

DARLINGTON LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY

Proposed Minor Amendments to the Publication Draft Core Strategy*, October 2010

*Note: these are up to date as of 28th October 2010. There may well need to be further minor amendments as things change during the Examination. The Council will provide an update to this list, as the Examination process is nearing completion, to ensure the document is as up to date as possible.

Page/Para/Fig Ref No.	Change required	Why change is required
Page 2	Remove all text prior to the heading 'Contact Us'.	Text relates only to Publication Draft document
Page 3	Remove of all text on this page. Replacement appropriate foreword to be inserted into adopted document.	Text relates only to Publication Draft document
Page 4	Amend page numbers.	Consequential to any changes to the document recommended by the Inspector
CHAPTER 1		
Page 5, para 1.3, 1st sentence	Delete.	To reflect the situation as it is likely to be at adoption.
Page 5, Table 1.1, Title	Change to 'The Eventual Local Development Framework (LDF) for Darlington'.	A more accurate title
Page 6, para 1.6	Delete heading before this section.	Text relates only to Publication Draft document
Page 6, Para 1.6, 1st sentence	Replace with 'This document is the Council's LDF Core Strategy.'	Text relates only to Publication Draft document
Page 6, para 1.7	Delete last part of first sentence 'and is due to be submitted to the Government for Independent Examination shortly'.	Superfluous.
Page 6 para 1.7	Add a further sentence after the penultimate sentence as follows: Minerals Safeguarding Areas will be illustrated on the Darlington LDF Proposals Map.	For clarification and in response to representation from the Coal Authority (025)
Page 6, para 1.9	Delete first two sentences, and the word 'also' from 3rd sentence.	Text relates only to Publication Draft document
Page 6, para 1.9, note 4	Delete.	Text relates only to Publication Draft document
Page 6, Figure 1.2	Delete.	Relates only to Publication Draft document
Page 7, First heading and paras. 1.11 and 12	Change 'Habitat' to 'Habitats'.	To correct terminology
Page 7, para 1.11, 2nd sentence	Remove the wording 'Publication Draft'.	To remove specific reference to publication draft version of the Core Strategy.
Page 7, note 6	Change 'speices' to 'species'.	Typographical correction.
Page 7, para 1.12-1.15 inclusive	Delete all text and heading before.	
CHAPTER 2		
Page 10, para 2.10,	Add 'and the Tees Valley Local Enterprise Partnership.' after '...(TVU)'	To reflect the more up to date sub-regional

Page/Para/Fig Ref No.	Change required	Why change is required
first sentence		position and recent government announcements about Local Enterprise Partnerships
Page 10, para 2.10, last sentence	Add 'Economic Regeneration' after '...emerging Tees Valley' and add ', and provide a robust evidence base for external funding opportunities such as the Regional Growth Fund' after '..intervention'	To reflect the more up to date sub-regional position and recent government announcements re Regional Growth Fund
Page 13, para 2.15, after last sentence	Add new sentence: 'The priority locations for development and investment reflect both Darlington's established gateway role and are adjacent to, or contain the most deprived communities. This offers an opportunity to work with business and resident communities and link local employment opportunities with local people to deliver truly sustainable economic development.'	To better reflect and highlight the Council's ambition to link economic regeneration and growth with improving deprived neighbourhoods.
Page 10, para 2.11, 1st sentence	Replace 'surplus school sties' with 'surplus school sites'	Typographical error.
Page 11-13, Table 2.2	Add 'CS14 (local distinctiveness)' into the 'where it is dealt with in this document' column under 'helping businesses to grow and attract new ones' and minimising carbon emissions.	For completeness, and to respond to representation from English Heritage (017).
Page 15, para. 2.19, side note 18	Add to end of sentence '...or any successor document'.	To refer to the most up to date version of the infrastructure delivery plan .
Page 17, para 2.29	Amend to read '..exceptional retail, cultural and leisure facilities and historic assets will also be cited	To explicitly reference historic assets, and respond to representation from English Heritage (017).
CHAPTER 3		
Page 20, para. 3.1.10, 1st sentence	Replace 'Darlington Urban Area' with 'main urban area', and add a side note that explains 'this is the area that is within the limits to development for the main built up area, to be identified on the LDF Proposals Map through the Making Places DPD.'	To clarify the area referred to, and explain the term.
Page 21, para. 3.1.13, 1st sentence	Replace 'Darlington Urban Area' with 'main urban area'.	To clarify area being referred to.
Page 21, Policy CS1, last para	Replace 'Darlington Urban Area' with 'main urban area'.	To clarify area being referred to.
Page 22, para 3.2.3, third sentence	Replace 'major developments' with 'significant developments'	To be consistent with the Revised SCI
Page 23, para 3.2.5, first sentence	Add 'Supplementary Planning Document or any successor'	To clarify procedure and address representation from St Modwen Development Limited (024).
Policy CS2	Reword CS2b to 'reflect and/or enhance Darlington's distinctive natural, built <i>and historic</i> characteristics...'	To respond to representation from English Heritage (017)
Page 24, para 3.3.3,	Replace 'and the potential landscape and visual impact' with 'as well as the	To clarify and address representation from

Page/Para/Fig Ref No.	Change required	Why change is required
second sentence	potential landscape and visual impact studies'	Durham County Council (008)
Page 25, para 3.3.7, second sentence	Replace 'It could encompass' with 'It should encompass'	To clarify
Page 25, para 3.3.7, third sentence	Replace 'new development' with 'new significant developments'	To clarify
Page 25, para 3.3.7, fourth sentence	Replace 'in the strategic development locations' with strategic locations	To clarify
Page 25, para 3.3.7, last sentence	Replace 'development requires' with 'development required'	Typographical error
Page 26, Policy CS3	Amend CS3a to 'the surrounding natural, built, historic and cultural ...'	To address representation from English Heritage (017)
Page 26, Policy CS3, 1.	Replace 'Darlington Urban Area' with 'main urban area'.	To clarify area being referred to.
Page 26, Policy CS3	Replace 'major developments' with 'significant developments'	To be consistent with the Revised SCI
Page 28, Policy CS4	Replace 'Planning obligations may be sought, where appropriate, from major developments' with 'Planning obligations may be sought, where appropriate, from significant developments'	To be consistent with the Revised SCI
CHAPTER 4		
Page 30, Para. 4.1.2	Replace '(see page 17) at end of paragraph with new page number if appropriate.	Consequential to any changes to the document recommended by the Inspector
CHAPTER 5		
Page 37, para. 5.0.7	Add new note at end of first sentence: 'This Strategy adopts the same definition of main town centre uses as PPS4, and includes 'intensive' sport and recreation uses. These are those sport and recreation facilities referred to elsewhere in the Strategy that make 'intensive use of land, normally comprising built facilities which attract a large number of visits (as defined in PPS4 Practice Guidance, para C15). Health and fitness centres are one example.	To clarify the meaning of the terms 'main town centre uses' and 'intensive sport and recreation' in para 5.0.7 and Policy CS7.
CHAPTER 6		
Page 44, para.6.1.5, side note 3	Add in side note to go with this reference 'PPS1: Delivering Sustainable Development'. Consequential changes to side note numbering in rest of Chapter 6.	To rectify an omission.
Page 44, para.6.1.6, 1st sentence	Replace 'Darlington Urban Area' with 'The main urban area of Darlington'.	To clarify area being referred to.
Page 44, para.6.1.6, 1st sentence	Replace ' Central park' with 'Central Park'	Typographical error
Page 44, para.6.1.7,	Replace 'Darlington Urban Area' with 'The main urban area of Darlington'.	To clarify area being referred to.

Page/Para/Fig Ref No.	Change required	Why change is required
1st sentence		
Page 46, para. 6.1.12, 2nd sentence	Replace 'North Road Station' with 'North Road Railway Station'.	To match wording on the Key Diagram.
Page 47, Policy CS10	Add an asterisk after Darlington Urban Area and add the following as a side note: *Darlington Urban Area is all of the main urban area, excluding land at Central Park and the Town Centre Fringe.	For clarification.
Page 47, Policy CS10	Last but one paragraph: are we going to get caught out by this if housing completions remain low ?	
Page 47, para 6.1.5	Re-number as 6.1.15.	Correction
Page 48, para. 6.2.4, side note 22	Change date to 2010.	To reflect re-issued PPS3.
Page 48, 6.2.5, 2nd sentence	Replace text in brackets with '(it is generally higher in the west of the urban area and rural areas, and lowest in central and south-east urban areas)'	To clarify.
Page 49, Policy CS11, 3rd para	Replace 'Darlington Urban Area' with main urban area.	To clarify.
Page 52, Para 6.4.3	Replace 'Gypsy and Travelling Showpeople communities' with 'Gypsy and Traveller and Travelling Showpeople communities'.	To clarify.
Page 52, Para 6.4.3	Replace '(see page 17) at end of paragraph with new page number if appropriate.	Consequential to any changes to the document recommended by the Inspector
CHAPTER 7		
Page 54, Figure 14.1	Replace Title 'Character Areas' with 'Natural Landscape Character Areas'	To clarify
Page 55, Para 7.1.6, second sentence	Replace 'regeneration and devleopment' with 'regeneration and development'	Typographical error
Page 56, Policy CS14, A	Replace 'the Urban Area' with 'main urban area'.	To clarify.
Page 56, Policy CS14, A2	Replace 'the Urban Area' with 'main urban area'.	To clarify.
Page 56, Policy CS14, B	Replace 'the Urban Area's' with 'main urban area's'.	To clarify.
Page 57, Para 7.2.4, second sentence	Replace 'through the urban area' with 'through the main urban area'	To clarify.
Page 58, Policy CS15, 1	Insert a semi colon after (a) to (c)	Typographical error
Page 59, Para 7.3.3, second sentence	Amend to '(from Flood Zones, 1, 2 and 3a)	To address Environment Agency representation (005)
Page 59, Para 7.3.5,	Amend 'Flood Risk Assessment' ⁸ to 'Flood Risk Assessment' ²⁶	Correction.

Page/Para/Fig Ref No.	Change required	Why change is required
second sentence		
CHAPTER 8		
Page 63, Para 8.1.8, first sentence	Replace 'across the Urban Area' with 'across the main urban area'.	To clarify.
Page 63, Policy CS17, first sentence	Amend 'provide a quality, accessible, safe network' to 'provide a quality, accessible and safe network'	To clarify
Page 63, Policy CS17, a) i-iii	Insert a semi-colons after i-iii	Typographical error
Page 63, Policy CS17 i)	Replace 'Grades' with 'Grade'.	Typographical error
Page 65, Para 8.2.4, first sentence	Amend 'improving quality, community access, particularly to pitches' to 'improving quality, community access and management arrangements particularly to pitches'	To clarify
Page 66, Policy CS18 D and E	Insert semi colons after D a-c and E a-b	Typographical error
CHAPTER 9		
Page 68, para 9.3 and note 1	Delete.	To update. The Coalition Government has archived this document. There is no obvious successor policy statement or document at this time.
Page 68, para 9.4, last sentence	Reword as follows: 'All optionsby other means were reviewed as part of the Tees Valley Area Action Plan undertaken by Tees Valley Unlimited and published in November 2009. This will be periodically updated.'	To update.
Page 71, Policy CS19(c)(iii)	Replace 'in the medium-to-long term (2016-2026) ...' with 'as required to meet the needs of new development....'.	To allow the flexibility for delivery to be linked to the development that gives rise to it being required.
Page 71, Policy CS19 (c)(iii)	Delete'and part dualling' from the end of this sentence.	Update to reflect findings of latest technical analysis and deliverability.
CHAPTER 10		
Page 73, para 10.3, 2 nd sentence	Delete text 'and three secondary schools are likely to be upgraded and modernised.'	To reflect the Government decision to withdraw Building schools for the Future funding.
Page 76, Table, CS7	Column 3: delete 'DfE'. Column 4: replace text with 'Private sector funding and construction of a non-retail-led development in Feethams / Beaumont Street area, possibly with DBC contribution of land'.	To reflect the Government decision not to proceed with new Department for Education offices in the area.

Page/Para/Fig Ref No.	Change required	Why change is required
Page 77, Table CS10	Amend text next to Registered social landlords to read ' using RSL resources and grants or loans from the HCA.....'	To reflect changing emphasis of HCA funding.
APPENDIX 1		
Second column	Amend heading of second column to read 'Superseded by Core Strategy Policy Number and Name'	Correction
First column	Delete references to the following policies in the 'Adopted Borough of Darlington Local Plan Policy Number and Name' column: E2, E3, E8, E9, E12, E18, E20, E21, E22, H7, H10, H20, R12, R14, R15, R16, EP2, EP3, EP4, EP6, EP7, EP8, EP9, EP10, EP11, EP12, S10, S11, T7, T15,T36, T44, T49.	Incorrectly listed. Proposals map notation needs to be retained until Making Places and Accommodating Growth DPDs are adopted.
Second column	Add references to the following Core Strategy policies as follows: Opposite Local Plan Policy E23: add CS15 Protecting and Enhancing Biodiversity and Geodiversity; delete CS4: Developer Contributions Opposite Policy E45: add CS4: Developer Contributions Opposite Policies TO1, TO4 and TO5: add CS2 Achieving High Quality Sustainable Design.	Clarification
APPENDIX 2		
	Darlington Retail Study: correct date of publication /completion to '...& July 2010'.	Correction
	Darlington Transport Area Action Plans Final Report: correct date of publication/completion to 'August 2010'.	Correction
	Delete: 'Economic Viability of Housing Land in Darlington Borough'.	Duplicates identical entry on previous page.
	Final line: correct document title to 'Darlington Sports and Physical Activity Facilities Strategy'.	Correction
	Add A Housing Implementation Strategy for Darlington 2011-2026, Darlington Borough Council, July 2010	To acknowledge the importance of the document as the basis for implementation, monitoring and intervention.
Whole Document		
	Consequential paragraph, page, table and figure renumbering, as necessary.	For completeness.