
Core Strategy: Preferred Options 2008 of the Darlington Local Development Framework

Sustainability Appraisal Final Report

Prepared by BDP
For Darlington Borough Council

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1.0 Introduction

1.1 Introduction

- 1.1.1 BDP has been commissioned by Darlington Borough Council to assess the sustainability of the emerging Core Strategy, which will be the principal document of the Darlington Local Development Framework (LDF).
- 1.1.2 Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal is mandatory for all Development Plan Documents (DPDs) and so it is therefore critical that a Sustainability Appraisal is undertaken.
- 1.1.3 To comply with European Union Directive 2001/42/EC and British planning legislation, a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) must be carried out for the Core Strategy. The requirement to carry out a SA and a SEA are distinct, however, it is possible to satisfy both through a single appraisal process, which considers social and economic factors, alongside environmental issues. This combined Sustainability Appraisal approach has been used to assess the sustainability of Darlington Borough Council's emerging Core Strategy.
- 1.1.4 This document has been prepared using the guidance within the Office of the Deputy Prime Minister (ODPM) document entitled "Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks" (November 2005). This guidance covers the requirements for both Sustainability Appraisal and Strategic Environmental Assessment.

1.2 Aim and Structure of the Report

- 1.2.1 In June-July 2005 the Council consulted a variety of stakeholders and the local community on a wide range of issues for the original Core Strategy: Issues and Options 2005. The results of this informed the preparation of the Core Strategy: Preferred Options 2005 which were consulted upon in October-December 2005. A Sustainability Report, setting out the outcomes of the sustainability appraisal, was published for consultation at the same time. These documents were prepared in accordance with the draft ODPM guidance. Following changes to this and subsequent adoption of the ODPM guidance, the SA for the Core Strategy: Preferred Options 2005 was revised to fully reflect national guidance.
- 1.2.2 Since publication of the Core Strategy: Preferred Options 2005, as well as changes to the Regional Spatial Strategy and the finalisation of the Borough's Sustainable Community Strategy 'One Darlington: Perfectly Placed', there have been a number of significant changes in national policy including new Government statements (particularly on housing and climate change), as well as changes to local strategies and the production of several new documents which form part of the evidence base for the Local Development Framework (LDF).
- 1.2.3 Against the backdrop of these changes, the Council took the decision in 2007 to produce a revised Core Strategy to replace the Core Strategy: Issues and Options 2005 and the Core Strategy: Preferred Options 2005. The first stage involved in the production of the revised Core Strategy was the preparation of a series of Issues and Options. This was based on the new and emerging plans and strategies and took account of comments made following extensive public and stakeholder involvement for the Core Strategy 2005. The Issues and Options 2008 were consulted upon in January – February 2008. A Sustainability Report, setting out the outcomes of the sustainability appraisal, was published for consultation at the same time. The recommendations of the appraisal along with the consultation results were then used to inform preparation of the Core Strategy: Preferred Options 2008, which form the basis of this Sustainability Appraisal.
- 1.2.4 This report is structured to communicate the information and mechanisms that have been used to carry out the appraisal of the Core Strategy: Preferred Options 2008 and summarise the results of the appraisal. The report is therefore structured as follows:
- Scope of the Sustainability Appraisal
 - Sustainability Appraisal Framework

- Developing Options for the Core Strategy
- Conclusions and Recommendations

1.2.5 This report must be read alongside the full Core Strategy: Preferred Options 2008. Unless otherwise stated, the policies apply to the whole Borough and are designed to achieve a sustainable community for Darlington.

1.2.6 The remainder of this section of the report provides an overview of why Sustainability Appraisal and Strategic Environmental Assessment must be carried out.

1.3 Sustainable Development and the Purpose of Sustainability Appraisal

1.3.1 Sustainable Development is most commonly defined as:

'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (World Commission on the Environment and Development 1987)

1.3.2 National Planning Policy Statement 1 (PPS1) supports this definition by stating:

'Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone.'

1.3.3 The UK Sustainable Development Strategy "Securing the Future: Delivering UK Sustainable Development Strategy" states 'the goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations'

1.3.4 The UK Government sustainable development strategy sets out five sustainable development principles, which are:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Using sound science responsibly; and
- Promoting good governance

1.3.5 These principles form the basis for policy in the UK. For a strategy such as Darlington's Core Strategy to be sustainable, it must respect each of these guiding principles.

1.3.6 A Sustainability Appraisal is a method of assessing a plan to find out whether it is likely to promote a sustainable pattern of development, and where possible, avoid or lessen any significant social, environmental or economic effects of that strategy by improving the integration of sustainability considerations throughout its preparation and adoption.

1.3.7 The key aim of a Sustainability Appraisal is to make the plan process more transparent, better documented and more clearly focused on sustainability. The appraisal process itself requires that draft and final planning policies are assessed against a range of criteria that represent the objectives of sustainable development in national, regional and local planning policy.

1.4 Purpose of Strategic Environmental Assessment (SEA)

1.4.1 European legislation (European Union Directive 2001/42/EC and the subsequent Environmental Assessment of Plans and Programmes Regulations 2004) requires a Strategic Environmental Assessment (SEA) to be carried out for a number of planning strategies.

- 1.4.2 Whereas a Sustainability Appraisal considers the effects of the plan on a range of social, environmental and economic interests, a SEA focuses on significant environmental effects although it does consider some social issues such as material assets and human health.
- 1.4.3 In considering the European regulations relating to SA and SEA, Darlington Borough Council made a decision that a SEA was required following consultation with the three statutory bodies (Natural England, English Heritage, and the Environment Agency).

1.5 A Combined Process

- 1.5.1 The requirement to carry out a Sustainability Appraisal and Strategic Environmental Assessment are distinct but there is a considerable amount of overlap in the processes. Central government guidance has therefore identified that it is possible to satisfy both SA and SEA through a single appraisal process, which considers social and economic issues alongside the environmental factors.
- 1.5.2 For consistency, and in line with Government advice, the Sustainability Appraisal and Strategic Environmental Assessment of this Core Strategy will be undertaken as part of the combined Sustainability Appraisal (SA) process. The Sustainability Appraisal Report incorporates the requirement of an Environmental Report that must be produced under European legislation.
- 1.5.3 Table 1.1 summarises the requirements of an Environmental Report and provides references to the relevant sections of the Sustainability Report:

Table 1.1: SEA Requirements for the Sustainability Report of the Core Strategy: Preferred Options 2008

SEA Requirements for Final Sustainability Report	Location
Outline the contents, main objectives of the plan and relationship with other relevant plans and programmes.	Chapter 2 'Scope of the Sustainability Appraisal' (section 2.2 and 2.5)
Relevant aspects of the current state of the environment and the likely outcomes without implementation of the plan.	Chapter 2 'Scope of the Sustainability Appraisal' (section 2.3 and 2.4) and Appendix C SA 'Toolkit'
The environmental characteristics of areas likely to be significantly affected.	Chapter 2 'Scope of the Sustainability Appraisal' (section 2.3) and Appendix C SA 'Toolkit'
Existing environmental problems which are relevant to the plan including those relating to any area of particular environmental, economic or social importance.	Chapter 2 'Scope of the Sustainability Appraisal' (section 2.3 and 2.4) and Appendix B Key Sustainability Issues and Problems
Environmental protection objectives, established at international, national or community level, which are relevant to the plan and the way these objectives and considerations have been taken into account during its preparation.	Chapter 2 'Scope of the Sustainability Appraisal' (section 2.2) and Appendix A Review of Relevant Plans and Programmes.
Likely significant effects on the environment, including on biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (architectural and archaeological heritage), landscape and their interrelationships.	Chapter 5 'Developing Options for the Core Strategy' (sections 5.5 – 5.12) and Appendix E: Appraisal of Preferred Options 2008
Measures envisaged to prevent, reduce and offset any significant effects on the environment of implementing the plan	Chapter 5 'Developing Options for the Core Strategy' (sections 5.5 – 5.12)
Outline of the reasons for selecting the alternatives, and a description of how the assessment undertaken including any difficulties encountered in compiling the required information.	Ancillary Report 'From Issues and Options to Preferred Options'
Monitoring measures	To be completed

1.6 Sustainability Appraisal and the Core Strategy

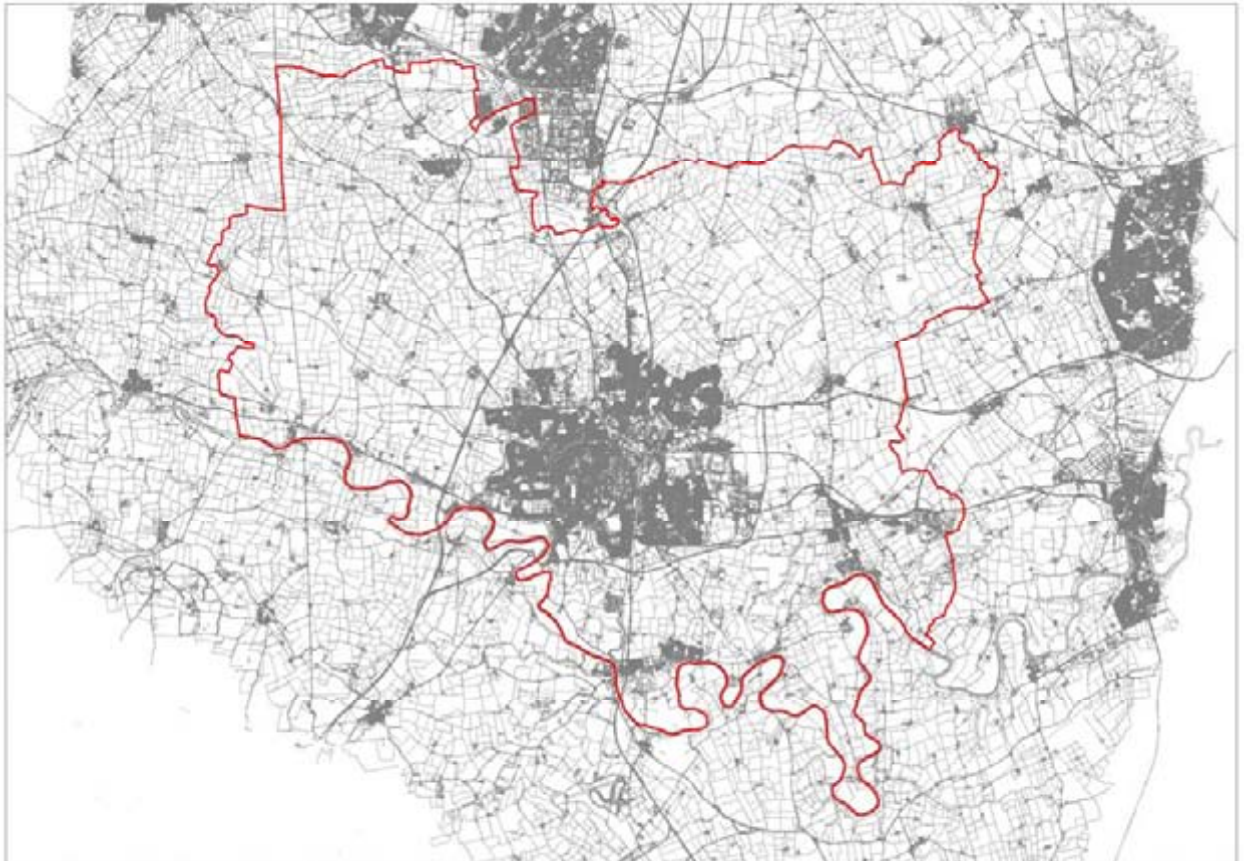
- 1.6.1 The emerging Core Strategy is the first of a number of Development Plan Documents (DPDs), which will form part of the Local Development Framework (LDF). The Core Strategy represents the most important document within the LDF, as it sets out the strategic framework for planning policy and future development in the Borough. The Core Strategy comprises a spatial vision and objectives, a spatial strategy, a series of core policies and a framework that can be used for monitoring and implementation purposes.
- 1.6.2 Sustainability Appraisal (SA) is a statutory requirement in the preparation of Local Development Frameworks (LDFs) and will be used to test the soundness of planning policy documents during the Examination Stage. During the preparation and production of the Core Strategy, the Sustainability Process has resulted in preparation of the following documents:
- Screening Opinion to determine whether a SEA is required
 - Sustainability Appraisal Scoping Report 2005
 - Final Sustainability Appraisal Report 2005
 - Issues and Options Appraisal Report 2008
 - Final Sustainability Appraisal Report 2008

2.0 Scope of the Sustainability Appraisal

2.1 Introduction

- 2.1.1 This section of the SA Report defines the parameters or 'scope' of the Sustainability Appraisal, to ensure that the assessment focuses solely on information and issues that the Core Strategy is directly able to influence.
- 2.1.2 The scope of the SA is defined by the Borough boundary (see Figure 2.1), the hierarchy of the plan and its spatial vision and objectives. As such, this chapter provides a description of the baseline environment and identifies where the Core Strategy sits within the hierarchy of the Development Plan for the Borough of Darlington and therefore the issues it has direct influence on. The sustainability issues and problems are also identified in order to define the key issues for the Core Strategy. The identification of the Spatial Vision and Strategic Objectives, which begin to provide a framework for collection of information relevant to the Core Strategy, are particularly important and as such will inform the assessment of the sustainability of the Core Strategy draft policies. The Spatial Vision, Strategic Objectives and draft policies are examined in more detail later in this chapter.

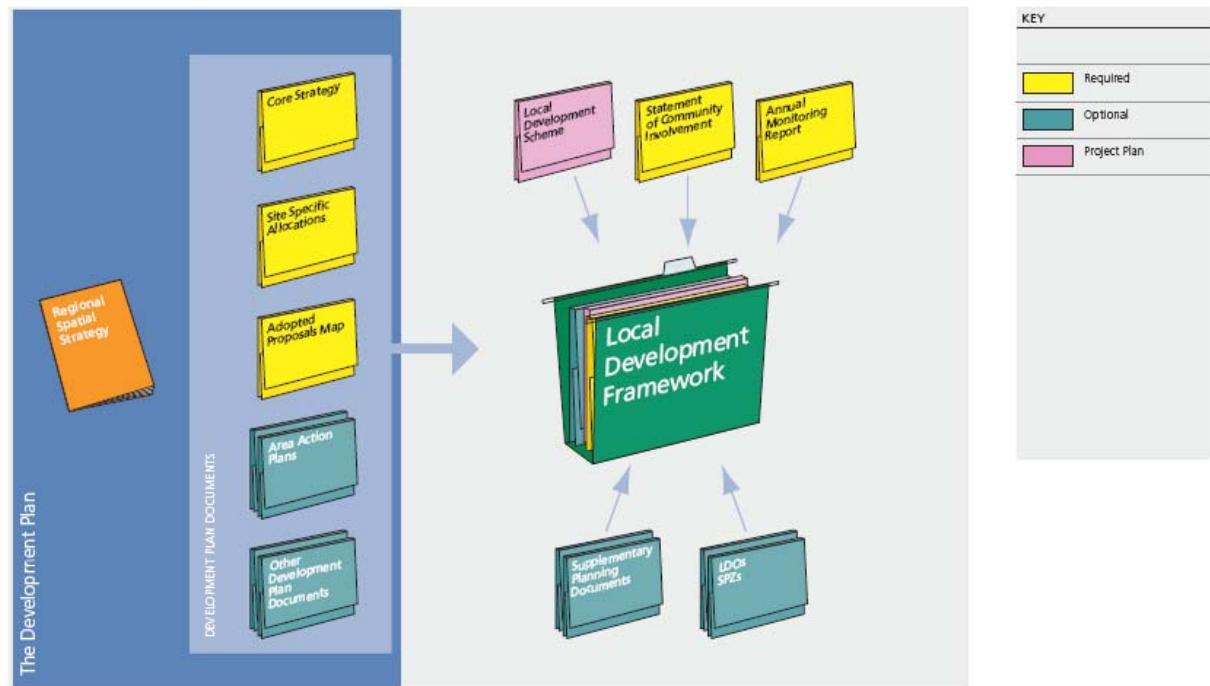
Figure 2.1: Darlington Borough Boundary



2.2 Relevant Plans, Policies and Programmes – Task A1

Hierarchy of Plan

- 2.2.1 The current statutory Development Plan for Darlington Borough comprises the North East of England Regional Spatial Strategy (RSS), the Tees Valley Structure Plan and the Borough of Darlington Local Plan. The Structure Plan and the Local Plan will be gradually replaced by the Borough's Local Development Framework (LDF). As demonstrated by figure 2.2, LDFs are a suite of separate Development Plan Documents (DPD) that set out the policy framework for the Borough or District that they are prepared for.

Figure 2.2: Local Development Framework

2.2.2 The Core Strategy will be the key, central overarching document in this new framework, which will set out the land use planning strategy. The key objectives of this strategy will be informed by the aims and aspirations of the Borough's Sustainable Community Strategy 'One Darlington: Perfectly Placed', the Neighbourhood Renewal strategy and the Climate Change Strategy. Once complete, the Core Strategy will in turn inform the preparation of other Development Plan Documents within the LDF.

2.2.3 The Core Strategy will comprise:

- an overall spatial vision which sets out what the Borough will be like in 2021;
- a series of strategic planning objectives informed by the overarching objectives of the Sustainable Community Strategy (SCS);
- a spatial strategy containing a series of core policies setting out how the objectives will be delivered;
- the general direction and conditions within which the Council considers development should take place over the next 15 years; and
- a monitoring and implementation framework

2.2.4 In accordance with Government guidance contained in the recently published Planning Policy Statement 12 (PPS 12) entitled 'Creating Strong Safe and Prosperous Communities through Local Spatial Planning', the Local Planning Authority may now use the Core Strategy to allocate strategic sites, provided that the sites are considered central to the achievement of the overall strategy. If such sites are allocated, they must include a submission proposals map but should not include any specific detail.

Other Relevant Plans

2.2.5 There are a wide range of plans, programmes and strategies, produced by different organisations that are used to inform the Local Development Framework. The key documents are summarised below and outline a range of issues that currently affect the Borough and will have an impact on the Sustainability Appraisal either directly, or indirectly. These documents have helped inform the sustainability issues for Darlington, the development of sustainability indicators and the formation of sustainability objectives.

2.2.6 The table contained within Appendix A provides a more detailed list of other relevant plans and programmes, from which the key objectives of each that are of relevance to the SA have been highlighted. As part of this process, the key environmental protection objectives have been outlined, in order to be in compliance with the SEA directive.

- 2.2.7 The Government's Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs) are used to set out planning policy for key topic areas including housing, the economy, transport and the environment. The Government has also produced several other documents including 'Securing the Future' and 'Making It Happen: The Northern Way' which highlight a range of sustainability issues.
- 2.2.8 The Integrated Regional Framework for the North East of England provides the overarching framework for sustainable development in the North East and seeks to inform the production of other key regional strategies such as the Regional Spatial Strategy (RSS) and the Regional Economic Strategy, the Regional Housing Strategy and the Regional Renewable Energy Strategy which all feed into the preparation of the RSS.
- 2.2.9 At the local level there are also several strategies and plans that will inform the Local Development Framework (LDF). It is important that the Core Strategy clearly reflects the spatial aims and aspirations of the Borough's Sustainable Community Strategy (SCS) 'One Darlington: Perfectly Placed', the Darlington Neighbourhood Renewal Strategy and the Darlington Climate Change Strategy produced by the Darlington Partnership. From the SCS it is clear that residents want to maintain the Borough's high quality, distinctive environment and promote opportunities to enhance the economy, raise educational aspirations and achievements and provide a safe and healthy environment for those who live in, work in or visit the Borough. The Community Strategy's vision will be delivered through five delivery themes. These include:
- **Prosperous Darlington** - focused on creating a vibrant economy and prosperity for all, recognising the quality of life that makes Darlington perfectly placed
 - **Aspiring Darlington** - enabling people to develop and achieve their aspirations, and to maximise their potential
 - **Healthy Darlington** - improving health and wellbeing for everybody, irrespective of social, economic and environmental constraints
 - **Greener Darlington** - ensuring an attractive and 'liveable' local environment, and contributing to tackling global environmental challenges
 - **Safer Darlington** - creating a safer and more cohesive Darlington.
- 2.2.10 The Darlington Neighbourhood Renewal Strategy, 2004 aims to 'reduce deprivation in the eleven most disadvantaged wards within the Borough and improve the life chances of residents living within these areas' up to 2009 for the Borough focusing in particular on eleven priority wards.
- 2.2.11 Other plans include the Durham Biodiversity Action Plan, Darlington Housing Strategy, All Together Now: A Social Inclusion Strategy, Darlington Economic Regeneration Strategy and the Darlington Local Transport Plan (LTP).
- 2.2.12 It must be recognised that whilst a myriad of other relevant documentation has been consulted in the process of preparing the Core Strategy DPD and carrying out the Sustainability Appraisal, the process of reviewing documentation will continue to ensure the latest guidance and objectives is taken account of.
- 2.2.13 The goals and aims set out within these documents have been translated into the Core Strategy's spatial vision which has been used to develop objectives to guide more detailed planning policies which will be used to influence the type and distribution of new development in the Borough. The Core Strategy vision and objectives are set out in section 2.5 of this report.

2.3 Collecting Baseline Information – Task A2

Introduction

- 2.3.1 Baseline data was gathered from a review of the plans and strategies together with social, environmental and economic information collected from consultees and the Sustainability Group and wider mailing group. This information sets out the current conditions within the Borough and provides a way of identifying the sustainability issues that are affecting the Borough, as well as helping to identify any sustainability issues, problems and opportunities that the LDF could address.

2.3.2 The baseline information that is considered is only that which is readily available for predicting and monitoring the effects of the emerging Core Strategy and is closely linked to the Annual Monitoring Report. The information that has been collected has also been defined by the scope of the SA, for example, information that only relates to matters that the Core Strategy can influence.

2.3.3 Therefore the baseline of the Borough must be determined in order to:

- Determine the characteristics of the plan area;
- Inform the production of the sustainability objectives;
- Provide an evidence base to predict the effects of the Core Strategy: Preferred Options; and
- Produce a SA Framework to monitor the success of the Core Strategy.

The Borough of Darlington

2.3.4 Darlington Borough is situated in North East England, in the County of Durham and is one of five unitary authorities which make up the Tees Valley sub-region, along with Stockton-on-Tees, Middlesbrough, Redcar and Cleveland and Hartlepool. It is a compact Borough with an area of 19,745 hectares (48,795 acres). The market town of Darlington is the main settlement and outside the urban area there are three main villages of Heighington, Middleton St George/Middleton One Row and Hurworth/Hurworth Place, as well as service villages of Bishopton, Piercebridge, Sadberge and High Coniscliffe. The remainder of the area consists of smaller villages, hamlets and open countryside. The River Skerne runs through the urban area, whilst the River Tees runs to the south. North Yorkshire lies to the south of the Borough, the Tees Valley is to the east, the former coalfield areas of County Durham to the north, and rural Teesdale to the west.

2.3.5 The population of Darlington mid-2007 was approximately 99,800, with a total of 45,500 households. The catchment area population is significant with almost 837,700 people within 30 minutes drive time from its centre and 2.7 million within one hour. In terms of demographics, the Borough suffers from an increasingly ageing population with a significantly lower proportion of younger people. In 2007, 16.1% of the Borough's population were over the age of retirement, whereas only 6.1% of the population were aged under 5 years.

2.3.6 Good transport links exist with the A1(M) crossing the west of the Borough and other key roads and railways linking the Borough to the remainder of the North East and Yorkshire. The Durham Tees Valley Airport is in the southern part of the Borough. There are 41,000 cars in Darlington and 77% are used daily. However one third of the population live within a 20 minute walk of the town centre. Public transport within the urban area is good but links to the villages and rural areas could be improved. The Borough also boasts an excellent Public Rights of Way network and contains strategic cycle routes.

2.3.7 Darlington town centre is of sub-regional importance for shopping and services, and the town is also an important employment hub. Darlington has a growing service sector but retains an important although declining manufacturing base. The main villages and to a lesser extent the service villages offer local shops and services that serve the outlying areas on a daily basis. Overall, whilst the rate of unemployment in 2007 stood at 3% above the national average of 2.3%, it is expected to decrease steadily over the next 5 years.

2.3.8 Average house prices in Darlington increased by 15% in 2004, a further 2% in the year 2006/07 and in the last 12 months house prices have grown a further 3.59%. In the previous 5 year period, house price growth in Darlington has been markedly higher than the growth observed nationally at 96.08% in comparison to 67.47% nationally. This has made it very difficult for some to buy and rent homes. This identifies an issue for the provision of affordable housing in the Borough.

2.3.9 Darlington is the 95th most deprived area in England with 45% of the population living in 10 wards that are amongst the 25% most deprived in the country. Seven of these wards are amongst the 10% most deprived and contain 31% of the Borough's population. On account of the significant pockets of deprivation where the issues mainly relate to income, employment, health and education, 11 wards mainly in the urban area have been selected as priority wards which should be targeted for improvements.

- 2.3.10 The Borough has a rich and varied natural and historic environment. There are a variety of national, regional and local environmental and historic designations in the Borough. Darlington has a high level of open space for a Borough of its size. Provision is generally good although there may be a deficiency in quality and quantity in some areas. The urban area has good provision of recreational facilities and has a sub-regional leisure centre, the Dolphin Centre, which provides leisure facilities to a wide catchment. Tourism is an increasingly important part of the cultural and leisure aspects of life with growing interest in its railway heritage and accessible countryside.
- 2.3.11 Whilst levels of crime and anti-social behaviour remain relatively low, the perception of crime and disorder is an increasing issue for residents. The proportion of people feeling in 'poor health' is significantly higher than the England average, as well as the proportion of people suffering from mental problems. Educational attainments are generally above average in comparison to the Tees Valley and the North East averages.
- 2.3.12 Future development will need to adapt to a changing climate as well as incorporating measures to ensure that the amount of greenhouse gases produced are reduced. Measures to reduce the production of greenhouse gases will require improved energy efficiency, reducing the need to travel and generating energy from renewable sources.

Core Strategy Baseline Overview

- 2.3.13 Additional baseline information is summarised in Table 2.1 in relation to the social, environmental and economic characteristics of the area. This information has then been further assembled into individual topics which the Core Strategy will seek to influence. Each topic which has been identified has been cross referenced with the relevant Core Strategy themes. These themes which are outlined in section 2.6 relate to the seven themes identified within the Core Strategy: Preferred Options 2008 document.

Table 2.1: Baseline Information

Core Strategy Topic	Relevant Core Strategy Theme	Baseline Situation
Social		
Population	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> 	<ul style="list-style-type: none"> ▪ The population of Darlington in 2006 was 99,800, with 45,100 households. The catchment area population is significant with almost 837,700 people within 30 minutes drive time from its centre and 2.7 million within one hour.
Income and Deprivation	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> 	<ul style="list-style-type: none"> ▪ Darlington is ranked as the 95th most deprived area in the country, with 45% of the population living in 10 wards that are amongst the 25% most deprived in the country. Seven of these wards are amongst the 10% most deprived, and 31% of the borough's population live within them. ▪ Whilst the average gross weekly wage within the Borough is slightly higher than regional average, it is still lower than the national average. Figures from the 2007 Annual Survey of Hours and Earnings reveal that the average gross weekly wage in Darlington was £412.2, the regional average was £388.1 and the national average was £452.0. Since experiencing a decline in wage levels in 2004/05, recent figures show an increase in average wages from £377.7 in 2006 to £412.2 in 2007.
Public Transport	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>A Distinctive, Greener, Cleaner Environment</i> ▪ <i>A Vibrant Town Centre</i> 	<ul style="list-style-type: none"> ▪ The Local Motion and Cycle Town programmes have achieved significant shifts from car to sustainable travel modes between 2004 and 2006, with a 9% reduction in car driver trips, a 15% increase in walking and 65% increase in cycling (starting from a

Core Strategy Topic	Relevant Core Strategy Theme	Baseline Situation
	<i>and Accessible Local Shops and Services</i>	<p>low base). Darlington is now a lead area in the UK on implementing voluntary travel behaviour changes. These changes are already saving 6000 tonnes of CO2 emissions annually.</p> <ul style="list-style-type: none"> ▪ Whilst bus usage has stabilised, in 2005/06, there was a positive trend for rail usage. ▪ The Council have recently extended bus services, an as part of the Pedestrian Heart Scheme has produced a series of new bus shelters and improved access for people with disabilities. ▪ Whilst car ownership is relatively low (61.6% of households have cars, compared to an average of 67.6% for England and Wales), the car continues to be the most used form of transport for all types of journey (work, shopping, leisure, education) and recent figures indicate a positive trend. ▪ The Borough boasts a strategic cycle and Public Rights of Way network.
Housing	<ul style="list-style-type: none"> ▪ <i>Quality Housing for All</i> 	<ul style="list-style-type: none"> ▪ 20.7% of new housing built within the borough is of high density, at a ratio of greater than 50 dwellings per ha. The majority of the housing stock in Darlington is privately owned, although Council Housing accounts for 15% of the stock. ▪ The average price of residential property sold in Darlington in 2007 up to November is £127,000, slightly above the average for the Tees Valley sub-region (£124,000) but below the average for England and Wales of £186,000.
Accessibility	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>A Vibrant Town Centre and Accessible Local Shops and Services</i> ▪ <i>Efficient and Effective Transport Infrastructure</i> 	<ul style="list-style-type: none"> ▪ Access to services within the borough is rather marked, whilst in 2005/06 in excess of 90% of residents surveyed found it easy to access a post office and a chemist, only 46.1% found childcare facilities easy to access.
Environment		
Listed Buildings	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>A Healthy and Safe Darlington</i> 	<ul style="list-style-type: none"> ▪ Darlington has a lot of buildings of importance which must be preserved. In 2005/06 Darlington had: <ul style="list-style-type: none"> - 7 Grade I Listed - 32 Grade II* Listed - 498 Grade II Listed - 20% of these are classed 'at risk'
Ancient Monuments	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>A Distinctive, Greener, Cleaner Darlington</i> ▪ <i>A Healthy and Safe Darlington</i> 	<ul style="list-style-type: none"> ▪ There are twenty archaeological sites within the Borough of national importance and which warrant legal protection as Scheduled Ancient Monuments. These include the medieval village Coatham Mundeville and the Concliffe Road Waterworks at Darlington.
Conservation Areas	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>A Distinctive, Greener, Cleaner Environment</i> 	<ul style="list-style-type: none"> ▪ There are 16 Conservation Areas in the Darlington Borough and two registered Historic Parks covering 41 hectares.

Core Strategy Topic	Relevant Core Strategy Theme	Baseline Situation
	<ul style="list-style-type: none"> ▪ <i>A Healthy and Safe Darlington</i> 	
Biodiversity	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>A Distinctive, Greener, Cleaner Environment</i> ▪ <i>A Healthy and Safe Darlington</i> 	<ul style="list-style-type: none"> ▪ There are 4 SSSI's in Darlington. These include Neasham Fen, Hell Kettles, Redcar Field and Newton Ketton Meadow. ▪ There are 7 Local Nature Reserves covering 0.6 hectares. ▪ There are 5 areas of community woodland (the Tees Forest is one of ten national Community Forests), and 10 ancient woodlands. ▪ Durham Biodiversity Action Plan (BAP) was launched in 1999, and aimed to help to deliver the action needed to both sustain and enhance biodiversity in the area.
Waste	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>A Distinctive, Greener, Cleaner Environment</i> 	<ul style="list-style-type: none"> ▪ In 2006/07 Darlington residents generated 51,250 tonnes of household waste, of which 15.96% was recycled and 6.53% composted. A new waste disposal contract will be operational from 2009. This, combined with a review of recycling arrangements, will ensure that, as a minimum, the Borough achieves the ongoing government targets for diversion from landfill, with a recycling target of 40% in 2009/10. ▪ Darlington has a high proportion of its waste going to landfill sites; but this is decreasing year on year. In 2006/07 77% of waste was sent to landfill in comparison to 81.9% in the previous year.
Open Space	<ul style="list-style-type: none"> ▪ <i>A Distinctive, Greener, Cleaner Environment</i> ▪ <i>A Healthy and Safe Darlington</i> 	<ul style="list-style-type: none"> ▪ Although open space provision is high at the Borough scale, at the local scale there are some areas that have deficiencies in more than one of the main open space typologies. These areas include Cockerton West, Central, Lingfield, Eastbourne, Faverdale, Haughton East, Hammersknott, College and Park West. ▪ There are 310 open spaces of 0.1ha or more in the main urban area of Darlington Borough. This equates to 9.8ha open space per 1000 people. This reduces to 7.1 ha open space per 1000 people once golf courses and community woodland is excluded but it is still well above the 6.2ha per 1000 population, recommended by the National Playing Fields Association. ▪ 35% of sites are currently 1* and 2* quality. 19% are rated 4* or above and 46% of the sites are rated 3*. ▪ There are 13 open spaces that have listed buildings within them or adjacent to them, totalling 26 buildings.
Landscape Character	<ul style="list-style-type: none"> ▪ <i>A Distinctive, Greener, Cleaner Environment</i> ▪ <i>A Healthy and Safe Darlington</i> 	<ul style="list-style-type: none"> ▪ Most of the Tees Valley is within the 'Tees Lowlands' Countryside Character area. To the north of the Tees Lowlands is the Durham Magnesian Limestone Plateau, which extends into the Tees Valley sub-region in the northern parts of Darlington and Hartlepool districts. This is a gently undulating low

Core Strategy Topic	Relevant Core Strategy Theme	Baseline Situation
		<p>upland plateau of open, mostly arable, farmland dipping south and east, with incised denes cut into the coastal edges.</p> <ul style="list-style-type: none"> ▪ A very small part of the Durham Coalfield Pennine Fringe countryside character area extends into the extreme north west part of Darlington district.
Economic		
Transport Links	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>Prosperous Darlington</i> ▪ <i>A Vibrant Town Centre and Accessible Local Shops and Services</i> ▪ <i>Efficient and Effective Transport Infrastructure</i> 	<ul style="list-style-type: none"> ▪ The Borough of Darlington is well placed in terms of strategic transport links. In terms of its position in regard to the road hierarchy, the A1(M) passes to the west of Darlington, connected to the borough and the Tees Valley via the A66 trunk road. The Eastern Transport Corridor is currently under construction and will provide links from the town centre to the A66 Trunk Road. ▪ Darlington is on the main East Coast London to Edinburgh rail line and provides connections with York, Durham and Newcastle. ▪ With regard to other transport connections, Durham Tees Valley Airport is only 6 miles from Darlington Town Centre and provides a wide range of routes and connections across the UK and the rest of Europe.
Employment land	<ul style="list-style-type: none"> ▪ <i>Prosperous Darlington</i> 	<ul style="list-style-type: none"> ▪ Available employment land was 211.42 ha in 2004/05 and 5488 sq m of employment floorspace was developed. Previously developed land for employment development stood at 99ha in 2003/04, and Greenfield land available was 296ha.
Education and Skills	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> ▪ <i>A Healthy and Safe Darlington</i> 	<ul style="list-style-type: none"> ▪ In 2007, 28.9% of residents of working age held higher level qualifications (NVQ Level 4 or above), which is above regional and national averages of 24.3% and 28.6% respectively. ▪ In 2003/04, 91% of adults had basic numeracy and literacy skills, an 11% increase from 2001/02 figures. ▪ In 2006/07 59.5% of pupils achieved 5 or more GCSEs at grade A*-C or equivalent. ▪ In 2005, 75% of school leavers continued in full-time education, 3% higher than the Tees Valley average. ▪ The Darlington Education Village which combines Beaumont Hill Technology College, Springfield Primary School and Haughton Community School helps to develop a unique approach to inclusive schools.
Business Start-ups	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> 	<ul style="list-style-type: none"> ▪ 2004 saw an increase of 18% for business start-ups and there were 13 per 10,000 population in the borough in 2005. ▪ 2006 figures show 200 new VAT registered businesses. Numbers of local jobs have increased as well as self employment and % of people aged 16-74 economically active who were economically active stood at 79,9% in 2007/08.

Core Strategy Topic	Relevant Core Strategy Theme	Baseline Situation
Unemployment rate	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> 	<ul style="list-style-type: none"> ▪ The unemployment rate in Darlington continues to be the lowest in the Tees Valley. The unemployment rate for Darlington in 2007 was 3.0%. This varies across the Borough. ▪ Youth unemployment has seen an increase in recent years and was 29.6% in 2005. ▪ In 2007 11.3% of the population had been claiming unemployment benefits for more than a year.
Employment types	<ul style="list-style-type: none"> ▪ <i>Prosperous Darlington</i> 	<ul style="list-style-type: none"> ▪ Number of jobs in the Borough by sector (2006): <ul style="list-style-type: none"> - Manufacturing – 10.8% - Construction – 10.3% - Services – 78.4% - Tourism-related – 7.9% ▪ Compared to the regional average, Darlington has a relatively high proportion of employees in the transport and communications - 11% in comparison to the regional average of 5.2%. ▪ Employment in the town centre in convenience retail, comparison retail and arts, culture and entertainment has increased year on year, where all other sectors have seen a decrease.
Migration and Travel to Work	<ul style="list-style-type: none"> ▪ <i>Prosperous Darlington</i> ▪ <i>Efficient and Effective Transport Infrastructure</i> 	<ul style="list-style-type: none"> ▪ More people travel into Darlington to work than migrate out. The main proportion of inward commuters comes from Durham. Full migration to Darlington is most common among 25-44 year olds followed by those aged 45-65.
Retail	<ul style="list-style-type: none"> ▪ <i>Prosperous Darlington</i> ▪ <i>A Vibrant Town Centre and Accessible Local Shops and Services</i> 	<ul style="list-style-type: none"> ▪ Darlington is the fifth largest retail centre in the North East. In 2007, the retail floorspace within the town centre was 100,900sq m with a further 20,339sq m of A1 retail floorspace proposed as part of the new 'Oval' development. ▪ In January 2008, the estimated retail catchment of Darlington was up to 500,000 people. ▪ There are two shopping centres in the town, the Cornmill Centre and the Queen Street Centre, with a third major indoor shopping complex happening at Commercial Street. ▪ In 2007, weekly footfall figures at High Row were 89,335 and at Northgate 98,029. ▪ In 2007, average monthly footfall across the town was 1,045,100 and in 2008 weekly footfall was 379,129 and daily footfall 54,161. ▪ Satisfaction with Darlington Town Centre measured in the Community Survey increased from 59% in 2006 to 82% in 2007. ▪ Darlington was placed in the Independent newspaper's 50 Best Markets in Britain award in 2004 and the Market Hall building itself has been categorised as one of only 10 'significant market buildings' in the UK.

Core Strategy Topic	Relevant Core Strategy Theme	Baseline Situation
		<ul style="list-style-type: none"> ▪ Vacancy rates within the town centre are 9.2% (units), a drop of 1.3% from 2006 (10.5%) and vacancy rates within the town centre are 6.6% (floorspace), a drop of 2% from 2006 (8.6%). ▪ In addition, in 2007 Zone A yearly rent per sq m in Darlington was £1076, increased from £969 in 2006 but still significantly lower than Newcastle City Centre's £3,600 and Metrocentre's £3,500.
Tourism	<ul style="list-style-type: none"> ▪ <i>Achieving a More Sustainable Community</i> 	<ul style="list-style-type: none"> ▪ The North East as a whole is a popular tourist destination, and Darlington has a positive reputation. Figures show an increase in attendance to museums in the borough, from 290 per 10,000 for 2004/05 to 513 per 1,000 in 2005/06. ▪ Considerable decrease in % of the population satisfied with leisure and arts in the Borough, only 46.8%.

2.4 Sustainability Issues and Problems – Task A2 and A3

- 2.4.1 The identification of sustainability issues and problems provides an opportunity to define key issues for the Core Strategy and enable sustainable plan objectives and options to be developed.
- 2.4.2 The key sustainability issues for the Core Strategy were identified in consultation with key stakeholders through the Sustainability Appraisal Group and correspondence with the wider mailing group. Further sustainability issues were also incorporated from the responses received in relation to the Core Strategy consultation process, many of whom were individual residents within the Borough.
- 2.4.3 The sources of background information relating to the sustainability issues have also been added to and aligned with those contained within the Council's Annual Monitoring Report, which monitors progress of the Council's project plan; the Local Development Scheme and the implementation of DPDs. This ensures consistency with other Development Plan Documents that Darlington Borough Council will produce and makes certain that the information is able to be collected and monitored.
- 2.4.4 As further data is collected regarding the indicators in the SA toolkit, sustainability issues and problems that are not supported with baseline evidence may be supported. Additionally, other sustainability issues and problems may arise as more baseline and target information is gathered regarding the local situation.
- 2.4.5 Information identified relating to the key issues and problems is presented within a table in Appendix B. Within this table, the issues are set out under a series of topics, which have been grouped under the headings social, environmental and economic. An overview of the key sustainability issues is set out in the subsequent paragraphs.

Social

- 2.4.6 A number of social issues have been identified, which relate to:

- Housing
- Socio-Economic Inequalities
- Income
- Town Centre
- Community Facilities
- Accessibility

Housing

- 2.4.7 A number of housing issues were identified. Principally, these related to the lack of affordable housing within the Borough, forcing young people to leave their communities. Affordable housing in the Borough is perceived as not bridging the gap for the disadvantaged.
- 2.4.8 Another issue of concern related to the shortage of high value, low density homes, which are considered to have the potential to encourage entrepreneurs to invest within the town. Equally it is recognised that housing is required to meet the needs and aspirations of the local workforce.

Socio-Economic Inequalities

- 2.4.9 Across the Borough there are clear socio-economic inequalities. In terms of health, whilst a positive trend can be observed in relation to deaths caused by circulatory disease, a negative trend is apparent for deaths caused by accidents. It is perceived that the built environment could have either a positive or negative impact on health and employment, recreation and leisure objectives and outcomes are accepted as being key determinants for a healthy lifestyle.

Town Centre

- 2.4.10 In terms of retail, the role of the town centre should be strengthened. The diverse retail opportunities should be retained but opportunities to encourage more specialist retailers and traders should be sought, in order to promote the town's status as a market town.

Community Facilities

- 2.4.11 Whilst it is important to focus resources at deprived communities, there is a great need for community centres in the non-deprived areas of the Borough. It is perceived that quality playing fields within the Borough are in short supply.
- 2.4.12 Although the number of designated children's play areas is known to be below target, a positive trend can be observed with regard to the proportion of areas meeting minimum European standards and the degree of satisfaction with such areas.

Accessibility

- 2.4.13 The majority of social issues related to accessibility. The choice of travel options into town is equally important to the sustainable growth of the town. However, it is apparent that the temporary provision of bus stops in 2005 was unsatisfactory. In addition, the temporary bus stop reorganisation was perceived to have led to the apparent reduction in bus usage in 2005. The potential to provide a bus station close to the railway station is equally important, as this would facilitate easy interchange between sustainable transport modes.
- 2.4.14 In terms of cycle access, issues related to the lack of provision for cycle infrastructure at the railway station and at the supermarket sites. Cycle tracks' stopping half way to destinations is also an issue of concern.
- 2.4.15 Improving accessibility is acknowledged as a critical issue, in order to maximise usage of recreational and community facilities, as the Borough displays negative trends for accessibility in relation to a range of facilities including post offices, GPs, child care, libraries and sports/leisure facilities.

Environmental

- 2.4.16 A number of environmental issues have been identified, which relate to:
- Design Considerations
 - Transport Modes
 - Renewable Energy

- Environmental Protection

Design Considerations

2.4.17 It is apparent that design can perform an important role in terms of sustainability; therefore it is important to establish design principles for the Borough and not necessarily accept the first investment opportunities. It is important that the perceived cost of sustainable design and build is balanced against the environmental benefits.

Transport Modes

2.4.18 The method of travel into and within the town presents key issues. Primarily, increased traffic generation could potentially have serious implications for the environment, as in 2005 there appeared to be increasing car patronage, whilst bus patronage is decreasing and cycling patronage remains low. Secondly, the infrastructure requirements may impact upon the landscape setting, biodiversity and geodiversity and the green infrastructure network.

Renewable Energy

2.4.19 Another issue identified related to the type of renewable energy source. Whilst it is accepted that promotion of renewable energy is important, it is considered that wind energy could have a detrimental effect on the landscape.

Environmental Protection

2.4.20 The attractive countryside is known to attract people to the Borough. As a result, it is important to maintain and enhance the local distinctiveness, character and appearance of rural and urban areas and landscapes, as it was accepted that more sites are becoming more manicured and less natural.

2.4.21 Urbanisation of rural areas is believed to be a key concern and as such, it is felt only modest growth should be approved, which is on brownfield land.

2.4.22 The need to ensure protection and enhancement of buildings, sites, areas and features of natural, historic, archaeological and architectural interest and diversity is identified as a key issue and the potential contribution of the railway heritage to environmental protection should be highlighted.

2.4.23 Similarly, the need to conserve biodiversity and geodiversity as an integral part of social, environmental and economic development is critical, through the protection of species and maintenance of the quality and extent of natural habitat.

Economic

2.4.24 A number of key issues were identified with regard to the economy, they relate to:

- Transport Modes
- Property Requirements
- Town Centre
- Income

Transport Modes

2.4.25 It is perceived that the method of travel could have implications for the economy, on account of congestion and travel times, which would be likely to impact upon the desirability of the town as a location for investment.

Property Requirements

- 2.4.26 It is apparent that buildings in the older industrial areas are not equipped to meet the needs of modern businesses.

Town Centre

- 2.4.27 Within the town centre, it is apparent that a number of prime units are occupied by charity shops. In addition, within the Cornmill centre, many of the shops are either closed or have never been used, both of which present issues of concern.

Income

- 2.4.28 Average annual income is identified as a key issue. Whilst household income within the Borough displays a positive trend, levels still remain well below the national and regional average. Similarly, average weekly wages are well below both national and regional averages, with a clear distinction between wage levels of those who work within the Borough and those who are resident within the Borough.

2.5 Spatial Vision and Strategic Objectives

- 2.5.1 The vision that was originally set out in the Core Strategy: Issues and Options 2008 has been revised by Darlington Borough Council to take account of the views expressed during the consultation on the Issues and Options 2008 and to ensure that the Core Strategy vision was better aligned with the aims and aspirations of the Sustainable Community Strategy 'One Darlington: Perfectly Placed'. The vision for Darlington will be:

'By 2026, through the successful implementation of One Darlington: Perfectly Placed, Darlington will be a more sustainable community, where a real step change has been achieved in enhancing the quality of life and local environment, and expanding local opportunities for work. Those who live in, work in or visit the Borough will enjoy the opportunities and vibrant life of a friendly historic market town, whose distinctive urban fabric and attractive surrounding countryside and villages underpin a high quality of life.'

Spatial Vision

- 2.5.2 Over the next 20 years or so, Darlington will continue to develop as the physical and economic gateway to the Tees Valley City Region and North East England. It will be a key location for doing business and enjoying a high quality of life, and will draw in companies that may not otherwise locate in the region. A wide range of high quality and accessible previously-developed and greenfield sites, within and on the edge of the compact urban area, will attract employers and local enterprises that are keen to tap into a highly skilled workforce. A rolling programme to bring forward strategic mixed-use sites like Central Park with public sector support will form the cornerstone of the employment land supply. The principal growth sectors are expected to be financial and business services, health, civil engineering and construction-related businesses, logistics, retail, leisure and tourism. The result will be sustainable economic growth, more employment and higher paid jobs.
- 2.5.3 Darlington will also continue to be an important and distinctive location in the retail, tourism and cultural landscapes of the North East and Tees Valley, reflecting the human scale and heritage of the town. Appropriate development within the town centre and its fringes will ensure that Darlington continues to thrive as an established historic and friendly market town. The special character of the town will remain evident through its abundant open spaces and environmental resources, complemented by the locally distinctive, safe and sustainable design of new developments. The location and design of new land uses and developments will have enhanced local neighbourhoods and helped to reduce previous disparities in environmental quality, economic, social and recreational opportunities, and life expectancy. It will also have underpinned efforts to reduce the Borough's contribution to greenhouse gas emissions and to mitigate the effects of climate change, and to improve accessibility around the Borough for all.

- 2.5.4 A growing population will have been accommodated in an improved existing housing stock and in new housing built on underused land and buildings in the main urban area. There will be a good supply and mix of market and affordable housing and homes that can be adapted over a lifetime to meet the needs and aspirations of local people and those choosing to locate to Darlington. This housing will be at the heart of high quality, healthy, safe, environmentally friendly and green neighbourhoods, providing attractive alternatives to the Borough's southern and western rural hinterlands as places to live. Residents will benefit from easy access to good quality sport and leisure facilities, and modern education facilities for children and adults alike. Darlington's university town status will underpin opportunities for learning and skills development for everyone, whatever their aspirations.
- 2.5.5 It will be possible to make comfortable, safe, convenient and affordable trips throughout the Borough by sustainable transport modes. More people will choose to make journeys by cycling, walking and public transport, and this will be reflected in a better and healthier quality of life for many.
- 2.5.6 The rural character, biodiversity and agricultural land resource of the countryside will be protected and enhanced and the open aspect to the south of the town will be maintained, providing views to the Yorkshire Dales and North York Moors. Elsewhere, a more mature and expanded community forestry and improved countryside access will provide a softer environment and accessible recreation opportunities at the urban fringe. Small-scale developments will have helped to sustain the vibrancy and individual character and appearance of the Borough's villages and hamlets.
- 2.5.7 People will recommend Darlington as a good place to live and work because of its high quality, comfortable, healthy, safe and sustainable living and working environments, and because of its educational provision and opportunities for stimulating and rewarding work. The Borough's accessibility and exceptional retail, cultural and leisure facilities will also be cited as reasons to visit, and residents will be able to boast about the Borough's record and recognised credentials as the place where sustainable development happens.

Strategic Objectives

- 2.5.8 Similarly to the vision, following consultation on the Core Strategy: Issues and Options 2008 and the finalisation of the Sustainable Community Strategy 'One Darlington: Perfectly Placed', the strategic objectives of the Core Strategy were revised by Darlington Borough Council in order to provide clearer links to the vision.
- 2.5.9 The Core Strategy objectives contain two cross cutting objectives and a number of theme specific objectives. In order to ensure that the objectives were better aligned with the Core Strategy themes, the number of objectives has been reduced from a total of fourteen which were set out in the Issues and Options 2008 document to six. The objectives aim to:

Cross Cutting

- 1) Reduce greenhouse gas emissions and waste through sustainable designs and patterns of development, and minimise the impact of climate change. Maximise the re-use and recycling of land, buildings and waste, and minimise the loss of the countryside and green spaces, the use of resources and the risk of flooding and pollution.
- 2) Provide equality of opportunity for everyone now and in the future, by ensuring that the design, location and mix of development across the Borough maintains and creates a safe, attractive, accessible, healthy and inclusive sustainable community, eliminating any disadvantage people experience because of where they live or who they are, and sustains the attractive residential environment that makes Darlington special.

Theme Specific

- 3) Facilitate sustainable economic growth by protecting and promoting a range and continuous supply of employment development opportunities in sustainable locations that meet the needs of local businesses and continue to attract high quality, well paid jobs to the Borough.

- 4) Provide a continuous supply of land for new housing developments and help improve the existing stock to better match the aspirations of those that wish to live and work in the Borough, whilst doing more to meet the housing needs of an ageing population and those unable to afford suitable accommodation on the open market.
- 5) Safeguard the function of Darlington Town Centre and capitalise on its shopping, culture, leisure, tourism and employment opportunities so that it continues to develop as a vibrant, attractive, safe, friendly and comfortable historic market town.
- 6) Safeguard, enhance and provide a wide range of educational, social, sporting, health, recreational and cultural facilities, as well as natural and historic environments, so as to contribute to the happiness, fulfilment, health and well-being of people who live and work in the Borough, including children and young people.
- 7) Preserve and strengthen the scale, unique character, function and sense of place of Darlington's neighbourhoods, villages, landscapes, greenspaces, habitats and countryside that contribute positively to its distinctiveness.
- 8) Support initiatives to maintain, expand and enhance facilities and networks for public transport, walking and cycling, so that everyone is able to get around the Borough easily and affordably, whilst making the most of Darlington's existing transport infrastructure and improving links to the rest of Tees Valley and further afield.

2.6 Core Strategy Themes

2.6.1 The Core strategy themes specific to spatial and land use planning within the Borough of Darlington which were contained in the preceding document Core Strategy: Issues and Options 2008 were developed from the original themes set out in the Core Strategy: Preferred Options 2005. For the purpose of the Core Strategy: Preferred Options 2008 document, the themes upon which the Issues and Options 2008 were based, were amended slightly to ensure they were reflective of the aims and aspirations of the sustainable community strategy 'One Darlington: Perfectly Placed'.

2.6.2 The Core Strategy: Preferred Options 2008 are arranged around seven key themes. These include:

- Achieving a More Sustainable Community
- Quality Housing for All
- Prosperous Darlington
- A Distinctive, Cleaner, Greener, Safer Environment
- A Healthy Darlington
- A Vibrant Town Centre and Accessible Local Services
- Connectivity and Effective Transport Infrastructure

2.6.3 These themes are summarised within the following paragraphs.

Theme 1 Achieving a More Sustainable Community

2.6.4 This theme aims to make Darlington a place where people want to live, work and visit now and in the future. The policies seek to achieve this by creating a strong and diverse local economy, providing a mix of type and tenure of homes for all in sustainable locations, whilst promoting Darlington's sub regional role and ensuring accessibility for all in a settlement hierarchy that provides sufficient land for housing and employment to meet the needs of the community. To ensure that this economic growth is sustainable this theme also promotes a high quality safe design throughout the Borough and seeks to mitigate the impacts of climate change through the promotion of renewable energy generation and sustainable building design.

Theme 2 Quality Housing for All

- 2.6.5 This theme aims to support an appropriate level of housing growth and promotes a balanced housing offer through ensuring a mix of tenure and type housing in sustainable locations to meet the needs of new and existing residents. This includes improving the existing housing stock, as well as new housing, specialised housing, affordable housing and sites to meet the needs of Gypsies and Travellers.

Theme 3 Prosperous Darlington

- 2.6.6 This theme aims to promote a sustainable supply and distribution of new and existing employment land throughout the Borough, focusing employment land close to the town centre or in the town centre fringe where public transport links are good or promoting employment growth on sites that are accessible off the main road network, in order to ensure a range of employment opportunities are accessible for all.

Theme 4 A Distinctive, Greener, Cleaner Environment

- 2.6.7 This theme aims to ensure that the environmental and historic character and distinctiveness of the Borough is protected and enhanced. This includes protecting and enhancing local heritage, biodiversity, trees and woodland, and protecting against flood risk and unsafe, unhealthy and polluting development.

Theme 5 A Healthy and Safe Darlington

- 2.6.8 This theme is focused upon one option which aims to improve the quality, function, value and accessibility of the Borough's open green spaces in order to meet the needs of the community and enhance the visual amenity, biodiversity and historic character of the Borough.

Theme 6 A Vibrant Town Centre and Accessible Local Shops and Services

- 2.6.9 This theme seeks to define the role and function of centres across the Borough, by establishing a hierarchy of centres, which places particular importance upon strengthening the role of the town centre. In order to promote and improve accessibility to services and facilities for all residents, new local centres are also allocated.

Theme 7 Efficient and Effective Transport Infrastructure

- 2.6.10 This theme aims to improve the efficiency of the Borough's transport network and ensure that there is a genuine choice of safe, efficient and affordable means of travel available to everyone, focusing particularly upon encouraging the use of more sustainable modes of transport which will help to contribute to reducing the level of emissions from transport.

2.7 Core Strategy: Preferred Options 2008

- 2.7.1 For each of the Core Strategy themes, there are a series of draft policies that have been developed which will form the basis of the final planning policies in the adopted Core Strategy. These draft policies are outlined in Table 2.2.
- 2.7.2 Since the completion of the SA, the Core Strategy Preferred Options have been renumbered. Whilst the content of the options remains the same, the options now have different policy numbers. For the purposes of the SA report, the options are referred to by their original numbers and Table 2.2 identifies each option by its original policy number with reference to its revised policy number.
- 2.7.3 If the SA report is being read alongside the full Core Strategy: Preferred Options 2008 document, it will be important to refer to Table 2.2 to see what number the corresponding options in the SA Report are listed as.

Table 2.2: Core Strategy: Preferred Options 2008

Theme	Preferred Options	Revised Numbering of Preferred Options
1. Theme: Achieving A More Sustainable Community	CS1: Darlington's Sub-regional Role and Locational Strategy	CS1: Darlington's Sub-regional Role and Locational Strategy
	CS2: Promoting Good Quality, Sustainable Design	CS2: Promoting Good Quality, Sustainable Design
	CS3: Paying for Development Infrastructure	CS3: Paying for Development Infrastructure
	CS4: Renewable Energy	CS4: Renewable Energy
2. Theme: Quality Housing For All	CS5: New Housing Provision	CS10: New Housing Provision
	CS6: New Housing For All	CS11: New Housing For All
	CS7: The Existing Housing Stock	CS12: The Existing Housing Stock
	CS8: Accommodating Travelling Groups	CS13: Accommodating Travelling Groups
3. Theme: Prosperous Darlington	CS9: Supporting the Local Economy	CS5: Supporting the Local Economy
	CS10: Expanding Tourism, Leisure and Culture Provision	CS6: Expanding Tourism, Leisure and Culture Provision
4. Theme: A Distinctive, Greener, Cleaner Environment	CS11: Local Character and Distinctiveness	CS14: Local Character and Distinctiveness
	CS12: Biodiversity and Geodiversity	CS15: Biodiversity and Geodiversity
	CS13: Environment Protection	CS16: Environment Protection
5. Theme: A Healthy and Safe Darlington	CS14: Green Infrastructure	CS17: Green Infrastructure
6. Theme: A Vibrant Town Centre And Accessible Local Shops and Services	CS15: The Town Centre	CS7: The Town Centre
	CS16: Further Retail Provision	CS8: Further Retail Provision
	CS17: District and Local Centres and Freestanding Local Facilities	CS9: District and Local Centres and Freestanding Local Facilities
7. Theme: Effective and Efficient Transport Infrastructure	CS18: Sustainable Transport Networks	CS18: Sustainable Transport Networks
	CS19: Improving Transport Infrastructure	CS19: Improving Transport Infrastructure

3.0 Sustainability Appraisal Framework

3.1 Introduction

- 3.1.1 This chapter presents Tasks A4-A5 of the Sustainability Appraisal of the Core Strategy: Preferred Options 2008, which are identified within Table 3.1.

Table 3.1: Stage A of the SA Process

Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on the Scope
Task A4: Developing the SA Framework
Task A5: Consulting on the scope of the SA
Stage B: Developing and refining options and assessing effects
Task B1: Testing the DPD objectives against the SA framework

- 3.1.2 Task A4 Developing the SA Framework comprises the Sustainability Appraisal Framework. This framework is essentially a 'toolkit' with which to assess the sustainability of each of the Development Plan Documents that Darlington Borough Council will produce. The 'toolkit' which has been developed to assess the Core Strategy: Preferred Options 2008 is appended to this report (Appendix C).

- 3.1.3 This 'toolkit' includes the following elements:

- SA Objectives
- SA Sub-Objectives
- Indicators
- Evidence Base

3.2 Sustainability Objectives, Sub-Objectives and Indicators

Sustainability Appraisal Objectives

- 3.2.1 The SA objectives are vitally important as the preferred options will need to be appraised against these objectives to define the sustainability of the Core Strategy.
- 3.2.2 Following the comments received during consultation on the Core Strategy: Issues and Options 2008, Darlington Borough Council took the decision to amend and reduce the number of the SA Objectives. In order to ensure the principles of sustainable development are embedded within the Core Strategy, the ten overarching objectives of Sustaine, the regional body for sustainable development, recently adopted Integrated Regional Framework have been used as the basis for developing the SA objectives which are:
- 1) Strengthening the Economy
 - 2) Adapting to and mitigating against climate change
 - 3) Living within environmental limits
 - 4) Developing a more sustainable employment market
 - 5) Establishing a strong learning and skills base
 - 6) Improving health and well-being while reducing health inequalities
 - 7) Safeguarding and enhancing environmental infrastructure
 - 8) Building sustainable communities
 - 9) Developing sustainable transport and communication
 - 10) Promoting, enhancing and respecting culture and heritage

Sustainability Sub-Objectives

3.2.3 The SA Sub-objectives are used to help explain the purpose of the SA Objectives. The SA Sub-objectives have been taken from the North East Integrated Regional Framework.

3.2.4 The SA Sub-objectives are set out in table 3.2, together with the list of SA objectives.

Table 3.2: The SA Objectives and Sub-objectives

SA Objectives	SA Sub Objectives
1. Strengthening the Economy	<ul style="list-style-type: none"> ▪ Increase employment levels and tackle the causes of deprivation ▪ Accelerate regeneration and optimise the use of brownfield sites in line with national planning guidance ▪ Increase the economic wealth and performance ▪ Improve levels of innovation, creativity and entrepreneurship amongst businesses, universities and communities ▪ Increase the number of new and existing businesses ▪ Assist in the delivery of the Regional Economic Strategy Action Plan ▪ Increase research on the environmental and social impacts associated with economic growth
2. Adapting to and mitigating against climate change	<ul style="list-style-type: none"> ▪ Mitigate and adapt to the impacts of climate change ▪ Identify and develop economic opportunities arising from climate change ▪ Increase the level of investment in clean technologies ▪ Increase the resilience to climate change (infrastructure, economic activity, spatial planning, agriculture, biodiversity, landscapes and land use, and housing and communities) ▪ Reduce energy consumption and greenhouse gas emissions
3. Living within environmental limits	<ul style="list-style-type: none"> ▪ Minimise the use of global and local natural resources ▪ Reduce the ecological footprint and contribute to One Planet Living™ ▪ Improve energy generation, efficiency and conservation (renewables, new technology low carbon) ▪ Reduce waste production and increase recycling ▪ Reduce pollution ▪ Reduce our impact on the environment through the production of more sustainable products and services
4. Developing a more sustainable employment market	<ul style="list-style-type: none"> ▪ Increase the overall supply of jobs and diversity of employment opportunities ▪ Contribute to reducing worklessness by improving labour market inactivity rates and getting people back into employment in stable and competitive sectors ▪ Develop appropriate employment opportunities that are accessible, diverse and plentiful ▪ Encourage institutions and employers to attract and retain high calibre people ▪ Address barriers to work and create avenues to

	<p>entering the labour market that are transparent and open to all</p> <ul style="list-style-type: none"> ▪ Work with social enterprises and voluntary sector to tackle deprivation and improving the position, skills and aspirations of communities where worklessness is endemic ▪ Increase workforce diversity and ensure equality of opportunities
5. Establishing a strong learning and skills base	<ul style="list-style-type: none"> ▪ Increase the level of investment in skills and training ▪ Create opportunities for education, training and life-long learning ▪ Raise individual aspirations and improve the demand for and access to learning (the young, training in employment, colleges and universities plus volunteering) ▪ Address barriers to work that prevent people from getting jobs, including low educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion ▪ Retain a skilled workforce by slowing out-migration and providing additional skills
6. Improving health and well-being while reducing health inequalities	<ul style="list-style-type: none"> ▪ Promote inclusiveness and reduce health inequality ▪ Decrease the causes of ill health (especially long term) and death by tackling the wider determinants of health ▪ Increase access to essential localised healthcare provision ▪ Tackle the main causes of ill health (smoking, obesity and alcohol) by encouraging healthier lifestyles and diets ▪ Promote sport, exercise and active recreation ▪ Provide access to safe, green and open spaces for activity, use of active design, and access to the natural environment ▪ Improve the well-being and mental health of the population
7. Safeguarding and enhancing environmental infrastructure	<ul style="list-style-type: none"> ▪ Maintain and enhance the value and capacity of our environmental infrastructure ▪ Contribute towards the conservation and enhancement of geodiversity and biodiversity (especially key habitats and species) ▪ Encourage the reclamation and reuse of derelict / previously developed land - especially undesignated land which serves a strategic purpose, whilst retaining significant biodiversity / geodiversity of recognised local importance ▪ Contribute to the protection and enhancement of landscape character ▪ Contribute to protecting air and water (quality and resources) ▪ Ensure that robust 'ecosystem services' are at our disposal, for example wetlands and woodlands as carbon stores; the role of flood plains ▪ Promote green infrastructure
8. Building sustainable communities	<ul style="list-style-type: none"> ▪ Contribute towards the development of sustainable communities ▪ Encourage local communities to be involved in

	<p>decision making</p> <ul style="list-style-type: none"> ▪ Decrease levels of and fear of crime ▪ Provide high quality, affordable housing with accessible services such as public transport, schools, hospitals and shops in places where people want to live and work (current and future residents) ▪ Encourage a safe and inclusive, well planned, well designed, well built and run community ▪ Provide a safe environment with open public spaces where people can relax and interact
<p>9. Developing sustainable transport and communication</p>	<ul style="list-style-type: none"> ▪ Develop sustainable transport solutions that reduce the need to travel by private car plus encourage walking, cycling and the use of public transport ▪ Increase access to jobs, facilities, goods, services and greenspace ▪ Encourage effective use of technology such as ICT and broadband, especially as an alternative to travel ▪ Balance the economic requirements for national and international travel with the need to reduce carbon emissions ▪ Develop sustainable transport networks in rural areas, taking into account changes to public services ▪ Embed sustainable transport within local development frameworks, including encouragement of production of sustainable travel plans
<p>10. Promoting, enhancing and respecting culture and heritage</p>	<ul style="list-style-type: none"> ▪ Help to improve the image of the Borough and promote local pride and distinctiveness ▪ Develop tourism and leisure ▪ Protect and enhance historic, cultural and natural assets ▪ Encourage engagement with and access to culture and heritage ▪ Promote participation in cultural and heritage activities

Sustainability Indicators

- 3.2.5 Sustainability Appraisal (SA) indicators are individual statistics that allow the objectives and sub-objectives to be measured and monitored. The role of SA indicators is to provide a baseline ‘snap-shot’ of the Borough; to enable the Core Strategy to be monitored once it is adopted.
- 3.2.6 The key indicators have been taken from the North East Integrated Regional Framework but have been supplemented by a series of local performance indicators, which have been selected from the National Indicator set which allow progress to be measured in relation to a series of topics. The selection of these additional indicators has been informed by the evidence base.
- 3.2.7 The indicators and the evidence base therefore provides an analysis of the social, environmental and economic baseline conditions of the Borough and acts as the benchmark with which to inform and appraise the Core Strategy: Preferred Options 2008 and provides a mechanism with which to monitor the overall success of the adopted Core Strategy.
- 3.2.8 By including the indicators and supplementing the SA framework with information from the evidence base set out within Chapter 2, the SA framework (table 3.3) acts as a database and an appraisal mechanism that can be related to the current and future social, environmental and economic baseline condition of the Borough.

4.0 Testing the Core Strategy Objectives against the SA Objectives

4.1 Introduction

- 4.1.1 To ensure that the sustainability of the Core Strategy is maximised, the strategic objectives of the Core Strategy must accord with the principles of the SA objectives set out in Chapter 3. To achieve this, the Core Strategy Objectives must be tested to determine their compatibility with the SA objectives.
- 4.1.2 In order to test the objectives' compatibility, an appraisal matrix was produced, which can be viewed in Appendix D. The SA objectives are set out across the vertical axis of the matrix and the Core Strategy Objectives are numbered along the horizontal axis. For further information on the Core Strategy Objectives, reference should be made to section 2.5 of this report.
- 4.1.3 The appraisal itself was carried out using the following scoring mechanism to assess the impact of the objectives against one another. The rationale behind each score is given in the table where further elaboration is required.

Table 4.1: Prediction Scoring System

😊	++ / +	Positive impact
😐	=	Neutral / no impact
😞	-- / -	Negative impact
*	+ / -	Both positive and negative impacts
?	?	Uncertainty regarding impact

- 4.1.4 When scoring the compatibility between the objectives the following factors are taken into consideration:
- The principles behind the Core Strategy and SA objectives
 - The baseline situation within the Borough related to the objectives
 - The sustainability issues and problems in Darlington

4.2 Objectives Appraisal Summary and Implications

- 4.1.5 The appraisal matrix in Appendix D illustrates the results of the appraisal and confirms that the objectives of the SA and Core Strategy are largely very positive/highly compatible. The results show that only 7 potential conflicts arose from 80 compatibility checks between the SA and Core Strategy Objectives. The conflicts are discussed in Table 4.2 to determine their significance in terms of the Core Strategy and whether or not they can be resolved.

Table 4.2: Significance of conflicting SA and Core Strategy Strategic Objectives (listed in section 2.5 on pages 18 and 19)

Conflicting Objectives		Significance
SA Objective 2: Adapting to and mitigating against climate change	CS Objective 3	<p>The creation of new employment opportunities may result in an increased volume of road traffic and increased carbon emissions. However, this objective states that development will be promoted in sustainable locations so development is likely to be accessible by a range of sustainable transport modes therefore reducing potential conflict.</p> <p>Recommendation: Encourage use of sustainable transport modes and prioritise development on brownfield land</p>
	CS Objective 4	<p>Increasing the supply of new households is likely to result in increased energy consumption.</p> <p>Recommendation: Promote high density development on brownfield sites within the town centre and on its fringe close to sustainable transport networks and ensure that sustainable design and construction principles are incorporated within new development.</p>
SA Objective 3: Living within environmental limits	CS Objective 3	<p>Increasing employment opportunities may result in increased traffic.</p> <p>Recommendation: Encourage use of sustainable transport modes, ensure that sustainable design and construction principles are incorporated within new development and encourage businesses to incorporate sustainability into operations.</p>
	CS Objective 5	<p>Capitalising on the town centre's shopping, culture, leisure and tourism opportunities will inevitably result in an increased number of visitors to the town centre, which could generate increased road traffic which would have implications for pollution.</p> <p>Recommendation: Encourage use of sustainable transport modes.</p>
SA Objective 7: Safeguarding and enhancing environmental infrastructure	CS Objective 3	<p>Encouraging economic growth could result in increased traffic generation. Also dependant upon the location and scale of new employment sites, it could have a visual impact on the landscape and could also result in the destruction of natural habitats.</p> <p>Recommendation: Prioritise development on brownfield land, promote investment in green infrastructure, ensure that sustainable design and construction principles are incorporated within new development, promote the use of locally sourced materials and safeguard local distinctiveness.</p>

	CS Objective 4	<p>This impact would be dependant upon the location of new housing development.</p> <p>Recommendation: Prioritise development on brownfield land.</p>
	CS Objective 5	<p>Capitalising on the town centre's shopping, culture, leisure and tourism opportunities will inevitably result in an increased number of visitors to the town centre, which could generate increased road traffic which would implications for air quality.</p> <p>Recommendation: Encourage use of sustainable transport modes.</p>

4.1.6 The discussion of conflicts in table 4.2 shows that any potential conflicts that may arise between the Core Strategy Strategic Objectives and Sustainability Appraisal Objectives can easily be resolved through amendments to the Core Strategy: Preferred Options 2008 and inclusion of mitigation measures.

5.0 Developing Options for the Core Strategy

5.1 Introduction

- 5.1.1 Work commenced on the preparation of the Core Strategy in 2005 when Darlington Borough Council produced the Core Strategy: Issues and Options Report for preliminary community and stakeholder consultation. This report set out the initial policy options for the emerging Core Strategy.
- 5.1.2 The results of this consultation fed into the preparation of the Core Strategy: Preferred Options 2005 report, which was consulted upon between October-December 2005. A Sustainability Report, setting out the outcomes of the sustainability appraisal of the Core Strategy: Preferred Options 2005, was published for consultation at the same time.
- 5.1.3 On account of changes to the Regional Spatial Strategy, Darlington's Sustainable Community Strategy, other significant changes in national policy including new Government statements (particularly on housing and climate change) and changes to other local strategies, Darlington Borough Council took the important and correct decision to comprehensively review and revise the Core Strategy. This subsequently resulted in the production of the Core Strategy: Issues and Options 2008 which were prepared based on these new and emerging plans and strategies and taking into account the comments made following extensive public and stakeholder involvement for the Core Strategy documents produced in 2005.
- 5.1.4 The Core Strategy: Issues and Options 2008 were consulted upon in January 2008 and the results of this consultation, along with the recommendations of the sustainability appraisal which was undertaken to assess the sustainability of the Issues and Options have fed into the preparation of the Core Strategy: Preferred Options 2008, which form the basis of this sustainability appraisal.
- 5.1.5 The preparation of the Core Strategy has therefore involved a long and iterative process. The key stages which have informed the preparation of the Core Strategy: Preferred Options 2008 are listed below.
- Local Plan Review Key Issues Report
 - Production of the Core Strategy: Issues and Options Report 2005
 - Sustainability Appraisal of the Core Strategy: Issues and Options Report 2005
 - Consultation on the Core Strategy: Issues and Options Report 2005 and associated Sustainability Appraisal
 - Production of the Core Strategy: Preferred Options Report 2005
 - Sustainability Appraisal of the Core Strategy: Preferred Options 2005
 - Consultation on the Core Strategy: Preferred Options Report 2005 and associated Sustainability Appraisal
 - Production of the Core Strategy: Issues and Options Report 2008
 - Sustainability Appraisal of the Core Strategy: Issues and Options Report 2008
 - Consultation on the Core Strategy: Issues and Options Report 2008
- 5.1.6 For further details on the outcomes and recommendations of these various stages, reference should be made to the Sustainability Appraisal Report of the Core Strategy: Issues and Options 2008 which can be found on the Council's website (www.darlington.gov.uk/planning).

5.2 Core Strategy: Preferred Options Report 2008

- 5.2.1 Publication of the Core Strategy: Preferred Options Report 2008 follows consultation on the Core Strategy: Issues and Options, which was undertaken between January-February 2008. The comments received in response to the consultation, together with updated national and regional planning policy, recently completed local studies and the findings of the associated sustainability appraisal and ongoing Habitats Regulation Assessment (Appropriate Assessment) have informed the preparation of the Preferred Options.

- 5.2.2 Preparation of the Core Strategy has been undertaken in accordance with the required procedures set out in the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

5.3 Predicting the Effects of the Core Strategy: Preferred Options 2008






Introduction

- 5.3.1 The appraisal of the Core Strategy: Preferred Options 2008 has been undertaken to predict and evaluate the significant social, environmental and economic impacts and effects of the preferred options on the Sustainability Objectives.

The Appraisal Process

- 5.3.2 The appraisal individually assessed the 19 preferred draft policies of the Core Strategy against the 10 SA Objectives set out in the SA Toolkit. This has determined the sustainability of each Core Strategy policy in relation to social, economic and environmental factors. In appraising the preferred options, both positive and negative effects were considered and any uncertainties regarding potential effects were also noted.
- 5.3.3 The scoring system used in the appraisal identifies whether certain options are likely to have a positive, negative or neutral impact in terms of sustainability. The scoring system is detailed below.

Table 5.1: Prediction Scoring System

	++ / +	Positive impact
	=	Neutral / no impact
	-- / -	Negative impact
	+ / -	Both positive and negative impacts
	?	Uncertainty regarding impact

- 5.3.1 The significant impacts and effects identified are the result of a detailed appraisal that was carried out by BDP during the week commencing 4th August 2008. The appraisal matrix tables which provide the full results of the appraisal are appended to this report (Appendix E) and provide a detailed analysis of the impact that each option will have on the sustainability of the Borough.

5.4 Results and Recommendations of the Appraisal

- 5.4.1 Table 5.2 sets out the overall predicted impact [score] for each of the preferred options against the SA Framework as a quick reference guide to identify those policies that were appraised to be either most positive or least positive in the context of the sustainability of the Borough. The higher scores represent the preferred policies that have been appraised to have the most positive impact, and conversely those with the lower scores the least positive impact. Although certain policies scored negatively against particular SA objectives (see Appendix E), as the table 5.2 reveals overall all of the policies scored positively.

Table 5.2: Summary Overall Impact Scores

Core Strategy: Preferred Options 2008	Appraisal Score
CS18: Sustainable Transport Networks	15
CS2: Promoting Good Quality, Sustainable Design	14
CS14: Green Infrastructure	12

CS13: Environment Protection	11
CS3: Paying for Development Infrastructure	11
CS15: The Town Centre	11
CS6: New Housing For All	10
CS19: Improving Transport Infrastructure	10
CS11: Local Character and Distinctiveness	9
CS16: Further Retail Allocations	9
CS17: District and Local Centres and Freestanding Local Facilities	9
CS4: Renewable Energy	8
CS7: The Existing Housing Stock	8
CS8: Accommodating Travelling Groups	8
CS9: Supporting the Local Economy	6
CS10: Expanding Tourism, Leisure and Culture Provision	6
CS12: Biodiversity and Geodiversity	6
CS5: New Housing Provision	6
CS1: Darlington's Sub-regional Role and Locational Strategy	5

5.4.2 Although this table provides a useful overview of the appraisal scores for each of the Preferred Options, the results can often be rather misleading. This is because certain policies emerged with a particularly low score on account of the fact that against certain SA objectives many of the policies had neither a positive or negative score and emerged as neutral thus affecting the overall appraisal score. It is therefore important in this section of the report to look in more detail at the outcomes of the individual options appraisal.

5.4.3 Where any potentially negative impacts are identified, consideration is given to whether policies can be modified through the use of mitigation measures including links to other relevant Core Strategy Policies in order to minimise any potentially negative impacts and maximise beneficial effects.

5.5 Achieving a More Sustainable Community

CS1: Darlington's Sub Regional Strategy

Introduction

5.5.1 This policy focuses upon Darlington's role in the context of the sub-region. This draft policy most closely reflects Options 1C (Key Centre within the Tees Valley City Region), 2B (accommodating increased population growth) and 7C (sustainable locations within and adjoining the Urban Area) that were included within the Issues and Options Report 2008.

Appraisal Results

5.5.2 Although this policy emerged as the lowest scoring option (table 5.2), it was assessed as having a number of positive impacts, particularly in relation to strengthening the economy. By encouraging new development within the Borough it will help to strengthen Darlington's role as a sub-regional centre and key location in the Tees Valley City Region. In addition the provision of enhanced infrastructure will be a key factor in helping the Borough to retain and attract new businesses and may help to boost growth in the tourism industry.

- 5.5.3 This policy will also generate a series of positive social impacts. Facilitating the provision of new development for example will assist in the delivery of new employment opportunities, which will help to increase the overall supply of jobs within the Borough. This will be particularly important as recent trends indicate a decline in the ratio of jobs to working population. By improving local job prospects for new and existing residents, it will also help to counteract the level of out-commuting.
- 5.5.4 Encouraging new development also provides the opportunity to deliver new housing and other important local services to meet the needs of new and existing residents. The delivery of an attractive residential environment in an area which offers good access to job opportunities, facilities and services will ultimately help attribute to a high quality of life for all.
- 5.5.5 Whilst this policy largely focuses upon growth and development within the urban area, development will also be permitted in the Borough's villages if it supports the vitality and viability of the village, its services or the rural economy.
- 5.5.6 Although on the whole this policy scored positively, there were a few SA Objectives (2, 3 and 7) against which it was felt that this policy could potentially have a very negative impact, causing the overall appraisal score for this policy to be relatively low. Encouraging new development for example will inevitably lead to increased energy consumption, on account of the number of additional businesses and households that will be accommodated within the Borough during this period. This policy is also likely to increase the need to travel, which will result in increased carbon emissions from transport. However, as this policy gives priority to delivering development in the town centre and on the town centre fringe there is more likelihood that development could be accessed by more sustainable transport modes, which will assist in reducing overall pollution and carbon emissions.
- 5.5.7 Encouraging new development and regeneration activity in the Borough is likely to result in increased land take and depending upon the location and scale of development, this could lead to the destruction of important habitats and overall disturbance to species in the short to medium term.

Recommendations

- 5.5.8 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Encourage use of sustainable transport modes – CS18: A Sustainable Transport Network
 - Prioritise development on brownfield land – CS1: Darlington's Sub-Regional Role and Locational Strategy
 - Promote investment in green infrastructure – CS14: Green Infrastructure
 - Ensure necessary infrastructure to enable businesses and residents to engage in sustainable practices

CS2: Promoting Good Quality, Sustainable Design

Introduction

- 5.5.9 This policy is intended to ensure that good quality, sustainable design is promoted in all new developments. This draft policy most closely reflects a combination of Option 3A, 3B and 3C and a combination of the options proposed for Option 4, Option 5A and 5B and Option 6M that were all included within the Issues and Options Report 2008.

Appraisal Results

- 5.5.10 This policy emerged as the second highest scoring policy within the Core Strategy, with a number of positive economic, social and environmental impacts being recorded.
- 5.5.11 By ensuring that high quality design is promoted, which is sustainable and reflects and enhances the natural and built characteristic, which are known to make a positive contribution to the local character, and which help to reinforce the distinctive sense of place, it will help to make the Borough more attractive

to investors and visitors. In turn this will have a positive impact upon the economic performance of the Borough. For example, as the RSS acknowledges it is Darlington's unique market town environment which enables it to attract employment in the financial and business services sectors, which may not otherwise locate in the Tees Valley or the North-East. Promoting Darlington as a forward looking and 'green' Borough will help to portray a positive external image of the area to visitors.

- 5.5.12 This policy will also generate significant social impacts as it ultimately aims to promote the creation of inclusive communities which are safe and attractive and which offer high quality links to key social and community facilities. By ensuring that new development is integrated within the existing network of key social and community facilities, such as health care and education facilities it will help to promote social inclusion. The creation of safe and functional outdoor spaces will also be important in helping to promote social interaction and if spaces are permitted to be used for sport and recreational purposes, it will also help to promote active lifestyles. Promoting high quality design which is sustainable will therefore help to improve overall quality of life for people that live and work within the Borough.
- 5.5.13 Encouraging sustainable design and construction principles to be incorporated in new development, particularly in terms of the location of development and making use of existing buildings, will make a significant contribution to reducing carbon emissions and the Borough's impact upon climate change in the long term. It will also help contribute to the protection of air and water resources, as new design will be expected to focus on achieving high standards of water efficiency and incorporate appropriate surface water drainage techniques.
- 5.5.14 In addition to the social benefits that will be observed, recommending that safe, attractive, functional and integrated outdoor spaces are created as part of all development proposals will help to make positive contribution to the Borough's green infrastructure network and will help to support biodiversity.
- 5.5.15 Whilst this policy scored very positively against almost all of the SA Objectives, a potential conflict was identified in relation to strengthening the economy. Whilst promoting high quality sustainable design is likely to help make the Borough more attractive to investors and visitors, requiring development to achieve Code for Sustainable Homes and BREEAM standards could provide a disincentive to certain developers on account of the perceived financial implications. This also needs to be balanced against other potential costs to developers e.g. provision of physical, social and environmental infrastructure through planning obligations.

Recommendations

- 5.5.16 The following measures are recommended to maximise the positive impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral in taking this policy forward:
- Consideration of clear guidance on planning obligations and the likely implications of the forthcoming Community Infrastructure Levy (CIL) – *CS3: Paying for Development Infrastructure*

CS3: Paying for Development Infrastructure

Introduction

- 5.5.17 This policy focuses on how development infrastructure across the Borough will be delivered. When required as a consequence of development, this policy states that planning obligations will be negotiated to secure the necessary physical, social and environmental infrastructure. An indication as to the type of community infrastructure that will be a priority within the Borough is also identified through this policy.

Appraisal Results

- 5.5.18 This policy scored very positively against all of the SA Objectives, particularly in terms of the social and environmentally focused objectives.
- 5.5.19 As this policy states planning obligations could be used to secure important social infrastructure, which could include educational and healthcare facilities to serve new and existing communities. It could also include the provision of affordable housing, which will help to ensure that everyone has the opportunity of

living in a decent and affordable home. This in turn will help to reduce social inequalities within the Borough and improve overall well-being and quality of life for residents. Delivering physical improvements such as the enhancement of open space and children's play areas will also have a notable impact on the health of the population, as it could help to promote active lifestyles.

- 5.5.20 This policy also states that planning obligations sought from development could include providing employment skills and training opportunities as part of the construction of major new development. In turn this will help improve the skill base of the local population, resulting in improved employment prospects, which will help contribute to getting more people back into employment. This will ultimately help to strengthen the local and regional economy and increase the level of disposable income for households within the Borough.
- 5.5.21 In terms of the environmental impacts, this policy states that planning obligations sought from all major developments could include the provision of at least 10% of overall energy generated from renewable sources, which would in turn help to mitigate the impact of climate change. Some of the key priorities which will also be sought from planning obligations include road and highway improvements, as well as improving accessibility by a variety of modes of sustainable transport. In turn this will help to reduce car usage, which will contribute to tackling climate change on account of the reduced level of emissions.
- 5.5.22 Securing improvements to biodiversity assets through enhancements for example to the green infrastructure network will also have a positive environmental impact.

Recommendations

- 5.5.23 The following measures are recommended to maximise the positive impacts associated with this policy.
- It needs to be ensured that the provision of physical, social and environmental infrastructure through planning obligations is appropriate to the identified needs of a particular locality.
 - Consideration of the implications of the forthcoming Community Infrastructure Levy (CIL) – CS3: *Paying for Development Infrastructure*

CS4: Renewable Energy

Introduction

- 5.5.24 This policy focuses upon promoting commercial scale renewable energy schemes in order to minimise energy use and pollution. The draft policy most closely accords with Option 6C that was included within the Issues and Options Report 2008 and is also consistent with both national and regional guidance and the recently completed Tees Plain and East Durham Limestone Study. It is also reflective of the adopted Darlington Climate Change Strategy and the priorities identified within the supporting Action Plan.

Appraisal Results

- 5.5.25 Whilst this policy was assessed as having a number of positive environmental impacts, it was also felt that it might generate notable social and economic impacts.
- 5.5.26 Investing in renewable technology within the Borough will have a significant impact in helping to reduce the level of greenhouse gas emissions, which will have a positive impact in helping to combat climate change. Improved air quality will also have a positive impact upon the health and well-being of the population and upon the Borough's flora and fauna. In addition, investing in renewable sources could potentially result in more reliable sources of energy being utilised.
- 5.5.27 The development of such schemes could also create a series of further employment opportunities, particularly during the installation process. Promoting the development of new renewable energy schemes may also help to strengthen links within the Tees Valley in terms of research and development in renewable energy technologies. As the Tees Valley is at the forefront of developing new technologies, this would therefore require new skills to be developed and invested in.

- 5.5.28 Whilst on the whole this policy scored positively against a number of SA objectives, there were a few SA Objectives (6, 7 and 10) against which it was felt that this policy could potentially have a negative impact. For example, depending upon the locations selected and the overall scale, certain renewable energy schemes, particularly wind farms could have an impact upon local biodiversity and upon the local landscape and townscape. There may also be an impact upon residential amenity, for example, schemes related to biomass could have impacts in terms of noise and odour and visual intrusion could be a consequence of other schemes.
- 5.5.29 As opposed to making assumptions about the technical and commercial feasibility of renewable energy projects in particular locations, this policy identifies that before schemes are permitted, a comprehensive assessment must be undertaken to enable the sensitive development of schemes. By considering options for different renewable energy projects on a site-by-site basis, it provides the opportunity to determine the individual and cumulative impact of the scheme upon the environment and the local landscape and townscape. When considering the suitability of wind energy schemes in particular locations, it will be important to consider the results of the study commissioned to assess Wind Farm Development and Landscape Capacity in the Tees Plain and East Durham Limestone and the impact of schemes upon aircraft and radar particularly in connection with Durham Tees Valley Airport.
- 5.5.30 If any negative impacts are identified, this policy requires mitigation measures to be incorporated within the scheme to counteract the negative impacts. Therefore whilst it is important to be aware of the potentially negative impacts that could result from this policy, with provision being made for mitigation measures, the likelihood of these negative impacts occurring is relatively low.

Recommendations

- 5.5.31 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Incorporate sustainable design and construction principles – *CS2: Promoting Good Quality, Sustainable Design*
 - Promote the use of local labour for renewable energy installations – *CS3: Paying for Development Infrastructure*

5.6 Quality Housing for All

CS5: New Housing Provision

Introduction

- 5.6.1 This policy is concerned with the level of new housing that will be needed within the Borough up to the year 2026 and where it should be located. The draft policy most closely reflects Options 9C and 10B that were included within the Issues and Options Report 2008.

Appraisal Results

- 5.6.2 Although this policy was assessed as having a number of positive impacts, particularly in terms of the economic and social impacts, in comparison to other policies it scored relatively low, as it was felt that it could also generate some significant adverse impacts.
- 5.6.3 Increasing the provision of new housing will be important as it will help to broaden the housing offer within the Borough, which will be critical to help retain the Borough's younger generation, as well as helping accommodate and retain the in-migrants that will be drawn to the Borough to benefit from the economic growth opportunities.
- 5.6.4 As new housing will be developed to a higher design standard, this policy will also have a positive impact on the health and well-being of the community, although the full extent of any social impacts will largely be dependent upon the type of housing delivered.

- 5.6.5 As this policy seeks to encourage a higher density of development within and on the fringe of the town centre, around Bank Top and North Road railway stations, around district and local centres and along key public transport corridors, it will help to generate a critical mass in these locations which could then help to support improvements to existing facilities such as healthcare and education. As there are also good public transport connections within the urban area, residents will have good accessibility to a range of services, which is an important factor affecting quality of life.
- 5.6.6 On the other hand, delivering new housing will result in increased land take which will undoubtedly have an impact on the environment. However, as this policy will prioritise development on previously developed land within the urban area and will promote the reuse and conversion of suitable buildings, it will help to maintain and protect the quality countryside and minimise any adverse environmental impacts.
- 5.6.7 Although this policy scored positively against almost all of the SA Objectives, potentially significant conflicts were identified in relation to SA Objectives 2 and 3. Increasing the supply of housing for example will undoubtedly attract new households and as a consequence of population growth it will result in increased energy consumption and an increased volume of traffic, which in turn will have implications for pollution and carbon emissions. Increased population will also put increased pressure on resources.
- 5.6.8 However, as this policy seeks to focus high density development on brownfield sites within the town centre and on its fringe, it will help to reduce the reliance upon the car, as employment and services will be in close proximity and as good public transport links exist within the urban area, it could influence a modal shift in the choice of transport. In turn, it is likely that over time this will help to reduce the level of carbon emissions from transport, which will help to reduce the impact of climate change.

Recommendations

- 5.6.9 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Promote high density development on brownfield sites within the town centre and on its fringe close to sustainable transport networks - *CS1: Darlington's Sub-Regional Role and Locational Strategy*
 - Encourage use of sustainable transport modes - *CS18: A Sustainable Transport Network*
 - Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*

CS6: New Housing for All

Introduction

- 5.6.10 This policy focuses upon ensuring that the Borough delivers an overall balanced housing stock that meets the needs of new and existing residents. Two of the key challenges facing the Borough relate to meeting the needs of an increasingly ageing population and increasing the supply of affordable housing. This draft policy therefore most closely reflects Option 11D which was included within the Issues and Options Report 2008.

Appraisal Results

- 5.6.11 This policy was assessed as having significant positive social impacts. As all developments of a certain size are required to provide different types of specialist housing, which include older person's housing, special needs housing and lifetime homes, it provides the opportunity to deliver homes which are more adaptable and flexible. By catering for residents specific needs, it helps to improve their quality of life as they are often able to continue living in their own home.
- 5.6.12 The provision of affordable housing is also encouraged through this policy. This will ensure all residents are able to live in decent accommodation and will help to reduce social inequalities, by helping to create strong and inclusive communities. This aspect of the policy scores extremely positively as there

continues to be an identified need for affordable housing in all parts of the Borough, particularly as recent studies reveal the level of need is significantly greater than identified in 2005.

- 5.6.13 In addition although no specific need or demand has yet been identified within the Borough, this policy will also encourage the provision of live-work units in locations like the town centre fringe. As houses are designed for two separate uses; housing and employment space, it will help to provide space for small business and domestic entrepreneurship. As a result, this is likely to have a positive impact upon boosting the rate of small business start-ups and increasing employment opportunities within the Borough, thus helping to achieve sustainable economic growth in the medium-long term. Encouraging home based working could also help to reduce the need to travel which would also have positive environmental impacts.
- 5.6.14 Whilst encouraging the conversion and adaptation of existing dwellings will help contribute to achieving an overall balanced housing stock, it will also have a positive environmental impact as it will help to conserve natural resources.
- 5.6.15 Although this policy scored positively against most of the SA Objectives, it was felt that this policy could have a slight negative impact as requesting that developments of a certain scale include specialist housing may discourage some developers, as construction costs may increase and this could affect the viability of the development.
- 5.6.16 To ensure that this policy secures maximum positive impacts, this policy makes links to other Core Strategy policies, as it requires development to be delivered in accordance with the design standards in Policy CS2 which encourage progressively higher standards of the Code for Sustainable Homes. In adopting the principles of Policy CS2, it will ensure that housing can be accessed from the sustainable transport network. This will be particularly important in the context of special needs housing, affordable housing and older person's accommodation, as these groups often have mobility difficulties, so ensuring development is encouraged in the right location will help to prevent social exclusion.

Recommendations

- 5.6.17 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*
 - Ensure development is located in sustainable locations - *CS1: Darlington's Sub-Regional Role and Locational Strategy*
 - Encourage the dissemination of information on specialist housing to developers

CS7: The Existing Housing Stock

Introduction

- 5.6.18 Whilst Policies CS5 and CS6 focus upon the level and type of new housing that will be required within the Borough, this policy recognises the importance of regenerating and improving the existing housing areas, particularly within the Town Centre Fringe and the North Road Area. This draft policy therefore most closely reflects Option 12D which was included within the Issues and Options Report 2008.

Appraisal Results

- 5.6.19 Although this policy was assessed as having significantly positive social and environmental impacts, there were a number of SA Objectives against which it was felt that this policy would be unlikely to impact upon.
- 5.6.20 Improving the existing housing stock and the overall environmental quality of residential areas will be important as it will have a positive impact upon quality of life, as residents will feel safe and secure. Targeting improvements to the existing housing stock will also help to increase the amount of decent

homes available, which in turn will have a positive impact on the health of the population. Undertaking improvements in areas of low demand will help to reduce inequalities within the Borough and will help to maintain the sense of community, as people will not be forced to move away from their local area on account of deteriorating living conditions.

- 5.6.21 Maximising the contribution of the existing housing stock will also help to reduce the need for additional land take and by maximising the contribution of natural resources locked up in building materials it will help to reduce the demand for new raw materials and energy. The impact of this policy will however be largely dependent upon the quality of the housing stock to be improved.
- 5.6.22 This policy also proposes works to improve the environmental quality of residential areas. In turn this could generate positive environmental benefits as such works could involve investment in the green infrastructure network, which would have a positive impact on biodiversity.
- 5.6.23 Overall whilst this policy was assessed to have a number of positive impacts, the only objective where it was uncertain what the impact would be was in relation to SA Objective 10 focused upon protecting, enhancing and respecting culture and heritage, as it was felt that this impact would be dependant upon the architectural/historic value of the housing stock to be improved and its location within the Borough.

Recommendations

- 5.6.24 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Promote investment in green infrastructure - *CS14: Green Infrastructure*
 - Promote the use of recycled and locally sourced materials - *CS2: Promoting Good Quality, Sustainable Design*
 - Ensure local distinctiveness is safeguarded – *CS11: Local Character and Distinctiveness*

CS8: Accommodating Travelling Groups

Introduction

- 5.6.25 This policy focuses on ensuring that adequate provision is made within the Borough for gypsies and other travelling groups. Whilst existing sites such as Honeypot Lane and Neasham Road and other smaller sites within the Borough will continue to be safeguarded, this policy will also permit new sites to be brought forward if the established need cannot be met.
- 5.6.26 Whilst this draft policy is consistent with the current national and regional policy agenda and is reflective of the priorities of the sustainable community strategy, it is likely that it will require further examination in the context of the unfinished Tees Valley Gypsy Traveller Needs Assessment, which is expected to provide additional evidence as to where further pitch provision is needed and should be located.

Appraisal Results

- 5.6.27 Whilst this policy was assessed as having a number of positive social impacts, there were a number of SA Objectives against which it was felt that this policy was unlikely to impact upon.
- 5.6.28 As the current sites all have good accessibility to job opportunities and other community facilities such as healthcare and educational facilities, safeguarding these sites will provide families with a degree of stability, which will be important as it will help to improve well-being and overall quality of life.
- 5.6.29 If the established need cannot be met by existing provision, this policy will also permit new sites to be brought forward, however, the number of new sites that will be required to be brought forward will largely be informed by the results of the Tees Valley Gypsy Traveller Needs Assessment. As recognised within the appraisal of Issue 13 of the Core Strategy: Issues and Options 2008, the allocation of new sites requires a high degree of consideration. In view of this, the preferred policy now incorporates a series of site-selection criteria considering issues such as the impact on residential and landscape amenity and

the impact on the natural, archaeological and historic environment to ensure that new sites do not generate undesirable impacts. In order to maximise the positive impacts of new sites, the site selection criteria also requires new sites to have appropriate access to schools, shops and other important amenities.

- 5.6.30 The provision for gypsies and travelling groups is of particular importance given that such groups form a unique part of the local culture and heritage.
- 5.6.31 If the Tees Valley Gypsy Traveller Needs Assessment recommends that new sites are required to be brought forward in Darlington, it is likely to result in increased land take, which may have a negative impact upon biodiversity or potentially impact upon the landscape character. In order to overcome these issues, this policy sets out site-selection criteria to ensure that sites are located and designed so as not have a significant negative impact. This is important as if a shortfall in provision is revealed then failing to allocate additional sites may lead to increased rates of unauthorised encampment, which leads to an increased possibility of environmental damage.

Recommendations

- 5.6.32 Although this policy scored very positively against many of the SA objectives, it is important to note that the appraisal scores are likely to be affected by the results of the Tees Valley Gypsy Traveller Needs Assessment (GTAA), which is expected to provide additional evidence as to where further pitch provision is needed and should be located. This study is due for completion in Autumn 2008.
- 5.6.33 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy Policies:
- Ensure new sites are located in sustainable locations close to sustainable transport networks and key services and facilities - *CS1: Darlington's Sub-Regional Role and Locational Strategy / CS18: A Sustainable Transport Network*
 - Promote investment in green infrastructure - *CS14: Green Infrastructure*

5.7 Prosperous Darlington

CS9: Supporting the Local Economy

Introduction

- 5.7.1 Policy CS9 is a key policy within the Core Strategy which focuses upon ensuring that the Borough maintains a continuous and diverse supply of employment land in appropriate locations in order to meet the existing and future economic development requirements.

Appraisal Results

- 5.7.2 Whilst it is likely that this policy will generate a number of positive impacts, particularly in terms of the economic and social impacts, it emerged with a relatively low overall appraisal score on account of the significant environmental impacts that are likely to be associated with this policy.
- 5.7.3 Increasing the diverse supply of employment land will help to support the projected economic growth and will allow the Borough to attract investment that may not otherwise come to the North East region. This will be particularly important as the RSS recognises that the provision of high quality, accessible accommodation in areas such as Morton Palms and Central Park, will enable the Tees Valley to compete for employment at the higher value-added end of business and financial service sectors.
- 5.7.4 This policy will also help to attract new businesses to the Borough, which in turn will provide a range of employment opportunities for local residents, helping to reduce levels of unemployment. This will be important as baseline trends indicate a decline in the ratio of jobs to working population. By ensuring that the focus of employment land is provided close to the town centre or in the town centre fringe where public transport links are good or by promoting economic growth on sites that are accessible off the main

road network, it will ensure that employment opportunities are accessible for all. In taking this policy forward, it needs to be ensured that there are education and training opportunities available to ensure that the local population have the necessary skills to access the employment opportunities created.

- 5.7.5 One particular consequence of providing a continuous supply of employment land within the Borough is that it is likely to result in the creation of a number of new businesses, which will inevitably encourage a degree of in-commuting, resulting in increased car usage thus contributing to increased greenhouse gas emissions. As this policy however, focuses employment provision close to the town centre or in the town centre fringe, employees could make use of the good public transport links on offer within the urban area. To maximise the positive impacts of this policy, businesses should be encouraged to adopt travel plans.
- 5.7.6 Although this policy prioritises development within the urban area on previously developed sites, it is acknowledged that the demand may not be satisfied solely using brownfield sites and it may be necessary to allocate greenfield sites. The Faverdale site for example comprises a significant proportion of greenfield land and as a result, its development may have a detrimental impact upon biodiversity, by potentially resulting in the destruction of habitats and disturbance to species. To ensure that any potentially negative impacts of this policy are reduced, there should be investment in green infrastructure as part of any new employment development.
- 5.7.7 The impact of this policy in relation to other environmental objectives could be either positive or negative, as it is largely dependant upon the type of businesses encouraged and the ethics of their business with regard to aspects such as waste minimisation. However, as recent trends indicate, traditional industries such as manufacturing are in decline but service sector employment which is predominately focused around cleaner industries is one of the Borough's key growth sectors. The impact of this policy is also dependant upon the quality of accommodation that will be provided for businesses. As Policy CS2 however requires all non residential development to achieve BREEAM standards 'very good – outstanding', it is likely that buildings will have improved energy efficiency and incorporate facilities for recycling and therefore minimise their likely impact on the environment.

Recommendations

- 5.7.8 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Promote development in sustainable locations - *CS1: Darlington's Sub-Regional Role and Locational Strategy*
 - Prioritise development on previously developed sites - *CS2: Promoting Good Quality, Sustainable Design*
 - Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*
 - Encourage investment in green infrastructure - *CS14: Green Infrastructure*
 - Encourage the development and implementation of workplace travel plans - *CS18: A Sustainable Transport Network*
 - Encourage the dissemination of information on waste minimisation and recycling to all new businesses

CS10: Expanding Tourism, Leisure and Culture Provision

Introduction

- 5.7.9 Whilst it is known that tourism can bring a range of benefits to the Borough, the facilities that are attractive to tourists are also at the heart of the Borough's leisure and cultural activities. In view of this, this policy encourages the retention, improvement and expansion of the Borough's tourism, leisure and culture facilities in order to help contribute to the overall offer of the Tees Valley and the North East Region. Whilst this policy is consistent with national and regional planning policy and reflective of the priorities of the sustainable community strategy, it is likely that this policy will require further examination once the results of the Tees Valley Visitor Accommodation Survey and the Darlington Leisure Needs Assessment are published.

Appraisal Results

- 5.7.10 Although this policy scored relatively low overall, it was assessed as having a range of economic, social and environmental effects, which will be examined in subsequent paragraphs.
- 5.7.11 Expanding the tourism, leisure and culture provision in the Borough will have a significantly positive impact on the local and regional economy as it will help to attract inward investment. Also depending upon the specific schemes that come forward, this policy could lead to significant job creation and could have positive spin-off benefits for other businesses within the Borough. To ensure that the impacts of this policy are maximised it must be ensured that there is a focus on creating higher quality jobs which are not just seasonal.
- 5.7.12 In terms of the social benefits, increasing provision and access to leisure and recreational facilities will have a positive impact on health and well-being, as it will help to promote active lifestyles. The impact however will be dependant upon the location of specific schemes and how accessible they are to the local community. Encouraging the increased use of school buildings and playing fields to meet leisure needs will however ensure greater accessibility for the local community.
- 5.7.13 Although this policy scored very positively against many of the economic and social focused objectives, a number of potential conflicts were identified in relation to environmentally focused SA Objectives (2, 3, 7 and 9). Improving the Borough's tourism offer will ultimately increase the number of visitors to the Borough. Depending upon the mode of transport, this could generate an increased level of emissions. It could also place additional pressure upon the existing highway network, which would have implications in terms of the ease and efficiency of accessing the Borough. On the other hand however, improvements to facilities that attract visitors could involve improvements to footpaths and public transport links, which in turn could improve accessibility by sustainable transport modes.
- 5.7.14 One area of particular concern in relation to this policy is the strategic tourism opportunity which is identified in the vicinity of the A68/A1 (M) interchange. If a scheme in this location was to go ahead, it is unlikely to promote an increase in the use of sustainable transport modes on account of its location.
- 5.7.15 Dependant upon the location and scale of specific schemes that come forward, schemes could have a detrimental impact on biodiversity, visual impact and on landscape character. On the other hand this policy could also see environmental enhancements to the Borough's natural and built heritage assets, which make a positive contribution to enhancing local distinctiveness. To help reduce the overall impact on the environment, where possible new schemes should be focused on previously developed land.

Recommendations

- 5.7.16 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Promote the use of sustainable transport modes - *CS18: A Sustainable Transport Network*
 - Encourage new schemes to be developed on brownfield land - *CS2: Promoting Good Quality, Sustainable Design*
 - Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*
 - It will be important to take into consideration the key priorities and actions identified within the Local Transport Plan

5.8 A Distinctive, Greener, Cleaner Environment

CS11: Local Character and Distinctiveness

Introduction

- 5.8.1 This policy focuses upon protecting and enhancing the Borough's local character and distinctiveness, as this is an important and highly valued part of local identity.

Appraisal Results

- 5.8.2 This policy scored very positively against almost all of the SA Objectives, particularly the environmentally focused objectives, although there were a number of objectives where the impact of this policy was considered to be neutral.
- 5.8.3 Protecting and enhancing the local character and distinctiveness of the Borough is important for a number of reasons. Firstly, the quality of the environment is one of the key factors which can help to attract people to live in or visit the area and encourage new businesses to locate within the Borough, which in turn will have a positive impact upon the local economy.
- 5.8.4 As this policy seeks to protect and enhance designated areas of environmental value, as well as local nature reserves, local wildlife sites and the river corridors, it will have a positive impact in terms of the Borough's flora and fauna. Undertaking enhancements to the river corridors will also help to improve the quality of the Borough's water resources, which will be important to support species which are native to this environment.
- 5.8.5 Protecting and enhancing the distinctive qualities of the Borough's built and natural townscapes and landscapes will also generate a number of positive environmental impacts. For example, improvements could be in the form of enhanced footpaths and cycle routes, which in turn could help to improve accessibility and encourage increased levels of walking and cycling. Such measures could also involve the protection of existing tree cover which will be important as trees serve as carbon stores.
- 5.8.6 This policy also seeks to enhance the quality of and access to the wider countryside. Providing residents with improved access to the countryside will have a positive impact on health and well-being, on account of the recreational benefits offered by the countryside.

Recommendations

- 5.8.7 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Encourage investment in green infrastructure - *CS14: Green Infrastructure*

CS12: Biodiversity and Geodiversity

Introduction

- 5.8.8 This draft policy focuses on protecting and managing the Borough's biodiversity and geological network and is consistent with the regional approach, the Durham Biodiversity Action Plan and the Council's Rights of Way Improvement Plan.
- 5.8.9 This draft policy most closely reflects a combination of Options 20B, 21C, 22B and 22C which were included within the Issues and Options Report 2008.

Appraisal Results

- 5.8.10 This policy scored positively against almost all of the SA Objectives, particularly the environmentally focused objectives, although it scored relatively low overall as there were a number of objectives where the impact of this policy was considered to be neutral.
- 5.8.11 Biodiversity and geodiversity conservation and enhancement will be important to help portray a positive image of the Borough, which will be crucial if the Borough is to attract people to live, work and visit the Borough.
- 5.8.12 As part of measures to improve the Borough's biodiversity value, this policy will encourage increased protection of existing tree cover and will support the planting of new trees, to create new habitats which will help to improve the overall biodiversity value of a site. In turn, this will generate other positive impacts as woodlands for example also serve as important carbon stores. Therefore increasing the tree cover within the Borough will have notable health benefits.
- 5.8.13 This policy affords a high degree of protection to biodiversity resources, particularly those habitats identified in the Durham Biodiversity Action Plan (BAP) by ensuring that new development does not result in any loss of existing biodiversity value. Where appropriate, this policy encourages developments to include measures to contribute positively to the overall biodiversity levels through improved connectivity of the Borough's habitat network. The provision of new green infrastructure as part of new development could help to increase levels of walking and cycling on account of the attractive natural environment created. In turn this will have a positive impact on health and overall quality of life and could help to provide improved links to neighbouring areas. Improved access to such sites could also provide educational benefits for the local community.
- 5.8.14 Whilst this policy scored very positively against a number of SA Objectives, a potential negative impact was identified in relation to strengthening the economy. Requiring development to include measures to increase the biodiversity value of development may discourage some developers from investing in the Borough, as additional costs may be incurred in the provision of green infrastructure where this may not be feasible or indeed appropriate. Developers may also incur further financial costs related to the maintenance of biodiversity assets. In view of this, it is recommended that this policy includes the possibility to consider the provision of off site contributions. Restricting access and usage to help conserve an area's existing biodiversity value may also discourage developers away from areas where perhaps development could help to deliver important social or economic benefits.
- 5.8.15 To ensure that the positive impacts of this policy are maximised, the biodiversity value of both greenfield and brownfield sites should be recognised.

Recommendations

- 5.8.16 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Encourage investment in green infrastructure - *CS14: Green Infrastructure*
 - Consider the provision of off site contributions to contribute to the enhancement of biodiversity resources – *CS3: Paying for Development Infrastructure*
 - Consideration of clear guidance on planning obligations and the likely implications of the forthcoming Community Infrastructure Levy (CIL) – *CS3: Paying for Development Infrastructure*

CS13: Environment Protection

Introduction

- 5.8.17 Whilst it is important to protect the Borough's environmental assets, it is also important to protect people from the adverse effects arising from development to ensure that development which is delivered is both environmentally and socially sustainable. This draft policy which is consistent with relevant European

and National legislation and the approach set out in the RSS seeks to protect people and the environment from unsafe, unhealthy and polluting development.

- 5.8.18 This draft policy most closely reflects Options 23D and 24D which were included within the Issues and Options Report 2008.

Appraisal Results

- 5.8.19 This policy aims to put in place controls to protect against unsafe, unhealthy and polluting development and therefore scores very positively against most of the SA Objectives.
- 5.8.20 Protecting against air, light and noise polluting development will not only help to protect the health and mental well-being of local residents, but will also help to protect the amenity of some businesses dependant upon where they are located. It could also help to promote social inclusion as these measures will ensure that people are not forced to live in close proximity to this type of development.
- 5.8.21 The environmental impacts of this policy are also significant. By protecting the environment against this type of development, it will help contribute to reduced levels of air pollution, which will have a positive impact on air quality and will help to ensure that biodiversity is protected.
- 5.8.22 Water resources will also receive a degree of protection through this policy, as controls will be introduced to minimise adverse impacts on the Magnesian Limestone Aquifer and its associated groundwater source protection zones. Developing appropriate controls for the treatment of contaminated or unstable land will also help to protect water resources within the Borough.
- 5.8.23 Although this policy scores positively against most of the SA Objectives, in relation to SA Objective 1 'Strengthening the Economy', it is felt that this policy could have both positive and negative impacts. This policy states that there will be controls put in place to ensure the effective treatment of contaminated or unstable land. In turn this could allow sites to be brought back into active use, which will then have a positive impact on the image of the Borough and in terms of the economy. These sites may not however be desirable to potential investors particularly if the costs for site remediation need to be covered by the developer, as this can have financial and time implications. It should be noted that this work will be required to be undertaken under the relevant environmental legislation, so will not be a Borough specific issue. To achieve reduced levels of air, land, water, light and noise pollution, businesses may also be required to incorporate mitigation measures which could have financial implications which may discourage certain investors. On the other hand if businesses adopt good environmental practices they are more likely to attract a higher quality workforce.

Recommendations

- 5.8.24 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Encourage development in sustainable locations - *CS1:Darlington's Sub-Regional Role and Locational Strategy*
 - Encourage the dissemination of information on grants and funding available for site remediation works
 - Consideration of clear guidance on planning obligations and the likely implications of the forthcoming Community Infrastructure Levy (CIL) – *CS3: Paying for Development Infrastructure*

5.9 A Healthy and Safe Darlington

CS14: Green Infrastructure

Introduction

- 5.9.1 This draft policy focuses upon protecting and enhancing the quality of the Borough's green infrastructure. This includes a network of open space, woodlands, wildlife habitat, parks and other natural areas which assist in the movement and dispersal of wildlife and provide important links between the urban and rural areas.
- 5.9.2 This draft policy which is consistent with the approach of the RSS and the Tees Valley Green Infrastructure Strategy and reflective of the aims and objectives of the Council's Open Space Strategy most closely reflects Options 25A, 25B, 27B and 29B which were included within the Issues and Options Report 2008.

Appraisal Results

- 5.9.3 This policy scored very positively against almost all of the SA Objectives.
- 5.9.4 Delivering enhancements to the green infrastructure network will help to enhance the visual amenity and historic character of the Borough. In turn, this will help to create a high quality and attractive local environment, which will be an important factor in creating places where people want to live and work.
- 5.9.5 Improvements to the green infrastructure network could also help to provide improved accessibility by providing safe and secure routes between neighbouring communities. This could therefore help to increase levels of walking and cycling, on account of the attractive natural environment created and will provide improved links to neighbouring areas.
- 5.9.6 The provision of green infrastructure will provide more opportunities for sport and recreation, which is likely to encourage more people to adopt an active lifestyle, which will in turn deliver health benefits. Improved access to open spaces could also provide educational benefits for the local community, particularly school children who could learn about the Borough's flora and fauna.
- 5.9.7 The provision of green infrastructure can also help to mitigate the potential impacts of climate change. For example, by extending the walking and cycling network along green corridors, it will help to reduce reliance on private transport, which in turn will contribute to reduced level of emissions. Green spaces can also help to reduce the speed of increased storm water runoff through storage of moisture.
- 5.9.8 This policy also supports the protection and enhancement of the Tees Forest and the South Burdon Community Woodland. This is particularly important as woodlands serve as carbon stores and can provide important habitats, which will also help to maintain and enhance the biodiversity value of the Borough.

5.10 A Vibrant Town Centre and Accessible Local Shops and Services

CS15: The Town Centre

Introduction

- 5.10.1 The preferred option which relates to town centre development and future retail provision is comprised of two draft policies, which include CS15: Town Centre and CS16: Further Retail Provision. These draft policies which accord with both national and regional policy in respect of town centre development, most closely reflect Option 30A which was included within the Issues and Options Report 2008. Although it will be important to consider these policies jointly, their impacts have been assessed separately.

Appraisal Results

- 5.10.2 This first policy focuses upon safeguarding and enhancing the vitality and viability of the town centre and scored very positively against the majority of SA Objectives.
- 5.10.3 As the town centre already provides a significant source of employment for the Borough's residents and generates considerable turnover and wealth, encouraging further development within the town centre will help create new employment opportunities. It will also help the Borough to compete more effectively with other major shopping destinations in the region, which in turn will help to stem the current leakage of expenditure.
- 5.10.4 Prioritising the town centre as the focus for development of additional town centre related uses will help to strengthen Darlington's role as a historic market town and will ensure that the physical fabric of the town centre is maintained. This will help to enhance the image of the Borough and will provide the focus of civic pride and tourism. It will however be important to ensure that the town centre is not over developed, as this could lead to a loss of local distinctiveness.
- 5.10.5 As the town centre is served by an excellent public transport network, it may help to reduce the reliance upon the private car, as it is likely that more people will be encouraged to use sustainable transport modes to access facilities in the town centre. In turn, this will help to reduce car usage which will contribute to reduced emissions, helping to mitigate the impacts of climate change.
- 5.10.6 On account of the excellent public transport links in the urban area, if employment, retail and service facilities are located in the town centre or in the town centre fringe, it will increase the accessibility for all, which in turn will help to reduce social inequalities.

CS16: Further Retail Provision

Appraisal Results

- 5.10.7 This second policy considers the need for further convenience and comparison retail floorspace within the Borough and recommends where this growth should be accommodated. Similarly to policy CS15, this policy also scored very positively against almost all of the SA Objectives.
- 5.10.8 Placing controls over the location of new floorspace will help to protect the unique historic character of the Borough. This policy recommends that the town centre should remain the principal focus for any additional comparison floorspace that will be needed up until 2016 and convenience floorspace should be located where it will be easily accessible to local residents. In turn this will help to enhance the vitality and viability and strengthen the overall offer of the town centre, which will help the Borough to compete more effectively with other major shopping destinations in the region.
- 5.10.9 Ensuring that the town centre remains the principal focus for comparison floorspace will have a considerably positive impact in helping to mitigate the impacts of climate change, as the town centre is served by excellent public transport links. In turn visitors to the town centre may be inclined to travel using sustainable transport modes, which could help to reduce car usage contributing to reducing carbon emissions, thus improving air quality.
- 5.10.10 On account of the public transport links serving the town centre, focusing any additional development in the town centre or in the town centre fringe will ensure that services and any subsequent job opportunities jobs are highly accessible. In turn this will have a positive impact on overall quality of life and will help to reduce social inequalities.
- 5.10.11 Whilst this policy will have a number of positive impacts, it is felt that it could also have a potentially negative impact. Providing controls for example over the location of retail floorspace could potentially discourage some investors from locating in the Borough, as town centre or edge of centre sites may not allow their needs to be met.

Recommendations

5.10.12 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage the use of sustainable transport modes - *CS18: A Sustainable Transport Network*
- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*

CS17: District and Local Centres and Freestanding Local Facilities

Introduction

5.10.13 This policy sets out the hierarchy of centres within the Borough and identifies the role for these centres. As the Borough already has a well defined hierarchy of centres, this policy proposes to retain the six existing district and local centres, as well as allocating two further local centres at West Park and Middleton St. George.

Appraisal Results

5.10.14 The provision of shops, services and facilities in the Borough's district and local centres will help to generate a number of positive impacts. By ensuring that residents have access to a range of local services and facilities, it will allow everyday needs to be met locally, which will help to improve overall quality of life and could help to reduce social exclusion and tackle inequalities across the Borough. Retaining the existing hierarchy of district and local centres, as well as supplementing the current hierarchy with two new local centres could also provide small scale employment opportunities, which would be accessible to local residents.

5.10.15 This policy may result in increased provision of healthcare facilities, which would have a positive impact upon the health and well being of the community. This will be particularly important in the context of Middleton St George as at present there are only two GP surgeries located outside of the urban area. The provision of other facilities such as cafes and pubs can also provide an important focus for community interaction.

5.10.16 Businesses are also likely to be attracted to the Borough if the quality of life is good. Quality of life is directly influenced by access to a range of good quality local facilities.

5.10.17 Improving the vitality of existing centres and defining two new local centres may possibly lead to an increase in overall environmental quality, which in turn would help to reduce crime and anti-social behaviour and improve community safety.

5.10.18 In addition to the social benefits, this policy will also generate a number of positive environmental impacts. Providing day-to-day needs close to where people live will help to reduce the need to travel, so may therefore increase levels of walking and/or cycling which will contribute to reduced carbon emissions which will help to mitigate the impacts of climate change. Also district and local centres could also provide the focus for the provision of community recycling facilities.

5.10.19 Whilst this policy scored positively against many of the SA Objectives, it was felt that the designation of two new local centres could lead to increased development in particular areas of the Borough, which will have an impact upon visual amenity and could potentially have an impact on biodiversity. However, designating a further local centre at Middleton St George will be important as it will help to improve accessibility to facilities for residents living in rural communities to the east of the Borough. To reduce any potential negative impacts associated with this policy, investment in green infrastructure should be promoted.

Recommendations

5.10.20 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:

- Encourage investment in green infrastructure - *CS14: Green Infrastructure*
- Ensure that sustainable design and construction techniques are adopted - *CS2: Promoting Good Quality, Sustainable Design*

5.11 Efficient and Effective Transport Infrastructure

CS18: Sustainable Transport Networks

Introduction

5.11.1 This policy aims to improve the efficiency of the transport network, focusing upon promoting more sustainable travel choices to ensure that there is a choice of safe, efficient and affordable means of travel available to everyone.

Appraisal Results

5.11.2 This policy emerged as the most positive of all the Core Strategy policies against all of the SA Objectives.

5.11.3 Developing and enhancing the transport network will help to tackle traffic congestion which will have positive economic benefits for new and existing businesses and will be important if the Borough is to strengthen its role as a key gateway to the North East region. Improvements to the transport network, which focus on providing improved accessibility by modes of public transport, could help to attract new visitors to the Borough.

5.11.4 This policy will focus upon supporting the improvement of pedestrian, cycling and public transport networks giving priority to schemes which improve accessibility to employment opportunities, education and healthcare facilities. Providing improved accessibility to a range of facilities and services including healthcare, education, shopping and leisure, as well as employment opportunities is a key component of a truly sustainable community.

5.11.5 Priority will also be given to initiatives which facilitate the development and implementation of school, workplace and residential travel plans, which will help to promote the use of sustainable transport modes, which will contribute to reduced carbon emissions. This policy will focus on developing and enhancing the Borough's transport network, prioritising improvements which cater for the needs of pedestrians, cyclists and public transport users. In turn this will help to encourage use of sustainable transport modes, helping to reduce car usage and contribute to a reduced level of emissions. In addition to the environmental benefits, improved air quality will also have positive health benefits for local residents. Providing improvements to pedestrian and cycle networks is also likely to encourage more people to adopt an active lifestyle which will also deliver positive health benefits.

CS19: Improving Transport Infrastructure

Introduction

5.11.6 This policy focuses upon improving the quality of the transport infrastructure within and beyond the Borough, establishing a series of short – long term priorities for action.

Appraisal Results

5.11.7 Similarly to Policy CS18, this policy also scored very positively against a number of SA Objectives.

- 5.11.8 Undertaking improvements to the capacity of transport infrastructure within and beyond the Borough will help to improve the efficiency of the transport network by helping to tackle traffic congestion. In turn this will have positive economic benefits for new and existing businesses and will be important to allow the Borough to benefit from national and international investment. It will also help to make the Borough more accessible, which in turn could have positive benefits for growth of the tourism industry.
- 5.11.9 Undertaking improvements will help to ensure that facilities and services including healthcare, education, shopping and leisure, as well as employment opportunities are accessible to all. This policy could also generate further social benefits, as in order to improve pedestrian and cycle routes between the main urban area and the villages, there may be further investment in the Borough's green infrastructure network. In turn this could help to promote active lifestyles, which would have positive health benefits.
- 5.11.10 Carefully planned infrastructure provision can also help to promote sustainable patterns of activity, development and movement, which will be important to minimise the environmental impacts and maximise health benefits. Undertaking infrastructure improvements within the Durham Tees Valley Airport site could however lead to increased air travel on account of enhanced connections, which in turn would generate increased pollution.
- 5.11.11 Whilst this policy scored very positively against a number of SA Objectives, in terms of the environmentally focused objectives it was felt that this policy could have a potentially negative impact. For example, the medium term priorities identified within this policy, such as upgrading the capacity of the A66 and improving routes from the main urban area for all road users is likely to result in an increase in the volume of road traffic, which will cause an increased level of carbon emissions which will have a negative impact on the health of the population. However, as the short - medium term priorities of this policy focus upon improvements to enhance the public transport network, this could encourage more people to travel using sustainable transport modes, which will have a positive impact in gradually reducing the level of carbon emissions and therefore seeking to counteract any potentially negative impacts. To enhance the positive benefits of this policy, school, workplace and residential travels plans should be implemented.

Recommendations

- 5.11.12 The following mitigation measures are recommended to minimise the potentially negative impacts associated with this policy. Where possible links have been identified to other relevant Core Strategy policies that should be considered integral to any mitigation strategy:
- Encourage engagement with key infrastructure providers in an effort to align planning processes to ensure effective infrastructure planning
 - Promote the development and implementation of workplace, school, and residential travel plans - *CS18: A Sustainable Transport Network*
 - Take into consideration the key priorities and actions identified within the Local Transport Plan

5.12 Cumulative Impact Assessment of the Core Strategy: Preferred Options 2008

- 5.12.1 Whilst the impacts of the individual policies have been identified, it is important to assess their cumulative impact to determine whether there are any that alone have insignificant effects but in combination with others generate significant positive or negative impacts in relation to each of the SA Objectives.
- 5.12.2 Prior to being able to assess the cumulative effects of the options, it was important to identify the key receptors which may be subject to cumulative effects. The key receptors are set out in Table 5.3. These have been identified from the baseline information and the key sustainability issues and options discussed within Chapter 2 of this report.

Table 5.3: Identifying Cumulative Effects and their causes

Cumulative Effect	Affected Receptor	Causes
Habitat Fragmentation	Wildlife Habitats	<ul style="list-style-type: none"> ▪ Use of land for housing, industrial development and transport infrastructure. ▪ Development of greenfield land
Climate Change	Worldwide	<ul style="list-style-type: none"> ▪ Greenhouse gas emissions from industrial development and increased traffic volumes. ▪ Promotion of renewable energy ▪ Sustainable transport modes
Loss of tranquillity	Countryside	<ul style="list-style-type: none"> ▪ Development of greenfield land within the rural area ▪ Increased traffic volumes ▪ Inappropriate development within the Countryside
Unemployment	Local community, priority wards, employees, employers, investors	<ul style="list-style-type: none"> ▪ Restricting growth ▪ Transport connections ▪ Linkages with the wider City Region ▪ Employment site allocations
Housing that meets local needs	New and existing residents	<ul style="list-style-type: none"> ▪ Use of land for housing type and tenure allocations ▪ The location of housing
Socio Economic Inequalities	Local Communities, priority wards	<ul style="list-style-type: none"> ▪ Use of land for the allocation of housing types and tenure. ▪ Development of health and employment, and access to recreation and leisure activities. ▪ Structure of settlement hierarchy
Vitality/viability of Town Centre	Local communities, businesses, employees, employers, residents	<ul style="list-style-type: none"> ▪ Use of land within the service and main villages surrounding the urban area ▪ Range of retail opportunities ▪ Structure of settlement hierarchy
Community Facilities	Local community, service providers	<ul style="list-style-type: none"> ▪ Allocation and focus of community facilities ▪ Structure of settlement hierarchy
Accessibility	Local community, local businesses, Transport providers, Darlington Borough Council, Regional Assembly	<ul style="list-style-type: none"> ▪ Focus of development ▪ Transport links ▪ Use of land surrounding transport corridors. ▪ Linked to social issues.
Local distinctiveness	Local community, investors, tourists, visitors	<ul style="list-style-type: none"> ▪ Design considerations ▪ Location and design of new developments ▪ Conserving Heritage assets ▪ Inappropriate development or loss of the countryside
Transport Modes	Local community, local businesses, transport providers, Darlington Borough Council, Regional Assembly.	<ul style="list-style-type: none"> ▪ Choice of transport modes ▪ Infrastructure development
Environmental Protection	Countryside, wildlife habitats, Borough's recourses	<ul style="list-style-type: none"> ▪ Use of greenfield land ▪ Infrastructure development ▪ Renewable energy ▪ Sustainable Construction ▪ Recycling

- 5.12.3 In order to record the cumulative effects of the Core Strategy: Preferred Options 2008, an appraisal matrix was developed (Appendix F). The Core Strategy policies were set out along the horizontal axis and the SA Objectives along the vertical axis. The cumulative effects of the individual policies were then assessed against each of the 10 SA objectives and an appraisal score was arrived at for each of the Core Strategy themes, which was then used to determine the overall cumulative impact in relation to each of the SA Objectives. In order to assess the likely impacts, the scoring system used to assess the sustainability of the objectives and the preferred options was adopted (section 4.1 of this report).
- 5.12.4 Whilst the full results of this appraisal are contained in Appendix F, table 5.4 sets out the overall cumulative impact scores in relation to each of the SA Objectives. The higher scores represent the SA Objectives that policies collectively scored most positively against, and conversely those with the lower scores policies collectively scored the least positive impact against.
- 5.12.5 Table 5.4 reveals that the combined impacts of these individual policies were assessed as being notably positive for all of the SA Objectives, with policies collectively scoring highest against SA Objectives 6, 8 and 9 and lowest in terms of SA Objective 5.

Table 5.4: Cumulative Impact Scores

SA Objectives	Appraisal Score	Rank
1. Strengthening the Economy	+ 10	3
2. Adapting to and mitigating against climate change	+ 9	4
3. Living within environmental limits	+ 8	5
4. Developing a more sustainable employment market	+ 10	3
5. Establishing a strong learning and skills base	+ 7	6
6. Improving health and well-being while reducing health inequalities	+ 13	1
7. Safeguarding and enhancing environmental infrastructure	+ 9	4
8. Building sustainable communities	+ 13	1
9. Developing sustainable transport and communication	+ 13	1
10. Promoting, enhancing and respecting culture and heritage	+ 12	2

- 5.12.6 Although the overall combined impact of the policies was positive for all of the SA Objectives, the detailed cumulative appraisal matrix reveals that there were three SA Objectives (2, 3 and 7) where a number of the policies scored negatively thus affecting the overall appraisal score. If the mitigation measures recommended in the Preferred Options appraisal are adopted, it is likely that any potentially negative individual impacts can be avoided or significantly reduced, thus maximising the overall cumulative impact of the Core Strategy policies.
- 5.12.7 The key issues to arise from the cumulative appraisal are discussed in subsequent paragraphs.

SA Objective 1: Strengthening the Economy

- 5.12.8 The cumulative impact of the Core Strategy policies is likely to have a very positive impact in relation to this objective. Increasing the diverse supply of employment land as encouraged by policy CS9 will help to support the projected economic growth and will allow the Borough to attract investment that may not have otherwise come to the North East region. Also coupled with policies which seek to create a more balanced housing offer within the Borough and policies which aim to enhance the quality of the environment and the services and facilities provided, it will help to attract people to live and work in the Borough on account of the high quality of life on offer.

- 5.12.9 Encouraging high quality design standards Borough wide and encouraging higher levels of sustainability in new developments, could also result in a potential conflict, as it may discourage inward investment on account of the perceived higher costs. In turn this could have a negative impact upon the Borough being able to achieve and maintain sustainable economic growth and could generate a number of other consequences if economic growth is impeded. Policy CS12: Biodiversity and Geodiversity could also have a negative impact in relation to this objective, as if development is required to include measures to increase the biodiversity value, it may discourage some developers from investing in the Borough, as additional costs may be incurred in the provision of green infrastructure. Developers may also incur further financial costs related to the maintenance of biodiversity assets.
- 5.12.10 On the other hand however, promoting high quality design throughout the Borough and recommending improvements to key routes and corridors could together have a positive impact, as it may help to attract inward investment on account of an enhanced image of the Borough. Marketing the Borough as a forward looking and 'green' authority could also be perceived as positive. To ensure that investment is not discouraged, the Council need to be clear on the reasons why they are promoting the Borough as a green and forward looking authority and be aware of the implications achieving this may have. For example, it is important that the Council clearly identify what levels of the Code for Sustainable Homes will be required (policy CS2) and what planning obligations will be secured for (policy CS3).
- 5.12.11 In the context of this objective, it will be important to ensure that the policies (policies CS18 and CS19) which seek to improve the capacity and efficiency of the transport infrastructure are taken forward in combination with the policies which encourage economic growth (policy CS9) and support the growth of tourism (policy CS10), as this will help to reduce congestion and improve accessibility for all. If improvements to the transport infrastructure were not undertaken it could result in growth being drawn to locations outside the Borough.

SA Objective 2: Adapting to and mitigating against climate change

- 5.12.12 The relationship between the quality of the environment, sustainability and the quality of design is very important in enabling the Borough to reduce the impact of climate change and promote renewable energy.
- 5.12.13 Policies which support the growth of housing (policy CS5), employment (policy CS9), tourism (policy CS10) and service growth (policies CS15 and CS16) are likely to affect the need to travel across the Borough. Collectively therefore these policies could have a significantly negative impact in relation to this objective. By ensuring that development is directed to sustainable locations in the town centre and on the town centre fringe (policy CS1), there is more likelihood that development could be accessed by more sustainable transport modes, which in turn will assist in reducing overall pollution and carbon emissions.
- 5.12.14 If these policies are considered collectively with policy CS18 which seeks to promote the use of more sustainable travel choices, it is likely that any potentially negative impacts associated with these policies could be overcome or significantly reduced.
- 5.12.15 As policy CS2 requires all new development to incorporate sustainable design and construction techniques, particularly in terms of the location of development and making use of existing buildings, when considered collectively with policies which support growth, it will help to make a significant contribution to reducing carbon emissions and the Borough's impact upon climate change.
- 5.12.16 Policy CS3 which focuses upon seeking planning obligations from all major developments, also makes provision for planning obligations to deliver at least 10% of overall energy generated from renewable sources, which would in turn help to mitigate the impact of climate change.

SA Objective 3: Living within environmental limits

- 5.12.17 Similarly to SA Objective 2, the relationship between the quality of the environment, sustainability and the quality of design is critical in allowing the Borough to reduce its resource requirements.
- 5.12.18 By giving priority to delivering new development on previously developed land, it is likely that policies will generate a number of positive impacts, as they will help to protect the Borough's greenfield land and ensure more efficient use of land.

- 5.12.19 As all new development is required to incorporate sustainable design and construction techniques (policy CS2) and promote the use of recycled and locally sourced materials, as well as the reuse and conversion of suitable buildings, this policy would help to conserve natural resources, as well as helping to enhance the local distinctiveness and identity of the Borough.
- 5.12.20 In relation to this objective, policy CS7 will be particularly important as it seeks to maximise the contribution of the existing housing stock, helping to reduce the need for additional land take and the demand for new raw materials and energy by making the most of the natural resources locked up in building materials.

SA Objective 4: Developing a more sustainable employment market

- 5.12.21 The cumulative impact of the Core Strategy policies is likely to have a very positive impact in relation to this objective.
- 5.12.22 Supporting economic growth (policy CS9) within the Borough will help to attract new businesses to the Borough which in turn will help to provide a diverse range of employment opportunities for local residents, helping to reduce levels of unemployment. This will be important as baseline trends indicate a decline in the ratio of jobs to working population. As policies CS9 and CS1 seek to ensure that the focus of employment land is provided close to the town centre or in the town centre fringe, it will help to ensure that employment opportunities are accessible for all, as there is more likelihood that development could be accessed by more sustainable transport modes.
- 5.12.23 In the context of this objective, it will be important to ensure that the policies (policies CS18 and CS19) which seek to improve the capacity and efficiency of the transport infrastructure are taken forward in combination with the policies which encourage economic growth (policy CS9). This will then ensure that employment opportunities are accessible for all, as policy CS18 gives particular priority to initiatives which improve accessibility to employment opportunities.
- 5.12.24 Whilst physical accessibility will be critical, to ensure the benefits of growth are experienced by all, it will be important to ensure that measures are implemented to ensure that disadvantaged groups within the Borough can access employment, education and training opportunities. It should however be acknowledged that as the Core Strategy is a spatial strategy, it has a limited sphere of influence. Consequently it will be important for the Core Strategy to make links to wider education and training strategies and initiatives to ensure that the local population have the necessary skills to access the employment opportunities created. It is also important that new employment opportunities are provided close to priority wards, as these areas suffer from increased socio-economic issues.

SA Objective 5: Establishing a strong learning and skills base

- 5.12.25 It is unlikely that the combined impact of the Core Strategy policies will be significant. Promoting economic growth within the Borough will however help to create an environment in which opportunities to raise educational attainment are accessible to all, including those from disadvantaged groups. In turn this will improve social inclusion and will send out a positive message about the Borough and begin to raise educational aspirations among the younger generation.
- 5.12.26 As policy CS5 seeks to encourage a higher density of development within and on the fringe of the town centre, around Bank Top and North Road railway stations, around district and local centres and along key public transport corridors, it will help to generate a critical mass in these locations which could then help to support new educational facilities or improvements to existing facilities. The provision of primary, secondary and tertiary education facilities is also an identified need that policy CS3 seeks to encourage through planning obligations. New facilities would in turn serve to raise educational attainment across the Borough. Also when considered in combination with the transport policies, it will help to ensure that residents have good access to educational opportunities.

SA Objective 6: Improving health and well-being while reducing health inequalities

- 5.12.27 Promoting improvements and access to open space within the Borough is likely to have a significantly positive impact upon health and well-being, as it will help to promote active lifestyles. Providing high quality accommodation, and encouraging specialist housing, such as older person's housing, special needs housing and lifetime homes will help to cater specifically for residents' needs, which will have a positive impact in improving their quality of life.
- 5.12.28 Policy CS13 will also have a significantly positive impact on the health of the population, as it will help to create a cleaner, greener and safer environment. Therefore, when policies for additional growth are considered collectively with this policy, the resultant impacts will be positive in relation to this objective.
- 5.12.29 As policy CS5 seeks to encourage a higher density of development within and on the fringe of the town centre, around Bank Top and North Road railway stations, around district and local centres and along key public transport corridors, it will help to generate a critical mass in these locations which could then help to support new healthcare facilities or improvements to existing facilities. New facilities would help to improve the health of residents across the Borough. Also when considered in combination with the transport policies, it will help to ensure that residents have good access to healthcare. Promoting use of sustainable transport modes will also help to reduce the level of carbon emissions from transport which will improve air quality and generate associated health benefits.

SA Objective 7: Safeguarding and enhancing environmental infrastructure

- 5.12.30 Whilst the cumulative impact of the Core Strategy policies is likely to be positive in relation to this objective, there were a number of potential conflicts identified.
- 5.12.31 Encouraging new development and regeneration activity in the Borough (policy CS1) will result in increased land take, which could lead to the destruction of important habitats and disturbance to species. However, if this policy is considered in combination with other policies which seek to improve the quality of open spaces and enhance the biodiversity resources, it is unlikely that the resultant impact will be significant.
- 5.12.32 Also depending upon the scale of development, increased employment and housing growth could have a negative impact upon the landscape character. However, as all new development is required to incorporate high quality sustainable design principles, the cumulative impacts of policies are likely to be positive.

SA Objective 8: Building sustainable communities

- 5.12.33 The cumulative impact of the Core Strategy policies will have an extremely positive impact in relation to this objective. When considered in combination, policies which seek to create a more balanced housing offer within the Borough and policies which aim to enhance the quality of the living and working environment, together with policies which seek to improve access to a range of facilities and services including healthcare, education, shopping and leisure, as well as employment opportunities for both new and existing communities will all help to create a truly sustainable community, where opportunities are accessible for all.

SA Objective 9: Developing sustainable transport and communication

- 5.12.34 The cumulative impact of the Core Strategy policies will have an extremely positive impact in relation to this objective. Whilst policies related to employment, housing and tourism are likely to lead to an increase in the volume of traffic, if these policies are considered collectively with policies CS1 and CS18 the resultant impact could be positive. For instance, focusing development in the town centre and in the town centre fringe is likely to encourage more people to use sustainable transport modes, on account of the strong public transport links provided within the urban area. Also encouraging the development and implementation of school, workplace and residential travel plans will also help to promote the use of sustainable transport modes.
- 5.12.35 Focusing upon improving the quality, provision and access to open green space across the Borough and improving the quality of landscapes and townscapes, is together, likely to have a significantly positive

impact in relation to this SA objective. For instance, the quality of the environment is a significant factor which determines whether people will opt to walk or cycle to destinations. Therefore delivering a high quality environment is likely to be significantly positive for this SA objective.

- 5.12.36 The combined effect of promoting housing, employment and service growth within the Borough may have a positive impact upon improving the public transport network. This is due to the possibility that a significant amount of development may create a critical mass that would justify the delivery of new sustainable transport infrastructure or support improvements to the existing infrastructure. Providing for and improving accessibility within the Borough by a variety of modes of sustainable transport is one of the key priorities that planning obligations will be sought for.

SA Objective 10: Promoting, enhancing and respecting culture and heritage

- 5.12.37 Darlington is largely a rural Borough with an important heritage, generating its own unique local distinctiveness which forms a highly valued part of the local identity. It is therefore important that this high quality environment is protected, as this is one of the main assets which attracts people to the Borough, to live, work and visit.
- 5.12.38 The combined impact of the Core Strategy policies will be significantly positive. Promoting high quality design which affords a high degree of protection for the environment and promoting sustainable principles across all new development will help to enhance the quality and local distinctiveness of the Borough.
- 5.12.39 The promotion of tourism (policy CS10) also provides a key opportunity to help sustain and improve the natural and built environment, as the income generated via visitors can help to maintain and conserve the Borough's key assets.
- 5.12.40 Whilst the combined impact of the Core Strategy policies is likely to be very positive, there could potentially be a conflict with Policy CS4: Promoting Commercial Scale Renewable Energy Generation. As noted in the options appraisal, depending upon the locations selected and the overall scale of development, certain renewable energy schemes could have a negative impact on the local landscape and townscape, particularly in terms of visual intrusion. This policy does however identify that before schemes are permitted, a comprehensive assessment must be undertaken detailing the scheme's individual and cumulative impact in relation to the local landscape. Therefore when considered collectively with other Core Strategy policies, it is unlikely to have any significant negative impacts.

5.13 Compatibility of the Core Strategy: Preferred Options 2008

- 5.13.1 Following a request from Darlington Borough Council, BDP undertook a further appraisal of the Preferred Options. This involved appraising the Core Strategy policies against one another in order to determine whether there were any that were likely to have an adverse effect on one another.
- 5.13.2 In order to assess the compatibility of the Core Strategy: Preferred Options 2008, an appraisal matrix was developed. The Core Strategy policies set out in the vertical column of the appraisal matrix were assessed against those in the horizontal column to determine the overall compatibility of individual policies. This matrix table is appended to this report (Appendix G). As table 5.4 shows Policy CS2 which seeks to promote good quality, sustainable design emerged as the most positive in terms of the impact it is likely to have on other Core Strategy Policies. Although there were a number of policies which scored relatively low, this was not due to policies scoring negatively, it was on account of the fact that many policies were assessed as having neither a positive or negative impact against many of the other Core Strategy Policies, thus scoring neutral.

Table 5.4: Compatibility of Core Strategy Policies

Core Strategy Policies	Overall Appraisal Score
CS2: Promoting Good Quality, Sustainable Design	+ 21
CS1: Darlington's Sub-regional Role and Locational Strategy	+ 15
CS3: Paying for Development Infrastructure	+ 15
CS18: Sustainable Transport Networks	+ 14
CS14: Green Infrastructure	+ 12
CS19: Improving Transport Infrastructure	+ 12
CS15: The Town Centre	+ 8
CS11: Local Character and Distinctiveness	+ 8
CS5: New Housing Provision	+ 7
CS17: District and Local Centres and Freestanding Local Facilities	+ 7
CS9: Supporting the Local Economy	+ 6
CS7: The Existing Housing Stock	+ 6
CS10: Expanding Tourism, Leisure and Culture Provision	+ 5
CS6: New Housing For All	+ 5
CS16: Further Retail Provision	+ 5
CS13: Environment Protection	+ 5
CS12: Biodiversity and Geodiversity	+ 4
CS4: Renewable Energy	+ 2
CS8: Accommodating Travelling Groups	= 0

- 4.2.1 There were however a number of the Core Strategy Policies which scored negatively against other policies as set out in table 5.5. These tended to be the policies which would result in increased development within the Borough i.e. employment, housing and tourism policies, as it was felt that these policies could have a negative impact upon local character and distinctiveness and could impact upon biodiversity. However, provided that the mitigation measures recommended in the Preferred Options appraisal are adopted, any potentially negative impacts can be avoided or significantly reduced. Mitigation measures which are particularly important in this context include encouraging investment in green infrastructure, directing development to sustainable locations and ensuring that sustainable design and construction techniques are adopted.

Table 5.5 Potentially Incompatible Policies

Potentially Incompatible Policies		Conflict	Recommended Mitigation Measures
CS1: Darlington's Sub Regional Role and Locational Strategy	CS12: Biodiversity and Geodiversity	Encouraging new development and regeneration activity in the Borough will result in increased land take and depending upon the location and scale of development, this could lead to the destruction of important habitats and overall disturbance to species in the short to medium term.	<ul style="list-style-type: none"> ▪ Encourage investment in green infrastructure ▪ Prioritise development on previously developed
	CS13: Environment Protection	Encouraging new development and regeneration activity in the Borough will inevitably increase overall levels of pollution	<ul style="list-style-type: none"> ▪ Encourage businesses to use renewable energy sources
CS5: New Housing Provision	CS11: Local Character and Distinctiveness	Dependent upon the scale and location of new development it could have an impact upon landscape character	<ul style="list-style-type: none"> ▪ Ensure that sustainable design and construction techniques are adopted
	CS12: Biodiversity and Geodiversity	New residential development will result in increased land take and depending upon the scale and location of development, this could lead to the destruction of important habitats and overall disturbance to species in the short to medium term.	<ul style="list-style-type: none"> ▪ Encourage investment in green infrastructure ▪ Prioritise development on previously developed
CS9: Supporting the Local Economy	CS11: Local Character and Distinctiveness	Dependent upon the scale and location of new economic development it could have an impact upon landscape character	<ul style="list-style-type: none"> ▪ Ensure that sustainable design and construction techniques are adopted

	CS12: Biodiversity and Geodiversity	New employment development will result in increased land take and depending upon the scale and location of development, this could lead to the destruction of important habitats and overall disturbance to species in the short to medium term.	<ul style="list-style-type: none"> ▪ Encourage investment in green infrastructure ▪ Prioritise development on previously developed
CS10: Expanding Tourism, Leisure and Culture Provision	CS18: Sustainable Transport Networks	One area of particular concern in relation to this policy is the strategic tourism opportunity which is identified in the vicinity of the A68/A1 (M) interchange. If a scheme in this location was to go ahead, it is unlikely to promote an increase in the use of sustainable transport modes on account of its location.	<ul style="list-style-type: none"> ▪ Encourage the use of sustainable transport modes
CS15: The Town Centre	CS12: Biodiversity and Geodiversity	New development will result in increased land take and depending upon the scale and location of development, this could lead to the destruction of important habitats and overall disturbance to species in the short to medium term.	<ul style="list-style-type: none"> ▪ Encourage investment in green infrastructure ▪ Prioritise development on previously developed
CS17: District and Local Centres and Freestanding Local Facilities	CS12: Biodiversity and Geodiversity	New development will result in increased land take and depending upon the scale and location of development, this could lead to the destruction of important habitats and overall disturbance to species in the short to medium term.	<ul style="list-style-type: none"> ▪ Encourage investment in green infrastructure ▪ Prioritise development on previously developed
CS19: Improving Transport Infrastructure	CS12: Biodiversity and Geodiversity	Undertaking improvements to the transport network could lead to the destruction of important habitats and overall disturbance to species in the short to medium term.	<ul style="list-style-type: none"> ▪ Encourage investment in green infrastructure

6.0 Conclusions and Recommendations

6.1 Key Recommendations

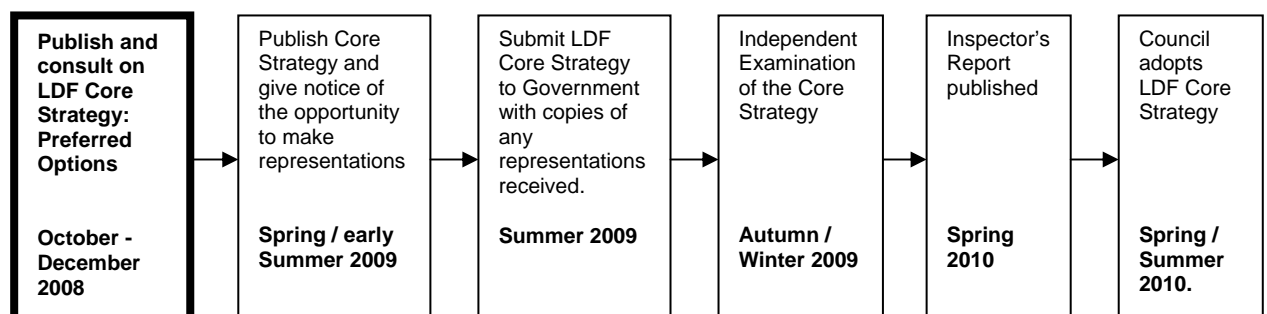
6.1.1 The following points provide a commentary on those elements of the appraisal that BDP recommend that Darlington Borough Council examine further in producing their final Core Strategy policies.

- Policies which scored negatively against particular SA Objectives tended to be those policies which were likely to lead to an increase in the volume of traffic within the Borough i.e. employment, housing and tourism policies. However, if development is directed to sustainable locations, any potentially negative impacts associated with these policies could be significantly reduced, as if development is located close to sustainable transport networks it could influence a modal shift in the choice of transport.
- The impact of policies which are likely to lead to an increase in the volume of traffic also need to be considered in relation to their impact on the existing highway network, as these policies could create additional pressures, which would have wider implications in terms of the ease and efficiency of accessing the Borough.
- To ensure policies which will deliver new development are able to secure maximum positive impacts, it will be important to ensure that development is delivered in accordance with the design standards in Policy CS2.
- It is recommended that further examination of the appraisal results for Policy CS8 is required in the context of the unfinished Tees Valley Gypsy Traveller Needs Assessment, which is due for completion in Autumn 2008.
- Impact scores for Policies CS9 and CS10 may be affected by the results of the Tees Valley Visitor Accommodation Survey 2008 and Leisure Needs Assessment currently being undertaken and this should therefore be recognised.
- Policy CS12: Biodiversity and Geodiversity should include the possibility of allowing developers to provide off site contributions to contribute to the enhancement of biodiversity resources.
- There needs to be further consideration given to planning obligations and the likely implications of the forthcoming Community Infrastructure Levy (CIL).

6.2 Next Steps

6.2.1 Following the consultation period on the Core Strategy: Preferred Options 2008, the Core Strategy will be prepared for submission to Government for independent examination. It will be published prior to submission, at which time GONE representations regarding the soundness of the document can be made. Figure 6.1 sets out the process and approximate timetable leading to adoption of the LDF Core Strategy.

Figure 6.1: Key Stages in the Process and Timetable Leading to Adoption of the Darlington Local Development Framework Core Strategy



6.3 How Can I Find Out More?

- 6.3.1 The Core Strategy: Preferred Options 2008 Report and the full Sustainability Appraisal Report can be viewed at the Planning Reception at Darlington Town Hall, Crown Street, Cockerton and the mobile libraries; the neighbourhood housing offices at Branksome, Firth Moor, Red Hall and Skerne Park and in the Planning Policy area of the Council's website, www.darlington.gov.uk/planning

Appendix A: Review of Relevant Plans and Programmes

Document	Key Objectives
International	
<p>Environment 2010: Our Future, Our Choice: The Sixth Environment Action Programme of the European Community <i>(European Commission)</i></p> <p><i>(www.europa.eu.int)</i></p>	<p>Gives strategic direction to the Commission's environmental policy. The programme identifies four environmental priority areas to be tackled for improvements:</p> <ul style="list-style-type: none"> ▪ Climate Change ▪ Nature and Biodiversity ▪ Environment and Health and quality of life ▪ Natural Resources and Waste <p>Provides the environmental component of the Community's strategy for sustainable development, by considering environmental plans in the context of economic and social conditions. It also makes the link between environment and European objectives for growth and competitiveness.</p>
<p>The Johannesburg Declaration on Sustainable Development <i>(United Nations Department of Economic and Social Affairs)</i></p> <p><i>(www.un.org/esa/sustdev/documents/WSSD_POI_PD/English/POI_PD.htm)</i></p>	<p>The declaration reaffirms the commitment of the UN to sustainable development, stating a commitment to building a humane, equitable and caring global society, mindful of the need for human dignity for all. It recognises it is the collective responsibility of the nations of the world to advance and strengthen the pillars of sustainable development — economic development, social development and environmental protection — at the local, national, regional and global levels. The declaration also sets out a commitment to regularly monitor progress towards the achievement of sustainable development goals and objectives.</p>
<p>European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild flora and fauna <i>(European Council)</i></p> <p><i>(www.europa.eu.int)</i></p>	<p>The main aim of the Directive is to promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. The Directive makes a contribution to the general objective of sustainable development.</p> <ul style="list-style-type: none"> ▪ Maintain or restore designated natural habitat types, and habitats of designated species listed in annexes 1 and 2 of the directive. ▪ Avoid degrading or destroying Special Areas of Conservation. <p>Any plan, programme or project likely to have significant direct or indirect impact on a designated site should undergo assessment of its implications and propose mitigation/compensatory measures where appropriate.</p>

Document	Key Objectives
<p>'A Sustainable Europe for a Better World: A European Union Strategy for Sustainable Development' May 2001 (European Union)</p> <p><i>(www.europa.eu.int)</i></p>	<p>The key aims of this strategy are to:</p> <ul style="list-style-type: none"> ▪ Limit climate change and increase the use of clean energy. ▪ Improve public health while combating poverty and social exclusion. ▪ Deal with economic and social implications of an ageing society. ▪ Manage our natural resources responsibly. ▪ Improve the transport system and land use management.
<p>National</p>	
<p>Sustainable Communities Plan Building for the Future (ODPM, 2003)</p> <p><i>(www.communities.gov.uk)</i></p>	<p>A national programme of action aimed at building successful, thriving and inclusive communities in all regions, the Sustainable Communities Plan will bring £22 billion worth of action aimed at tackling housing supply and low demand as well as improving the quality of public spaces throughout the country.</p> <p>The plan aims to create sustainable communities in which people want to live and work with decent homes that people can afford and where they can enjoy a well-designed, accessible and pleasant living and working environment. The North East regional plan does not attempt to cover all the issues of importance to communities, instead it highlights actions to address housing, planning and neighbourhood renewal issues.</p> <p>Some of the key objectives of this plan include:</p> <ul style="list-style-type: none"> ▪ To ensure that communities have a clean, safe and attractive environment to live in; ▪ Encourage environmental enhancement to be central to regeneration; and ▪ Encourage restoration and enhancement of brownfield land and green space networks <p>More recently, the ODPM has published a five-year plan under the Sustainable Communities mantra - 'People, Places and Prosperity' (ODPM, January 2005).</p>
<p>Securing the Future Delivering UK Sustainable Development Strategy (H.M. Government, The Stationery Office, 2005)</p> <p><i>(www.sustainable-development.gov.uk)</i></p>	<p>This strategy aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.</p> <p>This strategy has five guiding principles which include:</p> <ul style="list-style-type: none"> ▪ Living within environmental limits; ▪ Ensuring a strong healthy just society;

Document	Key Objectives
	<ul style="list-style-type: none"> ▪ Achieving a sustainable economy; ▪ Promoting good governance; and ▪ Using sound science responsibly <p>The strategy sets out four agreed priorities these include: sustainable consumption and production, climate change, natural resource protection and sustainable communities, and a new indicator set, which is more outcome focused, with commitments to look at new indicators such as on well-being.</p> <p>Key commitments include:</p> <ul style="list-style-type: none"> ▪ Effective joined up policies at the local level around the vision of sustainable communities with Sustainable Community Strategies and Local Area Agreements, linked to planning through Local Development Frameworks. ▪ Placing sustainable development at the heart of the land use planning system and at the core of new planning guidance.
<p>Working with the grain of nature: a biodiversity strategy for England (DEFRA, 2002)</p> <p><i>(www.ukbap.org.uk)</i></p>	<p>This Government strategy exists to ensure that biodiversity considerations become embedded within all the main sectors of economic activity, public and private. It sets out a programme for the next five years for the other main policy sectors to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them. The Strategy also looks at ways of engaging society as a whole in understanding the needs of biodiversity and what can be done by everyone to help conserve and enhance it.</p> <p>The two key aims of this strategy are to ensure:</p> <ul style="list-style-type: none"> ▪ A halting, and if possible a reversal, of decline in priority habitats and species, with wild species and habitats as part of healthy, functioning ecosystems ▪ The general acceptance of biodiversity's essential role in enhancing the quality of life, with its conservation becoming a natural consideration in all relevant public, private and non-governmental decisions and policies
<p>Planning Policy Statements and Guidance</p>	<p>The following PPS's and PPG's must be carefully considered in relation to the SEA process particularly.</p>
<p>Planning Policy Statement 1: Delivering Sustainable Development (Department of Communities and the Local</p>	<p>The key objectives of PPS1 include:</p> <ul style="list-style-type: none"> ▪ Ensuring high quality development through good and inclusive design, and the efficient use of resources; ▪ Ensuring that development supports existing communities and contributes to the creation of safe, sustainable,

Document	Key Objectives
<p>Government, 2005) <i>(www.communities.gov.uk)</i></p>	<p>liveable and mixed communities with good access to jobs and key services for all members of the community;</p> <ul style="list-style-type: none"> ▪ Contributing to sustainable economic development; and ▪ Protecting and enhancing the natural and historic environment, the quality and character of existing communities.
<p>PPS 1 Supplement on Planning and Climate Change (Department of Communities and the Local Government, 2007) <i>(www.communities.gov.uk)</i></p>	<p>Importantly all local planning authorities will now expect new development to:</p> <ul style="list-style-type: none"> ▪ comply with local policy requirements for decentralised energy supply for sustainable buildings, unless it can be demonstrated that it is not feasible or viable ▪ take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption, including maximising cooling and avoiding solar gain in the summer; and overall, be planned so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form, together with the proposed density and mix of development, support opportunities for decentralised and renewable or low carbon energy supply ▪ deliver a high quality local environment ▪ provide private and public open space as appropriate so that it offers accessible choice of shade and shelter, recognising the opportunities for flood storage, wildlife and people provided by multifunctional greenspaces ▪ give priority to the use of sustainable urban drainage systems, paying attention to the potential contribution to be gained from water harvesting from impermeable surfaces and encourage layouts that accommodate waste water recycling ▪ provide for sustainable waste management ▪ encouraging the preparation of travel plans ▪ providing for safe and attractive walking and cycling opportunities including, where appropriate, secure cycle parking and changing facilities ▪ an appropriate approach to the management of car parking
<p>Planning Policy Statement 3: Housing (Communities and Local Government, 2006) <i>(www.communities.gov.uk)</i></p>	<p>The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this objective, the Government is seeking to:</p> <ul style="list-style-type: none"> ▪ Prioritise the use of previously developed land ▪ Create sustainable, inclusive, mixed communities in all areas. ▪ Promote developments which are attractive, safe and designed and built to a high quality. ▪ Provide choice through a mix of type and tenure. ▪ Encourage a good density of housing

Document	Key Objectives
	<ul style="list-style-type: none"> ▪ Encourage developments to be located in areas with good access to jobs and key services ▪ Encourage development near transport links
<p>Planning Policy Statement 6: Town Centres (Communities and Local Government, 2005)</p> <p>(www.communities.gov.uk)</p>	<p>The government is committed to developing and supporting successful, thriving, safer and inclusive communities, both urban and rural – a vision set out in the <i>Communities Plan</i>.</p> <p>The key objectives of PPS: 6 are:</p> <ul style="list-style-type: none"> ▪ Planning for the growth and development of existing centres, and ▪ Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in existing services, accessible to all. <p>This will be achieved by:</p> <ul style="list-style-type: none"> ▪ Enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups; ▪ Supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; ▪ Improving accessibility, ensuring that existing or new development is, or will be, accessible and well-served by a choice of means of transport
<p>Planning Policy Statement 7: Sustainable Development in Rural Areas (Office of the Deputy Prime Minister, 2004)</p> <p>(www.communities.gov.uk)</p>	<p>The key objectives of PPS 7 for rural areas are:</p> <ul style="list-style-type: none"> ▪ To raise the quality of life and the environment in rural areas ▪ To promote more sustainable patterns of development ▪ To promote sustainable, diverse and adaptable agriculture sectors <p>A wide range of economic activity should be supported in rural areas.</p> <p>People who live or work in rural areas should have reasonable access to a range of services and facilities. New development in rural areas should be focused in or near to local service centres where employment, housing (including affordable housing), services and other facilities can be provided close together. This should help to ensure these facilities are served by public transport and provide improved opportunities for access by walking and cycling.</p> <p>When preparing policies for LDDs and determining planning applications for development in the countryside, local</p>

Document	Key Objectives
	<p>planning authorities should:</p> <ol style="list-style-type: none"> i. support development that delivers diverse and sustainable farming enterprises; ii. support other countryside-based enterprises and activities which contribute to rural economies, and/or promote recreation in and the enjoyment of the countryside; iii. take account of the need to protect natural resources; iv. provide for the sensitive exploitation of renewable energy sources in accordance with the policies set out in PPS22; v. conserve specific features and sites of landscape, wildlife and historic or architectural value, in accordance with statutory designations. <p>It is important to recognise the contribution that tourism and leisure activities make to the rural economy.</p> <p>Development should where possible respect and enhance the historic and architectural qualities of the towns and villages.</p>
<p>Planning Policy Statement 9: Biodiversity and Geological Conservation (Office of the Deputy Prime Minister, 2005)</p> <p><i>(www.communities.gov.uk)</i></p>	<p>Main objectives of PPS 9 include:</p> <ul style="list-style-type: none"> ▪ Ensure biodiversity and geodiversity is conserved as an integral part of social, environmental and economic development through maintenance of the quality and extent of natural habitat. ▪ Enhancement and development of green spaces within developments that recognise both the needs of people and biodiversity. ▪ Appropriate consideration of designated sites, protected species, ancient woodland, habitats of principal importance and habitat networks, including cumulative effects. ▪ Recognise the wider benefits of biodiversity both social and economic.
<p>PPS 12: Planning Policy Statement 12: Creating strong, safe and prosperous communities through Local Spatial Planning (Communities and Local Government, 2008)</p> <p><i>(www.communities.gov.uk)</i></p>	<p>Spatial planning should contribute to the achievement of sustainable development and DPDs must have regard to any Sustainable Community Strategy produced for its area.</p> <p>This document recognises that the introduction of “Green infrastructure” in both new and existing development is important as it supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.</p>

Document	Key Objectives
<p>Planning Policy Guidance 13: Transport (Office of the Deputy prime Minister, 2001)</p> <p><i>(www.communities.gov.uk)</i></p>	<p>The key objectives for PPG 13 aim to integrate planning and transport to:</p> <ul style="list-style-type: none"> ▪ Promote more sustainable transport choices for both people and for moving freight. ▪ Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. ▪ Reduce the need to travel, especially by car.
<p>Planning Policy Guidance Note 15: Planning and the Historic Environment (Department of the Environment, 1994)</p> <p><i>(www.communities.gov.uk)</i></p>	<p>Government urges local authorities to:</p> <ul style="list-style-type: none"> ▪ Maintain commitment to managing the historic surroundings ▪ Reflect such commitment in policies and budgeting ▪ Have access to specialist conservation advice in order to make informed decisions
<p>Planning Policy Guidance Note 16: Archaeology and Planning (Department of the Environment, 1990)</p> <p><i>(www.communities.gov.uk)</i></p>	<p>Development plans should:</p> <ul style="list-style-type: none"> ▪ Include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings. ▪ Archaeological remains identified and scheduled as being of national importance should normally be earmarked for preservation.
<p>Planning Policy Guidance note 17: Planning For Open Space, sport and Recreation (Office of the Deputy Prime Minister, 2002)</p> <p><i>(www.communities.gov.uk)</i></p>	<p>The recreational quality of open spaces can be eroded by insensitive development. In considering planning applications - either within or adjoining open space - Planning Policy Guidance note 17 advises that local authorities should:</p> <ul style="list-style-type: none"> ▪ Avoid any erosion of recreational function and maintain or enhance the character of open spaces; ▪ Ensure that open spaces do not suffer from increased overlooking, traffic flows or other encroachment; ▪ Protect and enhance those parts of the rights of way network that might benefit open space; and ▪ Consider the impact of any development on biodiversity and nature conservation. <p>Local authorities should seek opportunities to improve the value of existing facilities. Usage might be improved by better management or by capital investment to secure improvements. In looking to improve existing open space and facilities, local authorities should:</p> <ul style="list-style-type: none"> ▪ Promote the compatibility of the uses made of open spaces and sport/ recreational facilities with adjoining land uses; ▪ Encourage better accessibility of existing open spaces and sports and recreational facilities, taking account of the mobility needs in the local population; and

Document	Key Objectives
	<ul style="list-style-type: none"> ▪ Promote better use of open spaces and sports and recreational facilities, by the use of good design to reduce crime.
<p>PPS 25: Planning Policy Statement 25: Development and Flood Risk (Communities and Local Government, 2006)</p> <p><i>(www.communities.gov.uk)</i></p>	<p>The document aims to ensure that flood risk is seen as an integral consideration in all stages of the planning process to avoid inappropriate development in areas at risk of flooding.</p>
<p>A Historic Environment: A Force for Our Future (Department for Culture, Media and Sport, 2001)</p> <p><i>(www.culture.gov.uk)</i></p>	<p>The government vision for the future of the historic environment is:</p> <ul style="list-style-type: none"> ▪ Public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies; ▪ The full potential of the historic environment as a learning resource is realised; ▪ The historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage; ▪ The historic environment is protected and sustained for the benefit of our own and future generations; ▪ The historic environment's importance as an economic asset is skilfully harnessed.
<p>Power of Place – The Future of the Historic Environment (English Heritage, 2000)</p> <p><i>(www.english-heritage.org.uk)</i></p>	<p>This document outlines that major inner-city renewal, rural diversification, edge of village development; traffic calming measures all have the potential to enhance or degrade the existing historic environment and to generate time and resource hungry conflict. It is important there is an early understanding of the character band value of the historic environment.</p> <p>For local authorities and regional bodies the document recommends:</p> <ul style="list-style-type: none"> ▪ Regional development agencies should use investment programmes to promote conservation led renewal as a catalyst for sustainable economic growth and regeneration. ▪ Take full account of the historic environment in preparing community strategies. ▪ Work with local businesses to use Town Improvement Schemes to improve the management and maintenance of streets, parks and other public spaces. ▪ Adopt spatial masterplans based on character appraisals as Supplementary Planning Guidance. ▪ Ensure local authorities that are dealing with the historic environment have access to relevant information and advice. ▪ Facilitate public access to properly funded and curated Historic Environment Record Centres.

Document	Key Objectives
Regional	
Making It Happen: The Northern Way (ODPM, 2002)	<p>Considers the impact of the Sustainable Communities Plan. The outcome of which is increased emphasis on regeneration and renewal in a specifically northern context, and recognition of the need to address housing issues in the north in order to maintain resident populations and encourage investment to improve quality of life. The ambition here is to establish sustainable economic growth in the northern regions.</p>
Regional Planning Guidance 1: North East (Government Office North East, 2001) <i>The existing Regional Planning Guidance for the North East (RPG 1) became the statutory RSS in 2004 following introduction of the Planning and Compulsory Purchase Act but has now been superseded by a revised Regional Spatial Strategy.</i>	<p>Sets out the vision and strategy for the sustainable development of the north east region based on four key themes:</p> <p>Regeneration Four priorities are identified to ensure the regeneration of the region:</p> <ul style="list-style-type: none"> ▪ To accelerate the renaissance of the Tyne, Wear and Tees conurbations; ▪ To provide job opportunities and support communities in the former coalfield areas; ▪ To adapt and revitalise the region's town and city centres; and ▪ To secure rural regeneration. <p>Opportunity</p> <ul style="list-style-type: none"> ▪ A sequential approach should be adopted in identifying development opportunities to ensure that development takes place in the most sustainable areas. <p>Accessibility</p> <ul style="list-style-type: none"> ▪ Improving accessibility to employment, retail, education, health and social facilities is a key element in the strategy to improve living standards, to tackle social exclusion and to contribute to the quality of life in the North East. <p>Conservation Priorities for the conservation strategy include;</p> <ul style="list-style-type: none"> ▪ Maintaining and increasing biodiversity; ▪ Recognising the region's cultural heritage as an important environmental, educational, economic and cultural resource; ▪ Ensuring the prudent use of natural resources; and promoting the sustainable management of minerals, energy, waste and water.

Document	Key Objectives
	<p>Priorities stated in the Locational Strategy include:</p> <ul style="list-style-type: none"> ▪ To locate the majority of new development to the built up areas of the Tyne, Wear, Tees conurbations; ▪ To locate significant, but smaller scale, developments in Hartlepool, Darlington and main towns serving other regeneration areas in south-east Northumberland, south-north-west and east Durham and east Cleveland; and ▪ To enhance the role of market towns and other main rural centres in serving hinterland in order to act as a focus for future development and redevelopment.
<p>North East of England Regional Spatial Strategy <i>(North East Assembly, 2008)</i></p>	<p>The RSS is part of the statutory Development Plan for the Borough. The RSS sets out a long-term strategy for the spatial development of the region. Some of the policies in the RSS have an end date of 2021, but the overall vision, strategy and general policies are intended to guide development over a longer timescale. The RSS also provides the spatial context for the delivery of other regional strategies, in particular the Regional Economic Strategy (RES), Regional Housing Strategy (RHS) and the Integrated Regional Framework (IRF).</p> <p>The spatial strategy for all future development in the North East is based on the following principles:</p> <ul style="list-style-type: none"> ▪ to promote an urban and rural renaissance; ▪ to contribute to the sustainable development of the Region; ▪ to reflect a sequential approach to land allocations; and ▪ to include appropriate phasing and plan, monitor, manage mechanisms for planning and implementation of new development <p>The content of the Core Strategy will need to be in general conformity with the policies of the RSS.</p>
<p>Integrated Regional Framework (SUSTAINE, 2008)</p>	<p>The document provides the regional sustainable development framework. The aim of the IRF is to embed the principles of sustainable development within our region's strategies, policies, plans and programmes, so helping us move towards a more sustainable future and enabling us all to achieve a better quality of life.</p> <p>The strategy identifies four immediate priority areas for action. These include:</p> <ul style="list-style-type: none"> ▪ Sustainable Consumption and Production ▪ Climate change and energy ▪ Natural Resource Protection and Environmental Enhancement ▪ Sustainable Communities

Document	Key Objectives
	<p>This document sets out a vision for the North East for it to be a vision where present and future generations have a high quality of life. It will be a vibrant, self reliant, ambitious and outward looking region featuring a dynamic economy, a healthy environment, and a distinctive culture. Everyone will have the opportunity to realise their full potential.</p> <p>The report identifies a series of 10 regional objectives. These include:</p> <ol style="list-style-type: none"> 1. Strengthening the North East economy 2. Adapting to and mitigating against climate change 3. Living within environmental limits 4. Developing a more sustainable employment market in the North East 5. Establishing a strong learning and skills base for the North East 6. Improving health and well-being while reducing inequalities in health 7. Safeguarding and enhancing the region's environmental infrastructure 8. Building sustainable communities in the North East 9. Developing sustainable transport and communication 10. Promoting, enhancing and respecting the region's culture and heritage <p>This document also identifies a series of priority actions:</p> <ul style="list-style-type: none"> ▪ boosting opportunities for the development of new energy technologies ▪ address the issues and implications relating to the location, design and flood-protection of new and existing development, as well as the design, capacity and maintenance of our drainage infrastructure. ▪ develop opportunities for further energy generation and decentralised energy generation in the North East ▪ Address barriers that prevent people from getting jobs, including low educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion. ▪ Develop regional skills in order to ensure that we have the technology and capacity to deliver the target for zero carbon homes ▪ Encourage the production of sustainable travel plans ▪ Encourage the use of ICT as an alternative to travel, including the potential for home working and changes to travel patterns to increase efficiency and reduce carbon emissions. ▪ Protect and enhance the region's historic environments and heritage assets and ensure that their worth is recognised and invested in, enhancing their wider benefit to society.

Document	Key Objectives
Building-In Sustainability: A guide to sustainable construction and development in the North East (Durham County Council, 2003)	<p><i>Building in Sustainability</i> provides a guide to sustainable construction and development in the North East. The principle behind the document is that design should cover reusing buildings and land, design for minimum waste, aim for lean construction, minimise energy in construction use, do not pollute, conserve & enhance biodiversity, respect people and their local environment, think about the whole place and the provision of transport choices.</p>
Regional Housing Strategy for the North East (North East Housing Board, 2005)	<p>The strategy provides a long-term vision for housing in the North East. The vision for the North East is shared with that of the Integrated Regional Framework, Regional Spatial Strategy (RSS) and Regional Economic Strategy (RES).</p> <p>The strategy also sets the context for housing investment in the region, including allocation of the regional housing capital and market renewal resources that the Board is directly responsible for over the next two financial years, 2006/07 and 2007/08.</p> <p>The 4 key housing objectives are:</p> <ul style="list-style-type: none"> ▪ To rejuvenate the housing stock to meet the C21st aspirations, replacing market failure, with high quality housing in the right location, to help create, successful, cohesive, sustainable communities. ▪ To ensure the type and mix of new housing provides choice, supports economic growth and meets housing needs and demand. ▪ To secure the improvement and maintenance of existing housing so that it meets required standards, investing in sustainable neighbourhoods. ▪ To promote good management and targeted housing investment to address specific community and social needs. <p>The document emphasises the development of affordable housing whilst utilising high quality design and layout principles.</p> <p>The document also recognises the importance of development to meet the need of the regions aging population, and they should be adaptable to meet the changing circumstances.</p>
The State of the North East's Historic Environment (English Heritage, 2006)	<p>This document presents the state of the North-East's Historic Environment.</p>
State of the Environment Report for North East	<p>This report provides the baseline conditions for the NE split into a series of subject areas.</p>

Document	Key Objectives
<p>(The Development Agency for the North East)</p>	<p>There is baseline information and objectives/targets for other subject areas that will also be important, most notably Climate Change and Renewables, Air Quality, Land Use, Protected Landscapes, Biodiversity and Heritage Assets.</p> <p>The report covers environmental aspects with regard to:</p> <ul style="list-style-type: none"> ▪ Regional Quality of Life and Integrated Regional Framework Indicators. ▪ Statutory targets and standards and ▪ Links to socio-economic and regeneration benefits.
<p>Durham Biodiversity Action Plan (Durham County Council, 1999)</p>	<p>Aims to promote Biodiversity and Geological Conservation as important aspects of conserving biodiversity.</p> <p>There are 23 BAPs in the North East region.</p> <p>24 of the UK Biodiversity Action Plan (BAP) Priority Habitats are found within the region.</p>
<p>Biodiversity Audit of the North East (Produced by English Nature on Behalf of the North East Biodiversity Forum)</p>	<p>The report contains baseline data for habitats and species in the region, this baseline is compared to trends nationally, and from this specific targets can be drawn for the future of species and habitats in the North East.</p>
<p>Countryside Character Volume 1: North East (Natural England)</p>	<p>Most of the Tees Valley is within the 'Tees Lowlands' Countryside Character area. To the north of the Tees Lowlands is the Durham Magnesian Limestone Plateau, which extends into the Tees Valley sub-region in the northern parts of Darlington and Hartlepool districts. This is a gently undulating low upland plateau of open, mostly arable, farmland dipping south and east, with incised denes cut into the coastal edges. A very small part of the Durham Coalfield Pennine Fringe countryside character area extends into the extreme north west part of Darlington district.</p> <p>In 2001, 30% of the region's countryside was characterised as 'unenclosed land' according to landscape character type. This was proportionally higher than any other region reflecting the North East's predominantly upland and moorland character. Where land was enclosed, thorn/elm hedges and stone walls predominated.</p>
<p>Heritage Counts North East (English Heritage, 2006)</p> <p><i>(www.english-heritage.org.uk)</i></p>	<p>Heritage Counts reports demonstrate the enormous value that can be drawn from investment in historic environments, including quality of life improvements, benefits for regeneration and for the economy.</p> <p>The report contains baseline data for heritage for the region, this baseline is compared to trends nationally and from this specific targets can be drawn for the future of heritage in the North East.</p>

Document	Key Objectives
	<p>As well as raising public awareness of the built environment it encourages and promotes high standards of architecture, planning and design, including sustainable practices.</p> <p>The key issue the document promotes is how to ensure new development is consistent with the historic features of a community that enhances people's quality of life.</p>
<p>Streets for All – North East (English Heritage, 2005)</p>	<p>The manual guides the management of streets and public open spaces with the aim of improving appearance through a reduction in street clutter, a co-ordination of design and the reinforcement of local character. The manual highlights the importance of managing change without detracting from the uniqueness of character, provided through historic paving, buildings and street furniture.</p>
<p>Sub-Regional</p>	
<p>Tees Valley Structure Plan (Tees Valley Joint Strategy Unit, February 2004)</p>	<p>Aims to shape the future land use development of the Tees Valley by protecting its environment whilst promoting economic growth and social cohesion. Prepared by the five unitary authorities - Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees - the Structure Plan provides a strategic framework for Local Plans whilst taking account of the government's Regional Planning Guidance For The North East to the Tees Valley area.</p> <p>The plan aims to improve areas where environmental quality is currently poor, and ensure that new development enhances environmental quality.</p> <p>The Structure Plan provides a vision and strategy for sustainable development – with a focus on:</p> <ul style="list-style-type: none"> ▪ The economy ▪ The natural and built environment ▪ Housing ▪ Transport ▪ Town centre and shopping ▪ Leisure, recreation and tourism ▪ Energy ▪ Waste ▪ Minerals

Document	Key Objectives
<p>Tees Valley Green Infrastructure Strategy 2008 (Tees Valley Joint Strategy Unit)</p>	<p>The vision for green infrastructure in the Tees Valley is to develop by 2021 a network of green corridors and green spaces that:</p> <ul style="list-style-type: none"> ▪ Enhances the quality of place for existing and future communities and potential investors; ▪ Provides an enhanced environmental setting and context for new development, regeneration projects and housing market renewal, and produces schemes of high quality design; ▪ Creates and extends opportunities for access, regeneration, and enhancement of biodiversity, and ▪ Provides a buffer against the effects of climate change. <p>There are six principal aims of the Green Infrastructure Strategy. These include:</p> <ol style="list-style-type: none"> 1) Provide a strategic context for the sustainable planning and management of existing and proposed green space within the Tees Valley 2) Support and reinforce initiatives and strategies designed to raise the economic performance of the Tees Valley, promote economic and social inclusion, create sustainable communities, and improve the environment 3) Assist with climate change adaptations, actions and initiatives 4) Provide a framework of high quality green corridors and spaces that will help to improve access to open space for local communities and contribute to tackling such issues as poor health and quality of life 5) Provide an enhanced environmental context for new development and regeneration schemes 6) Improve access to resources through major funding regimes and improve the case for green infrastructure to be funded as a primary public investment on a similar basis to other services and infrastructure
<p>Tees Valley Biodiversity Action Plan (Tees Valley Wildlife Trust/Tees Valley Biodiversity Partnership, June 1999)</p>	<p>The Tees Valley Biodiversity Action Plan covers the local authorities of Hartlepool, Middlesbrough, Redcar and Cleveland, and Stockton-on-Tees. Darlington is included within the Durham Biodiversity Action Plan, and there is a draft Biodiversity Action Plan for the North York Moors. These local biodiversity action plans contain a series of habitat and species action plans designed to restore, maintain and enhance levels of biodiversity in the Tees Valley, particularly those that are threatened or are in decline.</p>
<p>Tees Forest Plan, 2000</p>	<p>The Tees Forest is one of 12 Community Forests in England, which was established to achieve major environmental improvements around the conurbation and towns of the Tees Valley sub-region. It covers an area of over 350 sq. kilometres and is accessible to almost 1 million potential users within and adjacent to the sub-region.</p> <p>The Tees Forest Plan is the largest environmental initiative in the sub-region and will create a well-wooded landscape that is worked and lived in.</p>

Document	Key Objectives
	<p>The Forest strategy contains many elements that will support, and be supported by, a green infrastructure network. These include:</p> <ul style="list-style-type: none"> ▪ Woodland extension and restoration ▪ Increase biodiversity and enhance environmental capital ▪ Secure a hierarchy of primary, secondary and tertiary gateways ▪ Develop a network of greenways to promote access to the countryside and foster more healthy lifestyles ▪ Develop the concept of 'connected countryside', securing good interconnection between the town and the countryside
<p>Tees Valley Climate Change Strategy 2006-2012 (Tees Valley Climate Change Partnership, 2007)</p>	<p>The Climate Change Strategy aims to protect against climate change. This strategy identifies a number of actions and initiatives designed to promote efficient energy use and reduce emissions in order to contribute to reducing climate change.</p> <p>Relevant actions include:</p> <ul style="list-style-type: none"> ▪ Sustainable construction methods ▪ A safe and convenient walking and cycling network ▪ An increase in tree and vegetation cover
<p>Local</p>	
<p>Sustainable Community Strategy One Darlington: Perfectly Placed (Darlington Partnership, 2008)</p>	<p>Darlington's Sustainable Community Strategy (One Darlington: Perfectly Placed) has been produced as the result of extensive consultation and involvement, in order to ensure the priorities reflect the concerns of local people and organisations. It sets out a vision for the Borough, which is based upon two priorities for future work.</p> <p>The clarity of vision that has emerged from all of the discussions that have taken place across the borough has led us to set two priorities for future work to deliver the vision. These two priorities are encapsulated in the two components of the vision:</p> <p>One Darlington - embracing our approach to people, and specifically the need to make sure that people are not disadvantaged by their lack of income, where they live or by any other potential disadvantage that could cause them to miss out on the opportunities that will be created by realising our vision.</p> <p>Perfectly Placed - describing Darlington as a place and helping us shape our investment decisions, spatial planning and</p>

Document	Key Objectives
	<p>care for the environment.</p> <p>It identifies the opportunities and key issues for Darlington up until 2021. It aims to achieve the following:</p> <ul style="list-style-type: none"> ▪ Attracting and generating the business investment in Darlington that will bring increased employment and higher wage levels ▪ Making Darlington a place where people want to live and work by expanding on the existing excellent leisure and cultural facilities to create a vibrant urban lifestyle ▪ Planning for economic growth in ways that retain the market town scale and feel of Darlington, a friendly, easily assimilated, attractive and accessible place ▪ Working with partners to contribute to improvements in lifestyle choices and stimulating positive leisure and cultural pursuits ▪ Championing accessibility and healthier sustainable travel options ▪ Ensuring that the local environment is clean and well maintained, and that its attractiveness is protected ▪ Reducing Darlington's contribution to global warming, and making good environmental practice an integral part of the Borough's attraction
<p>Darlington Borough Council Local Plan (2001)</p> <p><i>(www.darlington.gov.uk)</i></p>	<p>The statutory local plan covering the whole of the Borough of Darlington. The Plan guides most day-to-day planning decisions in the Borough. It sets the Council's policies for the control of development. It also puts forward proposals for the development and use of land, including allocating sites for specific purposes. The plan will be replaced by the emerging Local Development Framework (LDF).</p>
<p>Darlington Neighbourhood Renewal Strategy (Darlington Partnership, date not known)</p>	<p>Aims to 'reduce deprivation in the eleven most disadvantaged wards within the Borough and improve the life chances of residents living within these areas'. Neighbourhood Renewal involves reversing the spiral of decline in disadvantaged neighbourhoods by delivering economic prosperity and jobs, safer communities, good education, decent housing and better health, as well as fostering a new sense of community among residents. Its aim is to ensure that within 20 years time, no-one is disadvantaged by where they live.</p> <p>The neighbourhood renewal is an extension of the community strategy and shares the key themes raised in the Core Strategy – see the goals below:</p> <ul style="list-style-type: none"> ▪ An area creating and sharing prosperity ▪ A location for learning, achievement and leisure. ▪ A place for living safe and well.

Document	Key Objectives
	<ul style="list-style-type: none"> ▪ A high quality environment with excellent communication links. <p>With regard to the design of new development, the policy promotes:</p> <ul style="list-style-type: none"> ▪ Improvement of street lighting. ▪ Introduction of traffic calming. ▪ Tackling litter, fly tipping, dog dirt and graffiti. ▪ Community involvement in the design of public space to create better community ownership.
<p>All together now: Social Inclusion Strategy (Darlington Partnership, 2005)</p>	<p>Aims to improve the life chances of those who are experiencing, and those who are at risk of experiencing, discrimination and disadvantage.</p>
<p>Darlington Second Local Transport Plan 2006 – 2011 (Darlington Borough Council, 2006)</p>	<p>The Plan highlights how transport investment will help Darlington achieve its aim to improve the quality of life of local people and to boost the local economy. The following are identified as key actions needed to achieve the aforementioned aim:</p> <ul style="list-style-type: none"> ▪ Improve access to employment and education ▪ Tackle traffic congestion on key corridors ▪ Provide and promote alternative travel choices to the car
<p>Darlington Gateway Development Framework (Tees Valley Partnership, 2006)</p>	<p>The Key points noted in the Framework are as follows:</p> <p>Darlington has been identified as a Gateway to the Tee's Valley and if capitalised upon can generate economic and development activity, which may not go elsewhere in the Tees Valley.</p> <p>The Framework presents the Darlington's 4 key strategic Gateway sites as:</p> <ol style="list-style-type: none"> 1. Around the main line rail station, 2. In the Town Centre, 3. Close to the A66 4. Close to the A1 <p>The framework therefore provides a programme of measures, designed to enhance those characteristics in order to facilitate development, and a number of investment priorities for the public sector. The framework also provides a set of</p>

Document	Key Objectives
	<p>investment priorities principally for the Tees Valley Partnership, for the Tees Valley Urban Regeneration Company and for the Darlington Partnership.</p> <p>The Tees Valley Partnership have established a 20 year economic development and regeneration strategy that seeks to transform the economic, social and environmental prospects of the area. To achieve this vision the TVP have identified three strategic objectives:</p> <ul style="list-style-type: none"> ▪ Building a confident and vibrant society. ▪ Building a competitive and sustainable economy. ▪ Building a liveable and inspiring environment. <p>With regard to design of development, the policy indicates the following:</p> <ul style="list-style-type: none"> ▪ Design of development along key routes should be high quality to inspire investment and ensure that key employment sites are visible from these key routes. ▪ Design of key employment areas should facilitate use of public transport. ▪ Design of key employment areas should enhance links to local centres.
<p>Open Spaces Strategy (Darlington Borough Council, 2006)</p>	<p>The vision of the Open Space Strategy is to provide, protect and enhance a variety of high quality, accessible open and green spaces throughout the Borough, linking with the cultural and natural heritage of an area that are:</p> <ul style="list-style-type: none"> ▪ Well designed and maintained ▪ Sustainable ▪ Safe ▪ Promote health, well being and enjoyment ▪ Improving the quality of life for residents and visitors to the Borough. <p>The key issues the Open Space Strategy will address are as follows:</p> <ul style="list-style-type: none"> ▪ Quantity of open space, overall and by type, ▪ Quality and value of open space, ▪ Distribution of open space, ▪ Accessibility, ▪ Open Space type, ▪ Villages, and

Document	Key Objectives
	<ul style="list-style-type: none"> ▪ Securing funding for open space
Affordable Housing SPD (Darlington Borough Council, 2006)	<p>The purpose of the affordable housing SPD is to provide clarity and detail about how much, where and when the council expects the affordable housing element of new housing developments to be delivered.</p>
Darlington's Climate Change Strategy (Darlington Partnership, 2007)	<p>This strategy aims to protect the community from climate change. This strategy proposes a series of measures to help reduce climate change.</p>

Appendix B: Key Sustainability Issues and Problems

Sustainability Issues / Problems	Baseline/Target evidence for problems	Information Available
SOCIAL ISSUES		
Sustainability		
<ul style="list-style-type: none"> ▪ Engender commitment and care for the Borough. ▪ Home grown community led development. ▪ If you create buildings that don't cost anything to run and maintain you are putting money in peoples pocket immediately. ▪ Darlington must set its stall out on design quality and not accept the first investment opportunities that come along. ▪ The intensification of existing facilities/resources can be of benefit to sustainable development. ▪ The note on the previous sustainability issues discussion does not mention sustainable energy. ▪ In promoting sustainable forms of transport, the borough fails to provide a bus station. 		<ul style="list-style-type: none"> ▪ % of residents who are satisfied with their local area as a place to live ▪ % of residents who consider their local area is getting worse ▪ Energy efficiency of local authority housing stock in Darlington (average SAP rating)
Housing		
<ul style="list-style-type: none"> ▪ Housing allocations are seen as a constraint. ▪ Affordable housing is not bridging the gap for the disadvantaged. ▪ Young people are leaving communities on account of a lack of affordable housing. ▪ Decent homes must equate to quality of life. ▪ In order to encourage entrepreneurs to invest in the town, housing will be needed to meet the needs and aspirations of the local workforce ▪ There is a shortage of high value/low density homes 		<ul style="list-style-type: none"> ▪ Number of unfit homes per 1,000 dwellings
Leisure and Retail		
<ul style="list-style-type: none"> ▪ Strengthening the role of the town centre. ▪ There is a great need for community centres in non-deprived areas. ▪ More specialist retailers and traders should be encouraged and 	<ul style="list-style-type: none"> ▪ Satisfaction with leisure and arts and community sports shows a negative trend below target 	<ul style="list-style-type: none"> ▪ Number of visits to museums per 1,000 population ▪ Participation at Theatre and Arts Venues

<p>diverse retail opportunities maintained to promote the town's status as a market town</p> <ul style="list-style-type: none"> There is a short supply of quality playing fields. 	<ul style="list-style-type: none"> Positive trend for proportion of designated play areas meeting minimum European standards and satisfaction of children's play area but below targets 	<ul style="list-style-type: none"> % of the population satisfied with leisure and arts % of vacant shopping floor space in town centre
<p>Environment</p>		
<ul style="list-style-type: none"> The attractive countryside attracts people to the Borough. There are increasing pressures and objections to any proposed new infill development when it influences the natural environment. Environmental signals are important to the quality, uniqueness and character of the Borough. 		
<p>Health</p>		
<ul style="list-style-type: none"> Employment, recreation and leisure objectives and outcomes are 'key determinants' for a healthy lifestyle. There are clear health disadvantages in certain locations in the Borough. How does the built environment impact on health? Indicators for quality of life are important and they need to be considered carefully. The built environment can impact negatively or positively on health 	<ul style="list-style-type: none"> Decreasing life expectancy for females Negative trend for all cancers under 75 and above target Negative trend for all accidents and above target Positive trend for circulatory disease under 75 but above target 	<ul style="list-style-type: none"> Life expectancy at birth – male Life expectancy at birth – female Death rate by cause: Standardised mortality rate per 100, 000 population in the following categories: <ul style="list-style-type: none"> All cancers in under 75s All circulatory diseases in under 75s All accidents – all ages
<p>Education and Skills</p>		
<ul style="list-style-type: none"> There is a desire and need to grow the economy and skills focusing on the local population. The relocation/merger of schools impacts on the community that is losing the school. 	<ul style="list-style-type: none"> Negative trends for educational achievement and below targets 	<ul style="list-style-type: none"> % of 3 year olds having access to good quality free early years education Number of childcare places per 1,000 population aged 0-5 not in early years education % of pupils achieving 5 GCSE's A*-C (LA schools only) % of adults with basic numeracy and literacy skills No of 16-18 year olds in structure learning

Income and Deprivation		
<ul style="list-style-type: none"> ▪ Inequalities throughout the borough are distinct (IMD, also accessibility) 	<ul style="list-style-type: none"> ▪ Negative trend for number of wards in bottom 10% for IMD, positive trend for bottom 25% IMD but still high. ▪ Positive trend for income but well below national and regional average ▪ Average wage levels are well below national and regional average 	<ul style="list-style-type: none"> ▪ % of people who live in wards that rank in the 10% and 25% most deprived wards in the country (IMD 2000 & IMD 2004) – note that IMD 2000 & IMD 2004 not directly comparable ▪ Average weekly earnings ▪ Average annual income
Crime and Community Safety		
	<ul style="list-style-type: none"> ▪ Criminal damage has a negative trend but is within target ▪ Total crime and vehicle crime per 1000 population is above target and have negative trends 	<ul style="list-style-type: none"> ▪ Total recorded crimes per 1, 000 population ▪ % of residents who said that they feel 'fairly safe' or 'very safe' after dark whilst out side ▪ % of residents who said that they feel 'fairly safe' or 'very safe' during the day whilst outside ▪ No. of projects that meet the 'Safety by Design' and 'Secured by Design' criteria
Accessibility		
<ul style="list-style-type: none"> ▪ Travel options to town are very important to the sustainable growth of the town in terms of accessibility. ▪ Recreation facilities should be easily accessible in order to encourage use. ▪ Cycle tracks stop half way to destination. ▪ The distance between bus stops and shops is too great. ▪ The reduction in bus usage is on account of the bus stop reorganisation. ▪ To permit easy interchange, a bus station should be provided close to the railway station. ▪ There is a lack of provision for cycle parking at supermarkets, railway stations and bus stations. 	<ul style="list-style-type: none"> ▪ Negative trends, below target for accessibility to Post Office, GP, sports leisure, child care and library ▪ Below target (but positive trend) for accessibility to bank/cash machine 	<ul style="list-style-type: none"> ▪ % of the population finding it easy to access local services: <ul style="list-style-type: none"> ○ GP/Doctor's surgery ○ Sports/ leisure facility ▪ Number of passenger journeys per year on local bus services (method of compilation changed from 2002/03 onwards) ▪ Condition of principal and non principal classified roads and footpaths (new method of recording data from 2004/5)

Planning		
<ul style="list-style-type: none"> ▪ The planning process at the present is adversarial rather than proactive. ▪ There are many new developments that have been approved but when they get built they are different from the approved plans. ▪ Some policies appear to be contradictory. ▪ The Community Strategy has set out the agreed key priorities that are specific for the Borough. ▪ Local people appear not to be able to influence the planning or development process. ▪ Profit and money is driving development rather than social equity. 		<ul style="list-style-type: none"> ▪ % of residents satisfied with their local area as a place to live ▪ % of residents who consider their local area is getting worse
ENVIRONMENTAL ISSUES		
Sustainability		
<ul style="list-style-type: none"> ▪ Engender commitment and care for the Borough. ▪ Long term resource impacts on the Borough are central to sustainable development. ▪ The intensification of existing facilities/resources can be of benefit to sustainable development. ▪ The note on the previous sustainability issues discussion does not mention sustainable energy. ▪ If you create buildings that don't cost anything to run and maintain you are putting money in peoples pocket immediately. ▪ Darlington must set its stall out on design quality and not accept the first investment opportunities that come along. ▪ How travel people come to town is very important to the sustainable growth of the town (Pollution and landscape/setting issues) ▪ The proposed new shopping centre could have conflicting impacts (traffic problems/pollution) ▪ The impact of development on natural resources and environmental resources impact from design stage to them being built and completed and then in their functioning. The perceived 	<ul style="list-style-type: none"> ▪ Negative trend for air pollution days (but below target) ▪ Low cycling patronage ▪ Increasing car patronage ▪ Decreasing bus patronage but still above national baseline ▪ Positive trend for energy efficiency of local authority housing, but not meeting targets ▪ Positive trend for % of household waste recycled, composted and land filled but not meeting targets 	<ul style="list-style-type: none"> ▪ Number of new homes meeting BREEAM good or excellent and Lifetime Home standards ▪ Energy efficiency of local authority housing stock in Darlington (average SAP rating) ▪ Number of days per year when air pollution is moderate or higher for PM10 (*monitoring site moved) ▪ % of household waste recycled ▪ % of household waste composted ▪ % of household waste used to recover heat, power and other energy sources ▪ % of household waste landfilled

<p>cost of sustainable design and build must be balanced against environmental benefits – carbon saving.</p> <ul style="list-style-type: none"> ▪ Design is poor because it is affordable. This is only taking a short term view rather than a long term view (building efficiency, best technology can be expensive – promotes resource use) 		
<p>Landscape</p>		
<ul style="list-style-type: none"> ▪ There is a finite amount of land in the Borough. ▪ More sites are becoming more manicured and less natural. ▪ There are increasing pressures and objections to any proposed new infill development when it influences the natural environment. ▪ The attractive countryside attracts people to the Borough. ▪ Environmental signals are important to the quality, uniqueness and character of the Borough. It is therefore important to maintain and enhance local distinctiveness, character and appearance of rural and urban areas and landscapes, including the public realm. ▪ Wind energy can have a detrimental effect on the landscape 		<ul style="list-style-type: none"> ▪ % of land that is derelict ▪ % of new housing development on previously developed land
<p>Open Space</p>		
<ul style="list-style-type: none"> ▪ There should be provision to protect other open space areas such as cemeteries and recreational areas 	<ul style="list-style-type: none"> ▪ Loss of green space/playing fields is also an impact of school closures and mergers. 	<ul style="list-style-type: none"> ▪ Area of land managed for nature conservation and public access (ha) ▪ Proportion of designated play areas meeting minimum European standards ▪ % of residents and visitors satisfaction with access to publicly accessible green space ▪ Population living within 300m of 2ha of natural green space

Historic Environment		
<ul style="list-style-type: none"> ▪ There must be a consideration of the protection and enhancement of buildings, sites, areas and features of historic, archaeological and architectural interest and diversity. ▪ Lack of information on the historic environment including; Conservation Area Character Areas/Management Plans, % of Grade II Listed Buildings at risk, scheduled monuments, historic parks & gardens and locally important buildings and their condition. ▪ Victorian and earlier heritage of the area needs to be maintained. ▪ The railway heritage is of international importance and could make a potential contribution to environmental protection re tourism infrastructure 		<ul style="list-style-type: none"> ▪ No of Listed Buildings at all grades and % at risk ▪ No of Conservation Areas and % with up to date Character Assessment ▪ No and area of Registered Historic Parks and Gardens ▪ Number of scheduled Ancient Monuments (SAMs)
Biodiversity		
<ul style="list-style-type: none"> ▪ Ensure biodiversity and geodiversity is conserved as an integral part of social, environmental and economic development through maintenance of the quality and extent of natural habitat. ▪ Appropriate consideration must be made of designated sites, protected species, ancient woodland, habitats of principal importance and habitat networks, including cumulative effects. ▪ Enhancement and development of green spaces within developments that recognise both the needs of people and biodiversity must be made. ▪ Maintenance of the quality and extent of natural habitat is paramount in maintaining biodiversity ▪ Appropriate consideration must be made of designated sites, protected species, ancient woodland, habitats of principal importance and habitat networks, including cumulative effects. 	<ul style="list-style-type: none"> ▪ Positive trend for area of conservation sites, number of local nature reserves but below target 	<ul style="list-style-type: none"> ▪ Number of local nature reserves ▪ Area of local nature reserve per 1,000 population (ha) ▪ Number of priority habitats identified in BAP ▪ Number of Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites ▪ Area of SSSI's, Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites
Water		
	<ul style="list-style-type: none"> ▪ Negative trend in chemical water quality for rivers 	<ul style="list-style-type: none"> ▪ % of rivers and canals rated as good or fair quality grade in the Environment Agency Chemical and Biological Quality Assessment

Planning		
<ul style="list-style-type: none"> ▪ Some policies appear to be contradictory. ▪ The Community Strategy has set out the agreed key priorities that are specific for the Borough. ▪ There are many new developments that have been approved but when they get built they are different from the approved plans. ▪ Profit and money is driving development in the Borough rather than environmental equity. ▪ No further development of villages is desirable; urbanisation of rural areas is a concern. ▪ Only modest growth should be approved, which is on Brownfield Land, in order to match the modest population growth. 		
ECONOMIC ISSUES		
Sustainability		
<ul style="list-style-type: none"> ▪ Darlington must set its stall out on design quality and not accept the first investment opportunities that come along. ▪ If you create buildings that don't cost anything to run and maintain you are putting money in peoples pocket immediately. ▪ The perceived cost of sustainable design and build must be balanced against education in design and build efficiency. ▪ Local business should be encouraged as it is known that imported companies usually take the grants and subsidies whilst they are available and disappear shortly afterwards. 		
Infrastructure		
<ul style="list-style-type: none"> ▪ How travel people come to town is very important to the sustainable growth of the town (congestion, travel times) ▪ There will be infrastructure implications from new development on existing and the need for new. ▪ Buildings in the older industrial areas do not meet the needs of modern business. 		

Employment		
<ul style="list-style-type: none"> ▪ Employment, recreation and leisure objectives and outcomes are 'key determinants' for a healthy lifestyle. ▪ University graduates should be retained as a priority. ▪ There is a need for a range of buildings for business start ups in rural areas. 	<ul style="list-style-type: none"> ▪ Negative trend in new business start ups and below target ▪ Average income is well below national and regional average ▪ Unemployment rates generally indicate a downward trend although rates are higher than the national rate ▪ In 2005/06 75.2% of people of working age were in employment ▪ A negative trend in the % of the population claiming unemployment benefits ▪ A positive trend in the number of jobs created locally 	<ul style="list-style-type: none"> ▪ Proportion of people of working age in employment <ul style="list-style-type: none"> - Darlington / Great Britain ▪ Unemployment rate <ul style="list-style-type: none"> - Darlington / Great Britain ▪ % of Population of people claiming unemployment benefits for more than a year ▪ Average Weekly earnings (full-time) <ul style="list-style-type: none"> - Darlington / Tees Valley / Great Britain ▪ Average Annual Income <ul style="list-style-type: none"> - Male / Female ▪ % change in the total number of VAT registered businesses ▪ % change in the number of local jobs
Education and Skills		
<ul style="list-style-type: none"> ▪ There is a desire and need to grow the economy and skills focusing on the local population. 	<ul style="list-style-type: none"> ▪ There is a desire and need to grow the economy and skills focusing on the local population. ▪ 91% of adults in 2003/04 had basic numeracy and literacy skills 	<ul style="list-style-type: none"> ▪ % of adults with basic numeracy and literacy skills
Retail		
<ul style="list-style-type: none"> ▪ Strengthening the role of the town centre. ▪ Market forces appear to be at the fore. ▪ Charity shops occupy a number of prime units within the town centre because other uses cannot be sought ▪ A number of shops in the Cornmill centre are either closed or have never been used. 	<ul style="list-style-type: none"> ▪ With the exception of Yarm Road and Mowden where the % of vacant floorspace was 23.5% and 6.7% respectively in 2004/05, in other district centres less than 3% of floorspace was vacant 	<ul style="list-style-type: none"> ▪ % of vacant floor space in town centre ▪ % of vacant shopping floorspace in district centres

Planning

- Housing allocations are seen as a constraint.
- The planning process at the present is adversarial rather than proactive.
- Some policies appear to be contradictory.
- The Community Strategy has set out the agreed key priorities that are specific for the Borough.
- The low housing allocation in the RSS does not match Darlington's economic aspirations.
- The proposed new shopping centre could have conflicting impacts (parking problems/traffic problems/trade transfer from other parts of the town).
- In order to maintain safe residential areas, only sensitive economic development should be permitted in targeted regeneration wards.
- Farm diversification is appropriate

Appendix C: Sustainability Appraisal 'Toolkit'

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
1. Strengthening the Economy	Increase employment levels and tackle the causes of deprivation	GVA per head of population ▪ Darlington	£14,855	£15,605	£16,361			Tees Valley JSU
	Accelerate regeneration and optimise the use of brownfield sites in line with national planning guidance	Rate of economic activity ▪ Darlington		79.5%	N/A			NOMIS, Tees Valley JSU
		▪ England & Wales		78.3%	N/A			
	Increase the economic wealth and performance	VAT registered businesses per 10,000 population	230	190	N/A			Tees Valley JSU and Business Link
		VAT registration rate						NI 171 VAT registration rate
	Improve levels of innovation, creativity and entrepreneurship amongst businesses, universities and communities	VAT registered businesses in area showing growth						NI 172 VAT registered businesses in area showing growth
	Increase the number of new and existing businesses	% change in the total number of VAT registered businesses	-1.40%	-1.00%	0.00%			Tees Valley JSU and Business Link
	Assist in the delivery of the Regional Economic Strategy Action Plan	Statistical range of earnings						Community Strategy Action Plan, ONS Annual Survey of Hours and Earnings 2007
Increase research on the environmental and social impacts associated with economic growth	Average weekly earnings ▪ Darlington (full time)	£390.8	£368.5	£369.1	£412.2 (2007)		NI 166 Average earnings of employees in the area	
	▪ Tees Valley (full time) ▪ Great Britain (full time)	£403.8 £475.8	£406.2 £475.8	£393.4 £433.1	£388.38 (2007) £452.0 (2007)			
	Average annual income ▪ Male ▪ Female	£22,038 £17,694					Tees Valley JSU	
2. Adapting to and mitigating against climate change	Mitigate and adapt to the impacts of climate change	Consumption based CO2 emissions (per capita use-tonnes)	-	-	-	5.4		Community Strategy Action Plan
	Identify and develop economic opportunities arising from climate change	CO2 emission reduction in the area						NI 186 CO2 emission reduction in the area
	Increase the level of investment in clean technologies	Average domestic energy consumption per annum (kwh)						Community Strategy Action Plan
		▪ Electricity ▪ Gas	N/A N/A	N/A 20,006	4156 20,752			
	Increase the resilience to climate change (infrastructure, economic activity, spatial planning, agriculture, biodiversity, landscapes and land use, and housing and communities)	Daily domestic water consumption (per capita consumption in litres)	-	-	136			Community Strategy Action Plan
		Properties at risk from						NI 189 Flood and coastal

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
	Reduce energy consumption and greenhouse gas emissions	ground floor flooding						erosion risk management NI 188 Adapting to climate change
		<ul style="list-style-type: none"> ▪ No. of planning permissions granted contrary to EA advice on flood defence grounds 	-	0	N/A			
		Renewable energy capacity				No new renewable energy capacity installed.		Darlington Annual Monitoring Report 2006/07
		Ecological footprint (Carbon footprint tonnes per capita)					(July 2007)	Sustainable Community Strategy 'One Darlington' 2008-2021 (Tees Valley Footprint Report)
		<ul style="list-style-type: none"> ▪ Darlington ▪ Tees Valley ▪ North East ▪ UK 					11.12 10.85 11.04 11.87	
3. Living within environmental limits	Minimise the use of global and local natural resources	Household waste production						NI 191 Residual household waste per household
	Reduce the ecological footprint and contribute to One Planet Living™	Disposal routes for municipal waste						DBC Sustainable Community Strategy
	Improve energy generation, efficiency and conservation (renewables, new technology low carbon)	<ul style="list-style-type: none"> ▪ Landfill ▪ Recycled ▪ Composted 	83.3% 13.4% 3.3%	81.8% 15.0% 3.6%	81.9% 14.7% 3.4%	77% 15.96% 6.53%		NI 192 Household waste reused, recycled or composted
	Reduce waste production and increase recycling							NI 193 Municipal waste land filled
	Reduce pollution	Previously developed land that is vacant/derelict	0.20%	0.04%	0.04%	0.04%		DBC
	Reduce our impact on the environment through the production of more sustainable products and services							NI 170 Previously developed land that has been vacant or derelict for more than 5 years
4. Developing a more sustainable employment market	Increase the overall supply of jobs and diversity of employment opportunities	Economic activity rate	77.8%	78.4%	78.7%	77.5%	79.9%	NOMIS web, Tees Valley JSU
	Contribute to reducing worklessness by improving labour market inactivity rates and getting people back into	Unemployment rate						Community Strategy Action Plan
		<ul style="list-style-type: none"> ▪ Darlington (March) ▪ Great Britain (March) 	3.2% 2.5%	3.0% 2.4%	3.2% 2.7%	3.0% (2007) 2.3% (2007)		
	Employment rate	73.9	77.8	79.5%	74.6	75.9%	DBC, NOMIS web, Tees	

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
	employment in stable and competitive sectors							Valley JSU
	Develop appropriate employment opportunities that are accessible, diverse and plentiful	% of population claiming unemployment benefits for more than a year	13.5%	13.0%	12.8%			NI 151 Overall employment rate
	Encourage institutions and employers to attract and retain high calibre people	Job densities ▪ Ratio of jobs to working population	0.9 jobs: 53,000 workforce		0.87			Community Strategy Action Plan
	Address barriers to work and create avenues to entering the labour market that are transparent and open to all	% increase or decrease in the number of local jobs	-4.8%	5.8%				NOMIS, Tees Valley JSU
	Work with social enterprises and voluntary sector to tackle deprivation and improving the position, skills and aspirations of communities where worklessness is endemic	▪ Percentage of working people living in workless households ▪ Working age people on out of work benefits					25.6%	Community Strategy Action Plan
	Increase workforce diversity and ensure equality of opportunities	Skills gaps reported by employers						Tees Valley JSU
		3 year survival rate of VAT registered businesses	69	-	-	-	-	NI 152 working age people on out of work benefits
		Net migration ▪ North East ▪ Darlington						NI 174 Skills gap in the current workforce reported by employers
					-2100 (2011-2021)			Tees Valley JSU
5. Establishing a strong learning and skills base	Increase the level of investment in skills and training	% of pupils achieving 5 GCSEs A*-C (LA schools only)	50.8%	48.8%	56.8%	59.5%		ONS Tees Valley JSU
	Create opportunities for education, training and life-long learning	No of 16-18 year olds in structured learning	86%	80%	76.5%			Community Strategy Action Plan
	Raise individual aspirations and improve the demand for and access to learning (the young, training in employment, colleges and universities plus volunteering)	% Working age adults with no qualifications						
		% of adults with basic numeracy and literacy skills	91.0%	-	N/A			Community Strategy Action Plan
	Address barriers to work that prevent people from getting jobs, including low	% working age adults qualified to at least level 2 or above					64.8% (2007)	NOMIS web
								NI 163 Working age

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source	
			2003/04	2004/05	2005/06	2006/07	2007/08		
	educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion Retain a skilled workforce by slowing out-migration and providing additional skills	% working age adults qualified to at least level 4 or above						28.9% (2007)	population qualified to at least Level 2 or higher NOMIS web NI 165 Working age population qualified to at least Level 4 or higher
		Net migration ▪ North East ▪ Darlington			-2100 (2011-2021)				ONS Tees Valley JSU
6. Improving health and well-being while reducing health inequalities	Promote inclusiveness and reduce health inequality	Life expectancy at birth							Darlington PCT Health Profiles, Tees Valley JSU, ONS
	Decrease the causes of ill health (especially long term) and death by tackling the wider determinants of health	Darlington ▪ Male (years) ▪ Female (years)	74.5 79.1	75 80	75 80	75.2 (2007) 80.0 (2007)			
		England and Wales ▪ Male (years) ▪ Female (years)	75.1 80	76 81	76 87	76.9 (2007) 81.1 (2007)			
	Increase access to essential localised healthcare provision	Mortality rate from all circulatory disease at ages under 75 (per 1,000)	132	132	115				Darlington PCT, Community Strategy Action Plan NI 121 Mortality rate from all circulatory disease at ages under 75 (per 1,000)
	Tackle the main causes of ill health (smoking, obesity and alcohol) by encouraging healthier lifestyles and diets								
	Promote sport, exercise and active recreation	Mortality rate from all cancers at ages under 75 (per 1,000)	144	136	114				Darlington PCT, Community Strategy Action Plan NI 122 Mortality rate from all cancers at ages under 75 (per 1,000)
	Provide access to safe, green and open spaces for activity, use of active design, and access to the natural environment								
Improve the well-being and mental health of the population	Self reported measure of people's overall health and Provision ▪ Good ▪ Fairly good ▪ Not good	66.4% 23.6% 10.0%							DBC
		% of people who live in wards that rank in the 10%							Community Strategy Action Plan

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
		and 25% most deprived wards in the country <ul style="list-style-type: none"> ▪ 10% of deprived wards ▪ 25% of deprived wards 	31.3% 45.3%	31.3% 45.3%*	31.3% 45.3*			
7. Safeguarding and enhancing environmental infrastructure	Maintain and enhance the value and capacity of our environmental infrastructure	Population of wild birds						NI 197 Improved Local Biodiversity – proportion of Local Sites where active conservation management is being achieved
	Contribute towards the conservation and enhancement of geodiversity and biodiversity (especially key habitats and species)	Condition of SSSI's <ul style="list-style-type: none"> ▪ % of SSSI in favourable condition ▪ % of SSSI in unfavourable, recovering condition 	75% 25%	75% 25%	58% 42%			Community Strategy Action Plan, www.searchnbn.net
	Encourage the reclamation and reuse of derelict / previously developed land - especially undesignated land which serves a strategic purpose, whilst retaining significant biodiversity / geodiversity of recognised local importance	Air quality No of days per year when air pollution is moderate or higher for PM10 (* monitoring site moved)	49*	N/A	N/A			Community Strategy Action Plan
	Contribute to the protection and enhancement of landscape character	Biological quality of river water	100%	100%	100%			Environment Agency
	Contribute to protecting air and water (quality and resources)	Bathing water quality						
	Ensure that robust 'ecosystem services' are at our disposal, for example wetlands and woodlands as carbon stores; the role of flood plains	Uptake of agri-environment schemes						
	Promote green infrastructure (especially through urban design)	Overall/general satisfaction with local area as a place to live	79.3%	77.9%	77%			Community Strategy Action Plan, DBC
8. Building sustainable communities	Contribute towards the development of sustainable communities	Fear of crime % of residents who said that they feel 'fairly safe' or 'very safe' after dark whilst outside	51.8%	48.3%	47%			Community Strategy Action Plan
	Encourage local communities to be involved in decision making	Crime rate <ul style="list-style-type: none"> ▪ Total recorded crimes per 1000 population ▪ Serious violent crime 	113	100	97.2			Durham Constabulary NI 15 Serious violent crime
	Decrease levels of and fear of crime							

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
	Provide high quality, affordable housing with accessible services such as public transport, schools, hospitals and shops in places where people want to live and work (current and future residents)	% of residents surveyed who consider their local area is getting worse	33.6%	29%	25%			Community Strategy Action Plan
		% of adults surveyed who feel that they can influence decisions affecting their local area	61%	66.7%	54.5%			Community Strategy Action Plan
	Encourage a safe and inclusive, well planned, well designed , well built and run community	Quality of housing stock <ul style="list-style-type: none"> ▪ No of unfit homes per 1,000 dwellings ▪ % CO2 reduction from LA operators 	45.8	25.1	N/A			Community Strategy Action Plan NI 185 Percentage CO2 reduction from LA operators
		Households in fuel poverty						NI 187 Tackling fuel poverty - % of people receiving income based benefits living in homes with low and high energy efficiency rating
	Provide a safe environment with open public spaces where people can relax and interact	Housing affordability Affordable houses as a % of houses built	18%	5%	N/A			DBC NI 155 No. of affordable homes delivered
		House price: earnings ratio <ul style="list-style-type: none"> ▪ Male: Semi Detached ▪ Female: Semi Detached ▪ Male: Terrace ▪ Female: Terrace 	4.5 5.6 2.9 3.6	5.2 7.6 3.4 5.2	6.7 7 4.5 4.7			Community Strategy Action Plan
	Access to services by households:	<ul style="list-style-type: none"> ▪ GP ▪ Post office ▪ Public transport ▪ Bank/Cash machine ▪ Childcare facilities ▪ Chemist ▪ Library ▪ Sports/leisure facility 	83% 92% 93% 88% N/A 92% 83% 80%	83% 96% 93% 90% N/A 92% 82% 76%	N/A 95.8% 88.8% N/A 46.1% 92% 82.4% N/A			Community Strategy Action Plan NI 175 Access to services and facilities by public transport, walking and cycling
		% of public buildings accessible to disabled people	49%	74.5%	86%			Community Strategy Action Plan

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
		% of residents surveyed who think that facilities have got better or stayed the same <ul style="list-style-type: none"> ▪ Teenage facilities ▪ Cultural facilities ▪ Young children's facilities ▪ Sports / leisure facilities ▪ Parks and open spaces 			59.1% 89.4% 75.9% 92.6% 71.7%			Community Strategy Action Plan
9. Developing sustainable transport and communication	Develop sustainable transport solutions that reduce the need to travel by private car plus encourage walking, cycling and the use of public transport Increase access to jobs, facilities, goods, services and greenspace Encourage effective use of technology such as ICT and broadband, especially as an alternative to travel Balance the economic requirements for national and international travel with the need to reduce carbon emissions Develop sustainable transport networks in rural areas, taking into account changes to public services Embed sustainable transport within local development frameworks, including encouragement of production of sustainable travel plans	Distance travelled by mode of transport per person per annum <ul style="list-style-type: none"> ▪ Work <ul style="list-style-type: none"> Car 74.2% Bus 12.3% Cycle 5.1% Walk 17.6% Other 4.3% ▪ Shopping <ul style="list-style-type: none"> Car 70.8% Bus 21% Cycle 1.9% Walk 22.8% Other 2.2% ▪ Leisure <ul style="list-style-type: none"> Car 66.1% Bus 16.9% Cycle 4.1% Walk 25.6% Other 3.2% ▪ Education (* secondary school children only) <ul style="list-style-type: none"> Car 56% Bus 13.7% Cycle 1.2% Walk 33.3% Other 4.2% 			Car 73.5% Bus 11.5% Cycle 3.3% Walk 17.7% Other 2.9% Car 70.5% Bus 16% Cycle 0.6% Walk 23.3% Other 2% Car 62.6% Bus 13.2% Cycle 3.4% Walk 27.8% Other 3.3% Car 59.4% Bus 9.1% Cycle 1.1% Walk 34.8% Other 2.1%			Community Strategy Action Plan
		Number of passenger journeys per year on local bus services	10,069,618	9,591,418	8,780,000			Community Strategy Action Plan
		% rural households within 13 min walk of hourly bus service	85.0%	88%	90%			DBC – Local Transport Plan

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
		Number of rail passengers annually <ul style="list-style-type: none"> Bank Top Station Local Stations 	1.68m 26,639	1.80m 30,589	1.83m 28,400			DBC – Local Transport Plan
		Levels of car ownership <ul style="list-style-type: none"> Darlington England and Wales 					61.6% 67.6%	Sustainable Community Strategy ‘One Darlington’ 2008-2021
		Condition of principal and non-principal roads and footpaths <ul style="list-style-type: none"> Principal roads Non-principal classified roads Footways: categories 1, 1a and 2 (* new method of recording data)	1.9% 9.6% 30.4%	1.59%* 8.41%* 17.6%*	N/A N/A N/A			Community Strategy Action Plan
		Length of designated cycle routes	276.55km	300km				DBC
		Average daily cycle flows		381				Community Strategy Action Plan
		No. of green travel plans implemented	5	9	12			Community Strategy Action Plan
10.Promoting, enhancing and respecting culture and heritage	Help to improve the image of the Borough and promote local pride and distinctiveness	Conservation areas <ul style="list-style-type: none"> Total no. With conservation area character assessment 	- -	16 0%	16 75%			DBC
	Develop tourism and leisure	Listed Buildings						
	Protect and enhance historic, cultural and natural assets	No of listed buildings under each grade <ul style="list-style-type: none"> Grade I Grade II* Grade II % at risk 	- - - 4	7 32 506 20	7 32 498 20		DBC	
	Encourage engagement with and access to culture and heritage							
	Promote participation in cultural and heritage activities	Scheduled ancient Monuments <ul style="list-style-type: none"> Total no. At risk 	-	20	20			DBC
		Registered historic parks and gardens <ul style="list-style-type: none"> Number Area 	2 41ha					English Heritage

SA Objectives	SA Sub Objectives	Indicators	Baseline					Source
			2003/04	2004/05	2005/06	2006/07	2007/08	
		Tourism spending						
		Perception of the north east						
		Participation in cultural activities						Community Strategy Action Plan
		<ul style="list-style-type: none"> ▪ No of visits to museums per 1000 pop ▪ Participation at Theatre and Arts Venues 	341.4 186,101	290 216,574	513 211,912			
		Attitudes of population towards culture						Community Strategy Action Plan
		<ul style="list-style-type: none"> ▪ Percentage of population satisfied with theatre and arts 	69.4%	64.0%	46.8%			

Appendix D: Objectives Appraisal

SA Objectives	CORE STRATEGY STRATEGIC OBJECTIVES							
	Cross Cutting		Theme Specific					
	CS Objective 1	CS Objective 2	CS Objective 3	CS Objective 4	CS Objective 5	CS Objective 6	CS Objective 7	CS Objective 8
Objective 1: Strengthening the Economy								
<ul style="list-style-type: none"> Increase employment levels and tackle the causes of deprivation Accelerate regeneration and optimise the use of brownfield sites in line with national planning guidance Increase the economic wealth and performance Improve levels of innovation, creativity and entrepreneurship amongst businesses, universities and communities Increase the number of new and existing businesses Assist in the delivery of the Regional Economic Strategy Action Plan Increase research on the environmental and social impacts associated with economic growth 	😊	😐	😊	😐	😊	😐	😐	😊
	+	=	++	=	+	=	=	++
	Comments							
	Low level of compatibility The Core Strategy will seek to maximise the use of brownfield land for new development - a cleaner and greener Darlington is likely to be more attractive to investors.	Neutral compatibility	Level of compatibility Promoting a range of economic development opportunities will have a positive impact in helping to attract new businesses to the Borough.	Neutral compatibility	Degree of compatibility	Neutral compatibility	Neutral compatibility	High level of compatibility Improving the existing transport infrastructure and links to the rest of the Tees Valley will help strengthen the Borough's ability to attract and retain businesses.
Objective 2: Adapting to and mitigating against climate change								
<ul style="list-style-type: none"> Mitigate and adapt to the impacts of climate change Identify and develop economic opportunities arising from climate change Increase the level of investment in clean technologies Increase the resilience to climate change (infrastructure, economic activity, spatial planning, agriculture, biodiversity, landscapes and land use, and housing and communities) Reduce energy consumption and greenhouse gas emissions 	😊	😐	😞	😞	😐	😐	😐	😊
	++	=	-	-	=	=	=	++
	Comments							
	High level of compatibility	Neutral compatibility	Degree of potential conflict The creation of new employment opportunities may result in an increased volume of road traffic and increased carbon emissions. However, this objective states that development will be promoted in sustainable locations so development is likely to be accessible by a range of sustainable transport modes therefore reducing potential conflict.	Degree of potential conflict Increasing the supply of new households is likely to result in increased energy consumption. Minimising this conflict can be overcome by ensuring that principles of sustainability are incorporated within the design.	Neutral compatibility	Neutral compatibility	Neutral compatibility	High level of compatibility

SA Objectives	CORE STRATEGY STRATEGIC OBJECTIVES							
	Cross Cutting		Theme Specific					
	CS Objective 1	CS Objective 2	CS Objective 3	CS Objective 4	CS Objective 5	CS Objective 6	CS Objective 7	CS Objective 8
Objective 3: Living within environmental limits								
<ul style="list-style-type: none"> Minimise the use of global and local natural resources Reduce the ecological footprint and contribute to One Planet Living™ Improve energy generation, efficiency and conservation (renewables, new technology low carbon) Reduce waste production and increase recycling Reduce pollution Reduce our impact on the environment through the production of more sustainable products and services 	😊	😐	😞	😊	😞	😐	😐	😊
	++	=	-	+	-	=	=	+
	Comments							
	High level of compatibility	Neutral compatibility	Degree of potential conflict Increasing employment opportunities may result in increased traffic. To enhance the compatibility of this objective, the use of sustainable transport and sustainable design and construction techniques should be promoted. Businesses should also be encouraged to incorporate sustainability into operations.	Degree of compatibility	Degree of potential conflict Sustainable transport options to be encouraged to minimise the potential conflict.	Neutral compatibility	Neutral compatibility	Degree of compatibility
Objective 4: Developing a more sustainable employment market								
<ul style="list-style-type: none"> Increase the overall supply of jobs and diversity of employment opportunities Contribute to reducing worklessness by improving labour market inactivity rates and getting people back into employment in stable and competitive sectors Develop appropriate employment opportunities that are accessible, diverse and plentiful Encourage institutions and employers to attract and retain high calibre people Address barriers to work and create avenues to entering the labour market that are transparent and open to all Work with social enterprises and voluntary sector to tackle deprivation and improving the position, skills and aspirations of communities where worklessness is endemic Increase workforce diversity and ensure equality of opportunities 	😐	😐	😊	😊	😊	😊	😐	😊
	=	=	+	+	++	+	=	+
	Comments							
	Neutral compatibility	Neutral compatibility	Degree of compatibility To ensure maximum compatibility, it needs to be ensured that education and training opportunities are available to ensure that local people have the skills to access the jobs created. The Core Strategy should therefore make links to wider education and training plans and strategies.	Degree of compatibility Providing for a continuous supply of land for housing will help to support the projected economic growth. Also the provision of affordable accommodation will ensure that people are able to live and work in the Borough.	High level of compatibility Employment opportunities within the town centre are likely to be accessible to a wider range of people on account of good public transport links within the urban area.	Degree of compatibility Enhancing educational facilities could help to widen the skill base of the local community, which in turn will help to get people back into employment. This will then contribute to a reduction in unemployment levels and will help in tackling inequalities across the Borough.	Neutral compatibility	Degree of compatibility Improving public transport links will help to promote social inclusion as job opportunities will be accessible for all.

SA Objectives	CORE STRATEGY STRATEGIC OBJECTIVES							
	Cross Cutting		Theme Specific					
	CS Objective 1	CS Objective 2	CS Objective 3	CS Objective 4	CS Objective 5	CS Objective 6	CS Objective 7	CS Objective 8
Objective 5: Establishing a strong learning and skills base								
<ul style="list-style-type: none"> Increase the level of investment in skills and training Create opportunities for education, training and life-long learning Raise individual aspirations and improve the demand for and access to learning (the young, training in employment, colleges and universities plus volunteering) Address barriers to work that prevent people from getting jobs, including low educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion Retain a skilled workforce by slowing out-migration and providing additional skills 	☹	☺	☺	☺	☹	☺	☹	☺
	=	+	+	+	=	++	=	+
	Comments							
	Neutral compatibility	Degree of compatibility This objective seeks to overcome inequalities, which can often be one of the barriers preventing people accessing employment.	Degree of compatibility The provision of new employment opportunities within the Borough will help to reduce levels of out commuting. To ensure maximum compatibility, education and training opportunities must be available to ensure people have the skills to access the jobs created. Promoting development in sustainable locations with good public transport links will help address any barriers.	Slight positive impact The provision of affordable housing will ensure that more people are able to live within the Borough and benefit from the employment opportunities created.	Neutral compatibility	High level of compatibility Improving educational facilities and social facilities such as childcare will help to address the barriers that prevent people accessing employment opportunities.	Neutral compatibility	Degree of compatibility Improving public transport networks will help job opportunities to become more accessible to the local population.
Objective 6: Improving health and well-being while reducing health inequalities								
<ul style="list-style-type: none"> Promote inclusiveness and reduce health inequality Decrease the causes of ill health (especially long term) and death by tackling the wider determinants of health Increase access to essential localised healthcare provision Tackle the main causes of ill health (smoking, obesity and alcohol) by encouraging healthier lifestyles and diets Promote sport, exercise and active recreation Provide access to safe, green and open spaces for activity, use of active design, and access to the natural environment Improve the well-being and mental health of the population 	☺	☺	☺	☺	☹	☺	☺	☺
	++	++	+	++	=	++	+	++
	Comments							
	High degree of compatibility Positive impact on health and overall quality of life. Minimising the loss of countryside and greenspace will ensure opportunities for sport and recreation are maximised which will help to encourage active lifestyles.	High level of compatibility The creation of safe, attractive and inclusive environments will have a positive impact on health and quality of life, and will help to reduce inequalities across the Borough.	Degree of compatibility Increasing the supply of employment opportunities and helping to attract high quality well paid jobs to the Borough will help to increase individual aspirations which will have a positive impact upon well being. Enabling people to access employment opportunities will also help to increase the disposable income for families and will help to reduce inequalities across the Borough.	High level of compatibility Improving the quality of existing housing stock will have a positive impact on health and well being. Also new housing development will be built to higher design standards.	Neutral compatibility	High level of compatibility Improvements to health and social facilities will have a positive impact on health and well being. Also enhanced sport and recreation facilities will help to promote active lifestyles which will deliver associated health benefits.	Degree of compatibility Improved access to greenspace and the countryside will help to promote active lifestyles which will deliver health benefits.	High level of compatibility Improved public transport links will mean improved access to jobs and other facilities which will help to prevent social exclusion. Enhancing facilities for walking and cycling will encourage more healthy lifestyles.

SA Objectives	CORE STRATEGY STRATEGIC OBJECTIVES							
	Cross Cutting		Theme Specific					
	CS Objective 1	CS Objective 2	CS Objective 3	CS Objective 4	CS Objective 5	CS Objective 6	CS Objective 7	CS Objective 8
Objective 7: Safeguarding and enhancing environmental infrastructure								
<ul style="list-style-type: none"> Maintain and enhance the value and capacity of our environmental infrastructure Contribute towards the conservation and enhancement of geodiversity and biodiversity (especially key habitats and species) Encourage the reclamation and reuse of derelict / previously developed land - especially undesignated land which serves a strategic purpose, whilst retaining significant biodiversity / geodiversity of recognised local importance Contribute to the protection and enhancement of landscape character Contribute to protecting air and water (quality and resources) Ensure that robust 'ecosystem services' are at our disposal, for example wetlands and woodlands as carbon stores; the role of flood plains Promote green infrastructure (especially through urban design) 	😊	😐	😞	😞	😞	😊	😊	😐
	++	=	-	-	-	+	++	=
	Comments							
	High level of compatibility	Neutral compatibility	Degree of potential conflict	Degree of potential conflict	Degree of potential conflict	Degree of compatibility	High level of compatibility	Neutral compatibility
			Encouraging economic growth could result in increased traffic generation. Also dependant upon the location and scale of new employment sites, it could have a visual impact on the landscape and could also result in the destruction of natural habitats. To enhance the compatibility of this objective, the use of previously developed sites should be promoted, as well as investment in green infrastructure.	This impact would be dependant upon the location of new housing development. In order to enhance the compatibility of this objective, the use of previously developed land should be promoted.	Capitalising on the town centre's shopping, culture, leisure and tourism opportunities will inevitably result in an increased number of visitors to the town centre, which could generate increased road traffic which would implications for air quality.	This objective focuses upon safeguarding natural environments.		
Objective 8: Building sustainable communities								
<ul style="list-style-type: none"> Contribute towards the development of sustainable communities Encourage local communities to be involved in decision making Decrease levels of and fear of crime Provide high quality, affordable housing with accessible services such as public transport, schools, hospitals and shops in places where people want to live and work (current and future residents) Encourage a safe and inclusive, well planned, well designed , well built and run community Provide a safe environment with open public spaces where people can relax and interact 	😊	😊	😐	😊	😊	😊	😐	😊
	+	++	=	++	+	++	=	+
	Comments							
	Degree of compatibility	High level of compatibility	Neutral compatibility	High level of compatibility	Degree of compatibility	High level of compatibility	Neutral compatibility	Degree of compatibility
	Promoting sustainable design is likely to deliver safe and secure living and working environments.			New housing development will be built to higher design standards and the existing housing stock will be improved to provide a safe and secure residential environment. This objective also focuses upon the provision of high quality affordable housing.		A key factor of a sustainable community is to ensure that everyone has access to a range of high quality facilities and services. This objective seeks to enhance and provide access to a wide range of facilities.		Good accessibility is a key component of a sustainable community and this objective seeks to improve the Borough's transport infrastructure.

SA Objectives	CORE STRATEGY STRATEGIC OBJECTIVES							
	Cross Cutting		Theme Specific					
	CS Objective 1	CS Objective 2	CS Objective 3	CS Objective 4	CS Objective 5	CS Objective 6	CS Objective 7	CS Objective 8
Objective 9: Developing sustainable transport and communication								
<ul style="list-style-type: none"> Develop sustainable transport solutions that reduce the need to travel by private car plus encourage walking, cycling and the use of public transport Increase access to jobs, facilities, goods, services and greenspace Encourage effective use of technology such as ICT and broadband, especially as an alternative to travel Balance the economic requirements for national and international travel with the need to reduce carbon emissions Develop sustainable transport networks in rural areas, taking into account changes to public services Embed sustainable transport within local development frameworks, including encouragement of production of sustainable travel plans 	😊	😊	😊	😐	😊	😊	😐	😊
	+	+	+	=	+	+	=	++
	Comments							
	Degree of compatibility	Degree of compatibility	Degree of compatibility	Neutral compatibility	Degree of compatibility	Degree of compatibility	Neutral compatibility	High level of compatibility
	This objective seeks to promote a reduction in gas house gas emissions, which could be achieved by ensuring that new development is located near to sustainable transport networks, which in turn will help to reduce the need to travel by car.		If development is to meet the needs of modern business, it will need to incorporate technology such as ICT and broadband. As this objective seeks to promote the supply of employment opportunities in sustainable locations it is likely that this will involve locations which offer good public transport links.		Focusing employment opportunities in the town centre where public transport links are good.	Enhancements to facilities may involve improved access.		
Objective 10: Promoting, enhancing and respecting culture and heritage								
<ul style="list-style-type: none"> Help to improve the image of the Borough and promote local pride and distinctiveness Develop tourism and leisure Protect and enhance historic, cultural and natural assets Encourage engagement with and access to culture and heritage Promote participation in cultural and heritage activities 	😊	😐	😐	😐	😊	😊	😊	😊
	+	=	=	=	+	++	++	+
	Comments							
	Degree of compatibility	Neutral compatibility	Neutral compatibility	Neutral compatibility.	Degree of compatibility	High level of compatibility	High level of compatibility	Degree of compatibility
	Promoting a cleaner and greener environment will help to improve the overall image of the Borough which could help to attract an increased number of visitors.				This objective promotes the cultural offer of the town centre and aims to build upon Darlington's role as a historic market town.	This objective focuses upon safeguarding and enhancing natural and historic environments.	Maintaining and enhancing the Borough's distinctiveness will in turn help to promote tourism.	Improving transport infrastructure within the Borough and improving links within the sub region is likely to help promote an increase in tourism.

Appendix E: Appraisal of Preferred Options 2008

SA Objectives	THEME: ACHIEVING A MORE SUSTAINABLE COMMUNITY			
	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy
Objective 1: Strengthening the Economy				
<ul style="list-style-type: none"> Increase employment levels and tackle the causes of deprivation Accelerate regeneration and optimise the use of brownfield sites in line with national planning guidance 	😊	*	😐	😊
	++	+/-	=	+
Comments				
<ul style="list-style-type: none"> Increase the economic wealth and performance Improve levels of innovation, creativity and entrepreneurship amongst businesses, universities and communities Increase the number of new and existing businesses Assist in the delivery of the Regional Economic Strategy Action Plan Increase research on the environmental and social impacts associated with economic growth 	<p>New development will be encouraged within the Borough to strengthen Darlington's role as a sub-regional centre and key location in the Tees Valley City Region.</p> <p>Providing enhanced infrastructure provision will be a key factor in helping the Borough to attract and retain businesses.</p> <p>This policy will also permit development to support the Borough's rural economy.</p>	<p>Promoting high quality sustainable design will help to make the Borough more attractive to investors and visitors, which in turn will have a positive impact upon the economic performance of the Borough. As the RSS acknowledges, it is Darlington's unique market town environment which enables it to attract employment in the financial and business services sectors which may not otherwise locate in the Tees Valley or the North-East.</p> <p>Requiring development to achieve Code for Sustainable Homes and BREEAM standards could provide a financial disincentive to certain developers on account of the perceived financial implications, however, this needs to be balanced against other potential costs to developers e.g. provision of physical, social and environmental infrastructure through planning obligations.</p>	No significant impacts.	The development of commercial scale renewable energy schemes could result in the creation of new job opportunities. Links with renewable R&D within the Tees Valley.
Objective 2: Adapting to and mitigating against climate change				
<ul style="list-style-type: none"> Mitigate and adapt to the impacts of climate change Identify and develop economic opportunities arising from climate change 	😞	😊	😊	😊
	--	++	+	++
Comments				
<ul style="list-style-type: none"> Increase the level of investment in clean technologies Increase the resilience to climate change (infrastructure, economic activity, spatial planning, agriculture, biodiversity, landscapes and land use, and housing and communities) Reduce energy consumption and greenhouse gas emissions 	<p>Encouraging new development will inevitably lead to increased energy consumption on account of the number of additional businesses and households that will be accommodated within the Borough during this period. Also this policy is likely to increase the need to travel, which will result in increased carbon emissions from transport.</p> <p>Ensure sustainable transport encouraged.</p>	<p>Encouraging sustainable design and construction techniques in new development, particularly through the location of development and making use of existing buildings will make a significant contribution to reducing carbon emissions and the Borough's impact upon climate change in the long term. This policy will require residential development to achieve progressively higher standards of the Code for Sustainable Homes and non-residential development to achieve the BREEAM 2008 standards 'very good' to 'outstanding'.</p>	<p>This policy states that planning obligations sought from all major developments could include the provision of at least 10% of overall energy generated from renewable sources, which would help to mitigate the impact of climate change.</p>	<p>Investing in renewable technology will have a significant impact in helping to reduce the level of greenhouse gas emissions, which will have a positive impact in helping to combat climate change.</p>






SA Objectives	THEME: ACHIEVING A MORE SUSTAINABLE COMMUNITY			
	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy
Objective 3: Living within environmental limits				
<ul style="list-style-type: none"> Minimise the use of global and local natural resources Reduce the ecological footprint and contribute to One Planet Living™ 	☹️	😊	😊	😊
	-	++	+	++
Comments				
<ul style="list-style-type: none"> Improve energy generation, efficiency and conservation (renewables, new technology low carbon) Reduce waste production and increase recycling Reduce pollution Reduce our impact on the environment through the production of more sustainable products and services 	<p>New development will result in increased land take; however, if development on brownfield sites is prioritised this policy will have a more positive impact.</p> <p>New development is also likely to increase the volume of road traffic, which could have a negative impact upon pollution levels. However, as this policy gives priority to delivering development in the town centre and on the town centre fringe there is more likelihood that development could be accessed by more sustainable transport modes, which will help to reduce overall pollution and carbon emissions from transport.</p> <p>To minimise the potential negative impacts of this policy, the necessary infrastructure should be provided to enable businesses and residents to engage in sustainable practices.</p>	<p>This policy will promote sustainable design and construction techniques. Simple measures such as the choice of building materials and the orientation of development will help to improve a building's energy efficiency. Other measures could include the incorporation of renewables and waste minimisation facilities.</p>	<p>This policy states that planning obligations sought from development could include infrastructure improvements to maximise accessibility within the Borough by a range of sustainable transport modes. In turn this will help to reduce the use of the car, contributing to tackling climate change.</p>	<p>The generation of green energy through the use of renewables will help to minimise greenhouse gas emissions. Promoting the development of renewable energy schemes will help Darlington to contribute to achieving the RSS's aim of sourcing 10% of the region's electricity consumption from renewable sources by 2010 rising to 20% by 2020.</p>
Objective 4: Developing a more sustainable employment market				
<ul style="list-style-type: none"> Increase the overall supply of jobs and diversity of employment opportunities Contribute to reducing worklessness by improving labour market inactivity rates and getting people back into employment in stable and competitive sectors 	😊	😊	😊	😊
	+	+	+	+
Comments				
<ul style="list-style-type: none"> Develop appropriate employment opportunities that are accessible, diverse and plentiful Encourage institutions and employers to attract and retain high calibre people Address barriers to work and create avenues to entering the labour market that are transparent and open to all Work with social enterprises and voluntary sector to tackle deprivation and improving the position, skills and aspirations of communities where worklessness is endemic Increase workforce diversity and ensure equality of opportunities 	<p>Facilitating the provision of new development will assist in the delivery of new employment opportunities, which will help to increase the overall supply of jobs. This will be important as trends indicate a decline in the ratio of jobs to working population.</p> <p>The provision of enhanced infrastructure will ensure that these opportunities are accessible for all. As the town centre is one of the locations where the delivery of new development will be prioritised, this will help to deliver accessible employment opportunities as there are good public transport links within the urban area.</p> <p>To maximise the positive impacts of this policy there needs to be education and training opportunities available to ensure local people possess the appropriate skills to access the jobs created.</p>	<p>Promoting high quality sustainable design will help to make the area more attractive to investors, which is likely to increase employment opportunities.</p> <p>If development incorporates sustainability principles it will be served by good public transport connections so it will ensure opportunities are accessible to all.</p>	<p>This policy states that planning obligations sought from development could include providing employment skills and training opportunities as part of the construction of major new development. In turn this will help improve the skill base of the local population and contribute to getting more people back into employment.</p>	<p>The development of commercial scale renewable energy schemes could result in the creation of new job opportunities. In addition, local labour should be used for installations.</p>

SA Objectives	THEME: ACHIEVING A MORE SUSTAINABLE COMMUNITY			
	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy
Objective 5: Establishing a strong learning and skills base				
<ul style="list-style-type: none"> Increase the level of investment in skills and training Create opportunities for education, training and life-long learning 	😊	😐	😊	😊
	+	=	++	++
Comments				
<ul style="list-style-type: none"> Raise individual aspirations and improve the demand for and access to learning (the young, training in employment, colleges and universities plus volunteering) Address barriers to work that prevent people from getting jobs, including low educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion Retain a skilled workforce by slowing out-migration and providing additional skills 	<p>Delivering new development within the Borough provides the opportunity to create new employment opportunities, which will help to reduce levels of out commuting as local job prospects for new and existing residents will be improved.</p> <p>To maximise the positive impacts of this policy there needs to be education and training opportunities available to ensure people possess the appropriate skills to access the jobs created.</p>	No significant impacts.	<p>This policy states that planning obligations sought from development could include providing employment skills and training opportunities as part of the construction of major new development. In turn this will help improve the skill base of the local population and contribute to getting more people back into employment.</p> <p>Also as this policy states, planning obligations could also be used to secure other important social infrastructure such as primary, secondary and tertiary education and extended services provision to serve new and existing communities.</p>	The development of commercial scale renewable energy schemes could result in job creation through Tees Valley R&D in renewable energy technologies. As the Tees Valley is at the forefront of developing new technologies, this would therefore require new skills to also be developed and invested in.
Objective 6: Improving health and well-being while reducing health inequalities				
<ul style="list-style-type: none"> Promote inclusiveness and reduce health inequality Decrease the causes of ill health (especially long term) and death by tackling the wider determinants of health 	😊	😊	😊	*
	+	++	+	+/-
Comments				
<ul style="list-style-type: none"> Increase access to essential localised healthcare provision Tackle the main causes of ill health (smoking, obesity and alcohol) by encouraging healthier lifestyles and diets Promote sport, exercise and active recreation Provide access to safe, green and open spaces for activity, use of active design, and access to the natural environment Improve the well-being and mental health of the population 	<p>Development will be permitted in the Borough's villages if it supports the provision of services, which could include new health care facilities.</p> <p>Delivering an attractive residential environment in an area which offers a range of employment opportunities will help contribute to a high quality of life for all.</p>	<p>Promoting high quality sustainable design will help to improve overall quality of life.</p> <p>Creating safe and functional outdoor spaces which can be used for sport and recreation will help to promote active lifestyles, which will have a positive impact on health.</p> <p>Ensuring that new development is integrated within the existing network of key social and community facilities, such as health care facilities will promote social inclusion.</p>	<p>This policy states that planning obligations sought from development could include the provision of affordable housing, which will help to ensure that everyone has the opportunity of living in a decent and affordable home. This in turn will help to reduce social inequalities within the Borough.</p> <p>As this policy states, planning obligations could also be used to secure other important social infrastructure such as healthcare facilities which would have a positive impact on quality of life.</p> <p>Delivering physical improvements such as the enhancement of open space and children's play areas will also have a notable impact on health and well being as it will help to promote active lifestyles.</p>	<p>Minimising levels of pollution will have a positive impact upon health and well being.</p> <p>Dependant upon the type of renewable scheme chosen, there may be an impact upon residential amenity. For example, certain schemes could have an impact in terms of visual intrusion and noise and odour could be a consequence of other schemes.</p>

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	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy
Objective 7: Safeguarding and enhancing environmental infrastructure				
<ul style="list-style-type: none"> Maintain and enhance the value and capacity of our environmental infrastructure Contribute towards the conservation and enhancement of geodiversity and biodiversity (especially key habitats and species) Encourage the reclamation and reuse of derelict / previously developed land - especially undesignated land which serves a strategic purpose, whilst retaining significant biodiversity / geodiversity of recognised local importance Contribute to the protection and enhancement of landscape character Contribute to protecting air and water (quality and resources) Ensure that robust 'ecosystem services' are at our disposal, for example wetlands and woodlands as carbon stores; the role of flood plains Promote green infrastructure (especially through urban design) 	☹️	😊	😊	☹️
	-	+	+	-
Comments				
	<p>Encouraging new development and regeneration activity in the Borough will result in increased land take which could lead to the destruction of important habitats and disturbance to species.</p> <p>Whilst a significant proportion of employment, services, infrastructure and new housing will be concentrated on previously developed land within the urban area, it will not be possible to satisfy this demand solely through the use of brownfield sites therefore some development will need to be delivered on greenfield sites.</p> <p>To minimise any negative impacts of this policy, investment in green infrastructure should be promoted.</p>	<p>This policy recommends that all development proposals should create safe, attractive, functional and integrated outdoor spaces that make a positive contribution to the Borough's green infrastructure network and promote biodiversity and geological interests.</p> <p>Promoting sustainable design will help contribute to the protection of air and water resources. New design will be expected to focus on achieving high standards of water efficiency and incorporate appropriate surface water drainage techniques. This policy will also support the creation of mixed use environments which will help to reduce the need to travel, which in turn will lead to reduced carbon emissions from transport.</p>	<p>This policy states that planning obligations sought from development could include securing improvements to biodiversity assets through enhancements for example to the green infrastructure network.</p>	<p>Depending upon the locations selected and the overall scale, renewable energy schemes could have an impact upon biodiversity within the Borough. However, before schemes are permitted, this policy requires a comprehensive assessment to be undertaken detailing the scheme's individual and cumulative impact upon the environment and if an adverse impact is identified, this policy requires schemes to incorporate mitigation measures.</p>
Objective 8: Building sustainable communities				
<ul style="list-style-type: none"> Contribute towards the development of sustainable communities Encourage local communities to be involved in decision making Decrease levels of and fear of crime Provide high quality, affordable housing with accessible services such as public transport, schools, hospitals and shops in places where people want to live and work (current and future residents) Encourage a safe and inclusive, well planned, well designed, well built and run community Provide a safe environment with open public spaces where people can relax and interact 	😊	😊	😊	😊
	+	++	++	++
Comments				
	<p>Encouraging new development within the Borough provides the opportunity to deliver new housing and other important local services to meet the needs of new and existing residents.</p>	<p>This policy aims to promote the creation of inclusive communities which are safe, attractive and offer high quality links to key social and community facilities. All development proposals will be required to incorporate the objectives of Secured by Design. Encouraging the provision of safe and attractive outdoor spaces will help to promote social interaction.</p>	<p>This policy states that planning obligations sought from development could help to secure necessary social infrastructure.</p>	<p>New skills will be developed and further employment opportunities may be created. This policy could also result in potentially more reliable sources of energy being utilised, particularly in the current climate of increasing energy costs, thus tackling fuel poverty.</p>

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	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy
Objective 9: Developing sustainable transport and communication				
<ul style="list-style-type: none"> Develop sustainable transport solutions that reduce the need to travel by private car plus encourage walking, cycling and the use of public transport 	😊	😊	😊	😞
	++	++	++	=
<ul style="list-style-type: none"> Increase access to jobs, facilities, goods, services and greenspace Encourage effective use of technology such as ICT and broadband, especially as an alternative to travel Balance the economic requirements for national and international travel with the need to reduce carbon emissions Develop sustainable transport networks in rural areas, taking into account changes to public services Embed sustainable transport within local development frameworks, including encouragement of production of sustainable travel plans 	Comments			
	Improving the transport infrastructure will ensure that new job opportunities, facilities and services are accessible to people outside as well as inside the Borough. Also prioritising development in the town centre and the town centre fringe could help to promote the use of sustainable transport modes as the urban area is served by excellent public transport links.	New development will be designed to allow a high degree of permeability by creating safe, convenient and attractive routes for pedestrians and cyclists and ensuring that developments are accessible by public transport.	Some of the key priorities which will be sought from planning obligations include road and highway improvements, as well as improving accessibility by a variety of modes of sustainable transport.	No significant impacts.
Objective 10: Promoting, enhancing and respecting culture and heritage				
<ul style="list-style-type: none"> Help to improve the image of the Borough and promote local pride and distinctiveness Develop tourism and leisure 	😊	😊	😐	😞
	+	++	=	-
<ul style="list-style-type: none"> Protect and enhance historic, cultural and natural assets Encourage engagement with and access to culture and heritage Promote participation in cultural and heritage activities 	Comments			
	This policy will seek to ensure that the Borough continues to fulfil its historic role as a market town. Improved infrastructure will help to boost the growth of tourism within the Borough.	This policy requires new development to reflect or enhance the natural and built characteristics which make a positive contribution to the local character and help to reinforce the distinctive sense of place. Promoting Darlington as a forward looking and 'green' Borough will help to portray a positive image of the area to visitors.	No significant impacts.	Depending upon the locations selected and the overall scale, certain renewable energy schemes could have a negative impact on the local landscape and townscape, particularly in terms of visual intrusion. However, before any schemes are permitted, this policy requires a comprehensive assessment to be undertaken detailing the scheme individual and cumulative impact in relation to the local landscape and if any adverse impacts are identified, mitigation measures must be incorporated within the scheme.
TOTAL	5	14	11	8

SA Objectives	THEME: QUALITY HOUSING FOR ALL				THEME: PROSPEROUS DARLINGTON	
	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision
Objective 1: Strengthening the Economy						
<ul style="list-style-type: none"> Increase employment levels and tackle the causes of deprivation Accelerate regeneration and optimise the use of brownfield sites in line with national planning guidance Increase the economic wealth and performance Improve levels of innovation, creativity and entrepreneurship amongst businesses, universities and communities Increase the number of new and existing businesses Assist in the delivery of the Regional Economic Strategy Action Plan Increase research on the environmental and social impacts associated with economic growth 	😊	*	😊	😊	😊	😊
	+	+/-	=	=	++	++
	Comments			Comments		
	New housing may encourage people to move into the Borough potentially bringing new skills.	Although no specific need or demand has yet been identified within the Borough, this policy will encourage the provision of live-work units in locations like the town centre fringe. As houses are designed for two separate uses; housing and employment space, it will help to provide space for small business and domestic entrepreneurship. As a result, this is likely to have a positive impact upon boosting the rate of small business start-ups and increasing employment opportunities within the Borough, thus helping to achieve sustainable economic growth in the medium-long term. On the other hand, this policy could have a slight negative impact as requesting that developments of a certain scale include specialist housing may discourage some developers, as construction costs may increase and this could affect the visibility of the development.	No significant impacts.	No significant impacts.	Increasing the supply of employment land will help to support the projected economic growth and will allow the Borough to attract investment that may not otherwise come to the North East region. As the RSS recognises, the development of high quality, accessible accommodation in areas such as Morton Palms and Central Park in Darlington will enable the Tees Valley to compete for employment at the higher value-added end of business and financial service sectors.	Expanding the tourism, leisure and culture provision in the Borough will have a significantly positive impact on the local and regional economy as it will help to attract inward investment.
Objective 2: Adapting to and mitigating against climate change						
<ul style="list-style-type: none"> Mitigate and adapt to the impacts of climate change Identify and develop economic opportunities arising from climate change Increase the level of investment in clean technologies Increase the resilience to climate change (infrastructure, economic activity, spatial planning, agriculture, biodiversity, landscapes and land use, and housing and communities) Reduce energy consumption and greenhouse gas emissions 	*	😊	😊	😐	😞	😞
	+/-	++	+	=	-	-
	Comments			Comments		
	Increasing the supply of housing will attract new households which will result in increased energy consumption and an increased volume of traffic. However, focusing high density development on brownfield sites within the town centre and on its fringe	This policy requires all new housing to be designed in accordance with Policy CS2. Therefore as new residential development will be required to meet progressively higher standards of the Code for Sustainable Homes, this policy will have a positive impact in relation to this objective.	Works to the existing housing stock may include making changes to estate layouts and the local environments, which in turn could have a positive impact in helping to reduce the impact of climate change.	No significant impacts.	Providing a continuous supply of employment land is likely to result in the creation of a number of new businesses within the Borough, which could lead to increased traffic generation which would contribute to increased greenhouse gas emissions. However, as this policy focuses employment provision close to the town centre or in the town centre fringe, employees could	Improving the Borough's tourism offer will increase the number of visitors to the Borough. Depending upon the mode of travel, this could generate an increased level of emissions.

SA Objectives	THEME: QUALITY HOUSING FOR ALL				THEME: PROSPEROUS DARLINGTON	
	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision
	will help to reduce the reliance upon the car, as employment and services will be in close proximity and good public transport links already exist within the urban area. In turn, it is likely that over time it will help reduce the level of carbon emissions, which will help to reduce the impact of climate change.				make use of the good public transport links on offer within the urban area. To maximise the positive impacts of this policy, businesses should be encouraged to adopt travel plans. The creation of new employment opportunities within the Borough will inevitably encourage a degree of in-commuting, which is likely to result in increased car use which would have implications for pollution levels.	
Objective 3: Living within environmental limits						
<ul style="list-style-type: none"> Minimise the use of global and local natural resources Reduce the ecological footprint and contribute to One Planet Living™ Improve energy generation, efficiency and conservation (renewables, new technology low carbon) Reduce waste production and increase recycling Reduce pollution Reduce our impact on the environment through the production of more sustainable products and services 					*	
	-	++	++	=	+/-	-
	Comments				Comments	
	An increased supply of new housing is likely to attract new residents to the Borough and as a consequence of population growth, the volume of traffic within the Borough is likely to increase, which in turn will have implications for pollution. Increased population will also put increased pressure on resources.	This policy will encourage the conversion and adaptation of existing dwellings to help contribute to achieving an overall balanced housing stock. In turn this will help to conserve natural resources. Also as this policy requires all new housing to be designed in accordance with Policy CS2, this policy is likely to have a significantly positive impact in relation to this objective.	Maximising the contribution of the existing housing stock will help to reduce the need for additional land take. Also by making the most of the natural resources locked up in building materials, it will reduce the demand for new raw materials and energy. However, this impact it will depend upon the quality of the housing stock to be improved.	No significant impacts.	This impact could potentially be either positive or negative. It is largely dependant upon the type of businesses encouraged and the ethics of their business with regard to aspects such as waste minimisation. However, as traditional industries such as manufacturing are in decline, service sector employment which is one of the Borough's key growth sectors are predominately cleaner industries. This impact will also largely be dependant upon the quality of accommodation. However, as Policy CS2 requires all non residential development to achieve BREEAM standards 'very good – outstanding', it is likely that buildings will have improved energy efficiency and incorporate facilities for recycling.	Improving the Borough's tourism offer will increase the number of visitors to the Borough. Depending upon the mode of travel, this could generate an increased level of emissions.

SA Objectives	THEME: QUALITY HOUSING FOR ALL				THEME: PROSPEROUS DARLINGTON	
	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision
Objective 4: Developing a more sustainable employment market						
<ul style="list-style-type: none"> Increase the overall supply of jobs and diversity of employment opportunities Contribute to reducing worklessness by improving labour market inactivity rates and getting people back into employment in stable and competitive sectors Develop appropriate employment opportunities that are accessible, diverse and plentiful Encourage institutions and employers to attract and retain high calibre people Address barriers to work and create avenues to entering the labour market that are transparent and open to all Work with social enterprises and voluntary sector to tackle deprivation and improving the position, skills and aspirations of communities where worklessness is endemic Increase workforce diversity and ensure equality of opportunities 	😊	😊	😞	😊	😊	😊
	+	+	=	+	++	++
	Comments			Comments		
	Increasing the provision of housing will help to broaden the housing offer within the Borough which will be important to help retain the Borough's younger generation, as well as helping accommodate and retain the in-migrants that will be drawn to the Borough to benefit from the economic growth opportunities. The impact of this policy however will be dependant upon the type of housing that is delivered.	The provision of a range of housing, particularly larger family housing will help to meet the needs and aspirations of the local workforce. Also an attractive housing stock will be more appealing to potential employers as good quality housing will be important if businesses are to be able to retain a high quality workforce. The provision of affordable housing will ensure that the Borough is able to retain its younger generation which will be critical to support future economic growth.	No significant impacts.	The continued provision for travelling groups at the existing sites within the Borough will provide groups with a degree of stability, which will allow them to access employment opportunities.	Increasing the diverse supply of employment land will help to attract a range of new businesses to the Borough, which in turn will provide a range of employment opportunities for local residents, helping to reduce levels of unemployment. This will be important as baseline trends indicate a decline in the ratio of jobs to working population. To maximise the positive impacts of this policy, it needs to be ensured that there are education and training opportunities available to ensure that the local population have the necessary skills to access employment opportunities. Ensuring that the focus of employment land is provided close to the town centre where public transport links are good or ensuring that sites are accessible off the main road network will ensure that employment opportunities are accessible for residents.	Depending upon the specific schemes that come forward, this policy could lead to significant job creation. However, to ensure that the impacts of this policy are maximised it must be ensured that higher quality jobs are created which are not just seasonal.

SA Objectives	THEME: QUALITY HOUSING FOR ALL				THEME: PROSPEROUS DARLINGTON	
	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision
Objective 5: Establishing a strong learning and skills base						
<ul style="list-style-type: none"> Increase the level of investment in skills and training Create opportunities for education, training and life-long learning Raise individual aspirations and improve the demand for and access to learning (the young, training in employment, colleges and universities plus volunteering) Address barriers to work that prevent people from getting jobs, including low educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion Retain a skilled workforce by slowing out-migration and providing additional skills 	☹️	☹️	☹️	😊	😊	☹️
	=	=	=	+	+	=
	Comments			Comments		
	No significant impacts, although as this policy will help to attract new residents to the Borough, it may help to generate a critical mass in certain locations which could help to support improvements to existing facilities such as education.	No significant impacts.	No significant impacts.	This policy would enhance the education standards for families as it would provide a degree of stability which would allow families to utilize local education facilities. If the established need cannot be met by existing provision and new sites are required to be brought forward, the site selection criteria requires new sites to have appropriate access to schools.	This policy could have an indirect impact in relation to this objective. If the supply of employment land is increased and more employment opportunities are created, it will hopefully help in raising individual aspirations and may encourage many people to invest in improving their skill base.	No significant impacts.
Objective 6: Improving health and well-being while reducing health inequalities						
<ul style="list-style-type: none"> Promote inclusiveness and reduce health inequality Decrease the causes of ill health (especially long term) and death by tackling the wider determinants of health Increase access to essential localised healthcare provision Tackle the main causes of ill health (smoking, obesity and alcohol) by encouraging healthier lifestyles and diets Promote sport, exercise and active recreation Provide access to safe, green and open spaces for activity, use of active design, and access to the natural environment Improve the well-being and mental health of the population 	😊	😊	😊	😊	*	😊
	+	++	++	++	+/-	+
	Comments			Comments		
	New housing will be developed to a higher standard which will have a positive impact on health and well being. As this policy will help to attract new residents to the Borough it may help to generate a critical mass in certain locations which could help to support improvements to existing facilities such as healthcare.	This policy requires all developments of a certain size to provide different types of specialist housing, which include older person's housing, special needs housing and lifetime homes. Specialist homes will provide more adaptable and flexible homes and will cater specifically for people's needs, improving their quality of life and enabling them to continue living in their own home. The provision of affordable housing is also encouraged through this policy. This will ensure all residents are able to live in decent accommodation and will help to reduce inequalities, by helping to create strong inclusive communities. The provision of affordable housing is particularly important as there is a continued need for	Improvements to the existing stock will help to increase the amount of decent homes available, which in turn will have a positive impact on health. Undertaking improvements to the existing housing stock in areas of low demand will also help to reduce inequalities within the Borough and will improve the quality of the residential environment which will have a positive impact upon overall quality of life.	The current sites at Honeypot Lane and Neasham Road both have good accessibility to job opportunities and social and community facilities. Allowing gypsies access to a healthy living environment will help to improve well-being and overall quality of life.	The impacts of this policy are likely to be mixed. Whilst this policy will help to broaden individual job prospects as a diverse range of new employment opportunities may be created, which in turn will have a positive impact on individual well being, encouraging economic growth is likely to lead to increased traffic and potentially pollution, which can create health problems. However, as this policy focuses employment provision on sites within the urban area where public transport links are good, this policy is likely to have less of a negative impact.	Increasing the provision of leisure and recreation facilities will have a positive impact on health and well being as it will help to promote active lifestyles. However, the impact will be dependant upon the location of specific schemes and how accessible they are to the local community. Encouraging the increased use of school buildings and playing fields to meet leisure needs will ensure greater accessibility for the local community. Improving the Borough's tourism offer will increase the number of visitors to the Borough. Depending upon the mode of travel, this could generate an increase in traffic and increased levels of pollution, which would have implications for the health of the population.

SA Objectives	THEME: QUALITY HOUSING FOR ALL				THEME: PROSPEROUS DARLINGTON	
	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision
		affordable housing in all parts of the Borough, particularly as recent studies have revealed the level of need is significantly greater than identified in 2005.				
Objective 7: Safeguarding and enhancing environmental infrastructure						
<ul style="list-style-type: none"> Maintain and enhance the value and capacity of our environmental infrastructure Contribute towards the conservation and enhancement of geodiversity and biodiversity (especially key habitats and species) Encourage the reclamation and reuse of derelict / previously developed land - especially undesignated land which serves a strategic purpose, whilst retaining significant biodiversity / geodiversity of recognised local importance Contribute to the protection and enhancement of landscape character Contribute to protecting air and water (quality and resources) Ensure that robust 'ecosystem services' are at our disposal, for example wetlands and woodlands as carbon stores; the role of flood plains Promote green infrastructure (especially through urban design) 	😊	😐	😊	😊	*	*
	+	=	+	+	+/-	+/-
	Comments			Comments		
	<p>This policy will give priority to delivering new housing on previously developed land (PDL) and reusing and converting suitable buildings, which in turn will help meet the regional target of delivering 75% of development on PDL.</p> <p>Limiting growth to the urban area will also help to maintain and protect the quality countryside for which the Borough is renowned for.</p>	No significant impacts.	<p>This policy proposes works to existing housing areas which could include making changes to the local environment e.g. investment in green infrastructure which would have a positive impact on biodiversity.</p>	<p>This policy would have a positive impact as this policy requires new sites to meet a series of site-selection criteria. One of the criterion states that in allocating new sites, natural resources will be protected.</p> <p>However, if the Gypsy and Traveller Needs Assessment reveals that the established need cannot be met on existing sites, it will mean that new sites will need to be allocated, which will result in increased land take which could have a negative impact on biodiversity or potentially impact upon the landscape character. To overcome these issues, this policy sets out site-selection criteria to ensure that sites are located and designed so as not have a significant negative impact on the natural environment or on the existing landscape amenity.</p>	<p>With the exception of Faverdale which is a greenfield site, this policy encourages the provision of new employment land in the urban area largely on previously developed sites.</p> <p>As Faverdale comprises a significant proportion of greenfield land, its development may have a detrimental impact upon biodiversity. To ensure that any potentially negative impacts of this policy are reduced, there should be investment in green infrastructure as part of any new employment development.</p> <p>Also dependant upon the scale of development, new employment development could have an impact upon landscape character.</p>	<p>Dependant upon the location and scale of specific schemes that come forward, schemes could have a detrimental impact on biodiversity. However, this policy could also see environmental enhancement of natural assets.</p> <p>Also depending upon the type and scale of facilities, schemes could have a visual impact on the landscape.</p> <p>If new schemes were focused on previously developed land, it could help to reduce their overall impact on the environment.</p>
Objective 8: Building sustainable communities						
<ul style="list-style-type: none"> Contribute towards the development of sustainable communities Encourage local communities to be involved in decision making Decrease levels of and fear of crime Provide high quality, affordable housing with accessible services such as public transport, schools, hospitals and shops in places where people want to live and work (current and future residents) Encourage a safe and inclusive, well planned, well designed , well built and run community 	😊	😊	😊	😊	😊	😊
	+	++	++	++	+	+
	Comments			Comments		
	<p>Increasing the intensity of development within and on the fringe of the town centre, around Bank Top and North Road railway stations, around district and local centres and along key public transport corridors will ensure that residents have access to a range of services.</p>	<p>This policy helps to deliver a broad mix of housing which meets residents' needs.</p>	<p>Focusing investment in the older housing areas will help to compliment the current hierarchy of settlements.</p> <p>Improving the overall quality of housing and the local environment will help residents feel safe and secure within their neighbourhood.</p> <p>Improving the existing housing stock will help to maintain the sense of community as people will not be</p>	<p>This policy will ensure that families have access to good quality accommodation which in turn will have a positive impact upon health and well being.</p> <p>The current sites at Honeypot Lane and Neasham Road both have good accessibility to job opportunities and social and community facilities.</p>	<p>Access to employment opportunities is a key requirement in the delivery of a sustainable community. People will want to live in areas with good employment opportunities.</p>	<p>Access to leisure and recreation facilities is a key requirement of a sustainable community. However, the impact of this policy will be dependant upon the location of specific schemes and how accessible they are to the local community. Encouraging the increased use of school buildings and playing fields to meet leisure needs will ensure greater</p>

SA Objectives	THEME: QUALITY HOUSING FOR ALL				THEME: PROSPEROUS DARLINGTON	
	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision
<ul style="list-style-type: none"> Provide a safe environment with open public spaces where people can relax and interact 			forced to move from their local area. In areas where housing regeneration is proposed, this policy promotes community engagement.			accessibility for the local community.
Objective 9: Developing sustainable transport and communication						
<ul style="list-style-type: none"> Develop sustainable transport solutions that reduce the need to travel by private car plus encourage walking, cycling and the use of public transport 	😊 ++	😊 +	😐 =	😐 =	😊 +	* +/-
<ul style="list-style-type: none"> Increase access to jobs, facilities, goods, services and greenspace Encourage effective use of technology such as ICT and broadband, especially as an alternative to travel Balance the economic requirements for national and international travel with the need to reduce carbon emissions Develop sustainable transport networks in rural areas, taking into account changes to public services Embed sustainable transport within local development frameworks, including encouragement of production of sustainable travel plans 	Comments				Comments	
	Encouraging a higher density of development within and on the fringe of the town centre, around Bank Top and North Road railway stations, around district and local centres and along key public transport corridors will help to generate critical mass to support improvements to existing facilities. Also as there are good public transport connections within the urban area, residents will have good accessibility to a range of services.	Although no specific need or demand has yet been identified within the Borough, the provision of live-work units will be encouraged in locations like the town centre fringe. Encouraging home based working could help to reduce the need to travel.	No significant impacts.	No significant impacts.	As this policy focuses employment provision close to the town centre or in the town centre fringe, employees could make use of the good public transport links on offer within the urban area. To maximise the positive impacts of this policy, businesses should be encouraged to adopt travel plans.	This policy identifies a strategic tourism opportunity in the vicinity of the A68/A1 (M) interchange. If a scheme in this location was to go ahead, it is unlikely to promote an increase in the use of sustainable transport modes on account of its location. Improvements to facilities to attract visitors could involve improvements to footpaths and public transport links. In turn this could improve the accessibility for local residents. Increased levels of tourism may result in additional car related trips into the town.
Objective 10: Promoting, enhancing and respecting culture and heritage						
<ul style="list-style-type: none"> Help to improve the image of the Borough and promote local pride and distinctiveness Develop tourism and leisure 	😐 =	😐 =	? ?	😊 +	😐 =	😊 ++
<ul style="list-style-type: none"> Protect and enhance historic, cultural and natural assets Encourage engagement with and access to culture and heritage Promote participation in cultural and heritage activities 	Comments				Comments	
	No significant impacts.	No significant impacts.	This impact would be dependent upon the architectural/historic value of the housing stock to be improved.	This policy would have a positive impact in relation to this objective as travelling groups are part of our culture and heritage. This policy requires new sites to meet a series of site-selection criteria. One of the criterion requires new sites to be located and designed so as not to have a negative impact on the natural, archaeological or historic environment.	No significant impacts.	This policy will have a significantly positive impact in relation to this objective as it seeks to expand the existing tourism, leisure and culture provision. This policy is also likely to see enhancements to the Borough's natural and built heritage assets as these are the assets which contribute to the local distinctiveness of the Borough.
TOTAL	6	10	8	8	6	6

SA Objectives	THEME: A DISTINCTIVE , GREENER, CLEANER ENVIRONMENT			THEME: A HEALTHY AND SAFE DARLINGTON
	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure
Objective 1: Strengthening the Economy				
<ul style="list-style-type: none"> Increase employment levels and tackle the causes of deprivation Accelerate regeneration and optimise the use of brownfield sites in line with national planning guidance Increase the economic wealth and performance Improve levels of innovation, creativity and entrepreneurship amongst businesses, universities and communities Increase the number of new and existing businesses Assist in the delivery of the Regional Economic Strategy Action Plan Increase research on the environmental and social impacts associated with economic growth 	😊	😞	*	😊
	+	-	+/-	+
	Comments			Comments
	<p>This policy focuses upon protecting and enhancing the Borough's local character and distinctiveness. This is important as the distinctiveness of the Borough is one of the factors which can help to attract people to the area, which in turn will have a positive impact upon the local economy.</p> <p>An attractive local environment can also be a key factor in encouraging businesses to locate within the Borough.</p>	<p>Requiring development to include measures to increase the biodiversity value of development may discourage some developers from investing in the Borough as additional costs may be incurred in the provision of green infrastructure where this may not be feasible or indeed appropriate. Also developers may incur further financial costs related to the future maintenance of biodiversity assets.</p> <p>Also restricting access and usage to help conserve an area's existing biodiversity value may discourage developers away from these areas where perhaps development could help to deliver important social or economic benefits.</p>	<p>This policy states that there will be controls to ensure the effective treatment of contaminated or unstable land, which in turn could allow brownfield sites to be redeveloped for economic benefit. However, these sites may not be desirable to potential investors particularly if the costs for site remediation need to be covered by the developer as this can have financial and time implications, however, this will not be an issue specific to the Borough as under the relevant environmental legislation the need to undertake site remediation works will be a requirement that developers will need to adhere to. Also to achieve reduced levels of air, land, water, light and noise pollution, businesses may be required to incorporate mitigation measures which could have financial implications which may discourage certain investors.</p> <p>Putting in place controls to protect against unsafe, unhealthy and polluting development will help to protect the amenity of some businesses dependant upon where they are located.</p>	<p>Enhancements to the green infrastructure network will help to deliver a high quality environment which will be an important factor in encouraging economic growth.</p>
Objective 2: Adapting to and mitigating against climate change				
<ul style="list-style-type: none"> Mitigate and adapt to the impacts of climate change Identify and develop economic opportunities arising from climate change Increase the level of investment in clean technologies Increase the resilience to climate change (infrastructure, economic activity, spatial planning, agriculture, biodiversity, landscapes and land use, and housing and communities) Reduce energy consumption and greenhouse gas emissions 	😊	😊	😊	😊
	+	+	++	+
	Comments			Comments
	<p>This policy seeks to protect and enhance the Borough's natural townscapes and landscapes, which could involve the protection of existing tree cover. This is important as trees serve as carbon stores.</p>	<p>This policy seeks to protect the ancient woodland and mature trees. This is important as woodlands serve as carbon stores. Measures to improve the overall biodiversity value of a site could also include increased tree cover.</p>	<p>By protecting the environment from unsafe, unhealthy and polluting development, it will help contribute to reduced greenhouse gas emissions.</p> <p>Also measures to reduce flood risk could include encouraging the principles of sustainable drainage systems (SUDS) which in turn would help to mitigate the potential impacts of climate change.</p>	<p>The provision of green infrastructure can help to mitigate the potential impacts of climate change. For example, by extending the walking and cycling network along green corridors, it will help to reduce reliance on private transport, which in turn will contribute to reduced emissions.</p> <p>Green spaces can also help to mitigate the potential impacts of climate change by reducing the speed of increased storm water runoff through storage of moisture.</p> <p>This policy also supports the protection and enhancement of the Tees Forest and the South Burdon Community Woodland. This is important as woodlands serve as carbon stores.</p>

SA Objectives	THEME: A DISTINCTIVE , GREENER, CLEANER ENVIRONMENT			THEME: A HEALTHY AND SAFE DARLINGTON
	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure
Objective 3: Living within environmental limits				
<ul style="list-style-type: none"> Minimise the use of global and local natural resources Reduce the ecological footprint and contribute to One Planet Living™ Improve energy generation, efficiency and conservation (renewables, new technology low carbon) Reduce waste production and increase recycling Reduce pollution Reduce our impact on the environment through the production of more sustainable products and services 	☹️	☹️	☺️	☺️
	=	=	++	+
	Comments			Comments
	No significant impacts.	No significant impacts.	This policy seeks to protect people and the environment from unsafe, unhealthy and polluting development.	The provision of green infrastructure can help to mitigate the potential impacts of climate change. For example, by extending the walking and cycling network along green corridors, it will help to reduce reliance on private transport, which in turn will contribute to reduced emissions and have a positive impact on reducing overall levels of pollution within the Borough.
Objective 4: Developing a more sustainable employment market				
<ul style="list-style-type: none"> Increase the overall supply of jobs and diversity of employment opportunities Contribute to reducing worklessness by improving labour market inactivity rates and getting people back into employment in stable and competitive sectors Develop appropriate employment opportunities that are accessible, diverse and plentiful Encourage institutions and employers to attract and retain high calibre people Address barriers to work and create avenues to entering the labour market that are transparent and open to all Work with social enterprises and voluntary sector to tackle deprivation and improving the position, skills and aspirations of communities where worklessness is endemic Increase workforce diversity and ensure equality of opportunities 	☹️	☹️	☹️	☹️
	=	=	=	=
	Comments			Comments
	No significant impacts.	No significant impacts.	No significant impacts.	No significant impacts.

SA Objectives	THEME: A DISTINCTIVE , GREENER, CLEANER ENVIRONMENT			THEME: A HEALTHY AND SAFE DARLINGTON	
	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure	
Objective 5: Establishing a strong learning and skills base					
<ul style="list-style-type: none"> Increase the level of investment in skills and training Create opportunities for education, training and life-long learning Raise individual aspirations and improve the demand for and access to learning (the young, training in employment, colleges and universities plus volunteering) Address barriers to work that prevent people from getting jobs, including low educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion Retain a skilled workforce by slowing out-migration and providing additional skills 	☹️	😊	☹️	😊	
	=	+	=	+	
	Comments			Comments	
	No significant impacts.	Providing improved access to biodiversity sites and the green infrastructure network will provide educational benefits for the local community.	No significant impacts.	Providing improved access to the green infrastructure network will provide educational benefits for the local community.	
Objective 6: Improving health and well-being while reducing health inequalities					
<ul style="list-style-type: none"> Promote inclusiveness and reduce health inequality Decrease the causes of ill health (especially long term) and death by tackling the wider determinants of health Increase access to essential localised healthcare provision Tackle the main causes of ill health (smoking, obesity and alcohol) by encouraging healthier lifestyles and diets Promote sport, exercise and active recreation Provide access to safe, green and open spaces for activity, use of active design, and access to the natural environment Improve the well-being and mental health of the population 	😊	😊	😊	😊	
	+	+	++	++	
	Comments			Comments	
	This policy seeks to enhance the quality of and access to the wider countryside. Providing residents with improved access to the countryside which will have a positive impact on health and well being on account of the recreational benefits offered by the countryside.	Providing improved access to biodiversity sites and the green infrastructure network will have a positive impact on health and overall quality of life. Also the increased protection of existing tree cover and the planting of new trees will be important as woodlands provide an important carbon store, which in turn will have health benefits.	Putting in place controls to protect against air, light and noise polluting development will help to protect the health and mental well being of local residents.	The provision of green infrastructure will provide more opportunities for sport and recreation, thus encouraging more people to adopt an active lifestyle, which will in turn deliver health benefits.	

SA Objectives	THEME: A DISTINCTIVE , GREENER, CLEANER ENVIRONMENT			THEME: A HEALTHY AND SAFE DARLINGTON
	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure
Objective 7: Safeguarding and enhancing environmental infrastructure				
<ul style="list-style-type: none"> Maintain and enhance the value and capacity of our environmental infrastructure Contribute towards the conservation and enhancement of geodiversity and biodiversity (especially key habitats and species) Encourage the reclamation and reuse of derelict / previously developed land - especially undesignated land which serves a strategic purpose, whilst retaining significant biodiversity / geodiversity of recognised local importance Contribute to the protection and enhancement of landscape character Contribute to protecting air and water (quality and resources) Ensure that robust 'ecosystem services' are at our disposal, for example wetlands and woodlands as carbon stores; the role of flood plains Promote green infrastructure (especially through urban design) 	😊	😊	😊	😊
	++	++	++	++
	Comments			Comments
	<p>This policy focuses upon improving and enhancing the Borough's natural townscapes and landscapes, including the appearance of the villages and the countryside.</p> <p>This policy seeks to protect and enhance designated areas of environmental value, as well as local nature reserves, local wildlife sites and the river corridors. This will have a positive impact in terms of the Borough's flora and fauna. Also undertaking enhancements to the river corridors will help to improve the quality of the Borough's water resources.</p>	<p>This policy focuses upon protecting and enhancing the Borough's key biodiversity resources, particularly those habitats identified in the Durham Biodiversity Action Plan (BAP).</p> <p>This policy affords a high degree of protection to biodiversity by ensuring that new development does not result in any loss of existing biodiversity value.</p> <p>To ensure that the positive impacts of this policy are maximised, the biodiversity value of both greenfield and brownfield sites should be recognised.</p>	<p>Developing appropriate controls for the treatment of contaminated or unstable land will help to protect water resources within the Borough.</p> <p>This policy also seeks to reduce levels of air pollution which will have a positive impact on air quality and will help to ensure that biodiversity is protected.</p> <p>Water resources will also receive a degree of protection through this policy as controls will be introduced to minimise adverse impacts on the Magnesian Limestone Aquifer and its associated groundwater source protection zones.</p>	<p>This policy will have a significantly positive impact in relation to this objective as it promotes investment in green infrastructure.</p> <p>The provision of green infrastructure will be important for maintaining and enhancing the biodiversity value of the Borough.</p>
Objective 8: Building sustainable communities				
<ul style="list-style-type: none"> Contribute towards the development of sustainable communities Encourage local communities to be involved in decision making Decrease levels of and fear of crime Provide high quality, affordable housing with accessible services such as public transport, schools, hospitals and shops in places where people want to live and work (current and future residents) Encourage a safe and inclusive, well planned, well designed , well built and run community Provide a safe environment with open public spaces where people can relax and interact 	😊	😐	😊	😊
	+	=	++	+
	Comments			Comments
	<p>Delivering an attractive local environment will be important in creating communities where people want to live.</p>	<p>No significant impacts.</p>	<p>This policy could help to promote social inclusion as people will not be forced to live in close proximity to air, light or noise polluting development.</p>	<p>Delivering an attractive local environment will be important in creating communities where people want to live.</p> <p>Also improvements to the green infrastructure network could help to provide improved accessibility by providing safe and secure routes between neighbouring communities.</p>

SA Objectives	THEME: A DISTINCTIVE , GREENER, CLEANER ENVIRONMENT			THEME: A HEALTHY AND SAFE DARLINGTON
	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure
Objective 9: Developing sustainable transport and communication				
<ul style="list-style-type: none"> Develop sustainable transport solutions that reduce the need to travel by private car plus encourage walking, cycling and the use of public transport 	😊	😊	😊	😊
	+	+	+	++
<ul style="list-style-type: none"> Increase access to jobs, facilities, goods, services and greenspace Encourage effective use of technology such as ICT and broadband, especially as an alternative to travel Balance the economic requirements for national and international travel with the need to reduce carbon emissions Develop sustainable transport networks in rural areas, taking into account changes to public services Embed sustainable transport within local development frameworks, including encouragement of production of sustainable travel plans 	Comments			Comments
	Improvements to the Borough's built and natural townscapes and landscapes could include improved footpaths and cycle routes. In turn this could improve accessibility and help to encourage increased levels of walking and cycling.	The provision of new green infrastructure as part of new development could help to increase levels of walking and cycling on account of the attractive natural environment created and could help to provide improved links to neighbouring areas.	Controls to reduce levels of air pollution could include locating new development close to sustainable transport networks.	This policy seeks to provide a quality, accessible, safe network of well connected spaces. This will therefore help to increase levels of walking and cycling on account of the attractive natural environment created and will provide improved links to neighbouring areas.
Objective 10: Promoting, enhancing and respecting culture and heritage				
<ul style="list-style-type: none"> Help to improve the image of the Borough and promote local pride and distinctiveness Develop tourism and leisure 	😊	😊	😐	😊
	++	+	=	+
<ul style="list-style-type: none"> Protect and enhance historic, cultural and natural assets Encourage engagement with and access to culture and heritage Promote participation in cultural and heritage activities 	Comments			Comments
	This policy focuses upon protecting and enhancing the distinctive qualities of the Borough's built and natural townscapes and landscapes, including enhancing locally important buildings and key historic features.	Biodiversity and geodiversity conservation and enhancement will help to portray a positive image of the Borough.	No significant impacts. Although putting controls in place to ensure the effective treatment of contaminated or unstable land will encourage sites to be brought back into active use which will have a positive impact on the image of the Borough.	The provision of a high quality greenspace network will help to enhance the visual amenity and historic character of the Borough.
TOTAL	9	6	11	12

SA Objectives	THEME: A VIBRANT TOWN CENTRE AND ACCESSIBLE LOCAL SHOPS AND SERVICES			THEME: EFFICIENT AND EFFECTIVE TRANSPORT INFRASTRUCTURE	
	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure
Objective 1: Strengthening the Economy					
<ul style="list-style-type: none"> Increase employment levels and tackle the causes of deprivation Accelerate regeneration and optimise the use of brownfield sites in line with national planning guidance 	😊	*	😊	😊	😊
	++	+/-	+	++	++
Comments			Comments		
<ul style="list-style-type: none"> Increase the economic wealth and performance Improve levels of innovation, creativity and entrepreneurship amongst businesses, universities and communities Increase the number of new and existing businesses Assist in the delivery of the Regional Economic Strategy Action Plan Increase research on the environmental and social impacts associated with economic growth 	The town centre already provides a significant source of employment for the Borough's residents and generates considerable turnover and wealth. Encouraging development within the town centre will help create new employment opportunities and help the Borough to compete more effectively with other major shopping destinations in the region, which in turn will help to stem the current leakage of expenditure.	Providing controls over the location of retail floorspace could potentially discourage some investors from locating in the Borough, as town centre or edge of centre sites may not allow their needs to be met. Focusing additional comparison floorspace in the town centre will help to strengthen the offer of the town centre and will help the Borough to compete more effectively with other major shopping destinations in the region, which in turn will help to stem the current leakage of expenditure.	The provision of shops, services and facilities in the Borough's district and local centres to help meet day-to-day needs could create a small number of local jobs, which in turn would benefit the local residents and the local economy. Depending upon the scale of facility, the provision of convenience goods can often provide higher job densities. Businesses are likely to be attracted to the Borough if the quality of life is good. Quality of life is directly influenced by access to a range of good quality local facilities.	Developing and enhancing the transport network will be important if the Borough is to strengthen its role as a key gateway to the North East region. Improvements to the transport network will help to tackle traffic congestion which will have positive economic benefits for new and existing businesses.	Improving the capacity of transport infrastructure within and beyond the Borough will be important for the Borough to benefit from national and international investment. Also improvements will help to improve the efficiency of the transport network by helping to tackle traffic congestion which will in turn have positive economic benefits for new and existing businesses.
Objective 2: Adapting to and mitigating against climate change					
<ul style="list-style-type: none"> Mitigate and adapt to the impacts of climate change Identify and develop economic opportunities arising from climate change 	😊	😊	😊	😊	*
	+	+	++	++	+/-
Comments			Comments		
<ul style="list-style-type: none"> Increase the level of investment in clean technologies Increase the resilience to climate change (infrastructure, economic activity, spatial planning, agriculture, biodiversity, landscapes and land use, and housing and communities) Reduce energy consumption and greenhouse gas emissions 	As the town centre is served by an excellent public transport network it is likely that more people will be encouraged to use sustainable transport modes to access facilities in the town centre. In turn this will help to reduce car usage which will contribute to reduced emissions, helping to mitigate the impacts of climate change.	Ensuring that the town centre remains the principal focus for comparison floorspace will have a considerably positive impact in helping to mitigate the impacts of climate change, as the town centre is served by excellent public transport links. In turn this could help to reduce car usage which will lead to a reduced level of carbon emissions from transport.	Providing day-to-day needs close to where people live will help to reduce the need to travel, which will contribute to reduced carbon emissions which will help to mitigate the impacts of climate change.	This policy will focus on developing and enhancing the Borough's transport network, prioritising improvements which cater for the needs of pedestrians, cyclists and public transport users. In turn this will help to encourage the use of sustainable transport modes, helping to reduce car usage and will contribute to reduced carbon emissions from transport. This policy will also support the implementation of school, workplace and residential travel plans which will help to promote the use of sustainable transport modes, which will contribute to reduced carbon emissions from transport.	Medium term priorities such as upgrading the capacity of the A66 and improving routes from the main urban area for all road users is likely to result in an increase in the volume of road traffic, which will cause an increased level of carbon emissions from transport. However, as the short - medium term priorities of this policy focus upon improvements to enhance the public transport network, this could encourage more people to travel using sustainable transport modes which will have a positive impact in gradually reducing the level of carbon emissions. Carefully planned infrastructure provision can help to promote sustainable patterns of activity, development and movement.

SA Objectives	THEME: A VIBRANT TOWN CENTRE AND ACCESSIBLE LOCAL SHOPS AND SERVICES			THEME: EFFICIENT AND EFFECTIVE TRANSPORT INFRASTRUCTURE		
	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure	
					To enhance the positive benefits of this policy, school, workplace and residential travels plans should be implemented.	
Objective 3: Living within environmental limits						
<ul style="list-style-type: none"> Minimise the use of global and local natural resources Reduce the ecological footprint and contribute to One Planet Living™ Improve energy generation, efficiency and conservation (renewables, new technology low carbon) Reduce waste production and increase recycling Reduce pollution Reduce our impact on the environment through the production of more sustainable products and services 	😊	😊	😊	😊	*	
	+	+	+	+	+/-	
	Comments			Comments		
	This policy could have a slight positive impact in relation to this objective. As the town centre is served by an excellent public transport network it may help reduce the reliance upon the private car, which in turn would have a positive impact upon air quality.	Ensuring that the town centre remains the principal focus for comparison floorspace will have a considerably positive impact in helping to mitigate the impacts of climate change, as the town centre is served by excellent public transport links. In turn this could help to reduce car usage which will lead to a reduced level of carbon emissions.	Providing day-to-day needs close to where people live will help to reduce the need to travel, which will contribute to reduced carbon emissions which will help to mitigate the impacts of climate change. District and local centres could also provide the focus for the provision of community recycling facilities.	This policy will focus on developing and enhancing the Borough's transport network, prioritising improvements which cater for the needs of pedestrians, cyclists and public transport users. In turn this will help to encourage use of sustainable transport modes, helping to reduce car usage and overall levels of pollution.	Medium term priorities such as upgrading the capacity of the A66 and improving routes from the main urban area for all road users is likely to result in an increase in the volume of road traffic, which will cause an increased level of carbon emissions from transport. However, as the short - medium term priorities of this policy focus upon improvements to enhance the public transport network, this could encourage more people to travel using sustainable transport modes which will have a positive impact in gradually reducing the level of carbon emissions. Undertaking infrastructure improvements within the Durham Tees Valley Airport site could lead to increased air travel on account of enhanced connections. In turn this would generate increased pollution. To enhance the positive benefits of this policy, school, workplace and residential travels plans should be implemented.	

SA Objectives	THEME: A VIBRANT TOWN CENTRE AND ACCESSIBLE LOCAL SHOPS AND SERVICES			THEME: EFFICIENT AND EFFECTIVE TRANSPORT INFRASTRUCTURE		
	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure	
Objective 4: Developing a more sustainable employment market						
<ul style="list-style-type: none"> Increase the overall supply of jobs and diversity of employment opportunities Contribute to reducing worklessness by improving labour market inactivity rates and getting people back into employment in stable and competitive sectors Develop appropriate employment opportunities that are accessible, diverse and plentiful Encourage institutions and employers to attract and retain high calibre people Address barriers to work and create avenues to entering the labour market that are transparent and open to all Work with social enterprises and voluntary sector to tackle deprivation and improving the position, skills and aspirations of communities where worklessness is endemic Increase workforce diversity and ensure equality of opportunities 	😊	😊	😊	😊	😊	
	++	+	+	+	++	
	Comments			Comments		
	<p>Focusing development in the town centre will mean that job opportunities are accessible, as the town centre is served by an excellent public transport network.</p> <p>Also giving priority to retail-led development in the Commercial Street area will lead to further job creation.</p>	<p>Ensuring that the town centre remains the principal focus for comparison floorspace and ensuring that convenience floorspace is located where it will be easily accessible to local residents will ensure that any subsequent job opportunities are highly accessible.</p>	<p>Retaining the existing hierarchy of district and local centres as well as supplementing the current hierarchy with two new local centres will provide small scale employment opportunities which are accessible to local residents.</p>	<p>This policy will focus upon supporting the improvement of pedestrian, cycling and public transport networks giving priority to schemes which improve accessibility to employment opportunities.</p>	<p>Undertaking improvements to the transport infrastructure within and beyond the Borough will help to ensure that employment opportunities are accessible to all.</p>	
Objective 5: Establishing a strong learning and skills base						
<ul style="list-style-type: none"> Increase the level of investment in skills and training Create opportunities for education, training and life-long learning Raise individual aspirations and improve the demand for and access to learning (the young, training in employment, colleges and universities plus volunteering) Address barriers to work that prevent people from getting jobs, including low educational attainment, low skills, low aspirations, ill health, poor access to transport, poor access to childcare and social exclusion Retain a skilled workforce by slowing out-migration and providing additional skills 	😐	😐	😐	😊	😐	
	=	=	=	+	=	
	Comments			Comments		
	No significant impacts.	No significant impacts.	No significant impacts.	<p>This policy will focus upon supporting the improvement of pedestrian, cycling and public transport networks giving priority to schemes which improve accessibility to education. In turn this could encourage more people to access education and training opportunities which will help to improve their overall job prospects.</p>	No significant impacts.	

SA Objectives	THEME: A VIBRANT TOWN CENTRE AND ACCESSIBLE LOCAL SHOPS AND SERVICES			THEME: EFFICIENT AND EFFECTIVE TRANSPORT INFRASTRUCTURE		
	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure	
Objective 6: Improving health and well-being while reducing health inequalities						
<ul style="list-style-type: none"> Promote inclusiveness and reduce health inequality Decrease the causes of ill health (especially long term) and death by tackling the wider determinants of health Increase access to essential localised healthcare provision Tackle the main causes of ill health (smoking, obesity and alcohol) by encouraging healthier lifestyles and diets Promote sport, exercise and active recreation Provide access to safe, green and open spaces for activity, use of active design, and access to the natural environment Improve the well-being and mental health of the population 	☹️	😊	😊	😊	*	
	=	+	++	++	+/-	
	Comments			Comments		
	No significant impacts.	Ensuring that retail facilities are highly accessible will have a positive impact on overall quality of life.	Ensuring that residents have access to a range of local services and facilities in order to meet their day-to-day needs will help to reduce social exclusion and improve overall quality of life, helping to tackle inequalities across the Borough. The provision of facilities such as cafes and pubs can also provide an important focus for community interaction. This policy may result in increased provision of healthcare facilities, which would have a positive impact upon the health and well being of the community. This will be particular important in the context of Middleton St George as at present there are only two GP surgeries located outside of the urban area.	This policy will focus upon supporting the improvement of pedestrian, cycling and public transport networks giving priority to schemes which improve access to healthcare. Improvements to the pedestrian network and improved cycle routes are likely to encourage more people to adopt an active lifestyle which will deliver positive health benefits. Promoting the use of more sustainable transport modes will also help to improve air quality within the Borough which will have positive health benefits for local residents.	Undertaking improvements to the Borough's sustainable transport networks could help to promote the use of more sustainable transport modes, which will help to improve air quality within the Borough and bring about positive health benefits for local residents. However, the medium term priorities set out within this policy such as upgrading the capacity of the A66 and improving routes from the main urban area for all road users is likely to result in an increase in the volume of road traffic, which will cause an increased level of carbon emissions which will have a negative impact on the health of the population. To enhance the positive benefits of this policy, school, workplace and residential travels plans should be implemented.	
Objective 7: Safeguarding and enhancing environmental infrastructure						
<ul style="list-style-type: none"> Maintain and enhance the value and capacity of our environmental infrastructure Contribute towards the conservation and enhancement of geodiversity and biodiversity (especially key habitats and species) Encourage the reclamation and reuse of derelict / previously developed land - especially undesignated land which serves a strategic purpose, whilst retaining significant biodiversity / geodiversity of recognised local importance Contribute to the protection and enhancement of landscape character Contribute to protecting air and water (quality and resources) 	😊	😊	☹️	😊	😊	
	+	+	-	+	+	
	Comments			Comments		
	Focusing the majority of additional town centre related uses in the town centre will help to prevent the development of out-of-town greenfield sites for retail development.	Prioritising the town centre as the focus for additional comparison floorspace will help to prevent further development of out-of-town retail parks which will have a positive impact in relation to this objective. Also as the town centre offers good public transport links, more visitors to the town centre may be inclined to travel using sustainable transport modes, which would have a positive impact in reducing the level of carbon emissions, thus	The designation of two new local centres will lead to increased development in particular areas of the Borough which will have an impact upon visual amenity and could potentially have an impact on biodiversity. To reduce any potential negative impacts associated with this policy, investment in green infrastructure should be promoted.	This policy is likely to support investment in green infrastructure if it will provide improvements to pedestrian and cycle networks.	This policy could result in investment in the Borough's green infrastructure network in order to improve pedestrian and cycle routes between the main urban area and the villages.	

SA Objectives	THEME: A VIBRANT TOWN CENTRE AND ACCESSIBLE LOCAL SHOPS AND SERVICES			THEME: EFFICIENT AND EFFECTIVE TRANSPORT INFRASTRUCTURE		
	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure	
<ul style="list-style-type: none"> Ensure that robust 'ecosystem services' are at our disposal, for example wetlands and woodlands as carbon stores; the role of flood plains Promote green infrastructure (especially through urban design) 		improving air quality.				
Objective 8: Building sustainable communities						
<ul style="list-style-type: none"> Contribute towards the development of sustainable communities Encourage local communities to be involved in decision making Decrease levels of and fear of crime Provide high quality, affordable housing with accessible services such as public transport, schools, hospitals and shops in places where people want to live and work (current and future residents) Encourage a safe and inclusive, well planned, well designed , well built and run community Provide a safe environment with open public spaces where people can relax and interact 	😊	😊	😊	😊	😊	
	+	+	++	++	++	
	Comments			Comments		
	As the town centre is well served by public transport, focusing employment, retail and service facilities in the town centre or in the town centre fringe will increase the accessibility for all. In turn this will help to reduce social inequalities. Also improving the physical fabric of the town centre and increasing footfall within the centre will help visitors to the town centre to feel safe and secure.	As the town centre is well served by public transport, focusing development in the town centre or in the town centre fringe will ensure that jobs and services are highly accessible. In turn this will help to reduce social inequalities.	This policy will allow everyday amenities to be provided near to communities, therefore in the long term this may help to instil a strong sense of community. Designating a further local centre at Middleton St George will improve accessibility to facilities for residents living in rural communities to the east of the Borough. Improving the vitality of existing centres and defining two new local centres may possibly lead to an increase in overall environmental quality, which in turn would help to reduce crime and anti-social behaviour and improve community safety.	Providing improved accessibility to a range of facilities and services including healthcare, education, shopping and leisure, as well as employment opportunities is a key component of a truly sustainable community.	Undertaking improvements to the transport infrastructure within and beyond the Borough will help to ensure that facilities and services including healthcare, education, shopping and leisure, as well as employment opportunities are accessible to all.	
Objective 9: Developing sustainable transport and communication						
<ul style="list-style-type: none"> Develop sustainable transport solutions that reduce the need to travel by private car plus encourage walking, cycling and the use of public transport Increase access to jobs, facilities, goods, services and greenspace Encourage effective use of technology such as ICT and broadband, especially as an alternative to travel Balance the economic requirements for national and international travel with the need to reduce carbon emissions Develop sustainable transport networks in rural areas, taking into account changes to public services 	😊	😊	😊	😊	😊	
	++	++	+	++	++	
	Comments			Comments		
	As the town centre is well served by public transport, focusing development in the town centre is likely to encourage increased use of sustainable transport modes.	As the town centre is well served by public transport, focusing any additional development in the town centre is likely to encourage the use of sustainable transport modes.	The provision of shops and services within district and local centres allows everyday needs to be met locally. In turn this will reduce the need to travel, so may therefore increase levels of walking and/or cycling. It also ensures residents are not disadvantaged if they do not have access to a car.	This policy will have a significantly positive impact in relation to this objective. This policy will give priority to initiatives which facilitate the development and implementation of school, workplace and residential travel plans.	The short-medium term priorities of this policy focus on improvements to the Borough's sustainable transport network, which in turn is likely to encourage increased use of sustainable transport modes.	

SA Objectives	THEME: A VIBRANT TOWN CENTRE AND ACCESSIBLE LOCAL SHOPS AND SERVICES			THEME: EFFICIENT AND EFFECTIVE TRANSPORT INFRASTRUCTURE	
	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure
<ul style="list-style-type: none"> Embed sustainable transport within local development frameworks, including encouragement of production of sustainable travel plans 					
Objective 10: Promoting, enhancing and respecting culture and heritage					
<ul style="list-style-type: none"> Help to improve the image of the Borough and promote local pride and distinctiveness Develop tourism and leisure Protect and enhance historic, cultural and natural assets Encourage engagement with and access to culture and heritage Promote participation in cultural and heritage activities 	😊	😊	😐	😊	😊
	+	+	=	+	+
	Comments			Comments	
	<p>Prioritising the town centre as the focus for development of additional town centre related uses will help to strengthen Darlington's role as a historic market town and ensure that the physical fabric of the town centre is maintained. It will however be important to ensure that the town centre is not over developed, as this could lead to a loss of local distinctiveness.</p> <p>Also strengthening the vitality and viability of the town centre will enhance the image of the Borough and will provide the focus of civic pride and tourism.</p>	<p>Placing controls over the location of new floorspace will help to protect the unique historic character of the Borough and prioritising the town centre as the focus for the development of additional comparison floorspace will enhance the vitality and viability of the town centre, which will help to improve the image of the Borough.</p>	<p>No significant impacts.</p>	<p>Improvements to the transport network, which focus on providing improved accessibility by modes of public transport, could help to attract new visitors to the Borough.</p> <p>Promoting the area as a forward thinking and 'green' Borough will help to improve the overall image of the Borough.</p>	<p>Undertaking improvements to the transport infrastructure within and beyond the Borough will help to make the Borough more accessible, which in turn could help to attract an increased visitor population.</p>
TOTAL	11	9	9	15	10

Appendix F: Cumulative Impact Assessment

SA Objectives	Core Strategy Themes																			Cumulative Effects	
	Achieving a More Sustainable Community				Quality Housing for All				Prosperous Darlington		A Distinctive, Greener, Cleaner Environment			A Healthy and Safe Darlington	A Vibrant Town Centre and Accessible Local Shops and Services			Efficient and Effective Transport Infrastructure			
	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure		
1. Strengthening the Economy	++	+/-	=	+	+	+/-	=	=	++	++	+	-	+/-	+	++	+/-	+	++	++	+++++	3
	++				+				++		+/-			+	++			++			
2. Adapting to and mitigating against climate change	--	++	+	++	+/-	++	+	=	-	-	+	+	++	+	+	+	++	++	+/	+++++	4
	++				++				--		++			+	++			++			
3. Living within environmental limits	-	++	+	++	-	++	++	=	+/-	-	=	=	++	=	+	+	+	+	+/	+++++	5
	++				++				-		++			=	++			+			
4. Developing a more sustainable employment market	+	+	+	+	+	+	=	+	++	++	=	=	=	=	++	+	+	+	++	+++++	3
	++				++				++		=			=	++			++			
5. Establishing a strong learning and skills base	+	=	++	++	=	=	=	+	+	=	=	+	=	+	=	=	=	+	=	+++++	6
	++				+				+		+			+	=			+			
6. Improving health and well-being while reducing health inequalities	+	++	+	+/-	+	++	++	++	+/-	+	+	+	++	++	=	+	++	++	+/	+++++	1
	++				++				+		++			++	++			++			
7. Safeguarding and enhancing environmental infrastructure	-	+	+	-	+	=	+	+	+/-	+/-	++	++	++	++	+	+	-	+	+	+++++	4
	+/-				++				+/-		++			++	+			++			
8. Building sustainable communities	+	++	++	++	+	++	++	++	+	+	+	=	++	+	+	+	++	++	++	+++++	1
	++				++				++		++			+	++			++			
9. Developing sustainable transport and communication	++	++	++	=	++	+	=	=	+	+/-	+	+	+	++	++	++	+	++	++	+++++	1
	++				++				+		++			++	++			++			
10. Promoting, enhancing and respecting culture and heritage	+	++	=	-	=	=	?	+	=	++	++	+	=	+	+	+	=	+	+	+++++	2
	++				+				++		++			+	++			++			

Appendix G: Preferred Options Compatibility Matrix

	Core Strategy Themes																			Cumulative Effects	
	Achieving a More Sustainable Community				Quality Housing for All				Prosperous Darlington		A Distinctive, Greener, Cleaner Environment			A Healthy and Safe Darlington	A Vibrant Town Centre and Accessible Local Shops and Services			Efficient and Effective Transport Infrastructure			
	CS1: Darlington's Sub-regional Role and Locational Strategy	CS2: Promoting Good Quality, Sustainable Design	CS3: Paying for Development Infrastructure	CS4: Renewable Energy	CS5: New Housing Provision	CS6: New Housing For All	CS7: The Existing Housing Stock	CS8: Accommodating Travelling Groups	CS9: Supporting the Local Economy	CS10: Expanding Tourism, Leisure and Culture Provision	CS11: Local Character and Distinctiveness	CS12: Biodiversity and Geodiversity	CS13: Environment Protection	CS14: Green Infrastructure	CS15: The Town Centre	CS16: Further Retail Provision	CS17: District and Local Centres and Freestanding Local Facilities	CS18: Sustainable Transport Networks	CS19: Improving Transport Infrastructure		
CS1: Darlington's Sub-regional Role and Locational Strategy		=	+	=	++	=	+	=	++	++	+	-	-	+	++	+	+	+	++	+ 15	
CS2: Promoting Good Quality, Sustainable Design	+		=	+	+	++	+	+	+	+	++	+	++	+	+	+	+	+	++	+	+ 21
CS3: Paying for Development Infrastructure	+	+		=	=	++	+	=	=	+	+	++	=	++	=	=	+	++	+	+ 15	
CS4: Renewable Energy	+	=	=		=	=	=	=	=	?	?	+	=	=	=	=	=	=	=	+ 2	
CS5: New Housing Provision	++	+	+	=		++	+	=	+	=	-	-	=	=	=	=	+	+/-	=	+ 7	
CS6: New Housing For All	=	+	=	=	+		++	=	+	=	=	=	=	=	=	=	=	=	=	+ 5	
CS7: The Existing Housing Stock	=	+	=	=	+	+		=	=	=	+	+	=	+	=	=	=	=	=	+ 6	
CS8: Accommodating Travelling Groups	=	=	=	=	=	=	=		=	=	?	?	=	=	=	=	=	=	=	= 0	
CS9: Supporting the Local Economy	++	+	+	=	+	=	=	=		+	-	-	=	=	+	+	=	+/-	=	+ 6	
CS10: Expanding Tourism, Leisure and Culture Provision	+	=	=	=	=	=	=	=	+		+	+	=	+	+	=	=	-	=	+ 5	
CS11: Local Character and Distinctiveness	=	+	=	=	=	=	+	=	+	+		++	=	++	=	=	=	=	=	+ 8	
CS12: Biodiversity and Geodiversity	=	+	=	=	=	=	=	=	=	+	+		=	+	=	=	=	=	=	+ 4	
CS13: Environment Protection	+/-	+	=	=	+/-	=	=	=	+/-	=	+	++		+	=	=	=	=	=	+ 5	
CS14: Green Infrastructure	+	+	=	=	=	=	+	=	=	+	++	++	=		=	=	+	++	+	+ 12	
CS15: The Town Centre	++	+	=	=	=	=	=	=	+	+	=	-	=	=		++	+	+	=	+ 8	
CS16: Further Retail Provision	=	=	=	=	=	=	=	=	+	=	=	=	=	=	++		+	+	=	+ 5	
CS17: District and Local Centres and Freestanding Local Facilities	+	+	=	=	=	=	=	=	+	+	=	-	=	=	++	+		+	=	+ 7	
CS18: Sustainable Transport Networks	+	+	=	=	=	=	+	=	++	+	+	+	=	++	+	=	+		++	+ 14	
CS19: Improving Transport Infrastructure	++	+	=	=	+	=	+	=	++	++	+/-	-	=	+	+	=	+	+		+ 12	

