

Darlington Local Development Framework Annual Monitoring Report 2010/11

Place Strategy and Commissioning Section
December 2011



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Executive Summary

This seventh Annual Monitoring Report (AMR), for the year 2010-2011, provides information on the progress that has been made in preparing Development Plan Documents (DPD), assesses the success (or otherwise) of development plan policies by considering key performance data, and identifies whether plans are achieving what they set out to do. This AMR also monitors the effect of policies against the objectives of LDF sustainability appraisal. The document contains information relating to both nationally prescribed indicators and locally derived indicators.

KEY FINDINGS

LDF preparation

- Significant progress was made on DPD preparation throughout the year. The main area of work was on the Core Strategy, which was submitted to the Secretary of State in October 2010, considered at hearing sessions of a Public Examination in January 2011, and adopted by the Council in May 2011.
- The Council was awarded the RTPI Northern Branch overall award for planning achievement in October 2010 for the Design of New Development Supplementary Planning Document. An updated version was adopted in July 2011.
- The Local Development Scheme has been reviewed and updated to better match available resources and the needs arising from continuing low levels of development activity.
- The scoping report for the Making Places and Accommodating Growth DPD has been consulted on and the Preferred Options will be consulted on in Autumn 2012.
- The second annual update to Darlington's Strategic Housing Land Availability Assessment (SHLAA) was published in December 2010.
- The Infrastructure Delivery Plan has also been updated for 2010/11.

Development Plan Monitoring

Housing

- Net housing completions in 2010/11 amounted to 187 and fell significantly short of the RSS annual requirement of 525. This has resulted in a shortfall of 1081 dwellings against the RSS requirement since 2004.
- Only 50% of new dwellings were completed on previously developed land in 2010/11, below both regional and national targets.
- The average density of new housing development completed in 2010/11 was 76 dwellings per hectare, which is notably higher than the previous year and well above the 30-50 dwellings per hectare required by regional planning policy.
- Overall, house prices slightly decreased, although detached and terraced properties have seen an increase. This continues to reflect the national problems of mortgage availability for first time buyers.
- There were 60 affordable housing completions in 2010/11. This is the highest figure since 2004, mainly due to a significant amount of Local Authority house building.

Employment/Retail uses

- There is no deficiency in the amount of land allocated for employment uses, however, not all land is suitable for all types of employment development and some can only be brought forward once infrastructure or other constraints are overcome.
- Very little employment development (0.31ha) on allocated employment land was completed in 2010/11 due to the ongoing wider poor economic conditions, and this largely took place within the urban area.
- Employment land losses would appear to be small pockets of development within existing sites, rather than significant losses of employment land.
- Very little additional new retail floorspace opened. There have been no additional town centre uses and the retail and office development that has occurred has been outside the town centre. There was one significant leisure development in 2010/11, being the completion and opening of Rockliffe Hall Hotel.
- There were small falls in the number of Use Class A1 units and floorspace in the town centre due to amalgamations of units and changes of use. Vacancy rates overall reduced from 11.5% in 2009/10 to 8.9% in 2010/11.

Environmental Resources/Minerals and Waste

- No permissions were granted where the Environment Agency objected on flooding or water quality grounds.
- Biodiversity continues to be enhanced, such as by managing grassed areas as longer grass meadow, rather than short cut grass.
- A programme of work has been completed at Maidendale Nature Reserve with the creation of a significant number of additional wetland areas
- This has been complemented to the north at the new Red Hall nature reserve, by 6 new ponds of various types.
- A management plan is in place to assist Hell Kettles in reaching a favourable condition.
- Work continues to improve 3 sites (Red Hall, West Park and Cocker Beck) where LNR status is to be sought.
- The number and quality of natural and semi-natural greenspaces and public access to them has improved slightly over the last year
- There has been a temporary loss of two pitches to new development. Two of the pitches previously lost through the new Teesside University development next to Darlington College have now been relocated and developed at Blackwell Meadows, helping create a new strategic hub with Darlington Rugby Club. The Council is working with partners to secure the delivery of the remaining two pitches.
- 6 major planning applications have been granted which have at least 10% of their energy supply coming from decentralized and renewable or low carbon energy sources.
- 4 applications for waste related facilities were granted planning permission in 2010/11 – two related to the storage and processing of scrap metals with an additional extension, one for a waste transfer, recycling and processing plant and one for the change of use of a waste transfer/recycle facility.
- 34.1% of municipal waste was recycled in 2010/11. This figure is down from last year but could be due to an overall decline in the construction industry leading to a reduction in the volume of waste needing to be recycled. The percentage going to landfill dropped from 47.3% to 41.6%.

Transport and Accessibility

- Road casualties have decreased to their lowest level since 2003, and are low compared with national figures.
- Bus patronage is declining, and rail patronage at Darlington stations is now also declining, by 5% from Bank Top Station and 1% from North Road Station in the period from 2004 – 2010.

Introduction

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

This seventh Annual Monitoring Report (AMR) looks primarily at the year 1st April 2010 to 31st March 2011 but relevant information and progress prior to and beyond this is provided as appropriate.

The Government, through the Localism Bill, has removed the requirement for local planning authorities to produce an AMR for the Government, but has retained the overall duty for Local Authorities to monitor. Previous guidance on local plan monitoring, such as 'Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008' has now been revoked, although PPS12: Local Spatial Planning currently remains. It is for each Council to decide what to include in their monitoring reports, while ensuring they are prepared in accordance with relevant UK and EU legislation.

The Regional Spatial Strategy (published June 2008) was revoked by Government in July 2010 but the case of *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government* ruled on the 10th November 2010 that the Secretary of State for Communities and Local Government was not entitled to use the discretionary power to revoke regional strategies, making it still applicable currently and to this AMR period.

The National Planning Policy Framework is likely to bring further changes, but as these are still going through the consultation process this will not be addressed throughout this AMR. As the previous AMR guidance was revoked on the 30th March 2011 this AMR will remain in the same format as previous years but future AMR's are likely to be different in style and content, in accordance with new guidance, and to reflect the monitoring requirements of the Council's Core Strategy, adopted in May 2011.

As previous years, the 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 current Local Development Scheme (LDS);
- Is part of the evidence base for future preparation of documents within the Local Development Framework (LDF);
- Assesses plan policy against the data collected and the current planning context;
- Informs the review of the LDS; and
- Provides a framework against which to monitor future Development Plan Documents (DPD) and their effect upon sustainability.

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

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

This AMR is organised around the saved policies of the adopted Borough of Darlington Local Plan (1997, with alterations adopted in 2001) and the emerging LDF, particularly the Core Strategy DPD. The Core Strategy was adopted by the Council in May 2011 and therefore the monitoring of Core Strategy policies and any remaining local plan policies will form the basis of the next AMR (2011-12). The vision and priorities of the Sustainable Community Strategy for Darlington, 'One Darlington: Perfectly Placed' (2008) are also important and have had a key influence for setting the primary objectives of the LDF. Consequently, wherever common outcomes can be monitored they are included within this AMR.

The evaluation of impacts and significant effects is a key element of Sustainability Appraisal (SA) monitoring. As part of shaping plans and programmes, the SA identifies sustainability objectives and seeks to establish the likely significant effects of a plan or programme against these objectives. The final SA's role is then to propose measures to avoid or mitigate any negative effects, and establish a toolkit for monitoring the identified significant effects for the

lifetime of the plan. As new documents are adopted, the AMR will continue to be used to monitor the effects of policies against the objectives of SA, in addition to LDF targets and objectives.

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

Structure of the AMR

This AMR consists of two sections:

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

Types of Monitoring Indicators

Although guidance relating to AMR's has now been revoked, this AMR will continue to use the same types of monitoring indicators, those being:

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

Core Output Indicators – have previously been set nationally to ensure that a uniform set of key indicators are assessed across the country and to also ensure that ready data has been available to inform Regional Spatial Strategy (RSS) monitoring. This AMR uses the previous years Core Output Indicators.

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

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

As our Core Strategy was adopted in May 2011 and in light of the changes to the AMR process proposed, we anticipate that indicators within the AMR will change noticeably for the period 2011/12. The Council will also consider changing the timing of production of the AMR.

2. Progress in Preparing the Local Development Framework

2.1 The Evidence Base

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

The local strategies and documents described below underpin the preparation of Darlington's LDF. The majority of the documents are available on the Council's website, www.darlington.gov.uk.

It should be noted that this list is not exhaustive; a more comprehensive list will be set out in each LDF document. Lists of studies, plans and programmes used to prepare the Core Strategy are set out in Appendix 2 and 3 of the Core Strategy adopted 6 May 2011, available on the Council's website at www.darlington.gov.uk/planningpolicy.

Studies and Strategies (by theme)

General

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

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

Single Needs Assessment 2010/11

The Single Needs Assessment (SNA) builds on the existing statutory duty placed on the Directors of Children's Services, Adult Social Services and Public Health to produce on an annual basis a Joint Strategic Needs Assessment (JSNA). It forms an important component of the Local Authority's new Business Model and Corporate Transformation programme.

Darlington Infrastructure Delivery Plan (IDP) (July 2010)

The IDP was published with the Submission Draft Core Strategy in January 2010 and identified all known infrastructure projects that are required to deliver the Core Strategy's policies including physical, social and green infrastructure. The IDP is a living plan and will be updated every April. New infrastructure projects have been added while completed schemes have been identified.

Darlington Characterisation Study (July 2009)

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

Housing

Darlington Strategic Housing Land Availability Assessment (SHLAA) 2009, SHLAA Update 1 - Autumn 2009, SHLAA Update 2 – Autumn 2010

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

Economic Viability of Housing Land in Darlington Borough (June 2010)

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

Housing Implementation Strategy 2011-2026

This document sets out the Council's proposed approach to managing the delivery of housing, particularly overall housing numbers and the use of previously developed land, over the next 15 years or so.

RSS Housing Provision Technical Annex (2005)

Considers regional, sub-regional and local authority level additional housing provision.

RSS Submission Draft Technical Paper No. 4 Housing (June 2005)

Provides information to explain and support the policy approach in relation to housing in the draft RSS.

Tees Valley Gypsy and Traveller Accommodation Needs Assessment (2009)

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

Tees Valley Strategic Housing Market Assessment and Local Housing Assessment Report (2009)

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

Business, Industry and Employment

Darlington Employment Land Review (ELR) 2009

Initial survey work and data collection for this was carried out in 2006 as part of the Darlington Gateway Strategy work. A full Employment Land Review was completed in 2009, with market information updated in 2010. The ELR sets out the requirement for employment land in Darlington for the duration of the plan period.

Darlington Gateway Strategy 2006-2020

The Darlington Gateway 2003 highlighted the strong locational and quality of life advantages of Darlington. The strategy identified business/financial services, logistics/distribution and retail as key sectors for Darlington. Darlington's portfolio of sites and property and future development was to be geared towards these sectors. This strategy updates and develops on the original and is intended to establish economic regeneration priorities and key actions in Darlington for the period 2006 – 2020.

Economic Viability of Non-Housing Land in Darlington Borough July 2010

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

Retail and Town Centre

Adding to Quality: A Development Strategy for Darlington Town Centre (2001)

This report sets out a Strategy to guide the physical and economic development of Darlington town centre over the next 10 years.

Commercial Street Development: Planning and Highway Requirements (revised) (2001, 2004)

Note explaining the considerations for the Commercial Street area being developed to meet the retail offer requirements of the town.

Darlington Retail Study 2008 and Update 2010

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

Regional Economic Strategy (2006-2016)

The Regional Economic Strategy sets out how greater and sustainable prosperity can be delivered to all the people of the North East over the period to 2016.

Tees Valley Hotel Futures (2009)

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

Environmental Resources

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 three year Climate Change Action Plan was also agreed by the Partnership in July 2008. Subsequent changes in legislation and targets at a national level have resulted in a requirement for an update to the Climate Change Action Plan. Work on this updated action plan commenced in Summer 2011.

Tees Valley Climate Change Strategy 2006-2010

This strategy provides a framework for action and identifies priorities for change.

Darlington Update to 2009 Decentralised Renewable and Low Carbon Energy Study (July 2010)

Entec UK Ltd was appointed by Darlington Borough Council to prepare the evidence to support local planning policies for renewable and low carbon energy in the Borough and evidence in the report was used to inform policies within the adopted Core Strategy.

Darlington Strategic Flood Risk Assessment: Level 1 and Level 2 (2009)

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

PPS25 Sequential Test and Exception Test for the LDF Core Strategy (July 2010)

This document sets out the Sequential and Exception Tests relating to the strategic locations identified in the LDF Core Strategy: Publication Draft and forms part of the LDF evidence base.

Wind Farm Development and Landscape Capacity Studies: East Durham Limestone and Tees Plain (August 2008) and Addendum (October 2009)

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

Green Infrastructure

Darlington Open Space Strategy 2007-2017

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

Darlington Playing Pitch Strategy (June 2009)

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

Darlington Sports and Physical Activity Facilities Strategy (2009)

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

Tees Valley Green Infrastructure Study (2008)

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

Transport and Accessibility**A66(T) Tees Valley Gateway Study (2004)**

The Tees Valley Gateway Study has explored multi modal options that could be implemented to provide the necessary relief to the Darlington Bypass, thus enabling the economic regeneration of east Darlington to take place.

Darlington Connections Study (December 2009)

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

Darlington Cross Town Route Technical Study (2009)

This note summarises the findings and issues in relation to the CTR arising from a comprehensive study, the Connections Study, commissioned to examine the relationship between possible future development patterns in Darlington and transport needs. The Study, and consequential work, specifically examined what case could be made for the CTR.

Darlington LDF Transport Area Action Plans (August 2010)

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

Darlington's Second Local Transport Plan 2006-2011 (2006) and Annexes inc. Darlington's Transport Strategy 2006-2030

This sets out the Council's vision of how transport investment and other actions will contribute to improving local people's quality of life and support the long-term vision for Darlington as well as sub-regional and regional transport objectives. The Transport Strategy focuses on tackling congestion and improving accessibility through travel behaviour change and managing the transport network to make the best use of it.

2.2 Summary of Local Development Framework Documents

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

Local Development Scheme (LDS)

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

Statement of Community Involvement (SCI)

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

DEVELOPMENT PLAN DOCUMENTS

Core Strategy

The Core Strategy is the principal document of the LDF establishing the strategic framework for all other documents in the Local Development Framework. Consultation was undertaken on the Preferred Options in December 2008 and the revised Preferred Options in January 2010, with representations invited on the legality and soundness of the Core Strategy from August to September 2010. After submission to the Secretary of State for Communities and Local Government in October 2010, the Public Examination Hearings took place in January 2011 and the Core Strategy was adopted in May 2011.

Tees Valley Minerals and Waste Core Strategy DPD and Site Allocations DPD

The Tees Valley Minerals and Waste Core Strategy DPD and Policies and Sites Allocations DPD have been prepared for the five Tees Valley local authorities by consultants. The plans provide a strategic approach to minerals and waste sites and facilities, as well as providing potential sites for minerals and waste sites and facilities. Consultation on the pre-submission drafts of both documents took place in 2009 and the proposed changes to the pre-submission drafts were consulted on from August to October 2010. After they were submitted to the Secretary of State for Communities and Local Government in November 2010, the Public Examination hearings took place in February 2011. The documents were adopted on the 15 September 2011.

Making Places and Accommodating Growth DPD

The Making Places and Accommodating Growth DPD is a key part of the Local Development Framework. It will identify new sites for housing, employment, shops, open space, sports facilities and other infrastructure as well as identifying those unique parts of the Borough that will be protected from new development. Development limits for the urban area and all the villages will also be identified. It will also set out detailed planning policies that will help assess planning applications. Consultation on the Preferred Options is expected to start in Autumn 2012. All previous consultation responses on the Accommodating Growth: Issues and Options DPD and the Making Places and Accommodating Growth DPD Scoping Report will be taken into account when producing the new plan.

Darlington Eastern Town Centre Fringe Area Action Plan

The 2009/12 LDS identified the requirement for this DPD, recognising the need to ensure that the development and land-use change of the area to the east and north east of the town centre takes place in a coordinated manner. An Area Action Plan (AAP) is a mechanism to ensure that development of an appropriate scale, mix and quality takes place in an area ripe for development and/or redevelopment. The AAP is included in the 2011-14 LDS. Consultation on the scoping report took place in April 2011 and the Issues and Options document is due to be published in Summer 2012.

SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

Affordable Housing SPD

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

Design of New Development SPD

The current version of the Design of New Development SPD was adopted in July 2011 and replaced the original version which was adopted in July 2009. The Borough Council received a Regional Award in October 2010 from the North East RTP1 for this document. This SPD sets out a new detailed 3-step approach for the design of new development in the Borough. The Design SPD elaborates on a number of adopted Core Strategy policies as well as several 'saved' Local Plan policies (see paragraphs 1.1.7 and 1.1.8 of the document to see the links between the SPD and the saved policies).

Planning Obligations SPD

This SPD will set out the matters that the Council will require to be covered by planning obligations associated with the granting of planning permission. This SPD will set out in detail how any financial or other contributions are calculated. Consultation on this is expected to start in Spring 2012. A Scoping Report for the SPD was prepared in March 2010, as the first stage in preparation

Table 2.3.1 (in section 2.3) shows whether these documents have achieved the milestones as outlined in the LDS of January 2011.

OTHER LDF DOCUMENTS

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

Statement of Community Involvement (SCI)

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

Open Spaces Strategy

The [Open Space Strategy](#) and Action Plan were adopted in April 2007 to guide the Council's approach to the protection and enhancement of the open space network, particularly spaces that the community use, up to 2017. An update report was published in November 2010 and the 2011 update note is expected to be published in Spring 2012, alongside consultations on a Green Infrastructure Strategy.

2.3 Review of the Local Development Scheme (LDS)

Frequent review of the LDS is necessary to ensure there is a continual three year programme of work. A new LDS was published in January 2011, and put in place the programme of LDF preparation for the period 2011 to 2014. **Table 2.3.1** below shows how Development Plan Documents and Supplementary Planning Documents have progressed through the milestones set out in the latest (2011-2014) LDS.

Table 2.3.1 DPD progress as at December 2011 against LDS milestones

		Stage	2011 LDS	Milestone Met	Comment
Development Plan Documents	Core Strategy	Commence	Autumn 2007	Yes	
		Publication	August 2010	Yes	
		Submission	Oct 2010	Yes	
		Adoption	July 2011	Yes	Adopted May 2011
	Tees Valley Minerals & Waste Core Strategy	Commence	May 2007	Yes	
		Publication	August 2009 (proposed changes August 2010)	Yes	
		Submission	Nov 2010	Yes	
		Adoption	July 2011	Not met	Met in September 2011
	Tees Valley Minerals & Waste Site Allocations	Commence	May 2007	Yes	
		Publication	August 2009 (proposed changes August 2010)	Yes	
		Submission	Nov 2010	Yes	
		Adoption	July 2011	Not met	Met in September 2011
	Making Places and Accommodating Growth (MPAG)	Commence	December 2009	No	An earlier Accommodating Growth DPD Issues & Options consultation was undertaken in Nov 2010-Jan 2011. Formal commencement of the MPAG was in March 2011.
		Public Participation (Reg 25)	July 2011	Not met.	Now likely to be Summer 2012.
		Publication	August 2012	Will not be met.	Early 2013.
		Submission	Nov 2012	Not likely to be met.	Mid 2013.
		Adoption	Jul 2013	Not likely to be met.	Late 2013/early 2014.
	Darlington Eastern Town Centre Fringe Action Area Plan	Commence	Jan 2010	Not met.	January-March 2011
		Public Participation (Reg 25)	Oct 2011	Not met.	Now expected Summer 2012, after consultations on draft masterplan for wider area.
		Publication	March 2013	Not likely to be met.	
Submission		July 2013	Not likely to be met.	A revised programme is to be included in an updated LDS.	
Adoption		February 2014	Not likely to be met.	A revised programme is to be included in an updated LDS.	
Planning Obligations SPD	Consultation on draft	Oct 2010	Not met	Now planned for Spring 2012.	
	Adoption	Jul 2011	Not on target.	Expected Autumn 2012.	
Design of New Development SPD	Consultation on draft	Jan 2009	Yes		
	Adoption	Jul 2009**	Yes	**The SPD was readopted in July 2011, following adoption of the Core Strategy and updating.	

A revised LDS for the period 2012-2015 will be prepared in Summer 2012, once it is clear what the level of resources available for plan making will be and once changes proposed nationally to the plan making system have been

finalised. The revised LDS will need to consider the extent to which any of the Council's planning policy resources need to be directed into supporting neighbourhood planning.

2.4 Infrastructure Provision

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

To help coordinate infrastructure provision and ensure that funding and delivery timescales broadly match those for the Core Strategy's growth strategy, particularly at the strategic locations the Council has produced an Infrastructure Delivery Plan (IDP). The IDP is not intended to include every infrastructure project being planned in the Borough; it only includes those planned infrastructure projects and their funding and delivery requirements that will help deliver the Core Strategy policies. It also identifies areas where gaps in provision exist or are likely to exist over the Core Strategy plan period. It will also support the implementation of several other LDF documents like the Making Places and Accommodating Growth DPD and the Planning Obligations SPD. The IDP is a living document it will be reviewed and updated annually each April, to incorporate changes and add new infrastructure projects. The 2011 Update was published in April 2011.

The IDP provides detailed information to help:

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

A summary of the all known infrastructure projects required to help deliver the Core Strategy policies including the likely costs, sources of funding and timescales for delivery are set out in the IDP Schedule in Appendix 1, and a list of completed infrastructure projects can be seen in Appendix 2.

2.5 Local Development Framework Relationship to Other Strategic Objectives

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

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

The LDF Core Strategy will have a key role to play in helping to deliver the sub-regional vision. This is expressed in the Tees Valley Statement of Ambition 2011, published by Tees Valley Unlimited, on behalf of the Tees Valley Local Economic Partnership. The submitted Core Strategy will help to deliver its two key ambitions of driving the transition to a high value, low carbon economy, and creating a more diversified and inclusive economy.

As part of the sustainability appraisal (SA) process, the strategic objectives of the Core Strategy have been tested against a series of sustainability appraisal objectives. Findings and recommendations, for example, that traffic generation from housing and economic objectives could result in adverse environmental impacts, were addressed in progressing the Core Strategy from Revised Preferred Options (January) through to submission (October) during 2010 and through to the Core Strategy Public Examination hearings in January 2011.

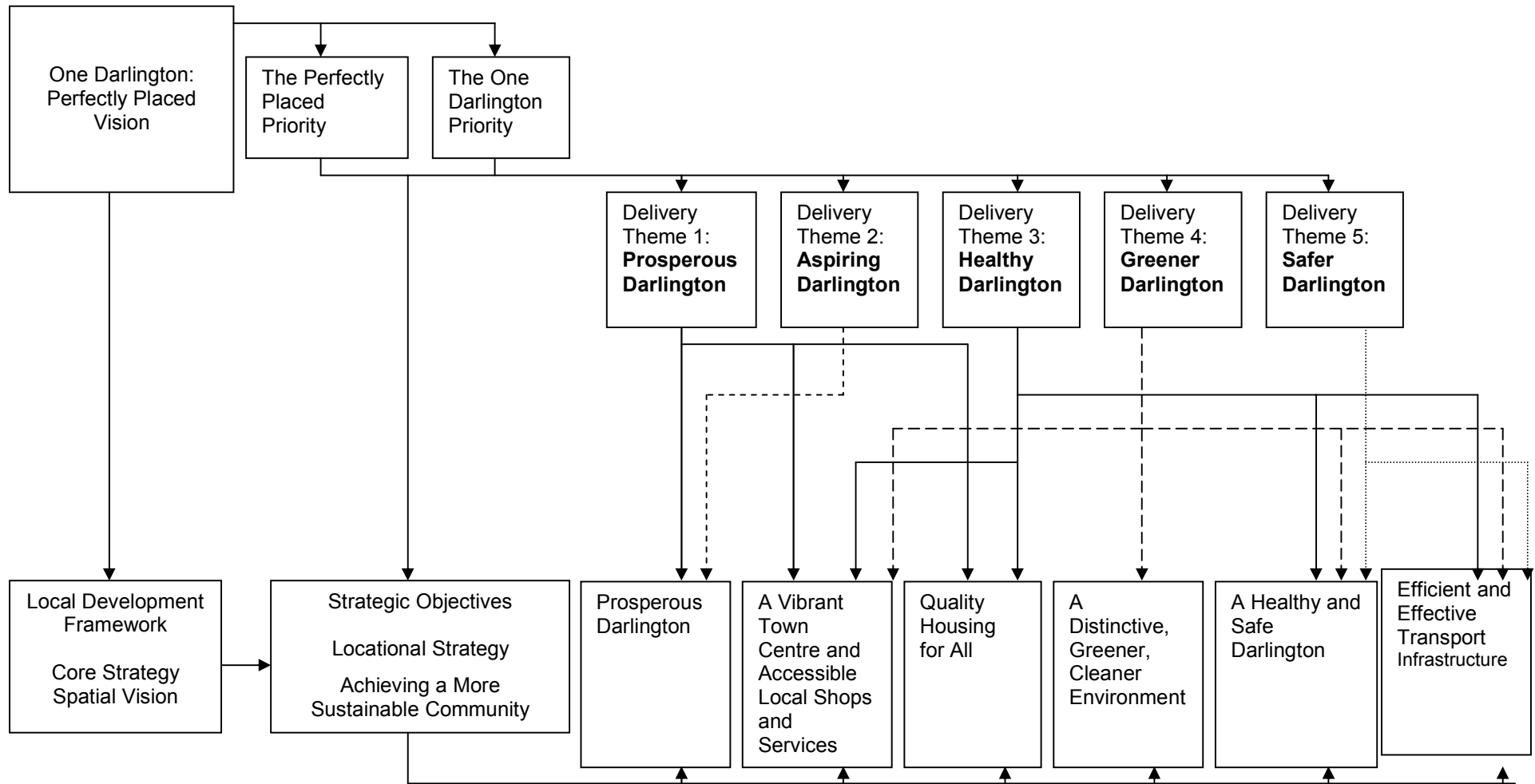
The monitoring framework included in the SA is also reflected in the indicators collected in this AMR. Some have been specifically added to ensure that an assessment can be made of the performance of the Core Strategy, once adopted, against SA objectives. Table 2.5.1 sets out the links and compatibility between the LDF Core Strategy objectives and the sustainability objectives that was carried out as part of the sustainability appraisal of the Core Strategy, whilst Figure 2.5.2 sets out the links between the LDF Core Strategy objectives and the 'One Darlington and Perfectly Placed' priorities of the sustainable community strategy.

Table 2.5.1 Compatibility of LDF Core Strategy Objectives and Sustainability Appraisal Objectives

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

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

Figure 2.5.2 Links between the Core Strategy objectives and the 'One Darlington' and 'Perfectly Placed' priorities of the SCS



3. Development Plan Monitoring

In the AMR period 2010/11 there were two adopted documents that constituted the Development Plan for Darlington, being the 'North East of England Plan: The Regional Spatial Strategy 2004-21' (RSS) and the saved policies of the Borough of Darlington Local Plan. However, since then the Council has adopted its Core Strategy in May 2011 and the Tees Valley Minerals and Waste Core Strategy and Site Allocations Documents in September 2011. National guidance in the form of Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs) and Circulars are also important considerations in many planning decisions, particularly where such guidance is more recent than the adopted Development Plan.

The Regional Spatial Strategy

The RSS was published by the Government in July 2008. The RSS was revoked by the Coalition Government in July 2010 but later reinstated on the 10th November 2010 after it was ruled that the Secretary of State for Communities and Local Government was not entitled to use the discretionary power to revoke them.

Other Regional/Sub Regional Plans

The Tees Valley Minerals and Waste Core Strategy and Site Allocations documents, adopted in September 2011, will replace the County Durham Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan 1987 and the County Durham Waste Disposal Local Plan 1984, which have now expired. They expired as their policies referred to sites outside the Borough or were superseded by regional and national planning policy.

Borough of Darlington Local Plan

The Local Plan, adopted in 1997 with alterations adopted in 2001, continued to be the main adopted policy framework for consideration of development proposals, alongside the RSS, prior to the adoption of the Core Strategy in May 2011. The plan identifies settlement limits for Darlington and many of the villages within the Borough, within which development is generally acceptable where it accords with other policies in the plan.

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

Under the provisions of the Planning and Compulsory Purchase Act 2004 most of the policies have been saved, however the policies set out in Table 3.0.1 expired on 27th September 2007.

Table 3.0.1 Borough of Darlington Local Plan Expired Policies

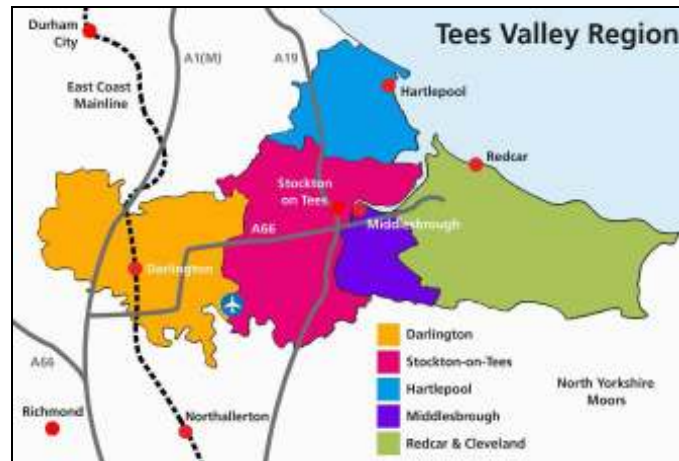
Additional policies became extant on the adoption of the Core Strategy in May 2011.

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

3.1 Darlington in Context

Darlington is situated at the western end of the Tees Valley sub-region. This sub-region, which now has its own Multi Area Agreement, comprises of five unitary authorities – Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees. The most recent population data identified its combined population to be nearly 665,000 people.

Figure 3.1.1: Local Authority areas making up the Tees Valley sub-region



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

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

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

The Borough has a population of approximately 100,855 living in over 48,000 homes. The 2001 Census (2011 figures to be released July 2012) indicated that around three quarters of the working population have jobs based in Darlington, 80% of which are now in the service sector. Unemployment is above the national average (5.0%, compared to 3.7% in Great Britain) and is below the regional level (6.3%). This figure for Darlington has decreased marginally by 0.2% since last year, and nationally has decreased by 0.3%, showing a slight decrease in unemployment. Average wage levels in Darlington are lower than the national average (£454.4 a week compared to £501.8 nationally) but are slightly higher than the Tees Valley figure (£446.5), unlike last year when Darlington's median wage level was lower than the Tees Valley. Referring to the Indices of Multiple Deprivation, Darlington has become relatively more deprived compared to previous years, dropping from 95th in the 2007 assessment to 75th in 2010. These figures however are complicated by the reduction in the overall number of authorities from 2007 (354 authorities) to 326 authorities in 2010, due to changes in local authority structures and the merging of authorities, like those within County Durham. Overall economic activity rates have dropped since 2009-10, with economic activity rates in the Borough now being 75.7% compared to 78.3% last year. This compares to the Tees Valley rate of 73% (compared to 76.8% for last year) and 76.4 nationally (which was 78.9% in 2009/10).

Local 1: Projected population and growth in the Borough	
Indicator Source	ONS Statistics/JSU
Saved Borough of Darlington Local Plan (BDLP) Policies	Policy H1: Supply of Housing Land Policy EP1: Land Supply for Employment
Core Strategy Objectives	4) Provide a range of decent housing, in sustainable locations ensuring a good supply and mix of market and affordable housing and homes that can be adapted over a lifetime to meet the needs and support the aspirations of the people who wish to live in the Borough.
SA Objective	3. Facilitate sustainable economic growth 4. Provide a continuous supply of land for new housing development

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

This indicator presents population growth in Darlington in a wider regional context rather than sub-regionally, by comparing the Borough's population growth to North East population growth figures.

Table 3.1.2 below shows that the population of Darlington is forecast to increase steadily in line with that for the North East during the period from 2008 to 2026.

Table 3.1.2 Projected population (thousands) in Darlington and the North East 2008-2026

	2008	2009	2010	2011	2012	2016	2021	2026
Darlington	100.4	100.6	100.8	101.3	101.8	104.3	107.3	109.7
North East	2570.6	2580.0	2590.8	2601.4	2611.7	2653.9	2710.2	2765.2

Darlington figures TVU projection based on ONS 2010 (Indicative) Estimates
North East figures ONS 2008 Based Projections (provided by TeesValley Unlimited)

Local 2: Carbon emissions per capita use (tonnes)	
Indicator Source	Community Strategy Action Plan Indicators 2005
Saved BDLP Policies	Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating/Polluting Environment
Core Strategy Objectives	6) Minimise the impact of climate change and reduce greenhouse gas emissions, promote developments that conserve natural resources and help to reduce waste and minimise the risk of flooding and pollution.
SA Objective	1. Minimise the impact of, and adapt to the effects of climate change 8. Support initiatives to maintain, expand and enhance sustainable transport.

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

The most recent data shows that carbon dioxide emissions in Darlington are decreasing, from 8.4 tonnes per capita in 2005 to 7.0 tonnes per capita in 2009.

3.2 Housing

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

'The North East of England Plan: Regional Spatial Strategy to 2021' (published July 2008) is the source of the housing target which is used in the housing trajectory to follow, as well as being the source for the total amount of housing planning to be delivered, as set out in table 3.2.1.

Table 3.2.1 Darlington's net additional dwellings per year as set out in NERSS policy 28

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

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

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

The net additional dwellings completed in Darlington since the start of the RSS plan period are set out in Table 3.2.2. In 2008/09, 2009/10 and 2010/11 there were significant shortfalls on RSS requirements, resulting in a total shortfall of 1081 dwellings, or 29.4% for the seven year period.

Table 3.2.2 Darlington net additional completed dwellings, by year, with RSS targets

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Net additional dwellings completed	368	509	520	547	232	231	187
RSS requirement	525	525	525	525	525	525	525

Of the 205 dwellings delivered in 2010/11, there were 8 additions from conversions, and 36 additions from changes of use. There were 18 recorded losses in the year, resulting in 187 net additions to the housing stock.

Figure 3.2.3 Darlington Borough housing trajectory, 2004-2026

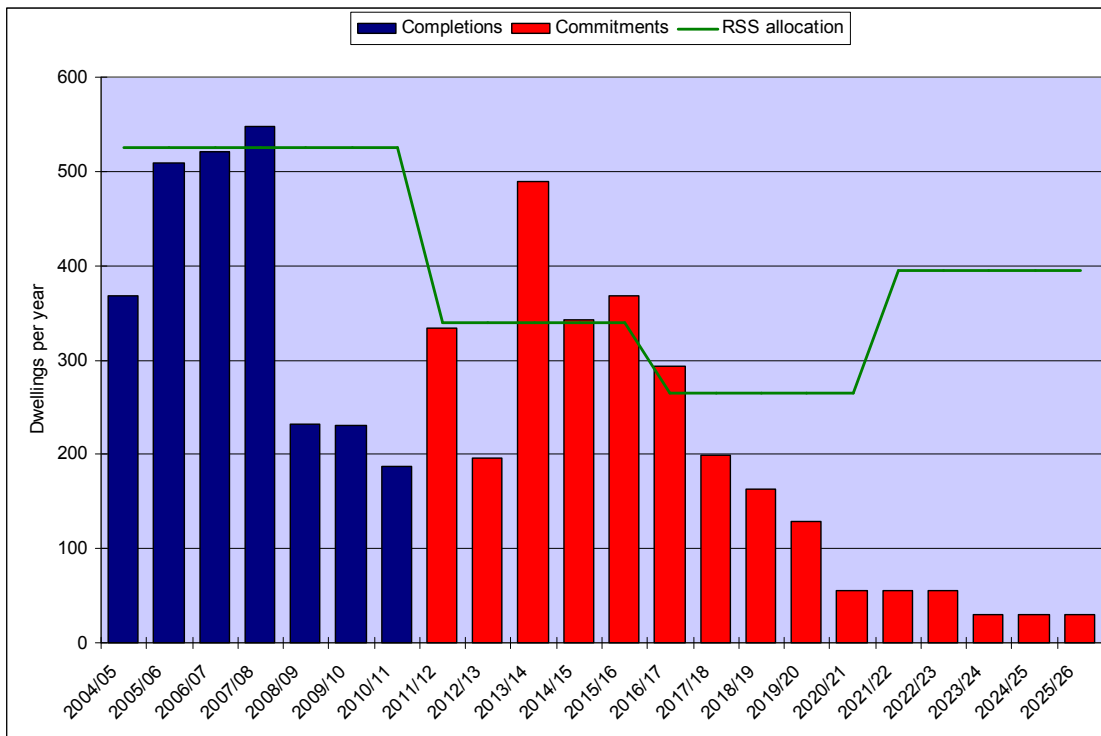


Figure 3.2.3 shows that at the height of the economic boom and when credit was easy to obtain, the net additions to the housing stock managed to keep pace with the RSS targets. However, as the credit crunch bit in 2008, the number of completions slumped and then declined steadily through 2009/10 and 2010/11. With large Homes and Communities Agency supported schemes now under construction, the figure is expected to increase for 2011/12, but consultation with key stakeholders through the site allocations and SHLAA preparation process indicates that the market is unlikely to show signs of significant recovery until 2014/15. The RSS target reduces to 340 dwellings per annum from 2011/12 and Figure 3.2.3 shows that completions could rise above the target until 2016/17. Should completions fail to reach the targets, it is likely that restrictions on mortgage lending and economic conditions rather than a lack of housing land available will be the cause. There is, therefore no need to amend the targets or to make significant new areas of land available.

Figure 3.2.3 also shows a shortfall in housing supply against RSS requirement for 2008/09 to 2012/13. The estimated surplus of housing from 2013/14 to 2016/17 (as large sites such as Central Park begin to be implemented, West Park continues to deliver dwellings and the RSS requirement goes down from 525 dwellings per annum to 340) may recover some of this deficit, but this is as dependent on recovery in housing market conditions.

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

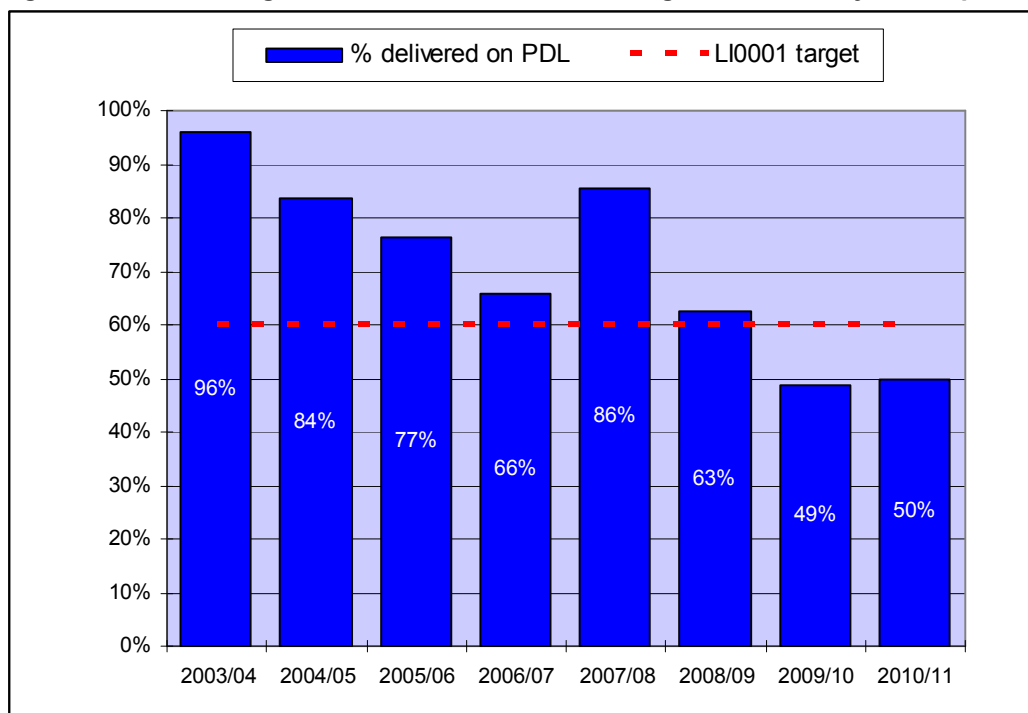
While the SHLAA identifies sites capable of delivering housing in addition to the ‘commitments’ (sites with planning permission) identified in figure 3.2.3, there remains evidence of a potential undersupply of housing in the period 2021-2026 (see table 7.2 of the Darlington SHLAA Update 2 for more information). This shortfall indicates the need to allocate additional land for residential development through the Local Development Framework plan preparation process.

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

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

The rail and industrial heritage of Darlington has meant that there has been a ready supply of previously developed land (PDL) that is, or can be made, suitable for residential development. However, in the current poor housing market conditions, large permissions on such sites are not generally being developed, with the exception of some ex-school sites. In 2010/11, 50% of dwellings were completed on PDL. This figure is well below the target of 70% set for the Tees Valley sub-region in the NERSS, and below the target in Planning Policy Statement 3, which states that at least 60% of new housing should be provided on PDL.

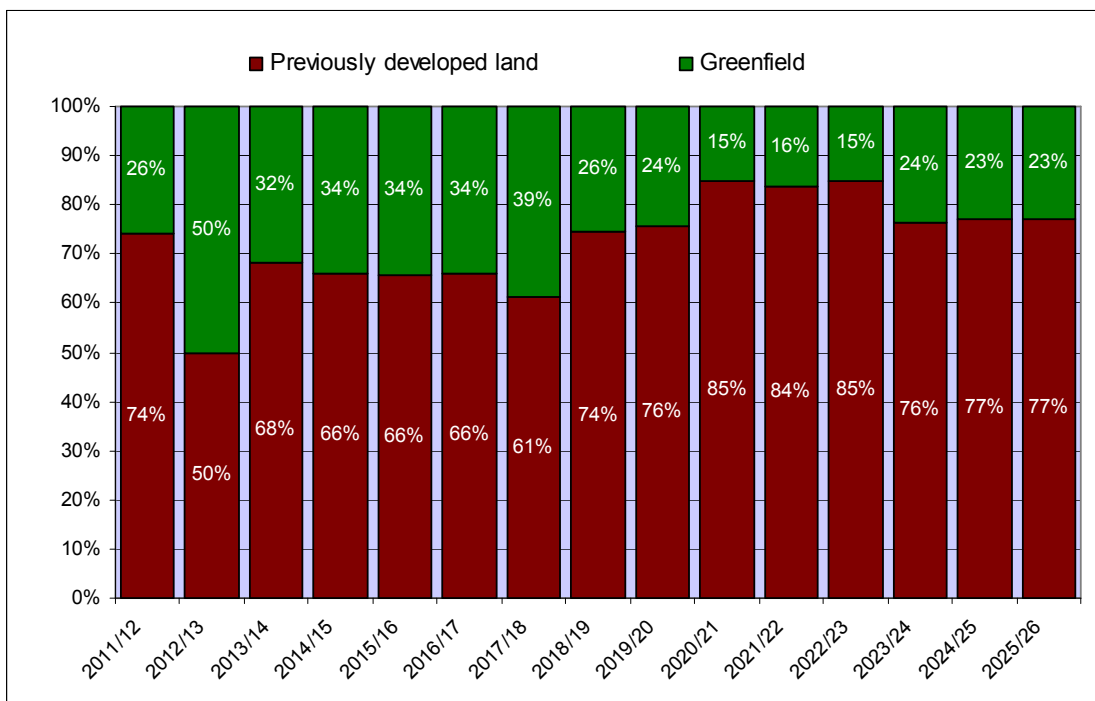
Figure 3.2.4 Percentage of new and converted dwellings on Previously Developed Land



Local 3: Current Commitments on Greenfield Land and Previously Developed Land	
Indicator Source	Darlington Borough Council Housing Monitoring
RSS Policies	RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply
BDLP Saved Policies	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
Core Strategy Policies	CS10: New Housing Provision
SA Objectives	4. Provide a continuous supply of land for new housing development 6. Safeguard, enhance and provide facilities and the environment 7. Preserve the scale, character, function and sense of place of Darlington's environment

Figure 3.2.5 shows that the majority of new development on committed sites will be on PDL, though continued delivery of dwellings on greenfield land at West Park means a decrease in the forecast percentage of new development on PDL between 2012 and 2016. Outline planning permission granted in 2008/09 for a large scale mixed-use development at Lingfield Point is anticipated to deliver around 75% of its new dwellings on PDL, implementing from 2012/13 onwards.

Figure 3.2.5 Distribution of future housing commitments between PDL and Greenfield Land



The credit crunch has reduced the number of completions on brownfield sites. The restrictions on credit have resulted in the private sector struggling to finance development on brownfield sites. The banks have become risk averse and are financing mainly greenfield sites which have no contamination and few constraints to development. As a result, the percentage of housing built on previously developed land (50%) has been below the Government's target (60%) for the past two years. With cuts to regeneration funding, the Government's PDL target looks unachievable in the foreseeable future.

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

There were five sites of five dwellings or more on which the last dwelling was completed in 2010/11. These sites had 39 completed dwellings in total, on around 0.51 ha of land, providing a density of 76 dwellings per hectare. This average density is notably higher than in the previous year, and is well above the range of 30 to 50 dwellings per hectare that NERSS Policy 29 states that Local Authorities should plan for. Last year the only medium/large sites to be completed were flat developments, mainly conversions, where all dwellings are usually completed simultaneously. On most of the other extant medium/large developments, dwelling completions are coming through more slowly, if at all.

Uncompleted committed sites of 5 or more dwellings within the Borough could deliver a total of 4186 dwellings (including completed and uncompleted dwellings), on approximately 132 hectares of land. This would result in an average density of 41.7 dwellings per hectare.

Local 5: Average house prices in Darlington Borough	
Indicator Source	Land Registry / Tees Valley Unlimited
RSS Policies	RSS Policy 30: Improving Inclusivity and Affordability
BDLP Saved Policies	Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
Core Strategy Policies	CS11: New Housing For All
SA Objectives	4. Provide a continuous supply of land for new housing development

Table 3.2.6 shows, and is illustrated by Figure 3.2.7, changes in house prices in Darlington Borough since 2006/07 by type. In 2010/11, the Borough's average house price fell compared to the previous year for the first time in recent years. A rise in the average price of the lowest priced dwelling type, terraced houses, can be seen compared to a decrease in the average price of flats and semi-detached houses. Unlike in the financial crisis of 2008, the continued increase in the price of detached houses was not so large as to prevent an overall average decrease.

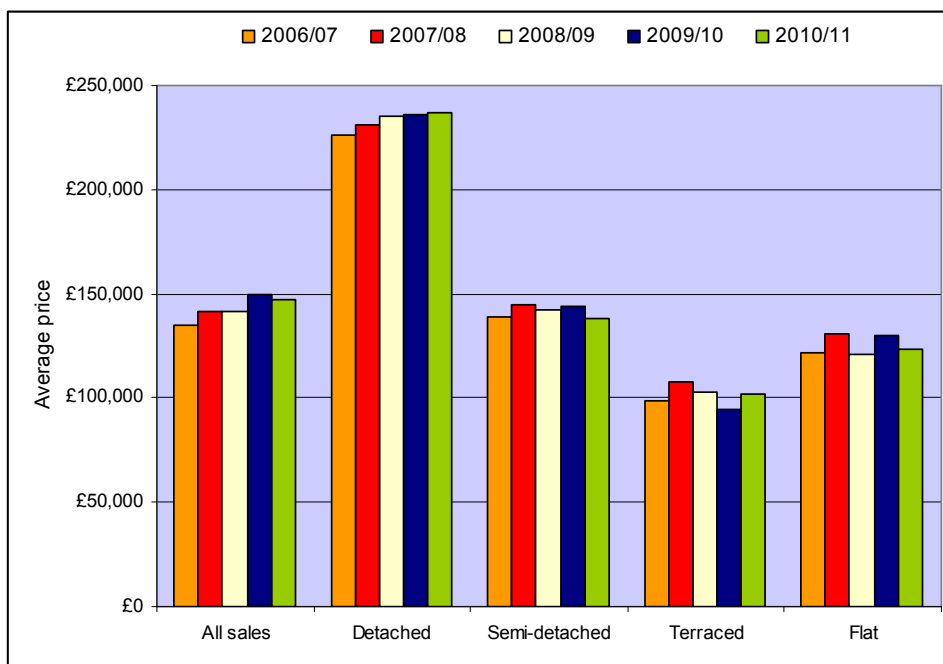
Table 3.2.6 Average house prices in Darlington Borough

	All sales	Detached	Semi-detached	Terraced	Flat
2006/07	£134,600	£226,300	£138,800	£98,800	£121,300
2007/08	£141,200	£231,200	£145,100	£107,400	£130,400
2008/09	£141,500	£234,800	£142,100	£102,700	£120,600
2009/10	£149,900	£236,100	£143,600	£94,200	£129,700
2010/11	£147,580	£236,900	£137,810	£102,060	£122,970

Source: HM Land Registry/Tees Valley Unlimited

Table 3.2.6 shows that average house prices of terraced houses and detached houses slightly increased in the Borough in 2010/11, although some of the dwelling types decreased in value. Although this decline could make housing slightly more affordable in the Borough, the availability of sufficient affordable housing to meet identified local needs continues to be a key issue in Darlington.

Figure 3.2.7 Average house prices in Darlington Borough, 2006-2011



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

This indicator is also monitored as national indicator NI155.

Table 3.2.8 shows that in 2010/11 60 affordable dwellings were completed, the highest figure since 2004. This is mainly due to 49 new local authority houses.

Table 3.2.8 Affordable housing completions

	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11
Number of additional Local Authority rented dwellings	0	0	0	0	20	0	49
Number of additional RSL rented dwellings	18	10	38	42	5	49	11
Number of additional RSL shared ownership	10	0	0	8	0	0	0
Total affordable housing completions	28	10	38	50	25	49	60

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

Three additional permanent pitches were granted planning permission in 2010/11, on two separate sites. In addition, on one of the sites two pitches for touring caravans were also granted permission. No pitches were lost as a result of development or closure.

Local 6: Number of additional pitches included in Development Plans	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy H21: Additional Gypsy Sites
BDLP Saved Policies	Policy H20: Gypsy sites
Core Strategy Policies	CS13: Accommodating Travelling Groups
SA Objectives	4. Provide a continuous supply of land for new housing development

Policy CS13 of the Core Strategy identifies existing sites where provision for Gypsies, Travellers and Travelling Showpeople will be made and sets out criteria for assessing new applications for travelling groups' accommodation. Further detail on specific sites is likely to be provided in the Making Places and Accommodating Growth DPD.

Core H6: Housing quality: Building for Life assessments	
Indicator Source	Darlington Borough Council Monitoring
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).
Core Strategy Policies	CS2: Promoting Good Quality, Sustainable Design
SA Objectives	1. Minimise the impact of and adapt to climate change

By the end of 2011/12, all developments of over 10 dwellings will be assessed by the in-house assessor who is currently Principal Planning Officer (Urban Design). This will be expressed as a BfL score for each development.

Local 7: Number of vacant dwellings by length of vacancy and ownership	
Indicator Source	Housing Strategy Statistical Appendices
RSS Policies	Policy 28: Gross and Net Dwelling Provision.
BDLP Saved Policies	Policy H16: The Improvement of Older Residential Areas
Core Strategy Policies	CS12: The Existing Housing Stock
SA Objectives	4. Provide a continuous supply of land for new housing development

Table 3.2.9 shows a slight decrease in the total number of vacant dwellings in the Borough in 2010/11. The sharp rise in the number of vacant local authority dwellings is comparable to the decrease in vacant privately owned properties.

Table 3.2.9 Vacant dwellings by ownership type

	Total Vacant 2005/06	Total Vacant 2006/07	Total Vacant 2007/08	Total Vacant 2008/09	Total vacant 2009/10	2010/11	
						Vacant < 6 months	Total vacant
Private	1284	1447	1477	1801	1791	892	1631
RSL	39	17	12	40	45	37	45
LA	149	113	86	19	110 ¹	144	160
Total	1472	1577	1575	1860	1946	1073	1836

¹Figure higher than recorded last year as updated figures for the 2009/10 year have been provided.

Local 8: Number of applications that meet appropriate CSH/BREEAM standards	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 2: Sustainable Development Policy 38: Sustainable Construction
BDLP Saved Policies	Housing H11: Design and layout of new development
Core Strategy Policies	CS2: Promoting Good Quality, Sustainable Design
SA Objectives	1. Minimise the impact of and adapt to climate change

The sustainability of new development is an issue that has risen in importance over recent years, and as such, while not previously represented in the policies of the adopted Local Plan, the Council's Design of New Development SPD sets out sustainability standards for new development, requiring all new housing development to be built to Code for Sustainable Homes level 3 or higher and all non residential development to BREEAM 2011 standards 'very good-outstanding'.

Through the development management process a new monitoring system will be developed in the next year to accurately capture this data relating to these standards. This indicator will be expressed more fully in the 2011/12 AMR.

3.3 Business, Industry and Employment

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

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

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

Work carried out as part of the Darlington Gateway Strategy and subsequently updated in the Employment Land Review identified the amount of employment land available through existing allocations to be 353ha. This is the basis for the amount of employment land provision proposed in the Core Strategy, and conforms with the 'up to 360ha' figure identified in the RSS.

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

Table 3.3.1 sets out the allocated employment land within the Borough. At present, and as confirmed in the Darlington Employment Land Review, 2009, there does not appear to be a quantitative deficiency in the amount of land allocated for employment uses. However, a substantial part of current allocations are long term and/or are dependent upon infrastructure provision and other factors before they become available for development, and not all sites are suitable for all types of employment development. In addition, a vast majority of the sites comprise pockets within existing industrial areas that would not be attractive or suitable for other uses.

Additionally there are indications that some previously developed employment land is under some pressure from residential and other alternative uses. The Darlington Employment Land Review will inform the allocation of sites through the Making Places and Accommodating Growth DPD, which it is anticipated will be adopted in 2013, and will identify existing employment sites to be protected as well as identifying circumstances whereby other alternative uses may be considered.

Table 3.3.1 Allocated and Non allocated Employment Land available 2010/11

	GF Available	PDL Available	Total Available	Amount Completed 10/11 (ha)
Sites allocated for employment uses				
EP2.1 Valley Street	0	1.62	1.62	0.1
EP2.2 Cleveland Street	0	0.96	0.96	0.16
EP2.3 Albert Hill	0.97	0	0.97	NA
EP2.4 Blackett Road	0	1.35	1.35	NA
EP2.5 Banks Road	0	0	0	NA
EP2.6 Yarm Road	42.29	24.72	67.01	NA
EP2.7 Faverdale	4.96	0	4.96	NA
EP2.8 Whessoe Road	4.34	0.82	5.16	0.02
EP2.9 Aycliffe Industrial Estate	0	0	0	NA
EP2.10 Borough Road	0	0	0	NA
EP3.1 McMullen Road West	0	8.42	8.42	NA
EP3.2 McMullen Road East	6.73	0	6.73	NA
EP3.3 Yarm Road	51.63	0	51.63	NA
EP3.5 Faverdale	36.36	8.35	44.71	NA
EP4 Haughton Road	0	0	0	NA
Total Allocated Land (ha)	147.28	46.24	193.52	0.28
EP3.6 Heighington	13.69	0	13.69	0
EP8 Faverdale Reserve	120	0	120	0
EP9 (DTV) Airport North	5.26	0	5.26	0.034
EP10 (DTV) Airport South	39.3	0	39.3	0
Total of All Types (ha)	286.23	46.49	372.02	0.31
Planning Permissions Granted on Unallocated Land				
Land at Heighington Lane, School Aycliffe (10/00526/FUL) GF				0.013
630 Whessoe Road, Harrowgate Hill (10/00182/FUL) PDL				2.5
1 Park Place, Darlington (10/00089/CU) PDL				0.014
Completed Development on Unallocated Land				
Neasham Road, Hurworth Moor (08/00714/FUL)				0.0079
Total				2.53

The small proportion of small scale development completed in 2010/11 has not been deducted from the total available figure as developments of this size are likely to be small pockets of development within existing sites and will not reduce the employment land area significantly.

Core BD1: Total amount of floor space developed by employment type	
Core BD2: Total amount of employment floor space on previously developed land – by type	
Local 9: Amount of airport related development	
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 EP2: Employment Areas Policy EP3: New Employment Areas Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport
Core Strategy Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy
SA Objectives	3. Protect and promote a range and continuous supply of employment development opportunities

Due to the economic difficulties, the amount of completed development in Darlington over the period 2010/11 was expected to be significantly lower than in previous years, and although the figure of 0.31ha is low, it still shows some general industrial and B1 office development for the period 2010/11. In addition, there was some development at the airport in this monitoring year.

Table 3.3.2 Employment land completions by type 2010/11

	GF (sqm)	PDL (sqm)	Total (sqm)	%PDL
B1 (a) Office	0	333	333	100%
B1 (b) Research and development	0	0	0	n/a
B1 (c) Light industry	0	0	0	n/a
B2 General Industry	0	999	999	100%
B8 Storage & distribution	0	0	0	n/a
Total	0	1332	1332	100%

This table shows that of all the completed employment land development in 2010-11, 100% was completed on previously developed land.

Local 10: Historic geographical spread of new employment development by hectare	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centres Policy 20: Key Employment Locations Policy 21: Airports
BDLP Saved Policies	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas
Core Strategy Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy
SA Objectives	3. Protect and promote a range and continuous supply of employment development opportunities 5. Safeguard and enhance the function of Darlington Town Centre

Table 3.3.4 Historical geographical spread of new development by hectare

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	Total
Inner Urban (ha)	1.603	0.018	1.768	0.59	0.5572	0.115	0.08	0	1.4	0.26	6.39
Outer Urban (ha)	7.028	1.5	3.404	0.561	6.8804	0.25	1.42	0.176	0.2	0.054	21.47
Total (ha)	8.631	1.518	5.172	1.151	7.4376	0.365	1.5	0.176	1.6	0.31	27.86
Inner Urban (%)	19%	1%	34%	51%	7%	32%	5%	0%	88%	84%	23%
Outer Urban (%)	81%	99%	66%	49%	93%	68%	95%	100%	12%	16%	77%

A trend towards de-centralisation has been apparent in the Borough over recent years. However in the period 2010/11 and similar to the 2009/10 period, the majority of employment development that took place was in the inner urban area. This is largely due to the development at Cleveland Street, an inner urban allocated employment area.

Local 11: Losses of employment land by type	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centres Policy 20: Key Employment Locations Policy 21: Airports
BDLP Saved Policies	Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP5: Other Uses in Employment Areas Policy EP14: Existing Employment Development
Core Strategy Policies	CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy
SA Objectives	3. Protect and promote a range and continuous supply of employment development opportunities

Table 3.3.5 illustrates the amount of employment land, both allocated and unallocated, that has been lost to other uses, and in this period, the losses identified from our monitoring systems have been on allocated employment land. This is a modest amount given the size of the employment land portfolio, and is less than previous years, possibly due to the slow progress with new developments at present.

Table 3.3.5 Losses of employment land by type of alternative development (in ha)

	2004/05		2005/06		2006/07		2007/08		2008/09		2009/10		2010/11	
	AEL	NAL	AEL	NAL	AEL	NAL	AEL	NAL	AEL	NAL	AEL	NAL	AEL	NAL
Residential (ha)	0	4.49	0	3.03	0	0	0.026	0	0	0	0.03	0	0.0078	0
Retail (ha)	0	0	0	0	0	0	0	0	0	0	0.12	0	0	0
Other (ha)	0	0	0.73	0	0.73	0	0.26	0	0	0	0.72	0.05	0.0114	0
Total (ha)	0	4.49	0.73	3.03	0	0	0.286	0	0	0	0.87	0.05	0.0192	0

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

Overall, the monitoring for 2010/11 demonstrates that some limited development has taken place over this period, although not to as large an extent or as much as in previous years. However, there has been within this, a stronger trend towards development on more sustainable inner urban sites. Nevertheless, this is largely due to the nature of employment land in Darlington and the needs of particular occupiers that are provided for in the broad range of sites available. Employment losses have been minimal, but have taken place predominantly on sites that are allocated for employment uses, with the main alternative use being those other than residential and retail.

3.4 Retail and the Town Centre

Core BD4: Total amount of floorspace for town centre uses	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 4 - The Sequential Approach to Development Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 12 - Sustainable Economic Development Policy 13 - Brownfield Mixed-Use Locations Policy 16 - Culture and Tourism Policy 19 - Office Development Outside of City and Town Centres Policy 24 - Delivering Sustainable Communities Policy 25 - Urban and Rural Centres Policy 27 - Out-of-Centre Leisure Developments Policy 51 - Strategic Public Transport Hubs
BDLP Saved Policies	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Policy EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre Policy S4: Town Centre Services Uses Policy S5: Town Centre Food and Drink Uses Policy S6: Non Retail Use
Core Strategy Policies	CS1: Darlington's Sub-Regional Role and Locational Strategy CS5: Supporting the Local Economy CS6: Vibrant Cultural and Tourism Offer CS7: The Town Centre CS8: Additional Retail Provision CS9: District and Local Centres and Local Shops and Services
SA Objectives	1) Strengthening the economy

Table 3.4.1 Amount of completed retail, office and leisure development (sqm.)

	2005/6		2006/7		2007/8		2008/9		2009/10		2010/11	
	Total	Town Centre	Total	Town Centre	Total Gross (Net)	Town Centre	Total Gross (Net)	Town Centre	Total Gross (Net)	Town Centre	Total Gross (Net)	Town Centre
Retail	2,026	0	3,987	2,879	432 (288)	0	56 (56)	0	266 (175)	0	20 (20)	0
Office	840	0	2,500	0	6,472 (6,472)	0	151 (151)	0	80 (80)	0	289 (289)	0
Leisure	0	0	0	0	0	0	0	0	0	0	10,774	0
Total (sqm)	2,866	0	6,487	2,879	6,904	0	207	0	346	0	11,083	0

Table 3.4.1 shows that during 2010/11 only a very small amount of new retail floorspace (defined here as use classes A1 and A2) opened in the Borough, and none in the town centre. However, there have been changes within the existing retail units within the town centre, which have not necessarily generated new retail floorspace, but which have provided new opportunities for other retailers, such as the division of the former Woolworths unit into two units, and the occupation of one of these units by Next. The new office development which occurred was on the fringe of the town centre, but not within it. The significant amount of leisure development which was completed in this AMR period was one development, The Rockliffe Hall Hotel development, which was completed in April 2010 and which is also outside of the town centre.

Local 12: Amount of retail floorspace and vacancy rates in the Town Centre and District and Local Centres	
Local 13: Amount of completed retail (shop) floorspace, by centre and for the borough as a whole	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 4 - The Sequential Approach to Development Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 12 - Sustainable Economic Development Policy 13 - Brownfield Mixed-Use Locations Policy 24 - Delivering Sustainable Communities Policy 25 - Urban and Rural Centres Policy 51 - Strategic Public Transport Hubs
BDLP Saved Policies	Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre Policy S4: Town Centre Service Uses Policy S5: Town Centre Food and Drink Uses Policy S6: Non Retail Uses Policy S9: Fringe Shopping Areas Policy S10: Safeguarding the District and Local Centres Policy S11: New Development in District and Local Centres
Core Strategy Policies	CS1: Darlington's Sub-Regional Role and Locational Strategy CS5: Supporting the Local Economy

	CS6: Vibrant Cultural and Tourism Offer CS7: The Town Centre CS8: Additional Retail Provision CS9: District and Local Centres and Local Shops and Services
SA Objectives	1) Strengthening the economy 2) Adapting to and mitigating against climate change 3) Living within environmental limits 4) Developing a more sustainable employment market 6) Improving health and well-being while reducing health economies 10) Promoting, enhancing and respecting culture and heritage

Local indicator 14 was added to LDF AMR in order to monitor the amount of completed A1 (shop) development in the Borough's town, district and local centres and hence the impact of retail policies in the emerging LDF, in accordance with the requirements of PPS4: Planning for Sustainable Economic Growth. It should be noted that table 3.4.2 only includes locations that meet the PPS4 definition of centres, and therefore excludes Morton Park and Darlington Retail Park.

Table 3.4.2 Amount of retail floorspace and vacancy rates

	Number of Retail Units	Number of Vacant Units	% vacant units	Total Retail Floorspace (m ²)	Vacant Retail Floorspace (m ²)	2010/11 Completed A1 units	Completed A1 floorspace (m ²)
Darlington town centre	441	46	10.4%	116,808	8,309	0	0
Cockerton district centre	57	3	5.2%	5,662	222	0	0
North Rd district centre	57	4	7%	15,924	220	0	0
Mowden local centre	10	1	10%	1,187	70	0	0
Neasham Rd local centre	5	1	20.0%	6,162	403	0	0
Whinfield local centre	4	0	0.0%	5,421	0	0	0
Yarm Road local centre	11	0	0.0%	4,487	0	0	0
Total	585	55	8.9%	155,651	9,224	0	0

Please note that there may be differences to floor area figures between the periods 2010/11 and 2009/10. This is because we are continually updating our systems with new and more accurate floor area data as it is provided to us.

Table 3.4.2 shows that there was no additional class A1 shop floorspace provision in any of the Borough's defined centres during 2010/11. There was, in fact, a small fall in the number of A1 units and floorspace in the town centre, as a result of amalgamations of units and changes to other uses.

There was a small fall in vacancy rates in the town centre in 2010/11 (down from 11.5% of units in 2009/10) reflecting a modest uplift from the economic downturn of the previous year. The 2008 Darlington Retail Study (DRS) and subsequent statistical updates (together with an update of the Darlington Retail Study published in July 2010) provide further analysis of the vitality and viability of the Borough's centres and of retail development. The findings from this study have been used to inform retail and town centre policies within the emerging LDF and the now adopted Core Strategy.

3.5 Environmental Resources

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

During 2010/11 there were no permissions granted that were subject to an objection from the Environment Agency; this has been the case for the last four years.

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

This indicator is also reported as NI197

Priority habitats and species

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

Key Changes 2010-11

Protected Species:

Wetland and wet woodland are a rare, but significant source of biodiversity value, containing a range of important species and habitats, such as Black Poplar and Great Crested Newts. Most existing areas follow watercourses like the River Tees and River Skerne; the continued protection and enhancement of these corridors is essential to maintain and improve biodiversity value in the Borough. A programme

of work has been completed at Maidendale Nature Reserve with the creation of a significant number of additional wetland areas. This has been complemented to the north at the Red Hall wildlife site, this isn't a nature reserve yet but has 6 new ponds of various types. More open spaces have seen short cut grass areas being managed as more biodiverse longer grass meadow including several new areas at Cocker Beck and the Skerne river corridor, some helped by external funding. This type of management is expected to continue during 2011/12.

Great Crested Newts

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

Water Vole

This drastically reduced UKBAP priority species is also of special focus within Darlington for both protection and population/habitat enhancement. West Park and the River Skerne provide valuable refuges, but these need to be expanded in range and improved in quality, as numbers continue to decline in the borough. West Beck will provide an important expansion to the West Park population while Cocker Beck and its enhancement through external project funding, will help support connections to the wider countryside. The presence of water voles in the Skerne will continue to be monitored (showing some activity during 2011 but a continued decline in numbers) with opportunities for improvements identified where appropriate.

Bats

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

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

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

Sites of Special Scientific Interest (SSSI)

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

Local Nature Reserves and Local Wildlife Sites

Local Nature Reserves are designated for having wildlife or geological features that are of special interest locally. They also provide the community with opportunities to learn about and enjoy nature. Six are in the urban area, with a seventh at The Whinnies, Middleton St George. Overall they cover 61ha, equating to 0.6ha per 1000 population. Work continues to improve and the quality of three proposed LNR sites at Red Hall, West Park and Cocker Beck. Designation is unlikely before 2011-2012, for Cocker Beck and Red Hall, with West Park likely during 2012-13.

Local Wildlife Sites

Since the adoption of the Local Plan in 1997, the number of sites of nature conservation importance (now known as Local Wildlife Sites) has decreased from 46 to 25, due to the more stringent criteria now needing to be met and the probable degradation or loss of some existing SNCl's through lack of management. Several of these sites form part of a Local Nature Reserve. As of 2009, the process of identifying, surveying and establishing a new baseline figure for the number of Local Wildlife Sites (LWS) has been carried out. In January 2010, the new baseline figure of 25 sites will be validated via the Tees Valley Biodiversity Action Plan group (TVBAP). The number of these sites also in positive management is continuing to be assessed with only 8 sites within an LNR boundary being managed by Darlington Borough Council. 32% of the 25 sites were under positive management during 2010/11. This has now been improved to 36% with the inclusion of Broken Scar LWS, managed by Northumbrian Water Ltd.

Natural and Semi Natural Greenspace and Public Access

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

Table 3.5.1 provides a summary of the key changes to priority species and habitats as well to sites in the Borough that provide local wildlife and nature conservation interest.

Table 3.5.1: Summary of Key Changes to Habitats, Species and Wildlife Sites in the Borough

Type of Site	Active Management Target	Population/extent 2010/11
Wet woodland	Maintain and/or extend areas of mature and/or of wet woodland in the borough by 10%	Borough wide approx 316ha
Wetland		
Hedgerows	To maintain ancient hedgerows and extend the length of species rich hedgerows and improve condition	9600km Durham wide 1632km good condition
Unimproved grasslands	Draft proposals are being prepared	
Black Poplar	Expand the population in the borough area through planting. Analyze gene code and provenance to ensure population health.	Majority found in the northern part of Borough. Gene code and provenance established for half native trees during 2010/11.
Great Crested Newts	Maintain and expand the range in borough	40 known sites
Skylark	Maintain current range and population of skylark	Widespread sightings but no systematic survey undertaken
Bats	Maintain and enhance bat population by protection, improving opportunities for roosting, hibernating and foraging	8 known breeding species in Durham, 4 not threatened, 4 vulnerable River Tees, Skerne and older buildings are the primary location in Darlington
Sites of Special Scientific Interest	Protect and enhance sites	Hells Kettle 3.51ha - Unfavourable recovering Neasham Fen 2.2ha - Favourable Newton Ketton Meadow 1.9ha - Favourable Redcar Field 0.68ha - Favourable
Local Nature Reserves	Each nature reserve must be managed so that the features which gave the place its special interest are maintained	Brinkburn = 1.76ha Drinkfield Marsh = 5.77ha The Whinnies = 11.46ha Brankin Moor = 1.82ha Geneva Wood = 13.12ha Maidendale = 7.51ha Rockwell = 21.16ha
Area managed for nature conservation and public access		187.8ha
Natural and semi natural greenspace (primary purpose and accessible sites only)		NW – 12.99 ha Central – 9.26 ha SW – 25.08 ha SE – 124.37 ha NE – 47.41 ha Main Villages – 10.07 ha TOTAL – 229.18 ha

Core E3: Renewable Energy Capacity by Type	
Local 14: Low carbon energy generation	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 2: Sustainable Development Policy 12: Sustainable Economic Development Policy 24: Delivering Sustainable Communities Policy 38: Sustainable Construction Policy 39: Renewable Energy Generation Policy 40: Planning for Renewables Policy 41: Onshore Wind Energy Development Policy 45: Sustainable Waste Management
BDLP Saved Policies	Policy E25: Energy Conservation Policy E26: Energy from Renewable Development
Core Strategy Policies	Policy CS4: Promoting Commercial Scale Renewable Energy Generation
SA Objectives	1. Minimise the impact of and adapt to climate change.

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

The Council has been developing a new monitoring system to capture all new applications for renewable technologies, both as stand alone units and as part of larger schemes. The system began in earnest on the 1st April 2011 and the results of this monitoring will come to fruition in the next monitoring period. Although it is proving relatively easy to capture the specific applications for renewables, it is more challenging to record those schemes which include an element of renewable energy within them, either integral to the scheme or by condition. In addition, the monitoring system needs to also encompass those schemes which meet Code for Sustainable Homes targets and the monitoring system will continue to be developed to meet the required needs.

There has been a noticeable increase in small householder schemes for renewable energy technologies. One large wind turbine development was permitted, subject to a s106 agreement for the period 2010-11 at Moor House for 6 turbines. A second application has also been submitted for Newbiggin Wind Farm, Whinney Hill for 3 turbines. There have been other smaller schemes for local businesses.

Through the emerging LDF, particularly the adopted Core Strategy, the Council also seeks at least 10% of a new development's energy supply in major new developments from on site decentralised and renewable or low carbon sources; this is 20% in the strategic development locations. In the period 2010-11 our systems show there were six planning applications granted with a condition requiring this 10% standard.

3.6 Minerals and Waste

Core W1: Capacity of New Waste Management Facilities	
Core W2: Amount of Municipal Waste Arising, Managed by Type	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 2 - Sustainable Development Policy 3 - Climate Change Policy 10 - Tees Valley City-Region Policy 45 - Sustainable Waste Management Policy 46 - Waste Management Provision Policy 47 - Hazardous Waste
BDLP Saved Policies	Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer
*TVM&W Core Strategy Policies	MWC6: Waste strategy MWC7: Waste management requirements
*TVM&W SA Objectives	2) To move up the waste hierarchy 3) To make better use of all resources 9) To reduce the causes and impacts of climate change
SA Objectives	7. Preserve and strengthen the environment's scale, character, function and sense of place

*Tees Valley Joint Minerals and Waste (TVM&W) Core Strategy and Sustainability Appraisal (SA), September 2011.

The Tees Valley Joint Minerals and Waste Core Strategy DPD and Minerals and Waste Policies and Sites DPD were adopted in September 2011 after formal examination by the Secretary of State in September 2011.

In 2010-11 there were 4 applications for waste related facilities. An application was allowed on appeal at Cleveland Trading Estate for the change of use to the storage and processing of scrap metals, and associated infrastructure. This was granted in April 2010 and has now been constructed. A subsequent application at the same site for the extension of the processing area was granted permission in December 2010 but works have not yet commenced. The other applications approved include the full planning permission for a waste transfer, waste recycling and processing operation plant at Whessoe Road, approved July 2010, and the change of use to a waste transfer/recycle facility (revised scheme) at Lingfield Way in August 2010.

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

Table 3.6.1 shows the status of waste management practices of the Council for municipal solid waste (MSW) over the last ten years, including 2010/11.

Table 3.6.1 Amount of municipal waste arising, and managed by management type

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Recycled	10.8%	11.8%	13.4%	14.6%	14.7%	26.6%	26.6%	29.3%	40.1%	34.1%
Composted	0.0%	0.7%	3.3%	3.6%	3.4%	5.8%	6.0%	6.9%	6.8%	7.7%
Landfilled	89.2%	87.2%	83.3%	81.8%	81.9%	67.5%	65.3%	62.8%	47.3%	41.6%

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

It can be seen that the amount of waste landfilled has decreased by over 5% from the previous year, and the amount of waste composted has increased by nearly 1%. Although the figure for recycled municipal waste would appear to have declined, it does not necessarily reflect a decrease in the amount of household waste recycled and could relate to the decline in the construction industry and less waste being recycled from these sites as less waste is being produced.

Core M1: Production of Primary Land Won Aggregates	
Core M2: Production of Secondary and Recycled Aggregates	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 1: North East Renaissance Policy 2: Sustainable Development Policy 24: Delivering Sustainable Communities Policy 42: Overall Minerals Strategy Policy 43: Aggregate Minerals Provision Policy 45: Sustainable Waste Management
BDLP Saved Policies	Policy E24: Conservation of Land and Resources
*TVM&W Core Strategy Policies	MWC1: Minerals strategy MWC3: Alternative materials for aggregates us
*TVM&W SA Objectives	1) To move up the minerals hierarchy 3) To make better use of all resources
SA Objectives	7. Preserve and strengthen the environment's scale, character, function and sense of place

*Tees Valley Joint Minerals and Waste (TVM&W) Core Strategy and Sustainability Appraisal (SA), September 2011.

There was no production of primary land won aggregates within Darlington Borough during 2010/11, 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 Corridor. There is no record of crushed rock production for aggregates in the Borough, although potential reserves are thought to exist on its northern boundary with Durham County.

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

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

figures available for annual production. Fortunately the present lack of working sites in Darlington means that this is not an issue at this time.

3.7 Open Spaces

Local 15: Audits of open space facilities	
Local 16: Open space provision in the urban area	
Local 17: Amount of eligible open space managed to Green Flag Award standard	
Local 18: Allotment provision in the Borough	
Indicator Source	Darlington Borough Council Monitoring
One Darlington Work Strand	Quality of life Greener, cleaner Darlington
RSS Policies	Policy 8 Protecting and Enhancing the Environment Policy 10 Tees Valley City Region Policy 24 Delivering Sustainable Communities
BDLP Saved Policies	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision Policy R19: Protection of Allotments
CSPO Policies	CS17 Green Infrastructure
SA Objectives	6. Safeguard, enhance and provide a range of facilities and the environment 7. Preserve and strengthen the environment's scale, character, function and sense of place
Open Space Strategy Policies	Policy 1: General Approach Policy 2: Our Most Locally Important Open Space Resources Policy 7: Parks Provision Policy 8: Standards for Parks Provision Policy 22: Design of Open Spaces

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

The Council's adopted Open Space Strategy sets out further details on the level, type and quality of provision and accessibility to spaces. A rolling survey programme takes place annually to monitor the amount, quality, value and access to these spaces, with the most recent update being produced in November 2010. A summary of the open space provision in the urban area is provided in table 3.7.1, with known changes identified for the last year.

Table 3.7.1 Summary of open space provision in the urban area and changes 2010/11

Open Space Primary Purpose	No of Publicly Accessible Primary Spaces 2010	Total Site Area (Ha) 2010	Changes 2010/11
Parks and gardens	14	82.6	Increase provision from the addition of the Middleton St George Water Park and West Park
Informal recreation	88	121.18	41% of provision: this has reduced since 2007 as a result of several spaces becoming the focus for other types of provision particularly for children and young people
Green Corridors	20	110.86	Number has remained constant but total area has risen slightly as a result of the enlargement of several corridors, eg the River Skerne Corridor has incorporated adjoining spaces
Natural and semi-natural green spaces	25	229.18	Reduction due to the increased provision in parks and gardens
Children and young people provision	22	20.62	Significant increase in number, type of provision and quality
Landscape amenity space	30	15.21	New developments at Darlington College and Smithfield Road/Neasham Road
Cemeteries	9	32.86	
Civic Spaces	3	0.52	One new space has been created at the Arts Centre
Total	211	613.03	
Allotments	27	28.2	<i>Not freely accessible to all members of the public</i>

Local 19: Number of accessible playing pitches in the Borough	
Indicator Source	Darlington Borough Council Monitoring
One Darlington Work Strand	Quality of life Greener, cleaner Darlington
RSS Policies	Policy 8 Protecting and Enhancing the Environment Policy 10 Tees Valley City Region Policy 24 Delivering Sustainable Communities
BDLP Saved Policies	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision
Core Strategy Policies	CS17 Green Infrastructure
SA Objectives	6. Safeguard, enhance and provide a range of facilities and the environment
Open Space Strategy Policies	Policy 1: General Approach Policy 2: Our Most Locally Important Open Space Resources Policy 7: Parks Provision Policy 8: Standards for Parks Provision Policy 22: Design of Open Spaces

The Borough has 104 public, private and school playing pitches, equivalent to one playing pitch for every 1150 adults; below the national and regional average. Of the 48 pitches found at school sites

only nine have secure community use out of school hours. Pitch quality varies; public pitches tend to be average quality while higher quality pitches are overused, reducing their overall quality in the long term. There is an undersupply of 18.5 football pitches, particularly for junior football, this is likely to increase to 24.6 pitches by 2021 unless access to existing pitches is increased and new provision is made.

Two pitches previously lost to the new Teesside University development next to Darlington College have been relocated and developed at Blackwell Meadows, helping create a new strategic hub with Darlington Rugby Club. A further two pitches remain temporarily lost to development. The Council is working with partners to secure the delivery of the remaining two pitches.

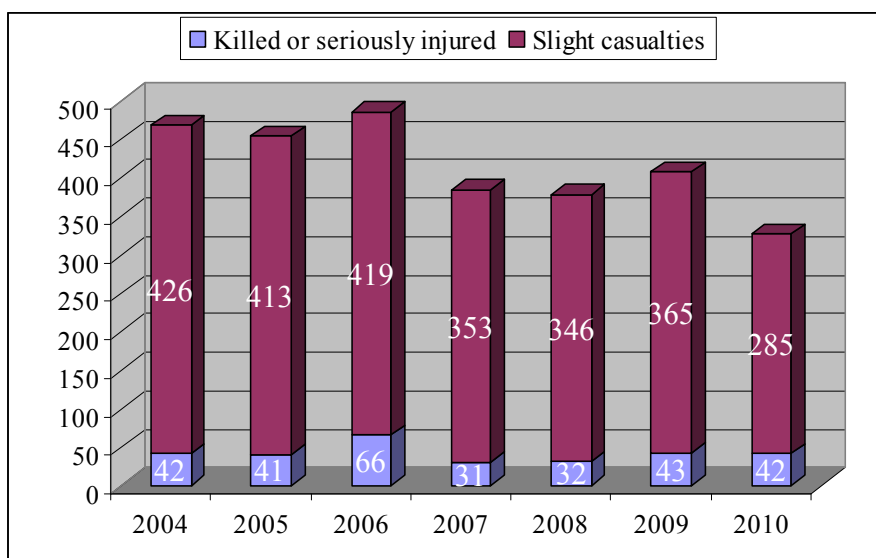
3.8 Transport and Accessibility

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

Local 20: Traffic related injuries and fatalities	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 49 – Regional Transport Corridors Policy 53 – Demand Management Measures
BDLP Saved Policies	Policy T3: Justification for Major Road Schemes Policy T4: Route and Design of Major Road Schemes Policy T9: Traffic Management and Road Safety Policy T10: Traffic Calming- Existing Roads Policy T11: Traffic Calming – New Development
Core Strategy Policies	CS2: Promoting Good Quality, Sustainable Design CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure
SA Objectives	2. Ensure new development creates sustainable communities 8. Support initiatives to maintain, expand and enhance sustainable transport

Figure 3.8.1 shows the total number of road traffic casualties has fluctuated over the last 6 years, with a peak of 485 in 2006. Since this peak, 2007 saw a significant decrease in the number of casualties and this number decreased further in 2008 with only a marginal increase in 2009. Of most significance is the reduction in 2010, with the number of slight casualties decreasing by 80, and the number of fatal or serious accidents showing signs of decreasing again.

Figure 3.8.1 Number of traffic related injuries and fatalities



Local 21: Distance travelled by mode of transport per person per annum	
Indicator Source	Darlington Borough Council Monitoring
RSS Policies	Policy 2 – Sustainable Development Policy 3 – Climate Change Policy 7 – Connectivity and Accessibility Policy 10 – Tees Valley City Region Policy 25 – Urban and Rural Centres Policy 51 – Strategic Public Transport Hubs Policy 53 – Demand Management Measures
BDLP Saved Policies	Policy T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T31: New Development and Public Transport Policy T36: Cycle Route Network Policy T37: Cycle Routes in New Developments
Core Strategy Policies	CS1: Darlington’s Sub Regional Role and Locational Strategy CS2: Promoting Good Quality, Sustainable Design CS9: District and Local Centres and Freestanding Local Facilities CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure
SA Objectives	1. Minimise the impact of and adapt to climate change 2. Ensure new development creates sustainable communities 8. Support initiatives to maintain, expand and enhance sustainable transport

Area wide traffic flows in figure 3.8.2 are provided by DfT estimates using the National Traffic Survey, with the most recent data provided up to 2007. Overall, vehicle levels increased by 2.7% between 2004 and 2007.

Figure 3.8.2 Darlington area wide traffic flows

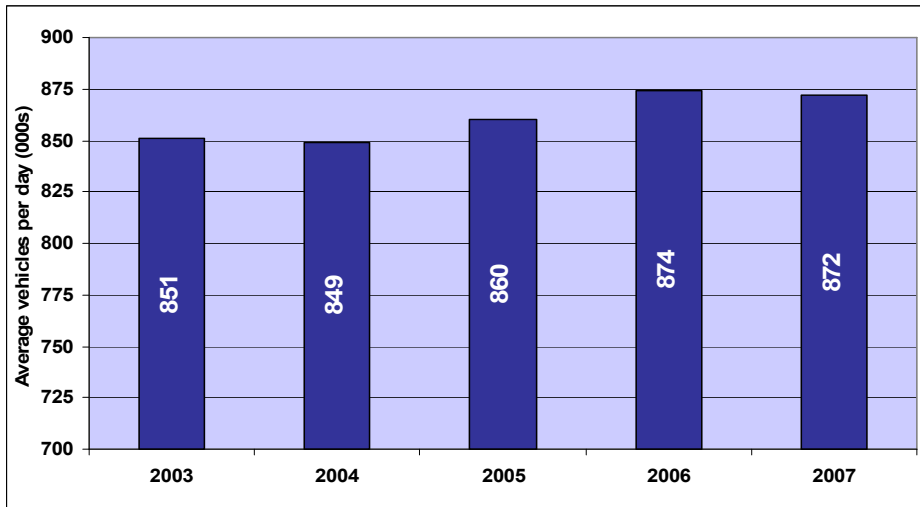
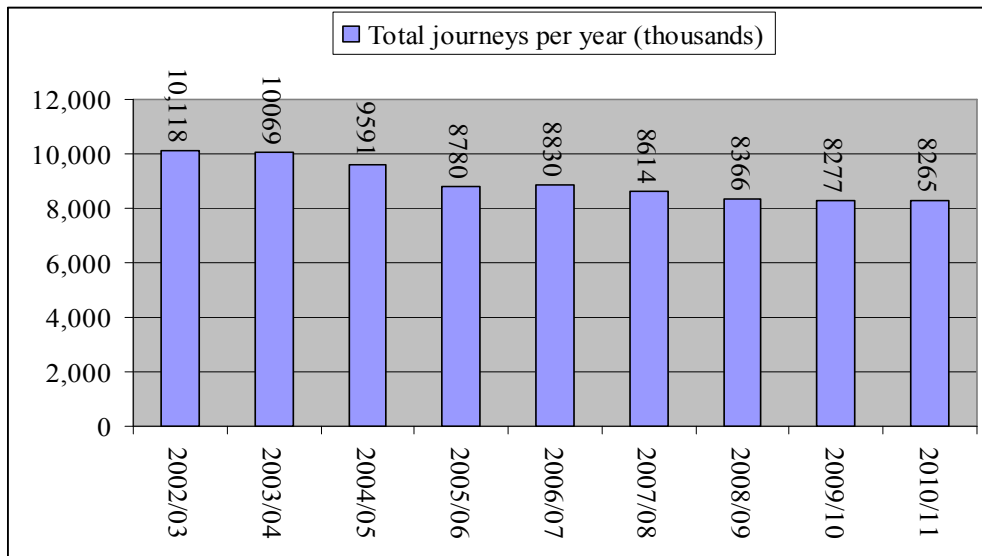


Figure 3.8.3 shows how the use of public buses has significantly declined from over 10,000 bus passenger journeys per year in 2002/03 to just over 8,200 in 2010/11. The figure for 2010/11 decreased marginally by 12 from the previous year (8,277).

Figure 3.8.3 Total bus passenger journeys per year



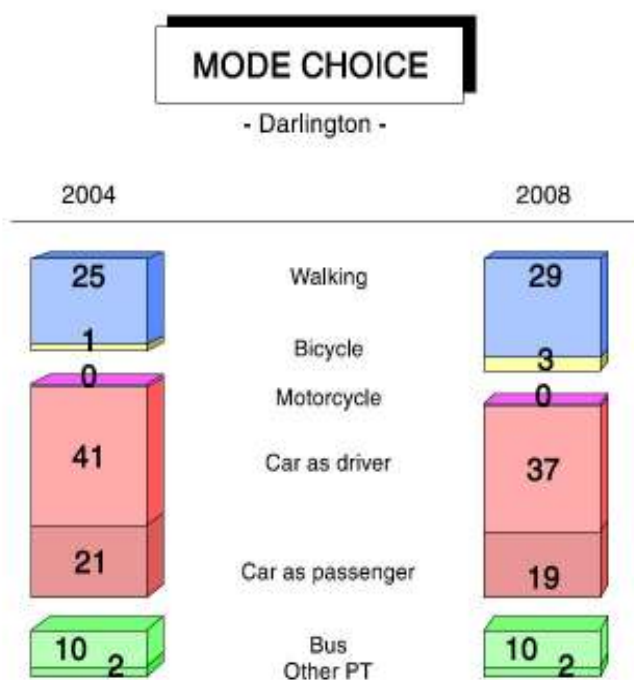
While bus patronage is declining, figures reveal that rail patronage at Darlington's stations is also declining by around 5% at Bank Top station and 1% at North Road station in the period from 2004/5 to 2010/11.

Data on cycle use in Darlington can be identified by a number of methods, including manual or automated cordon counts, and household survey data. Clearly, different methods of collating data have a range of associated issues in terms of validity and reliability of data (seasonal fluctuations in cycle cordon counts can result in a variance of up to 50% between summer and winter figures, for example). Monthly automated cycle counts can be considered to be the most valid data available, and

indicate an 81% increase in cycle flows in Darlington between 2006/7 and 2010/11. This significant increase provides clear evidence of the success of the Local Motion project in promoting this aspect of sustainable transport in Darlington.

Figure 3.8.4 shows peak flow counts recorded in a Local Motion survey in the first areas of the town which were targeted for travel planning advice. It indicates that car trips reduced from 41% of household trips in those areas in 2004/05 to 37% in 2007/08, around 9% reduction. Walking trips increased by 15% (an increase from 25% to 29% of all trips) and cycling trips by around 65% (from 1% to 2% of all trips). It also showed that the trend of decline in public transport use was being halted in the target areas, remaining at 12% of all trips.

Figure 3.8.4 Travel mode by % share 2004 to 2008



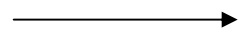
APPENDICES

- 1) Infrastructure Delivery Schedule April 2010 – March 2011**
- 2) Completed Infrastructure Projects**
- 3) Schedule of AMR Indicators and Related Policies**

Appendix 1 – Infrastructure Delivery Schedule April 2010- March 2011

Project	Description	CS Policy	Lead Delivery Organisation	Source of funding	Total Cost (£)	Status	Delivery Requirement (£'s)			Risks			Dependencies
							Short term 2011-2016	Medium term 2016-2021	Long term 2021-2026	Risk of not proceeding	Importance to CS	Contingency	
Transport Infrastructure													
A66 (T)-Darlington Eastern Transport Corridor Roundabout	Partial signalisation, widening of western approach, extension of two traffic lanes on the northern arm	CS1, CS19	Highways Agency, developers, DBC	RFA, developer contributions	Unknown	Pending development				High	Critical	3LTP, developer contributions, MPAG DPD	Development coming forward
A66 (T) – Morton Palms Roundabout	Widening of A67 eastern approach, extension of island between A66 and Morton Rd roundabouts, realignment of segregated left turn filter lane; extension of two traffic lanes on the northern arm, expanded roundabout diameter	CS1, CS19	Highways Agency, developers, DBC	RFA, developer contributions	Unknown	Pending development				High	Critical	3LTP, developer contributions, MPAG DPD	
A66 (T) – Darlington Arena Roundabout	Widening of A66 arms, extension of flare on the northern arm	CS1, CS19	Highways Agency, developers, DBC	RFA, developer contributions	Unknown	Pending development				High	Critical	3LTP, developer contributions, MPAG DPD	
A66(T) – Blands Corner Roundabout	Full signalisation, realignment of Snipe Lane, extension of flare lengths on A66 approaches, provision of two exit lanes on A66 arms	CS1, CS19	Highways Agency, developers, DBC	RFA, developer contributions	Unknown	Pending development				High	Critical	3LTP, developer contributions, MPAG DPD	
A66 (T) – Great Burdon Roundabout	Full signalisation, provision of two circulatory lanes for east-west traffic	CS1, CS19	Highways Agency, developers, DBC	RFA, developer contributions	Unknown	Pending development				High	Critical	3LTP, developer contributions, MPAG DPD	
Improving capacity in the network	<ul style="list-style-type: none"> • Extending highway access to West Park from West Auckland Road/Newton Lane • Upgrading the A66/A67 Yarm Road roundabout • New 10 minute frequency bus service linking the town centre with West Park • New 10 minute frequency bus service linking the town centre with the Eastern Fringe • Dualling the A66 between Great Burdon Roundabout and Eastern Transport Corridor • Converting roundabouts to traffic signal junctions using a hurry up call for late buses • Bus priority on approaches to junctions 	CS1, CS19	DBC, Arriva, Highways Agency	Developer contributions Highways Agency, developer contributions Developer contributions Developer contributions Major Scheme Fund TVBNI, developer contributions 3LTP, developer contributions	Unknown	Pending development				Medium High Medium Medium High High Medium	Critical Critical Necessary Necessary Critical Critical Necessary	3LTP, funding from bus operating company, MPAG DPD	Development coming forward, Government grants
Developer contributions - highways	Improvements to the highways network at: <ul style="list-style-type: none"> • Hopetown House • Whesoe Road • Morton Park • Eastmount Road 	CS1, CS4, CS19	DBC, developers	Developers contributions	26,000 2,000 639,000 6,000	Pending development				Medium	Necessary	3LTP	Development coming forward
Car parking	Resurfacing and layout improvements, Beaumont St car park	CS1, CS2, CS7, CS19	DBC	3LTP	55,000	Committed	55,000			Low	Necessary		
Improvements to the ECML	<ul style="list-style-type: none"> • Additional long distance high speed services to/from London • More frequent commuter journeys to Leeds and Newcastle. 	CS19	Network Rail, East Coast		Unknown					High	Preferred		Government grants, franchise arrangements of East Coast and its successor, Network Rail Strategy for Inter City programme
Improvements to Northern routes	Improvements to network capacity	CS19	Network Rail, train operators		Unknown					High	Preferred		
Bishop Line	<ul style="list-style-type: none"> • Creation of car park at North Road railway station • Integration of the Bishop Line with the national rail network improvements • Creation of bus/train interchange 	CS6, CS19	DBC, Community Rail Partnership	TVBNI	Unknown Unknown Unknown Up to	Pending development Committed Unknown Committed	Unknown Unknown Unknown Up to			High Medium High High	Critical Necessary Critical Critical	External funding sources	TVBNI improvements proceeding

	<ul style="list-style-type: none"> Creation of new platform 				300,000		300,000						
Bank Top Station travel plan programme	<ul style="list-style-type: none"> Cycle hire scheme Improvements to Pensbury Street back lane by Station entrance Parkgate ramp improvements to footway Improvements to Victoria Road, entrance including bus interchange and bus loop Shuttle bus to/from Parkgate-Town Centre 	CS1, CS19	DBC, East Coast, Network Rail, Arriva	East Coast, CDT, ERDF LTP, ERDF	5000 start up 20,000 Unknown Unknown	Committed Committed	5000 10,000			Low Low High High	Necessary Necessary Necessary Necessary	Project proceeds at later date	Source to meet operational costs Government budget review
Tees Valley Metro	New platform at Durham Tees Valley Airport	CS1, CS19	DBC, Network Rail	Regional Transport Board	Unknown	Feasibility being assessed	Unknown			High	Necessary		
Tees Valley Metro Phase 2 and 3	Light rail link to Central Park and Town Centre	CS1, CS19	DBC, Network Rail, Train Operating Company	Unknown	130m					High	Critical	RFA, train franchise, developer contributions, Network rail investment plan Major Transport Schemes Fund, Sustainable Transport Fund	Government budget review
Improvements to Bank Top Station	New two line local platform at Bank Top Station to the east of the ECML	CS1, CS19	Network Rail, East Coast, DBC	Interim Regional Transport Board, Network Rail	Unknown		Unknown			High	Critical		Network Rail Strategy for Inter City programme
Pedestrian/cycle bridge	New pedestrian/cycle bridge between Darlington College and Town Centre Fringe	CS1, CS2, CS19	One North East, DBC	HCA, One North East	1.65m	PP approved	1.65m			High	Necessary		Revised Central Park Masterplan being agreed
Cycling infrastructure	<ul style="list-style-type: none"> New bridge across Baydale Beck Cycle route between Albert Road and John Street Cycle parking in town centre 	CS1, CS19	DBC	Unknown 3LTP 2LTP	Unknown 220,000 200,000		Unknown 220,000 200,000			High Medium Low	Critical Critical Preferred	External funding	
Tees Valley Bus Network Improvement scheme	Improving the bus coordination, services and coverage with improvements <ul style="list-style-type: none"> North Road and Whessoe Road 	CS1, CS19	DBC, Arriva	DFT LTP	7.49m for DBC 3.5m 166,000	Project timing being explored	3.5m 166,000			High	Critical	3LTP, developer contributions, funding to develop masterplan for TCF	Government review of budget allocations
	<ul style="list-style-type: none"> Bondgate-Stonebridge section of the inner ring road, including widening Freeman's Place Cockerton Green 			TVBNI 3LTP	3.082m 444,000		3.082m 444,000			High	Critical		
	<ul style="list-style-type: none"> Brinkburn and West Auckland Road 			DFT, LTP	99,000		99,000			High	Critical		
	<ul style="list-style-type: none"> Yarm Road and Geneva Road junction Yarm Road and McMullen Road junction 									High High	Critical Critical		
	<ul style="list-style-type: none"> Milbank Road and Woodland Road 			DFT, LTP	100,000	Under review	100,000			High	Necessary		
Improving operational conditions	New and improved bus stops, expansion of real time information system, traffic management schemes including Clifton Road and verge hardening	CS19	DBC	TVBNI 3LTP	2.38m 610,000	Committed	2.38m 610,000			Medium	Critical		Government budget review
Developer contributions – public transport	<ul style="list-style-type: none"> Local bus service subsidy, West Park Improvements to bus infrastructure, Parkside Improvements to bus infrastructure, Whessoe Road 	CS4, CS19	DBC	Developers	170,000 2,000 40,000	Committed Pending development	34,000 2,000 40,000			Low Medium	Necessary		Development coming forward
Durham Tees Valley Airport station	Relocation and improvements to station	See Tees Valley Metro above											
Utilities Infrastructure													
Local gas infrastructure	Reinforcement of the gas network Upgrading mains	CS1, CS2	Northern Gas Networks, United Utilities, developer		Unknown 524,000	Pending development Underway	 524,000			High Low	Critical Preferred	MPAG DPD	Infrastructure provider budget available within timescale
Local electricity infrastructure	Reinforcement of the electricity network	CS1, CS2	CE Electric, developer		Unknown	Pending development				High	Critical	MPAG DPD	Infrastructure provider budget available within timescale



Local water infrastructure	Upgrade to sewerage network in Bedford St area Reinforcement of water network	CS1, CS2, CS16	NWL	NWL AMP NWL, developer	2.2m Unknown	Underway Pending development	2.2m Unknown			Low High	Critical Critical	MPAGDPD	Infrastructure provider budget available within timescale
Renewable energy	Provision of 6 wind turbines, Moorhouse	CS2, CS3	Banks Development Renewables UK Developer	Banks Development Developer	Unknown Unknown Unknown	Planning application submitted Planning application submitted PP approved subject to s106 agreement	Unknown Unknown Unknown			High High High	Critical Critical Critical		Planning permission granted
	Provision of 3 turbines, Newbiggin												Planning permission granted
	Provision of 5 turbines at Royal Oak												S106 agreement signed
Flood management	Provision of a flood risk management scheme including flood storage, restoration of the natural floodplain, creation of a green corridor, flood resilience and resistance measures	CS1, CS2, CS15, CS16, CS17	Developers	Developers	Unknown		Unknown			High	Critical	TCF AAP/Masterplan	Coordinated phasing of development
Social and Community Infrastructure													
Health care													
Darlington Memorial Hospital	Modernisation of the hospital	CS1, CS2	County Durham and Darlington NHS Foundation Trust	County Durham and Darlington NHS Foundation Trust	26m	Ongoing	26m			High	Necessary	Plans refined to accommodate lower level of investment	Extent of Trusts budget
Education													
Children's Centres	Wider access to Children's Centres	CS1, CS2	DBC	DCE	798,148	Underway	798,148			Low	Necessary		
Early Years Capital Funding	Improvements to early years and childcare settings	CS1, CS2	DBC	DCE	1.319,520m	Underway	1.319,520m			Low	Necessary		
Primary Capital Programme (PCP)	<ul style="list-style-type: none"> Improvements to condition and suitability of primary schools Provision of primary school spaces for pupils who are born in the Borough 	CS1, CS2	LA	DCE	8.378m	Underway	5.378m			Low	Necessary		
DFES formulaic capital allocations	Improvements to condition and suitability of secondary schools	CS1, CS2	LA, schools	DCE	2.345m	Underway	2.345m			Low	Necessary		
14-19 Diplomas	<ul style="list-style-type: none"> Development of 14-19 diploma facilities Improvements to condition and suitability of Longfield, Hurworth and Branksome schools 	CS1, CS2	DBC	DBC, education facilities	6.9m	Underway	5.4m			Low	Necessary		
							1.6m			Low	Necessary		
Teesside University, Darlington	New five storey teaching facility next to Darlington College		Teesside University	University, One North East, DBC	13m	Underway	13m			Low	Necessary		
Housing													
Tees Valley Growth Point - Former Beaumont Hill School Sites	Improvements to roads, access and infrastructure	CS1, CS2, CS10, CS11	DBC, Fabrick	CIF2	207,000	Underway	207,000			Low	Critical		
Tees Valley Growth Point - Central Park	Improvements to roads, access and infrastructure	CS1, CS2, CS10, CS11	DBC	CIF2	642,000	Underway	642,000			High	Critical		
Former Beaumont Hill School Sites	Provision of 106 affordable and accessible homes	CS1, CS2, CS10, CS11, CS17, CS18	DBC, Fabrick	HCA Kickstart 2, Fabrick Housing	9m	Underway	9m			Low	Critical		
New Build Council Housing	Development of up to 49 affordable properties at: <ul style="list-style-type: none"> Burnside Road former Springfield school site 	CS1, CS2, CS10, CS11	DBC	HCA DBC	7.5m	Underway	3m 4.5m			Low	Critical		
Affordable housing provided as part of new development	Provision of 124 affordable units as part of committed private housing developments at West Park, Snipe House Farm, Thecla Building, former Feethams football ground, former Alderman Leach School, Eastmount Road, Hopetown House	CS1, CS2, CS4, CS10, CS11	DBC, developers, RSLs	Developers, HCA	Unknown - part of on site development	Project timing being explored	Unknown - part of on site development			High	Critical		Phasing of private development meeting the trigger for affordable housing provision
Private sector housing improvements	Loans to improve, repair and adapt homes and bring empty properties back	CS1, CS2, CS11, CS12	DBC, private homeowners,	DBC SHIP	835,201	Underway	835,201			Medium	Critical		Alternative finance packages, planning

	into use		landlords											obligations
Improvements to sheltered housing	Demolishing and upgrading the sheltered housing stock	CS1, CS2, CS11, CS12	DBC	DBC, prudential borrowing	8m	Underway	8m				Medium	Critical		
Council owned housing including sheltered housing	<ul style="list-style-type: none"> Improvements so properties meet the Darlington Standard Maintaining the external fabric of houses Improving the environment Delivering disabled adaptations 	CS10, CS11	DBC	Housing Revenue Account	40.7m	Ongoing	27.300m 9.800m 2.200m 1.400m				Low	Critical		
Sport and recreation														
Blackwell Meadows	Relocation of two football pitches	CS18	DBC	DBC	240,000	Underway	240,000				High	Critical		Provision of ancillary accommodation and access
Mowden Rugby Club	Relocation of Mowden rugby club to West Park	CS1, CS18	Mowden Rugby Club	Land receipt from sale of existing site	Unknown	PP approved	Unknown				Medium	Preferred		Sale of current site and content of land receipt
Glebe Road playing pitch	Improvements to pitch drainage	CS18	DBC, Fabrick	Fabrick	Unknown as part of on site works	Underway	Unknown				Low	Preferred		
Queen Elizabeth Sixth Form College	Community access to the new College sports hall	CS18	DBC, QE College	QE College	None	Ongoing	None				Low	Necessary		
Branksome School MUGA	Casual access to the school MUGA outside school hours on a trial basis	CS18	DBC, Branksome School	Branksome School, Branksome Youth Club	Unknown	Ongoing	Unknown				Low	Necessary		
Cultural Attractions														
The Forum	Purchase The Forum and operate as music and creative arts venue	CS6	Humantics	DBC One North East	80,000 loan 130,000	Ongoing	210,000				Medium	Necessary		
Green Infrastructure														
Green Leisure routes	Albert Road-John Street green leisure route	CS17, CS19												See cycling infrastructure above
Brinkburn Denes	Regeneration of the park including access, biodiversity improvements and play provision	CS14, CS15, CS17	DBC, Groundwork	Heritage Lottery Fund	818,992	Underway	818,992				Low	Critical		
St Andrews Memorial Garden	Creation of a Memorial Garden and car parking adjacent to St Andrew's Church	CS14, CS17	DBC, Groundwork	Big Lottery Community Spaces, Banks Foundation	56,000	Underway	56,000				Low	Necessary		
Playbuilder scheme	Improvements to existing play facilities	CS17	DBC, Groundwork	DCSF	1.128m	Underway	Unknown				Low	Critical		
Aiming High	Improvements to play facilities for disabled children at Green Park, Brinkburn Dene and Eastbourne Sports Complex	CS17	DBC, Groundwork	DCSF	120,000	Underway	120,000				Low	Necessary		
Cocker Beck	Improvements to biodiversity, and provision of new backwaters and better water quality	CS15, CS16, CS17	DBC	Environment Agency, County Durham Environmental Trust	78,000	Project timing being explored					High	Critical		Outcome of feasibility study
Maidendale Nature Reserve	Environmental improvements to biodiversity value and access	CS15, CS17	DBC, Maidendale Trust,	Big Lottery Fund, Environment Agency	131,000	Underway	131,000				Low	Critical		
Skerningham Countryside Site	Improvements to landscape quality and improved access	CS4, CS15, CS17	DBC	Developer contributions	80,000	Project timing being explored					High	Critical	Developer contributions, external funding	
Ridgeway allotments	Provision of an allotments site to the rear of The Ridgeway	CS17	DBC, Glebe Road Allotments Association	DBC, Glebe Road Allotments Association	1,200	Project timing being explored					High	Critical	Secure alternative site	Contaminated land being surveyed commissioned
Public rights of way	<ul style="list-style-type: none"> New bridleway access to Merrybent Improvements to PROW network 	CS17, CS19	DBC	3LTP, CDT 3LTP	60,000 33,000	Underway Committed	60,000 33,000				Low Medium	Critical Critical		
Developer contributions – open space	Improvements to open space at: <ul style="list-style-type: none"> Hopetown House Whessoe Road Maintenance contributions for West Park 	CS4, CS17	DBC DBC	Developer contribution	35,000 25,000	Pending development Committed	35,000 25,000 141,728				Medium Low	Necessary Necessary		Development coming forward

	<ul style="list-style-type: none"> Green corridor between South Terrace and Polam Lane Sustainable drainage ponds and wetlands 	CS4, CS15, CS16, CS17	Developer	On site provision	Unknown	Pending development	Unknown			High	Critical		
Developer contributions – children's play provision	Hopetown House	CS4, CS17	DBC	Developer contributions	54, 800	Pending development	54, 800			Medium	Necessary		Development coming forward
Developer contributions – community infrastructure fund	Snipe House Farm	CS4, CS17, CS18	DBC, developer	Developer contribution	100,000	Pending development	100,000			Medium	Necessary		Development coming forward
Public rights of way	Access to Merrybent Community Woodland	CS17, CS19	DBC	Unknown	Unknown					High	Necessary		
	Improvements to the rights of way network	CS17, CS19	DBC	533,000	3LTP	Committed	533,000			Medium	Preferred		

APPENDIX 2: COMPLETED INFRASTRUCTURE PROJECTS

In March 2011 the following schemes had been completed. Ongoing projects are completed once the funding period ends for the whole scheme. The Core Strategy policies they help to deliver are identified in column 3.

Project	Description	CS Policy	Lead Delivery Organisation	Source of funding	Total Cost (£)
Traffic management, Middleton St George	<ul style="list-style-type: none"> Provision of traffic management scheme 	CS19	DBC	Developer contributions	15,000
Cycling infrastructure	<ul style="list-style-type: none"> Polam Lane Bridge improvement Baydale Beck; a link alongside and across Staindrop Road to provide a connection to Cocker Beck Improved links to existing toucan crossings on Whinfield Road and Stockton Road Provision of Advanced Stop Lines and other low cost crossings for cyclists; 	CS1, CS19	DBC	Cycling England, 3LTP	328,000
Cycle parking	<ul style="list-style-type: none"> Secure covered cycle parking at QE College, Hummersknott School 	CS19	DBC	LTP, Cycling England Sustrans	30,000 3576
Co-Location Fund	<ul style="list-style-type: none"> Creation of an Integrated Centre for Well Being at Heathfield Primary School and three Community Well-Being hubs at Dodmire Junior, Hurworth Primary and Borough Road Nursery. 	CS1, CS2	DBC, schools	DCE, DFC, PCP, Darlington PCT, Children & Adolescent Mental Health Services	2.6m
Extended Schools	<ul style="list-style-type: none"> Creation of Hummersknott and Skerne Park Extended Schools 	CS1, CS2, CS18	DBC	DFE	Unknown
New Build Council Housing	<ul style="list-style-type: none"> Development of 15 affordable properties adjacent to Dinsdale Court 	CS1, CS2, CS10, CS11	DBC	HCA DBC	7.5m
Blackwell Meadows	<ul style="list-style-type: none"> Relocation of two grass pitches from Darlington College to Blackwell Meadows 	CS18	DBC	Darlington College	410,000
Longfield School	<ul style="list-style-type: none"> Provision of floodlit synthetic turf pitch 	CS18	Longfield School	Football Foundation, DCSF Youth Sports Trust	640,000

APPENDIX 3 - Schedule of AMR Indicators and Related Policies

Indicator Type	Indicator name	Policies Monitored
<i>Darlington in Context</i>		
Local 1	Projected Population and Growth in the Borough	Policy H1: Supply of Housing Land Policy EP1: Land Supply for Employment
Local 2	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 3	Current Commitments on Greenfield and Previously Developed Land	Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development
Local 4	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 5	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 6	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 7	Number of Vacant Dwellings by Length of Vacancy and Ownership	Policy H16: The Improvement of Older Residential Areas
Local 8	Number of applications that met appropriate CSH/BREEAM standards	Policy H11: Design and Layout of New Housing Development
<i>Business, Industry and Employment</i>		
CORE BD3	Current Employment Land Available by Type	Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office/Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Sites
Local 9	Amount of Airport Related Development	Policy EP9 and EP10: Teesside Airport
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>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 12	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 Policy S10: Safeguarding the District and Local Centres Policy S11: New Development in District and Local Centres
Local 13	Amount of completed retail (shop) floorspace, by centre and for the Borough as a whole	Policy S2: Safeguarding the Town Centre Policy S10: Safeguarding the District and Local Centres Policy S11: New Development in District and Local Centres
<i>Environmental Resources</i>		
CORE E1	Number of Planning Permissions Granted Contrary to Environment Agency Advice	Policy E1: Keynote Policy for the Protection of the Environment

CORE E2	Changes in Areas and Populations	E1 Protection of the Environment E3 Protection of Open Land E11 Conservation of Trees, Woodlands and Hedgerows E12 Trees and Development E20 Sites of Nature Conservation Importance E21 Wildlife Corridors E22 Local Nature Reserves E23 Nature and Development
CORE E3	Renewable Energy Capacity by Type	Policy E25: Energy Conservation Policy E26: Energy from Renewable Development
Local 14	Low carbon energy by installed capacity and type	Policy E25: Energy Conservation
Minerals and Waste		
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
Open Spaces		
Local 15	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 16	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 17	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
Local 18	Allotment provision in the Borough	Policy R19: Protection of Allotments
Local 19	Number of accessible playing pitches in the Borough	Policy R9: Protection of Playing Pitches
Transport and Accessibility		
Local 20	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 21	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

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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