Borough Council Monitoring	
One Darlington Work Strand	Quality of life Greener, cleaner Darlington	
RSS Policies	Policy 8 Protecting and Enhancing the Environment Policy 10 Tees Valley City Region Policy 24 Delivering Sustainable Communities	
BDLP Saved Policies	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision	
CSPO Policies	CS17 Green Infrastructure	
SA Objectives	6) Improving health and wellbeing while reducing health inequalities	
Open Space Strategy Policies	Policy 1: General Approach Policy 2: Our Most Locally Important Open Space Resources Policy 7: Parks Provision Policy 8: Standards for Parks Provision Policy 22: Design of Open Spaces	

Open Space Strategy

Darlington has a wide range of green, open spaces; totalling 900ha, a high proportion compared to other towns of its size. Whilst the availability of open space is high, access can be poor in some parts of the Borough, its quality varies and the provision does not always meet community needs. The Council's adopted Open Space Strategy sets out further details on the level, type and quality of provision and accessibility to spaces. Few systematic surveys have taken place but a rolling survey programme will be established in 2008-2009 to monitor the amount, size, quality and value of these sites. A summary of the open space provision in the urban area is provided below, with known changes identified for the last year.

Green Flag Award - South Park

The Green Flag Award is the national standard for parks and green spaces, recognising the best green spaces in England and Wales. It identifies those spaces that achieve high environmental standards, creating a benchmark of excellence in recreational green areas.

South Park covers 25.76ha and is situated in the south of the urban area. It comprises 46.47% of the proportion of the Borough's total parks or gardens and 3.15% of the total open space provision. It is a large Victorian park which benefited from a considerable Heritage Lottery Fund restoration programme during 2003-2006. The park is identified by English Heritage as a Registered Historic Park or Garden.

Today the park provides an excellent range of facilities for the wider community such as play areas for children and young people including a skate park, a sports field and bowling greens. There is also a restored Victorian bandstand, café and toilets, fountains and formal gardens, as well as extensive areas of grassland, a lake and river. Recently, changing accommodation for the sports field and an adult learning training centre has been completed. As a result, South Park, has been awarded Green Flag status.

Table 18 : Summary of the Open Space Provision in the Urban Area and Changes 2007/08.

Open Space Primary Purpose	No of Sites at April 2007	Total Area (Ha) at April 207	Changes 2007-2008
Parks and gardens	12	55.4	Ongoing rolling improvement programme at Sugar Hill, The Denes, North Park, Springfield Park
Informal recreation	101	140.6	N/A
Natural and semi-natural green spaces	30	247.6	Cocker Beck phase 1 improvements underway
Provision for children and young people	16	9.21	Bike track complete, West Park New play area, MUGA complete, North Park New play area installed, The Denes New play area installed, Bensham Park Replacement play area installed, Fryers Crescent, Haughton
Outdoor sports facilities	67	297.9	Audit commenced, completion expected April 2009
Green corridors	20	109.3	Ongoing footpath work along Skerne green corridor, Barnard castle trackbed and Black Path
Landscape amenity space.	21	25.8	Improvements made to all 4 sites
Allotments	27	34.9	N/A
Cemeteries, etc.	13	38.8	N/A
Civic Spaces	3	1.7	Railway Museum refurbishment completed
ALL OPEN SPACES	310	961.24	

Retail and the Town Centre

Indicator Title	Total amount of floorspace for 'town centre uses'	Core BD4
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 4 - The Sequential Approach to Development Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 12 - Sustainable Economic Development Policy 13 - Brownfield Mixed-Use Locations Policy 16 - Culture and Tourism Policy 19 - Office Development Outside of City and Town Centres Policy 24 - Delivering Sustainable Communities Policy 25 - Urban and Rural Centres Policy 27 - Out-of-Centre Leisure Developments Policy 51 - Strategic Public Transport Hubs	
BDLP Saved Policies	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre	
CSPO Policies	CS1: Darlington's Sub-Regional Role and Locational Strategy CS5: Supporting the Local Economy CS6: Expanding Tourism, Leisure and Culture Provision CS7: The Town Centre CS8: Further Retail Provision CS9: District & Local Centres and Freestanding Local Facilities	
SA Objectives	1) Strengthening the economy 2) Adapting to and mitigating against climate change 3) Living within environmental limits 4) Developing a more sustainable employment market 6) Improving health and well-being while reducing health economies 10) Promoting, enhancing and respecting culture and heritage	

The version of PPS6 issued in 2005 remains the relevant government guidance on planning for town centres, pending publication of a revised version during 2009. It includes a number of indicators of the vitality and viability of a town centre including the amount of retail, leisure and office space in edge-of-centre and out-of-centre locations,

Table 19: Amount of completed retail, office and leisure development (sq m)

Development Type	2004/5		2005/6		2006/7		2007/8	
	Total	Town Centre	Total	Town Centre	Total	Town Centre	Total Gross (Net)	Town Centre
Retail	2,469	0	2,026	0	3,987	2,879	432 (288)	0
Office	2,620	333	840	0	2,500	0	6,472 (6,472)	0
Leisure	0	0	0	0	0	0	0	0
Total (m²)	5,089	333	2,866	0	6,487	2,879	6,904	0

Table 19 shows that 2007/08 saw the least amount of new retail development in the Borough for some years, with only one modest-sized scheme opening. Although not in the town centre it was in an appropriately-located, accessible location - within a defined district centre (Cockerton). As in previous recent years, no new

leisure space opened in the Borough. The permitted Oval development at Commercial Street is expected to bring forward considerable additional retail and leisure floorspace in the town centre. Progress to date has been focused on site assembly. New office development did take place, in the defined Local Plan employment areas of Faverdale and Yarm Road, continuing the trend of recent years for such development to take place in already allocated areas on the periphery of the urban area.

As pointed out in last year's AMR, securing a significant redirection of office development to the town centre will require more than the change of policy which originated from PPS6's identifying offices as a 'main town centre use' whilst development in already-allocated peripheral locations is also permitted. It needs a change of occupiers' expectations combined with pro-active promotion of more central sites. The Council and its partners are now working at the latter (e.g. in the Feethams area of the town centre and at Central Park) and there are signs that some occupiers of office space are beginning to appreciate the locational advantages of central sites more than previously. It is expected that this will translate in the near future into development on the ground in the town centre.

Indicator Title	Amount of retail floorspace and vacancy rates in the Town Centre and District and Local Centres	Local 15
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 4 - The Sequential Approach to Development Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 12 - Sustainable Economic Development Policy 13 - Brownfield Mixed-Use Locations Policy 24 - Delivering Sustainable Communities Policy 25 - Urban and Rural Centres Policy 51 - Strategic Public Transport Hubs	
BDFP Saved Policies	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre	
CSPO Policies	CS1: Darlington's Sub-Regional Role and Locational Strategy CS5: Supporting the Local Economy CS6: Expanding Tourism, Leisure and Culture Provision CS7: The Town Centre CS8: Further Retail Provision CS9: District & Local Centres and Freestanding Local Facilities	
SA Objectives	1) Strengthening the economy 2) Adapting to and mitigating against climate change 3) Living within environmental limits 4) Developing a more sustainable employment market 6) Improving health and well-being while reducing health economies 10) Promoting, enhancing and respecting culture and heritage	

Table 20 shows how the existing defined centres in the Borough - town, district and local centres - are performing in terms of one of the PPS6 indicators of vitality and viability, vacancies amongst ground floor shop units. The vacancy rates in each of the centres is relatively low, less than 10% for the town centre (understood to be below the national average) and no greater than 14% for any of the other district centres. At summer 2007, all of the local centres were at full capacity with no vacant units.

Table 20: Amount of retail floorspace and vacancy rates

Name of Centre	Number of Retail Units	Number of Vacant Units	Total Retail Floorspace (m ²)	Vacant Retail Floorspace (m ²)
Darlington town centre	337	37	101,000	6,600
Cockerton district centre	35	5	4,300	700
North Rd district centre	35	4	14,200	300
Mowden local centre	8	0	1000	0
Neasham Rd local centre	6	0	6000	0
Whinfield local centre	3	0	5400	0
Yarm Road local centre	6	0	3900	0

It should be noted that Table 20 does not include locations such as Morton Park and Darlington Retail Park which do not meet the PPS6 definition of centres. These sites are away from other district/local centres and are on the relative periphery of the urban area, well away from the town centre. The Borough experienced a major growth in retail floorspace in locations other than the town centre during the 1990s (in accord with planning policies of the time) and this reduced the prior dominance of Darlington town centre. Typically there is little vacant space within these locations and they themselves appear to be trading well. The town centre continues to be affected by the direction of household expenditure to these locations, in increasing proportions, as shoppers there benefit from extensive free car parking and retailers take advantage of lower rental values.

Planning restrictions imposed on the kind of goods that can be sold from much of the out-of-centre floorspace has prevented Darlington town centre from suffering the severe effects felt by some other town centres from similar competition, and investment continues to be made in, and be planned, for it from time to time. It therefore remains reasonably healthy and has good prospects for the future, providing further out-of-centre retail development can be closely controlled and investment can be channeled instead to the town centre.

Transport and Accessibility

Indicator Title	Traffic Related Injuries and Fatalities	Local 16
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 49 - Regional Transport Corridors Policy 53 - Demand Management Measures	
BDLP Saved Policies	Policy T3: Justification for Major Road Schemes Policy T4: Route and Design of Major Road Schemes Policy T9: Traffic Management and Road Safety Policy T10: Traffic Calming - Existing Roads Policy T11: Traffic Calming - New Development	
CSPO Policies	CS2: Promoting Good Quality, Sustainable Design CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure	
SA Objectives	6) Improving health and well-being while reducing health inequalities 8) Building sustainable communities	

The overall number of road traffic casualties in the Borough has decreased steadily and the 2007 total of 384 was the lowest on record:

Table 21 : Number of Traffic Related Injuries and Fatalities

Severity of injury	2003	2004	2005	2006	2007
Killed or seriously injured	37	42	41	66	31
Slight casualties	405	426	413	418	353
Total	442	468	454	484	384

Source: Darlington Monitoring / Second Local Transport Plan Delivery Report

The number of casualties killed or seriously injured (KSI) has also seen a downward trend and, again, the total for 2007 (31) is the lowest on record. There was a substantial increase in 2006 (66 KSI) but that was considered a statistical anomaly, as it was completely out of step with other years. More car occupants, pedal cyclists, those aged 16-59 and motorcyclists were injured in 2006 than in previous years but this trend was not maintained in 2007. By any measure, the number of KSI casualties is low and the Borough is in the best quartile nationally. The 2007 number (31) is also well below the target (40) set in the Second Local Transport Plan (LTP2) for the year.

The total number of slight casualties in 2007 of 353 was an all time low. The LTP2 target for the year was 417. The Council's Casualty Review 2007 and Corporate Plan have since set a tougher target of reducing slight casualties by 10%, based on the 1994-98 average and in line with the Government's Road Safety Strategy objective. The statistics show that the Borough is well on track to meet the 2010 target of a 10% reduction, as the 2007 value is 21.7% below the 1994-98 baseline of 451 slight casualties.

Indicator Title	Distance Travelled by Mode of Transport per Person per Annum	Local 17
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 2 - Sustainable Development Policy 3 - Climate Change Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 25 - Urban and Rural Centres Policy 51 - Strategic Public Transport Hubs Policy 53 - Demand Management Measures	
BDLP Saved Policies	Proposal T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T31: New Development and Public Transport Policy T36: Cycle Route Network Policy T37: Cycle Routes in New Developments	
CSPO Policies	CS1: Darlington's Sub Regional Role and Locational Strategy CS2: Promoting Good Quality, Sustainable Design CS9: District and Local Centres and Freestanding Local Facilities CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure	
SA Objectives	2) Adapting to and mitigating against climate change 3) Living within environmental limits 6) Improving health and well-being while reducing health inequalities 8) Building sustainable communities 9) Developing sustainable transport and communication	

Traffic Flows

Data on Borough-wide traffic flows is provided from count sites at urban, edge of town and rural locations and is summarised in Table 22 below. The figures show a slight reduction in vehicular traffic, which contrasts with the growth of previous years. Overall, vehicle traffic levels increased by 2.7% between 2004 and 2007

Table 22: Area wide traffic flows

2003	2004	2005	2006	2007
851	849	860	874	872

Source: Darlington Borough Council Monitoring / Second Local Transport Plan Delivery Report

The LTP2 actually set lower targets for traffic growth based on expected shifts to more sustainable modes of travel through Darlington's Sustainable Travel Demonstration Town project (Local Motion) and the Cycling Demonstration Town project. However, this is now accepted as over-ambitious, as these projects will primarily affect shorter journeys within the town, whereas the area-wide count sites also include edge of town and rural locations. The majority of trips through the outer and Borough cordons are made by non-residents of the town and by their nature, tend to be longer distance than trips made within it. Nevertheless traffic levels in the Borough by 2010 are still expected to be significantly lower than the standard (TEMPRO) trajectory.

Traffic counters on the radial routes, measuring peak period flows approaching the inner urban area, show that flows have decreased at 2007/08 by 5.44% since 2004/05 (see Table 23 below). This is believed to be predominantly due to the Local Motion programme, persuading people out of their car and providing travel choice.

Table 23: Peak period traffic flows

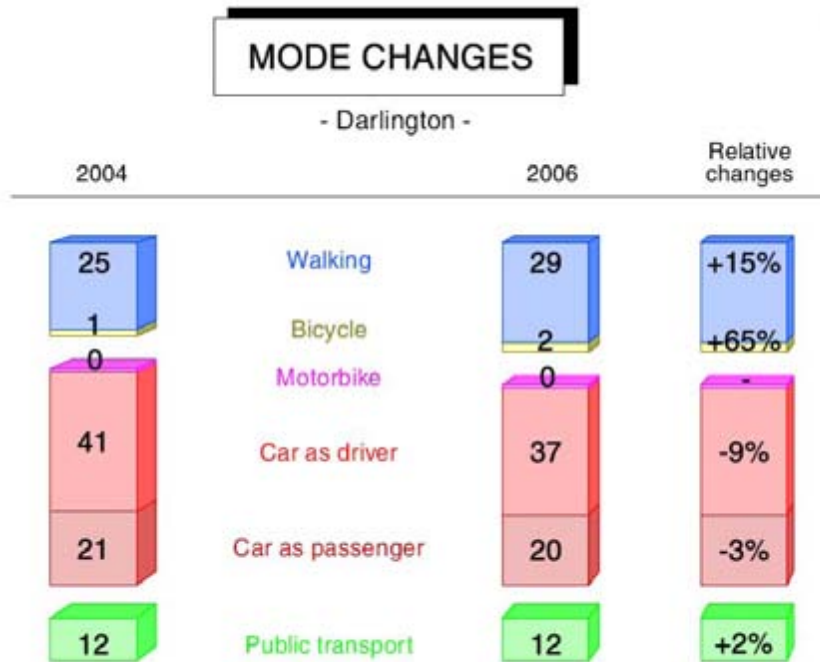
2004/05	2005/06	2006/07	2007/08
5533	na	na	5232

Source: Darlington Borough Council Monitoring / Second Local Transport Plan Delivery Report

Modal Shift

Figure 8 shows peak flow counts recorded in a Local Motion survey in the first areas of the town which were targeted travel planning advice. It indicates that car trips reduced from 41% of household trips in those areas in 2004/05 to 37% in 2006/07, a 9% reduction. Walking trips increased by 15% (an increase from 25% to 29% of all trips) and cycling trips by 65% (from 1% to 2% of all trips). It also showed that the trend of decline in bus use was halted in the target areas, remaining at 12% of all trips:

Figure 8: Peak Flow Counts by Travel Type, 2004 and 2006.



Source: Social Data for Darlington Borough Council Local Motion Project

As elsewhere in the country, bus patronage in Darlington was declining rapidly before the start of Local Motion (14% over the four years 2001/02 to 2005/06). However, in 2006/07 there was a small increase, and whilst it fell again in 2007/08, it is hoped that recent changes* and the continued success of Local Motion will steady it in coming years.

Table 24: Bus passenger journeys (millions)

2003/04	2004/05	2005/06	2006/07	2007/08
10.069	9.591	8.780	8.830	8.614

Source: Darlington Borough Council Monitoring / Second Local Transport Plan Delivery Report

(*In 2007 Arriva took over the Stagecoach operation in Darlington, resulting in a single operator running commercial services. A Memorandum of Understanding was signed between Arriva and the Council, a new network of routes was launched and Arriva has invested in new fleet vehicles. This has greatly improved the experience for travellers and helps to promote bus travel as a quality service.)

The findings of the Local Motion household survey on cycling is reflected in results from automatic counters positioned around Darlington (see Table 25). The aggregate count in 2004/05 was set as the benchmark (index of 100) since when cycle flows have increased, at first steadily, then as the Local Motion and the Cycling Demonstration projects have been rolled out, more significantly:

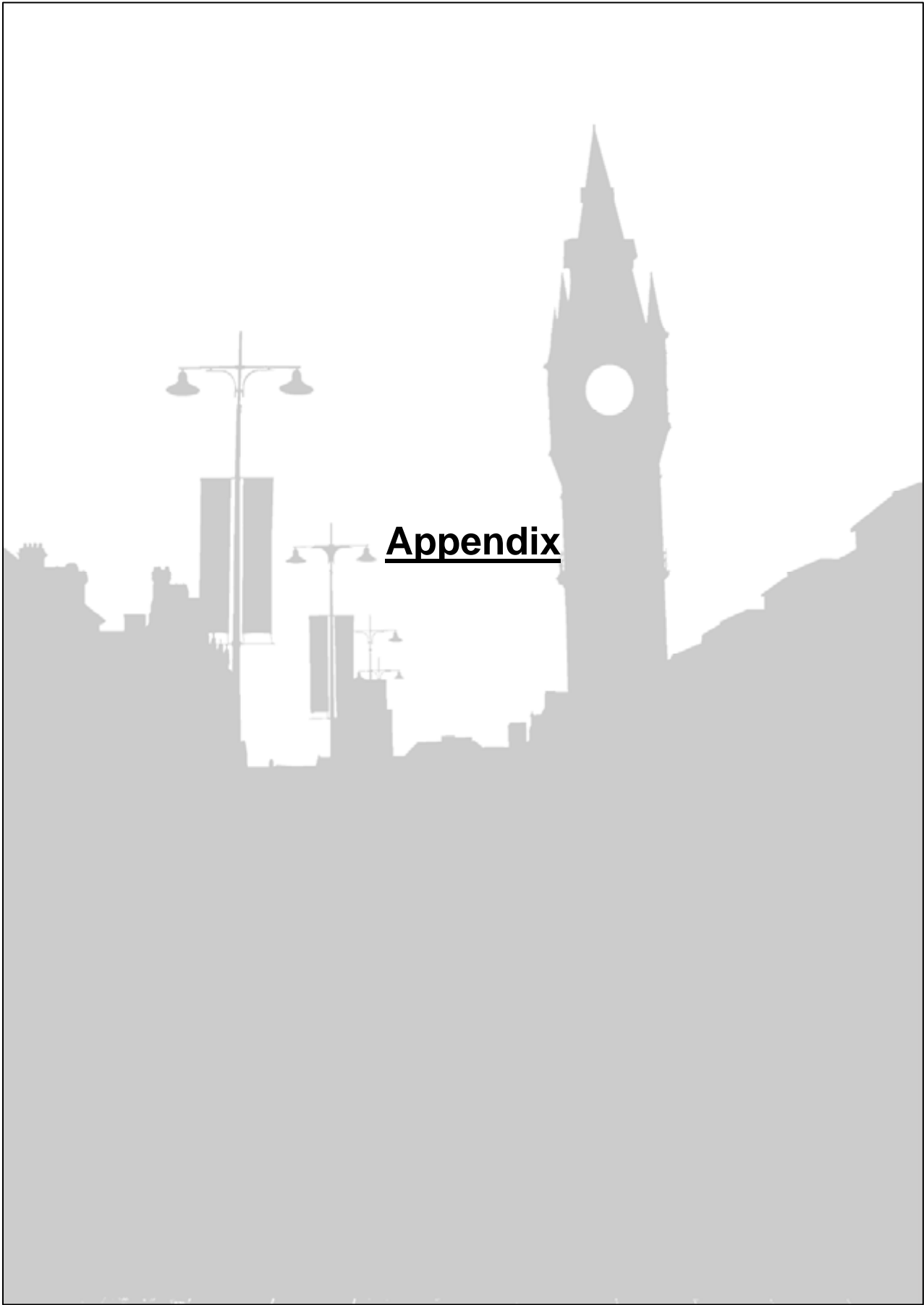
Table 25: Cycle flows

2004/05	2005/06	2006/07	2007/08
100	105	117	127

Source: Darlington Borough Council Monitoring / Second Local Transport Plan Delivery Report

Indicator Title	Length of New No Car, Bus Only or Cycle Lane	Local 18
Indicator Source	Darlington Borough Council Monitoring	
RSS Policies	Policy 3 - Climate Change Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 25 - Urban and Rural Centres Policy 51 - Strategic Public Transport Hubs Policy 53 - Demand Management Measures	
BDLP Saved Policies	Proposal T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T36: Cycle Route Network	
CSPO Policies	CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure	
SA Objectives	2) Adapting to and mitigating against climate change 3) Living within environmental limits 6) Improving health and well-being while reducing health inequalities 8) Building sustainable communities 9) Developing sustainable transport and communication	

No new car-free bus-only or cycle lanes have been installed in the Borough during 2007/8. The focus in cycling improvements under the Cycling Demonstration project has been on off-road routes (such as shared foot/cycle paths) and promoting of the use of quieter routes.



Appendix

Appendix 1: Schedule of AMR Indicators and Related Policies

Indicator Type	Indicator name	Policies Monitored
<i>Darlington in Context</i>		
Local 1	Percentage of Residents Satisfied with Their Local Area as a Place to Live	Policy E1: Keynote Policy for the Protection of the Environment Policy E3: Protection of Open Land Policy R1: Designing for All
Local 2	Projected Population and Growth in the Tees Valley	Policy H1: Supply of Housing Land Policy EP1: Land Supply for Employment
Local 3	Carbon Dioxide Emissions Per Capita Use (tonnes)	Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating / Polluting Development
<i>Housing</i>		
CORE H1	Plan Period and Housing Targets	
CORE H2 (a, b, c, d)	Net Additional Dwellings	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
CORE H3	Percentage of New and Converted Dwellings on Previously Developed Land	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
Local 4	Current Commitments on Greenfield and Previously Developed Land	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
Local 5	Density of New Dwellings on Completed and Committed Sites of 5 Dwellings or More	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
Local 6	Average House Prices in Darlington Borough	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
CORE H5	Gross Affordable Housing Completions	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
CORE H4	Number of Additional Pitches Granted Planning Permission	Policy H20: Gypsy sites Policy H21: Additional Gypsy Sites
Local 7	Number of Additional Pitches Included in Development Plans	Policy H20: Gypsy sites
CORE H6	Housing Quality: Building for Life Assessments	This indicator relates to the design element of several saved BDLP policies, such as Policy E46 (Safety and Security), Policy R1 (Designing for All), Policy T13 (New Development – Standards) and Policy T24 (Parking and Servicing Requirements for New Development), E12 (Trees and Development), E15 (Open Land in New Development), E23 (Nature and Development), E24 (iii) (Conservation of Resources), E45 (Development and Art), E49 (Noise Sensitive Development), H11 (Design and Layout of New Housing Development), H12 (Alterations and Extensions to Existing Dwellings), R13 (Recreation Routes and New Development).
Local 8	Number of Vacant Dwellings by Length of Vacancy and Ownership	Policy H16: The Improvement of Older Residential Areas
<i>Business, Industry and Employment</i>		
CORE BD3	Current Employment Land Available by Type	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas

		Policy EP6: Prestige Employment Development Policy EP7: Office/Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Sites
Local 9	Historical Employment Development by Hectare	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office / Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Site
CORE BD1 / BD2	Amount of Floorspace Developed by Employment Type	Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP8: Reserve Employment Sites Policy EP9 and EP10: Teesside Airport
Local 10	Historical Geographical Spread of New Development by Hectare	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas
Local 11	Losses of Employment Land by Type	Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP5: Other Uses in Employment Areas Policy EP14: Existing Employment Development
<i>Environmental Resources</i>		
CORE E1	Number of Planning Permissions Granted Contrary to Environment Agency Advice	Policy E1: Keynote Policy for the Protection of the Environment
CORE E2	Changes in Areas and Populations	E1 Protection of the Environment E3 Protection of Open Land E11 Conservation of Trees, Woodlands and Hedgerows E12 Trees and Development E20 Sites of Nature Conservation Importance E21 Wildlife Corridors E22 Local Nature Reserves E23 Nature and Development
<i>Renewable Energy</i>		
CORE E3	Renewable Energy Capacity by Type	Policy E25: Energy Conservation Policy E26: Energy from Renewable Development
<i>Minerals and Waste</i>		
CORE W1	Capacity of New Waste Management Facilities	Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer
CORE W2	Amount of Municipal Waste Arising, Managed by Type	Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer
CORE M1	Production of Primary Land Won Aggregates	Policy E24: Conservation of Land and Resources
CORE M2	Production of Secondary & Recycled Aggregates	Policy E24: Conservation of Land and Resources
<i>Open Spaces</i>		
Local 12	Audits of Open Space Facilities	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision
Local 13	Open Space Provision in the Urban Area	Policy E3: Protection of Open Land. Policy R4: Open Space Provision.

		Policy R7: The Design of Open Space Provision
Local 14	Amount of Eligible Open Space Managed to Green Flag Award Standard	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision
<i>Retail and the Town Centre</i>		
CORE BD4	Total Amount of Floorspace for "Town Centre Uses"	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre
Local 15	Amount of Retail Floorspace and Vacancy Rates in the Town Centre and District and Local Centres	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre
<i>Transport and Accessibility</i>		
Local 16	Traffic Related Injuries and Fatalities	Policy T3: Justification for Major Road Schemes Policy T4: Route and Design of Major Road Schemes Policy T9: Traffic Management and Road Safety Policy T10: Traffic Calming - Existing Roads Policy T11: Traffic Calming - New Development
Local 17	Distance Travelled by Mode of Transport per Person per Annum	Policy T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T31: New Development and Public Transport Policy T36: Cycle Route Network Policy T37: Cycle Routes in New Developments
Local 18	Length of New No Car, Bus Only and Cycle Lanes	Proposal T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T36: Cycle Route Network

Contact Us

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

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