

Borough of Darlington

Annual Monitoring Report 2008/09

Darlington Local Development Framework

Chief Executive's Department (Regeneration)
December 2009



CONTENTS

| | Page number |
|--|--------------------|
| Executive Summary | 4 |
| 1. Introduction | 6 |
| Structure of the AMR | 7 |
| 2. Progress in preparing the LDF | 8 |
| The Evidence Base | 8 |
| Summary of LDF Documents | 12 |
| Review of the LDS | 14 |
| Infrastructure Provision | 14 |
| LDF Relationship to Other Strategic Objectives | 15 |
| 3. Development Plan Monitoring | 18 |
| Darlington in Context | 20 |
| Housing | 24 |
| Business, Industry and Employment | 34 |
| Retail and the Town Centre | 39 |
| Environmental Resources | 42 |
| Minerals and Waste | 47 |
| Transport and Accessibility | 49 |
| Appendix: Schedule of AMR and related policies | 51 |
| Figures | |
| 2.1 Links between the Core Strategy Objectives and the 'One Darlington' and 'Perfectly Placed' priorities of the Sustainable Communities Strategy. | 17 |
| 3.1 Percentage of the Borough's residents satisfied with the area as a place to live | 21 |
| 3.2 Projected percentage population growth per year in Darlington, and the North East | 22 |
| 3.3 Darlington Borough Housing Trajectory 2004-2026 | 25 |
| 3.4 Percent of new and converted dwellings on PDL | 26 |
| 3.5 Percent of housing commitments on PDL | 27 |
| 3.6 Average house process in Darlington | 29 |
| 3.7 Total house sales per year in Darlington | 29 |
| 3.8 Distribution of house sales across Darlington 2008/09 | 30 |
| 3.9 Number of traffic related injuries and fatalities | 51 |
| 3.10 Darlington area-wide traffic flows | 52 |
| 3.11 Total bus passenger journeys per year | 52 |
| 3.12 Travel mode by percentage share 2004-08 | 53 |
| Tables | |
| 2.1 DPD progress as at December 2009 against LDS milestones | 14 |
| 2.2 Compatibility of LDF Core Strategy Objectives and Sustainability Appraisal Objectives | 16 |
| 3.1 Borough of Darlington Local Plan Expired Policies | 19 |
| 3.2 Projected population (thousands) in Darlington and the North East 2006-21 | 22 |
| 3.3 Darlington net additional dwellings per year as set out in NERSS | 14 |
| 3.4 Darlington net additional completed dwellings by year with RSS requirements | 16 |
| 3.5 Housing starts and completions 2008/09 and Apr-Sept 2009/10 | 19 |
| 3.6 Average house prices in Darlington Borough | 28 |
| 3.7 Affordable housing completions | 31 |
| 3.8 Vacant dwellings by ownership type | 33 |
| 3.9 Allocated employment land available | 35 |
| 3.10 Historical new floorspace completions | 36 |
| 3.11 Employment land completions 2008/09 | 37 |
| 3.12 Historic geographical spread of new employment development (by ha) | 37 |

| | | |
|------|---|-----------|
| 3.13 | Losses of employment land by type of alternative development | 38 |
| 3.14 | Amount of completed retail, office and leisure development (sq.m.) | 39 |
| 3.15 | Amount of retail floorspace and vacancy rates | 40 |
| 3.16 | Summary of key changes to habitats, species and wildlife sites in the Borough | 44 |
| 3.17 | Amount of municipal waste arising and managed by management type | 47 |
| 3.18 | Summary of open space provision in the urban area and changes 2008/09 | 49 |
| 3.19 | Summary of sports facilities in the Borough at March 2009 | 50 |
| | Appendix: Schedule of AMR indicators and related policies | 55 |

EXECUTIVE SUMMARY

The Darlington Local Development Framework Annual Monitoring Report (AMR) 2008/09 reports on progress on plan preparation and the implementation of adopted development plan policies in Darlington Borough. The report sets out:

- (a) the context for planning in Darlington and identifies some of the key planning challenges facing the area;
- (b) the progress that is being made on plan preparation compared to the milestones and targets set out in the Local Development Scheme, agreed by the Council in 2009;
- (c) the relationship between planning objectives and other objectives, such as the priorities of the sustainable community strategy 'One Darlington: Perfectly Placed';
- (d) performance of key indicators measuring the implementation of national, regional and local planning policies and proposals, and whether the policies are having the effects intended.

The AMR describes the progress that has been made on preparing the Local Development Framework in the last year. Since April 2008, the Council has made significant progress in preparing its Core Strategy, having consulted on the Preferred Options draft during 2008. The results of this consultation indicated that a further draft Core Strategy was required. Work is progressing on this, and it is anticipated that the Revised Preferred Options draft Core Strategy will be published for consultation in early/mid 2010, with submission to the Secretary of State programmed for October 2010.

A number of technical studies and strategies which underpin policy development were begun or produced in 2008/09, including the Darlington Retail Study 2008, the Darlington Strategic Housing Land Availability Assessment and the Darlington Employment Land Review. Good progress is also being made on the preparation of Minerals and Waste Development plan documents, which are being prepared jointly by the Tees Valley authorities.

The Council agreed a revised Local Development Scheme (2009-12) in 2009, following the publication of changes to the plan preparation process in 2008.

The AMR contains 42 indicators, of which there are 17 core indicators specified nationally, together with 25 local indicators that reflect the implementation of local planning policies or measure locally significant issues. Both types of indicators can change from year to year.

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

- New house completions (249) was less than half the RSS requirement of 525, reflecting the severity of the economic downturn and its impact on the construction industry. Discussions with developers, and initial figures for 2009/10 suggest that the decline in number of completed dwellings is likely to continue for at least the next 18 months;
- Over 60% of new house completions were on previously developed land in 2008/9, a lower proportion than has been seen in previous years. Average density of new dwellings was above 30 dwellings per hectare, within RSS standards;
- Affordable housing completions declined in 2008/09, in line with the decline in the total number of completed dwellings. The implementation of policies contained in the adopted Affordable Housing SPD should help the Council to achieve more affordable housing in the future, though the slowdown in house building activity, falling house prices and land values may make it more difficult for developers to get schemes that include affordable housing to be economically viable;

- The number of vacant dwellings in the Borough, rose sharply in 2008/09, following a period of stability. This increase was seen overwhelmingly in the private sector, whilst the number of vacant Local Authority dwellings actually declined;
- There is currently sufficient land allocated for employment uses and plenty of capacity within the Borough's main employment areas. However, substantial parts of current allocations are long term and/or are dependent upon infrastructure provision and other factors before they become available for development, and not all sites are suitable for all types of employment development. Historically some previously developed sites have also been experiencing pressure for other forms of development, particularly residential uses;
- A total of 1,911sqm of new employment floorspace was completed in the Borough during 2008/09, the majority being B2 and B8 uses. This is a significant decrease on the amount of development recorded in previous years, and is further evidence of the economic downturn. All completed employment floorspace was located on brownfield land;
- A significant area of wetland and wildflower meadow has been created at Redhall, while Cockerbeck (proposed Local Nature Reserve) continues to ass to its wildflower meadow resource.
- The proportion of recycled waste continued to rise in 2008/09. Another step-change shift up the waste hierarchy, from landfill to recycling will occur in 2009/10 now that a new, more sustainable contract for waste treatment and disposal at Aycliffe Quarry is underway;
- Changes to the open space network during 2008/09 have focussed on quality rather than quantity, with rolling improvements made to the quality of the Borough's parks and gardens and natural and semi-natural greenspaces;
- New retail development in the Borough was at its lowest level for several years, with no additional retail units completed in 2008/09. There is some evidence that some occupiers of office space are beginning to appreciate the locational advantages of central sites more than previously;
- Vacancy rates for retail floorspace increased in 2008/09, to 12% in the Town centre, and 13.4% for all centres;
- Vehicular traffic flows counted at urban, edge of town and rural locations appear to be stabilising, whilst those on the radial routes approaching the inner urban area are declining. This is attributed to the Local Motion programme, persuading people out of their car and providing travel choice;
- Between 2004/05 and 2007/8, in areas targeted for travel planning advice, car trips reduced from 41% of household trips to 37%, a 9% reduction. Walking trips increased by 15% (an increase from 25% to 29% of all trips) and cycling trips by 62%. The trend of decline in bus use continued in 2008/09, remaining at around 12% of all trips. It is hoped that recent changes to bus services and the continued success of Local Motion will increase bus patronage in coming years;
- Further work is needed by the Council to establish robust monitoring systems to ensure accurate reporting of new indicators such as new housing developments complying with Building for Life (design) standards, CSH and BREEAM (sustainability) standards, renewable energy capacity of permitted developments and carbon dioxide emissions per capita.

1. INTRODUCTION

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

This fifth Annual Monitoring Report (AMR) looks primarily at the year 1st April 2008 to 31st March 2009, but relevant data and progress prior to and after this is provided where appropriate. Guidance on the production of Annual Monitoring Reports (AMRs) is included in PPS12: Local Spatial Planning (published June 2008) the Regional Spatial Strategy (published in June 2008) and Local Development Framework: Core Output Indicators – Update 2/2008, published in July 2008. Statutory requirements are also set out in Regulation 48, Town and Country Planning (Local Development) (England) Regulations 2004.

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

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

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

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

This Annual Monitoring Report (AMR) is organised around the saved policies of the adopted Borough of Darlington Local Plan (1997, with alterations adopted in 2001) and the emerging LDF, particularly the Core Strategy DPD. The vision and priorities of the Sustainable Community Strategy for Darlington, 'One Darlington: Perfectly Placed' (2008) are also of importance and have had a key influence in setting the primary objectives of the LDF. Consequently, wherever common outcomes can be monitored at this time, they are included in this AMR. These outcomes include national indicators included in the Council's Local Area Agreement 2008- 2011 'Delivering One Darlington: Perfectly Placed'.

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

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

Structure of the Annual Monitoring Report

This AMR contains two sections:

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

Types of Monitoring Indicators

In its publication 'Local Development Framework Monitoring Reports', the ODPM (now CLG) set out four types of indicators that should be included within the AMR. These are:

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

Core Output Indicators: these are set nationally and ensure that a uniform set of key indicators are assessed across the country and ready data is available to inform Regional Spatial Strategy monitoring.

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

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

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

2. Progress in Preparing the Local Development Framework

The Evidence Base

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

The local strategies and documents described below underpin the preparation of Darlington's LDF. Those marked with an asterisk* are available to view on the Council's website, www.darlington.gov.uk. It should be noted that this list is not exhaustive; a more comprehensive list will be set out in each LDF document. A list of studies, plans and programmes used to prepare the Core Strategy are set out in Appendix 2 and 3 of the Preferred Options Report, available on the Council's website at www.darlington.gov.uk/planningpolicy.

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

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

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

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

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

Published by Darlington Partnership, this document sets out a vision for tackling the issues associated with climate change, and what the local community is committed to doing to address the issues, including mitigation and adaptation through the planning process. A 3 year Climate Change Action Plan was also agreed by the Partnership in July 2008. Subsequent changes in legislation and targets at a national level have resulted in a requirement for an update to the Climate Change Action Plan. It is anticipated that work on this updated action plan will commence in summer 2010.

Darlington Gateway Strategy (2006)

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

Tees Valley Housing Growth Point: Programme of Delivery

The five Tees Valley Authorities were awarded Housing Growth Point Status by the Government in mid 2008. This commits the area to accelerating housing growth in the period to 2016/17. A Programme of Development has now been submitted to Government outlining the case for additional funding to support accelerated housing development at locations across the Tees Valley, including several in Darlington, and an initial allocation of £6.2 Million has been made to the Tees Valley to progress this. In May 2009, a full business case was submitted by Tees Valley Unlimited (Tees Valley Network Management Strategy –

Phase 1: Full Business Case) seeking funding for supporting infrastructure from the Government's Community Infrastructure Fund 2.

Tees Valley Strategic Housing Market Assessment 2008

Work commenced on this study in 2007/08 and the final report was published in January 2009. The study provides up to date information on housing need, housing demand and the housing market in general across the Tees Valley. The study includes updated data on housing needs, including affordable housing needs at Local Authority and 'sub-area' levels.

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

This study sets out the local housing needs in the Borough for the 5 years to December 2010, including affordable housing needs. The study was refreshed and updated as part of the Tees Valley Strategic Housing Market Assessment in 2008.

Tees Valley Gypsy and Traveller Accommodation Needs Assessment (2009)

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

***Darlington Employment Land Review**

Initial survey work and data collection for this was carried out in 2006 as part of the Darlington Gateway Strategy work (see above). A full Employment Land Review was completed in 2009. The report sets out the requirement for employment land in Darlington for the duration of the plan period.

***Tees Valley Hotel Futures Report 2009**

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

***Darlington Retail Study 2008**

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

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

Sets out visual and landscape impact guidance for wind energy development and identifies an area of least constraint that extends into the north-eastern corner of the Borough.

Darlington Characterisation Study (August 2008)

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

Tees Valley Strategic Flood Risk Assessment (2007)

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

Durham Biodiversity Action Plan 1999

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

<http://www.durhambiodiversity.org.uk/>.

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

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

Tees Valley Green Infrastructure Strategy 2008

Encompassing Darlington Borough, this sets out a plan for developing and enhancing the green infrastructure network to create and extend opportunities for access, assist regeneration and enhance biodiversity and help reduce the impacts of climate change. £3 million has been secured from One North East over the next 3 years to fund implementation, though the end date of the strategy is 2021. The strategy is available to view at

<http://www.cabe.org.uk/default.aspx?contentitemid=2392&refid=2391&sl=3.3.3>

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

The Council adopted the Darlington Open Space Strategy 2007-2017 in April 2007. The strategy was produced in close partnership with other Council departments. The strategy includes strategic and detailed planning policy that will be incorporated into the Core Strategy and Development Policies DPD as these documents are advanced. A survey of Darlington's open spaces was carried out in 2009; the findings of this survey will inform a Green Infrastructure Strategy, which will be prepared in 2010.

Playing Pitch Strategy (2009)

The Playing Pitch Strategy addresses the specific issues surrounding playing pitches, such as the quality of pitches, the facilities available, and the current and future needs and requirements for pitches. Findings from the Playing Pitch Strategy have been used in the open space survey carried out in 2009.

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

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

***Darlington's Accessibility Strategy**

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

***Darlington Transport Strategy 2006-2030**

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

***Darlington Strategic Housing Land Availability Assessment (SHLAA) 2009, and SHLAA Update 1 - Autumn 2009**

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

Darlington Connections Study

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

Summary of Local Development Framework Documents

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

Local Development Scheme (LDS)

A revised LDS was approved by the Council in August 2009. This LDS takes account of the changes to the plan preparation process made by the publication of the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008 in June 2008, the guidance set out in revised PPS12, published in 2008, and a reassessment of the priorities for production of LDDs.

Statement of Community Involvement (SCI)

The current SCI was adopted by the Council in November 2005. Work has commenced on production of a revised SCI which will reflect changes in the statutory plan making process, and a new scheme of delegation for the consideration of planning applications. Consultations are underway on a draft revised SCI, and it is anticipated that the revised SCI will be adopted in spring 2010.

DEVELOPMENT PLAN DOCUMENTS

Core Strategy

The Core Strategy will be the principal document of the LDF establishing the strategic framework for all other documents in the Local Development Framework. The Council published and consulted on the Core Strategy: Issues and Options in January and February 2008, and on the Core Strategy: Preferred Options in the period 23rd October to 5th December 2008. Responses to the Preferred Options consultation indicated that a further round of consultation and completion of the evidence base were required prior to submission of the Core Strategy for independent examination. Work is progressing on the Core Strategy, and it is anticipated that the Revised Preferred Options draft will be published for consultation in early/mid 2010, with submission to the Secretary of State programmed for October 2010.

Tees Valley Minerals and Waste Core Strategy DPD

The Tees Valley Minerals and Waste Core Strategy DPD is being prepared for the five Tees Valley local authorities by consultants. The plan will provide a strategic approach to minerals and waste sites and facilities. Consultation on a pre-submission draft Tees Valley Minerals and Waste Core Strategy in 2009 indicated the requirement for a further period of consultation on the draft document, expected to take place in early 2010.

Tees Valley Minerals and Waste Site Allocations DPD

The Minerals and Waste Site Allocations DPD will identify potential sites for minerals and waste sites and facilities. Consultation on a pre-submission draft Tees Valley Minerals and Waste Site Allocations DPD in 2009 indicated the requirement for a further period of consultation on the draft document, expected to take place in early 2010.

Accommodating Growth DPD

The 2009/12 LDS identified the requirement for this DPD, recognising the need to identify additional land for new housing development, in order to meet the finalised RSS requirement. Work on preparing this DPD will begin in early 2010.

Making Places DPD

This DPD will contain a limited number of development policies for use in a day to day basis in the consideration of a range of development proposals. Work on this DPD is scheduled to commence in Summer 2010.

Darlington Town Centre Fringe Area Action Plan (AAP)

The 2009-2012 LDS identified the requirement for this DPD, recognising the need to ensure that the development and land-use change of the area to the east and north east of the town centre takes place in a coordinated manner. Work on this DPD will commence in January 2012, with adoption anticipated in summer 2013.

SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

Affordable Housing SPD

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

Design of New Development SPD

The Design of New Development SPD was adopted by the Council in July 2009. The SPD sets out a new detailed 3-step approach for the design of new development in the Borough. The design SPD elaborates on a number of 'saved' Local Plan policies that apply to the design of new development, and also to several 'saved' criteria-based policies, where design is just one element of the policy (see paragraphs 1.1.7 and 1.1.8 for a list of 'saved' Local Plan policies linked to the SPD).

Planning Obligations SPD

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

OTHER LDF DOCUMENTS

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

Statement of Community Involvement (SCI)

As noted earlier in this report the statutory plan making process around which much of the current SCI is framed has changed. The SCI will therefore be revised before publication of the submission draft Core Strategy. Work has commenced on a revised SCI, with adoption scheduled in March 2010.

Review of the Local Development Scheme (LDS)

Annual review of the LDS is necessary to ensure there is a continual three year programme of work. A new LDS was published in May 2009, and puts in place the programme of LDF preparation for the period 1st April 2009 - 31st March 2012. The table below shows how Development Plan Documents and Supplementary Planning Documents have progressed through the milestones set out in the latest (2009-2012) LDS.

Table 2.1 DPD progress as at December 2009 against LDS milestones

| | | Stage | 2009 LDS | Milestone Met |
|--|---|-------------------------------|--------------|---------------|
| Development Plan Documents | Core Strategy | Commence | January 2008 | Yes |
| | | Public Participation (Reg 25) | Oct 2008 | Yes |
| | | Submission | Oct 2010 | On target |
| | | Adoption | July 2011 | On target |
| | Tees Valley Minerals & Waste Core Strategy | Commence | May 2007 | Yes |
| | | Public Participation (Reg 25) | Feb 2008 | Yes |
| | | Submission | Nov 2009 | Not on target |
| | | Adoption | July 2010 | Not on target |
| | Tees Valley Minerals & Waste Site Allocations | Commence | May 2007 | Yes |
| | | Public Participation (Reg 25) | Feb 2008 | Yes |
| | | Submission | Nov 2009 | Not on target |
| | | Adoption | July 2010 | Not on target |
| | Accommodating Growth | Commence | Dec 2009 | Yes |
| | | Public Participation (Reg 25) | July 2011 | On target |
| | | Submission | Nov 2012 | On target |
| | | Adoption | Jul 2013 | On target |
| | Making Places | Commence | Aug 2010 | On target |
| | | Public Participation (Reg 25) | Jul 2011 | On target |
| | | Submission | Jun 2012 | On target |
| | | Adoption | Feb 2013 | On target |
| Darlington Town Centre Fringe Action Area Plan | Commence | Jan 2010 | On target | |
| | Public Participation (Reg 25) | Oct 2011 | On target | |
| | Submission | Nov 2012 | On target | |
| | Adoption | Jul 2013 | On target | |
| SPDs | Affordable Housing SPD | Consultation on draft | Oct 2006 | Yes |
| | | Adoption | Apr 2007 | Yes |
| | Planning Obligations SPD | Consultation on draft | Oct 2010 | On target |
| | | Adoption | Jul 2011 | On target |
| | Design of New Development SPD | Consultation on draft | Jan 2009 | Yes |
| | | Adoption | Jul 2009 | Yes |

Infrastructure Provision

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

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

Work on the Local Infrastructure Plan has commenced, and a draft version will be available in January 2010. In addition to supporting the implementation of Core Strategy policies, the LIP will inform the Planning Obligations SPD and help identify where and for what matters planning obligations may be sought in the future.

Local Development Framework Relationship to Other Strategic Objectives

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

The Core Strategy: Revised Preferred Options (CSRPO) document will be laid out to reflect, as far as possible, the themes of the SCS. The CSRPO will set out the key linkages between the two documents, and the proposed cross cutting strategic objectives of the Core Strategy reflect two priorities of the SCS- 'One Darlington', and 'Perfectly Placed'. The Core Strategy will be the principal document that shows where the actions required to deliver the SCS vision will be implemented.

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

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

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

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

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

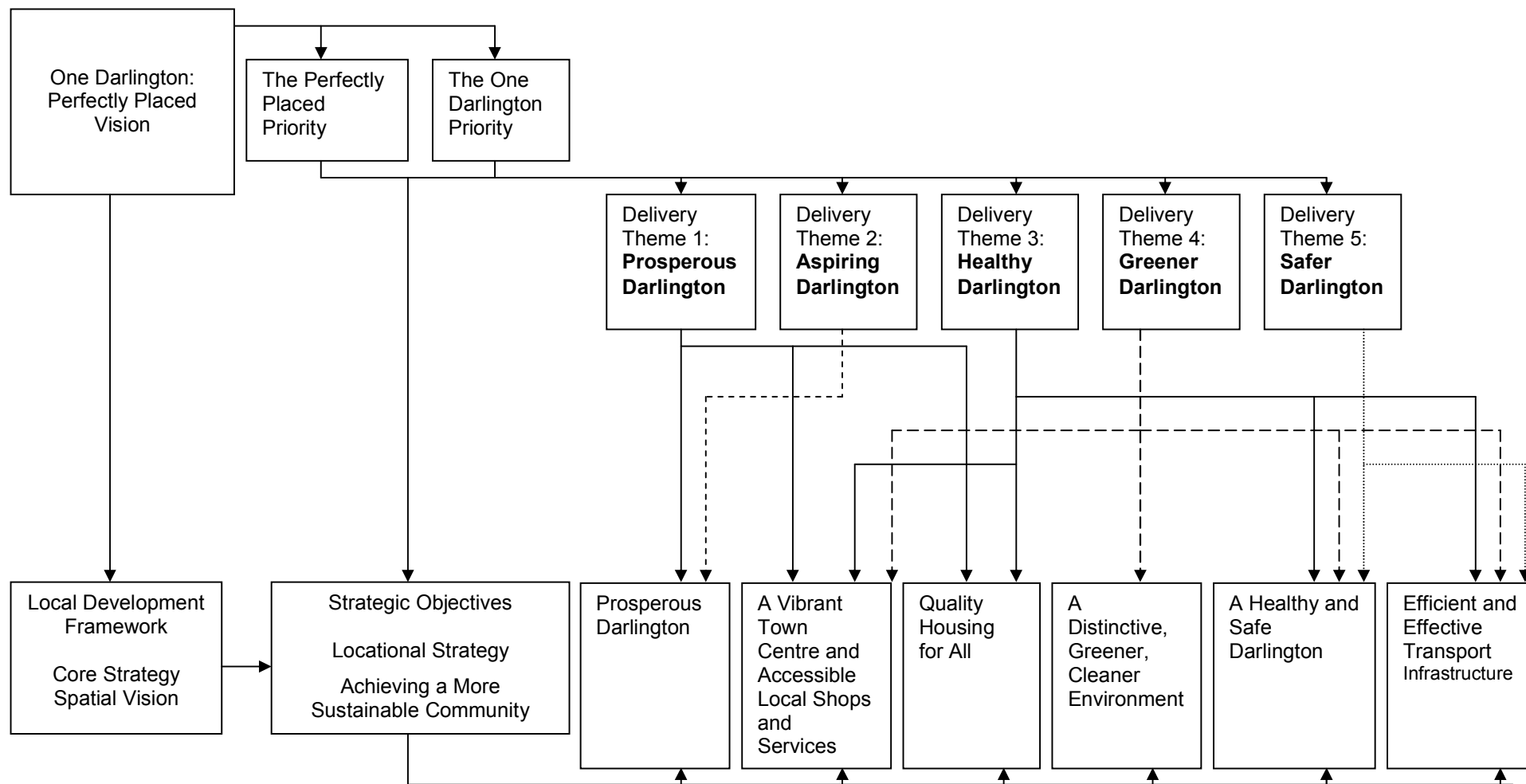
Table 2.2 sets out the links and compatibility between the LDF Core Strategy objectives and the sustainability objectives that was carried out as part of the sustainability appraisal of the CSRPO, whilst Table 2.3 sets out the links between the LDF Core Strategy objectives and the 'One Darlington and Perfectly Placed' priorities of the sustainable community strategy.

Table 2.2 Compatibility of LDF Core Strategy Objectives and Sustainability Appraisal Objectives

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

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

Figure 2.1 Links between the Core Strategy objectives and the 'One Darlington' and 'Perfectly Placed' priorities of the SCS



3. DEVELOPMENT PLAN MONITORING

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

The Regional Spatial Strategy (RSS)

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

Other Regional/Sub Regional Plans

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

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

Borough of Darlington Local Plan

The Local Plan, adopted in 1997, with alterations adopted in 2001 continues to be the main policy framework for day-to-day consideration of development proposals, alongside the recently published RSS. The plan identifies settlement limits for Darlington and many of the villages in the Borough, within which development is generally acceptable where it accords with other policies in the plan.

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

Under the provisions of the Planning and Compulsory Purchase Act 2004 most of the policies have been saved, however, the policies set out in Table 3.1 expired on 27th September 2007.

Table 3.1 Borough of Darlington Local Plan Expired Policies

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

Darlington in Context

Darlington is situated at the western end of the Tees Valley sub-region. This sub-region, which now has its own Multi Area Agreement, comprises of five unitary authorities – Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees. The most recent population data (from 2006) identified its combined population to be almost 660,000 people.



© Crown Copyright. 100023728

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

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

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



The Borough has a population of around 100,000 people living in over 47,000 homes. The 2001 Census indicated that around three quarters of the working population have jobs based in Darlington, nearly 80% of which are now in the service sector. As in the past, unemployment is above the national average (3%

Borough of Darlington Annual Monitoring Report 2008/09

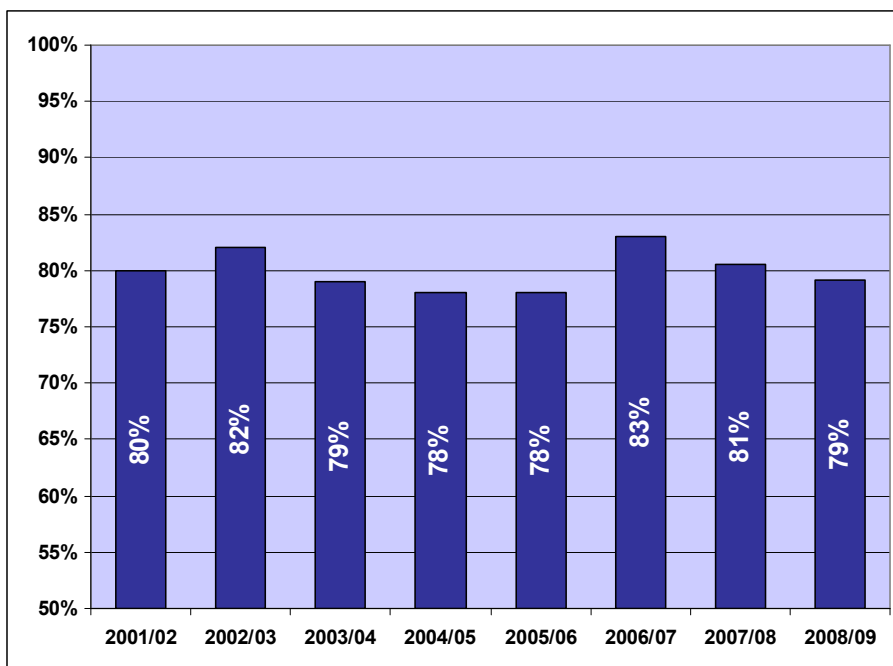
compared to 2.2%) but below the regional level (3.2%). Average wage levels in Darlington are lower than the national average but higher than the average for the Tees Valley and the North East, whilst in 2007 Darlington was ranked at the 95th most deprived Local Authority in England, out of 354 authorities, up from 90 in 2004 showing a decline in deprivation levels. Unemployment (Job Seekers Allowance claimants) in the Borough is 3.1%, the lowest percentage in the Tees Valley and overall economic activity rates are 79.9% which are the highest in the Tees Valley and which are above regional and national averages.

Contextual Indicators

| Local 1: Percentage of residents satisfied with their local area as a place to live | |
|--|--|
| Indicator Source | Darlington Community Survey Report 2009 |
| Saved BDLP Policies | Policy E1: Keynote Policy for the Protection of the Environment Policy E3: Protection of Open Land Policy R1: Designing for All |
| CSPO Objective | Protect and enhance the separate identities and character of the town, distinctive parts within it and the villages, and promote development that is in keeping with the size, character and function of the location. |
| SA Objective | 2. Provide equality of opportunity by ensuring that new development creates sustainable communities 6 Safeguard, enhance and provide a wide range of facilities, as well as natural and historic environments |

Figure 3.1 below shows that residents' satisfaction with the local area as a place to live has fallen slightly to 79% in 2008/09 from a peak of 83% in 2006/07. Due to the small change in satisfaction levels, and the wide-ranging nature of this indicator, it is not possible to attribute any single factor to this change.

Figure 3.1 Percentage of the Borough's residents satisfied with their local area as a place to live



| Local 2: Projected population and growth in the Borough | |
|---|--|
| Indicator Source | ONS Statistics/JSU |
| Saved BDLP Policies | Policy H1: Supply of Housing Land Policy EP1: Land Supply for Employment |
| CSPO Objective | Provide a range of decent housing, in sustainable locations ensuring a good supply and mix of market and affordable housing and homes that can be adapted over a lifetime to meet the needs and support the aspirations of the people who wish to live in the Borough. |
| SA Objective | 3. Facilitate sustainable economic growth 4. Provide a continuous supply of land for new housing development |

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

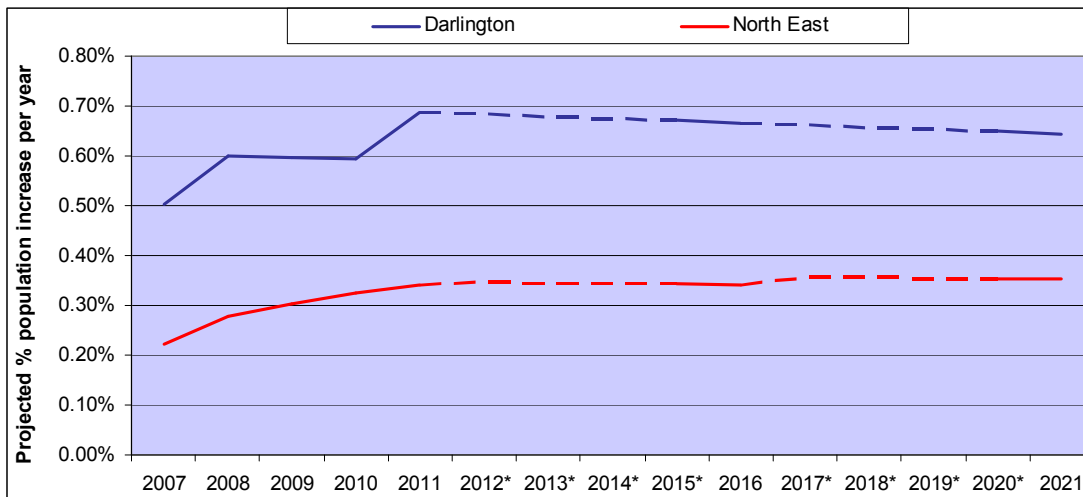
This indicator has been amended slightly since Darlington’s 2007/08 AMR, and, rather than presenting projected population growth figures within the Tees Valley sub-region, now presents population growth in Darlington in a wider, regional context, by comparing the Borough’s population growth to North East population growth figures.

Figure 3.2 below shows that the population of Darlington is forecast to grow at around twice the rate of population growth in the North East as a whole up to 2011. In the period from 2011 to 2021 the rate of population growth in Darlington is forecast to decrease slightly, but still remains significantly higher than the rate of population growth in the North East, which continues to rise in this period.

Table 3.2 Projected population (thousands) in Darlington and the North East 2006-2021

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2016 | 2021 |
|------------|--------|--------|--------|--------|--------|--------|--------|--------|
| Darlington | 99.3 | 99.8 | 100.4 | 101 | 101.6 | 102.6 | 105.8 | 109.3 |
| North East | 2555.7 | 2561.4 | 2568.5 | 2576.3 | 2584.7 | 2593.5 | 2638.4 | 2685.5 |

Figure 3.2: Projected percent population growth per year in Darlington and the North East as a whole



*Projected population figures in 2012-15 and 2017-20 (dash line sections) are calculated as an average annual increase between ONS figures for 2011, 2016 and 2021.

| Local 3: Carbon dioxide emissions per capita use (tonnes) | |
|--|---|
| Indicator Source | Community Strategy Action Plan Indicators 2005 |
| Saved BDLP Policies | Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating / Polluting Development |
| CSPO Objective | 6) Minimise the impact of climate change and reduce greenhouse gas emissions, promote developments that conserve natural resource and help to reduce waste and minimise the risk of flooding and pollution. |
| SA Objective | 1. Minimise the impact of, and adapt to the effects of climate change 8. Support initiatives to maintain, expand and enhance sustainable transport |

Reducing carbon emissions is an important step that is required to help reduce climate change, and has risen up the national, regional and local agenda in recent years. Whilst not in the national AMR core indicator list, this indicator is part of the national indicator list for local government, as NI 186, and will be reported on locally in the Local Area Agreement. It is a measure of the success of the LAA and of the related Climate Change Action Plan.

Recently released figures reveal that in Darlington Carbon Dioxide emissions was 8.0 tonnes per capita in 2005, 7.8 tonnes per capita in 2006 and 7.5 tonnes per capita in 2007.

Housing

| Core H1: Plan period and housing targets | |
|---|--|
| Indicator Source | The North East of England Plan: Regional Spatial Strategy to 2021 |
| RSS policies | RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply |
| BDLP Saved Policies | Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development |
| CSPO Policies | CS10: New Housing Provision |

The source of the housing target used in the housing trajectory (see figure 3.3) and the total amount of housing planned to be delivered over the period is as set out in 'The North East of England Plan: Regional Spatial Strategy to 2021', published in July 2008. Those housing targets are set out in Table 3.3.

Table 3.3 Darlington net additional dwellings per year as set out in NERSS policy 28

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

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

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

The net additional dwellings completed in Darlington since the start of the RSS plan period are set out in table 3.4. In 2008/09 there was a significant shortfall on RSS requirement (276 dwellings), resulting in a total shortfall of 353 dwellings, or 13.4% for the period.

Table 3.4 Darlington net additional completed dwellings, by year, with RSS targets

| | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|---|---------|---------|---------|---------|---------|
| Net additional dwellings completed | 431 | 555 | 490 | 547 | 249 |
| RSS requirement | 525 | 525 | 525 | 525 | 525 |

Of the 249 dwellings delivered in 2008/09, there were 17 additions from conversions, and four additions from changes of use. There was one recorded demolition in the year.

Figure 3.3 Darlington Borough housing trajectory, 2004-2026

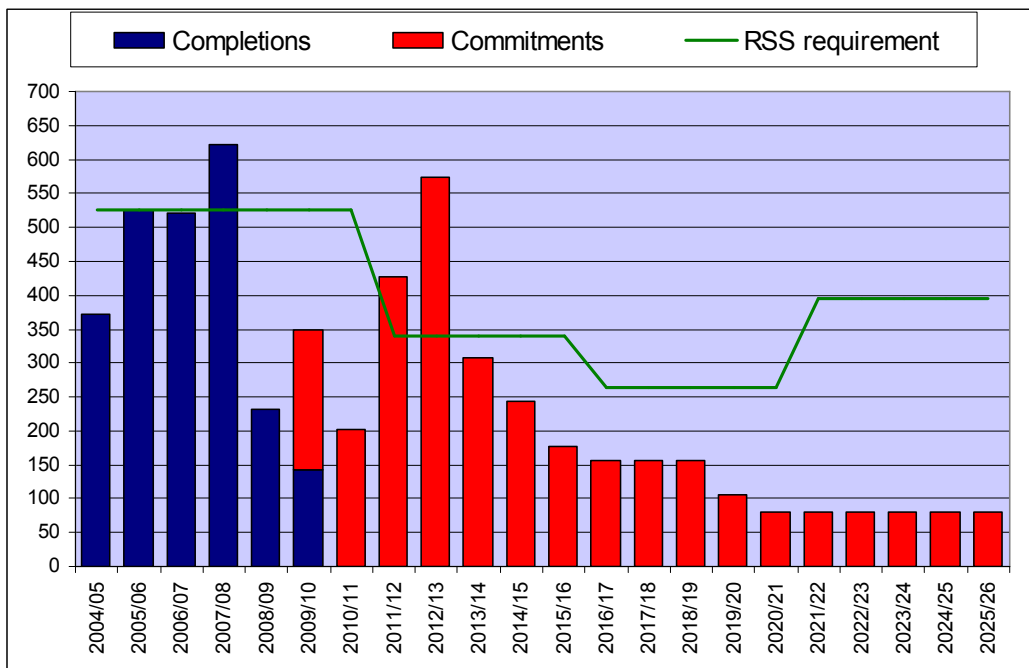


Figure 3.3 shows a shortfall in housing supply against RSS requirement for 2008/09 to 2010/11. An estimated surplus of housing in 2011/12 and 2012/13 (as large sites such as Central Park begin to be implemented, and West Park continues to deliver dwellings) is anticipated to recover some of this deficit. Housing delivery is also likely to be supported in this period by public investment secured as part of the successful Tees Valley Housing Growth Point bid.

Darlington Council prepared its first Strategic Housing Land Availability Assessment (SHLAA) in March 2009, and completed the first annual update of the SHLAA in December 2009. This most recent SHLAA update identifies ten sites considered deliverable, with an estimated 774 dwellings in 2011-16, eight sites with potential for a total estimated capacity of 484 dwellings developable 2016-2021, and one site with estimated capacity for 48 dwellings in 2021-26.

While the SHLAA identifies sites capable of delivering housing in addition to the ‘commitments’ (sites with planning permission) identified in figure 3.3, there remains evidence of a potential undersupply of housing in the period 2021-2026 (see figure 7.2 of the Darlington SHLAA update 1 for more information). This shortfall, combined with the additional target to accommodate a 20% uplift (shared by the Tees Valley Local Authorities) in housing supply up to 2016/17 as part of the successful bid for Housing Growth Point funding, indicates the need to allocate additional land for residential development through the Local Development Framework plan preparation process.

Table 3.5 Housing starts and completions 2008/09 and April-Sept 2009/10

| | 2008/09 | | | | | 2009/10 | |
|----------------------------|---------|----|----|----|-------|---------|----|
| | Q1 | Q2 | Q3 | Q4 | Total | Q1 | Q2 |
| Housing Starts | 31 | 55 | 42 | 18 | 146 | 50 | 6 |
| Housing Completions | 68 | 64 | 87 | 39 | 258 | 56 | 87 |

Housing starts and completion figures for 2008/09 presented in table 3.5 are evidence of a sharp decline in house building activity in Darlington, with less than half the number of completions in 2008/09 than were completed in the previous year. Data for quarters one and two in 2009/10 indicate that this trend is set to continue in the current year, while consultation with key stakeholders (as part of the SHLAA preparation

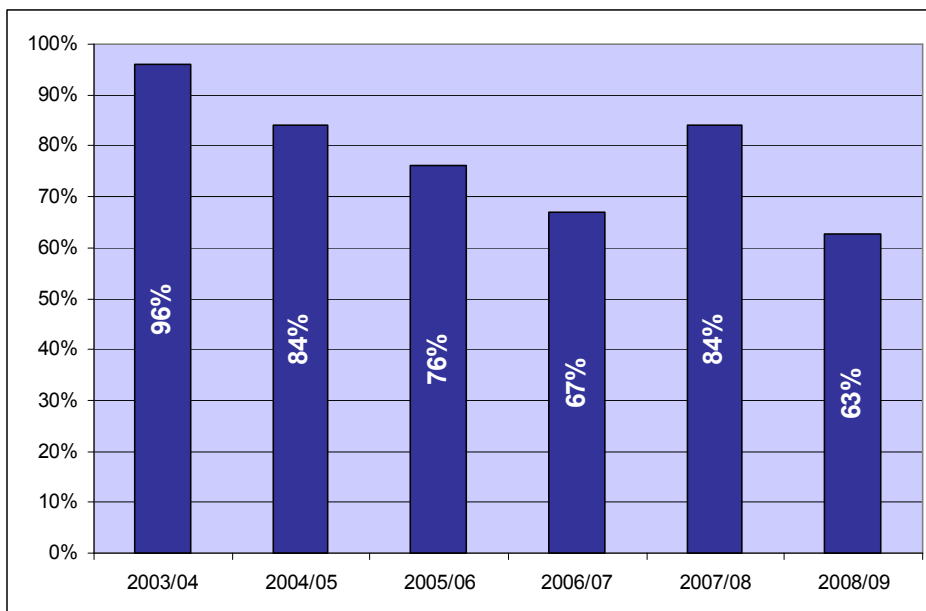
process) indicates that the market is unlikely to recover until 2010/11, with full recovery unlikely until around 2015.

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

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

The rail and industrial heritage of Darlington has meant that there has been a ready supply of previously developed land (PDL) that is (or can be made) suitable for residential development. In 2008/09 96 dwellings were completed on 'greenfield' (not previously developed) land, with 63% of dwellings being completed on PDL. This figure is slightly below the target of 70% set for the Tees Valley sub-region in the NERSS, but in accordance with Planning policy Statement 3, which states that at least 60% of new housing should be provided on PDL. The relatively low level of new dwellings provided on PDL can be attributed to a high number of dwellings (61 units) being delivered on greenfield sites at the West Park scheme in 2008/09. It should be noted that the development of greenfield land at West Park may have a more significant impact on the percentage of dwellings on PDL figure in 2008/09 than would be seen in years with a higher number of total completed dwellings.

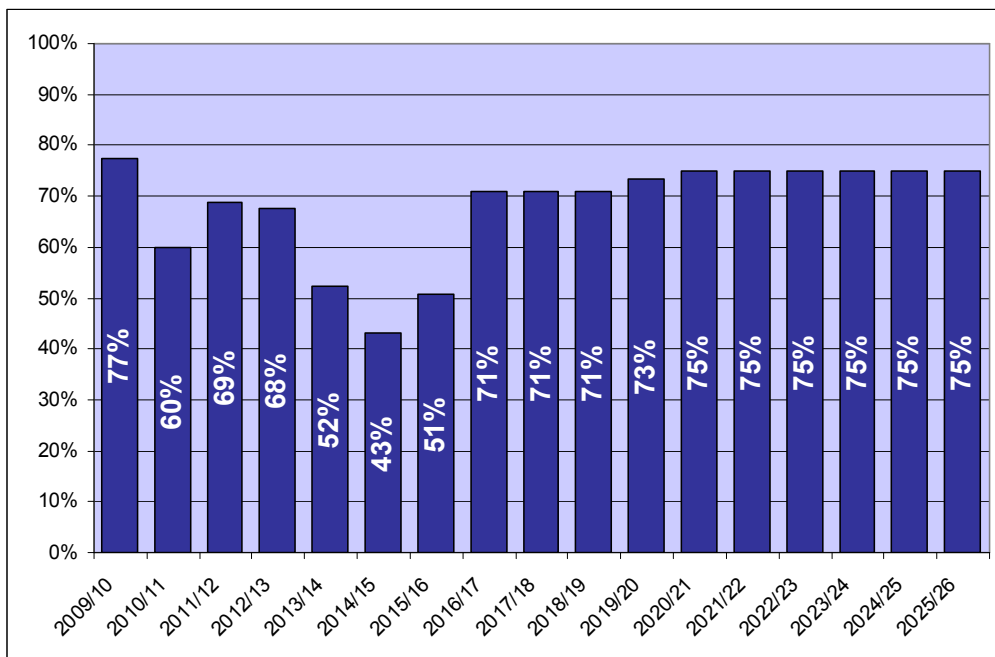
Figure 3.4 Percentage of new and converted dwellings on Previously Developed Land



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

Figure 3.5 shows that the majority of new development on committed sites will be on PDL, though continued delivery of dwellings on Greenfield land at West Park means a decrease in the forecast percentage of new development on PDL up to 2016. Outline planning permission granted in 2008/09 for a large scale mixed-use development at Lingfield Point is anticipated to deliver around 75% of its new dwellings on PDL, implemented from 2016/17 onwards.

Figure 3.5 Percentage of housing commitments on PDL



| Local 5: Density of new dwellings on completed and committed sites of five dwellings or more | |
|---|---|
| Indicator Source | Darlington Borough Council Housing Monitoring |
| RSS Policies | RSS Policy 28: Gross and Net Dwelling Provision RSS Policy 29: Delivering and Managing Housing Supply |
| BDLP Saved Policies | Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development |
| CSPO Policies | CS10: New Housing Provision |
| SA Objectives | 4. Provide a continuous supply of land for new housing development 6. Safeguard, enhance and provide facilities and the environment 7. Preserve the scale, character, function and sense of place of Darlington's environment |

This indicator was not included in RSS monitoring for 2008/09

Housing development was completed on 18 sites of five dwellings or more in 2008/09, with 239 dwellings completed on around 6.12ha of land, providing a density of 39 dwellings per hectare. This average density is lower than seen last year, and is likely to largely be due to a decline in the proportion of higher density (apartment-type) dwellings being delivered by developers, responding to a dip in the housing market for this type of dwelling. This average density is within the range of 30 to 50 dwellings per hectare that NERSS Policy 29 states that Local Authorities should plan for.

Darlington has commitments for 2764 dwellings, on around 92 hectares of land. This results in an average density of 30.1 dwellings per hectare.

| Local 6: Average house prices in Darlington Borough | |
|--|--|
| Local 25: Number of house sales in year | |
| Indicator Source | Land Registry / Tees Valley Joint Strategy Unit |
| RSS Policies | RSS Policy 30: Improving Inclusivity and Affordability |
| BDLP Saved Policies | Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area |
| CSPO Policies | CS11: New Housing For All |
| SA Objectives | 4. Provide a continuous supply of land for new housing development |

Table 3.6 sets out, and figure 3.6 illustrates changes in house prices in Darlington Borough since 2005/06 by type. The data indicates that while there has been a decline in prices of semi-detached houses, terraced houses and flats in 2008/09 compared to 2007/08, the average price for all sales actually rose in 2008/09, despite the problems experienced by the housing market at a national level. This average increase, and an increase in average prices for (larger) detached dwellings can be attributed to continuing sales of larger properties, as buyers at the 'higher end' of the property market remain active in the housing market.

Table 3.6 Average house prices in Darlington Borough

| | All sales | Detached | Semi-detached | Terraced | Flat |
|----------------|------------------|-----------------|----------------------|-----------------|-------------|
| 2005/06 | £129,700 | £220,000 | £132,300 | £94,300 | £123,400 |
| 2006/07 | £134,600 | £226,300 | £138,800 | £98,800 | £121,300 |
| 2007/08 | £141,200 | £231,200 | £145,100 | £107,400 | £130,400 |
| 2008/09 | £141,500 | £234,800 | £142,100 | £102,700 | £120,600 |

Figure 3.6 Chart of average house prices in Darlington Borough

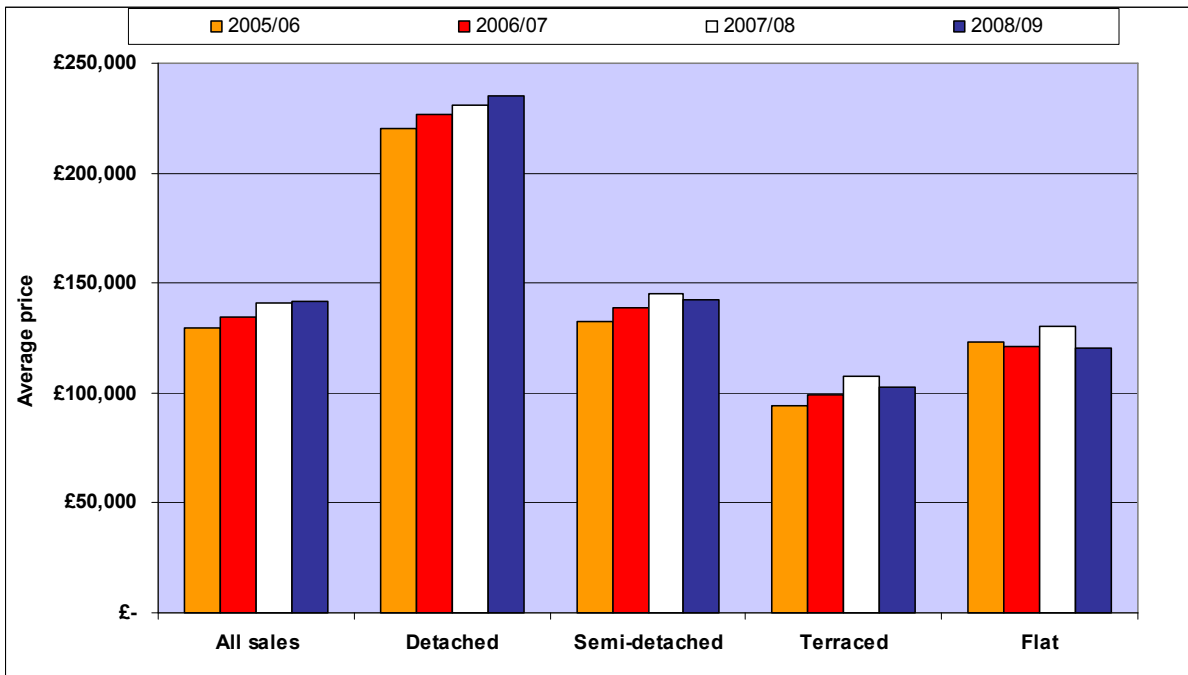


Figure 3.8 indicates that the majority of housing market activity is concentrated within wards towards the centre of Darlington town, and Eastbourne, to the South West. This pattern is generally consistent with house sales in 2007/08.

Perhaps the most notable factor for understanding housing trends in 2008/09 is the overall decline in the number of house sales in the Borough since 2007/08, presented in figure 3.7. 2008/09 house sales amounted to less than 50% of the sales recorded in 2007/08.

Figure 3.7 Total house sales per year in Darlington

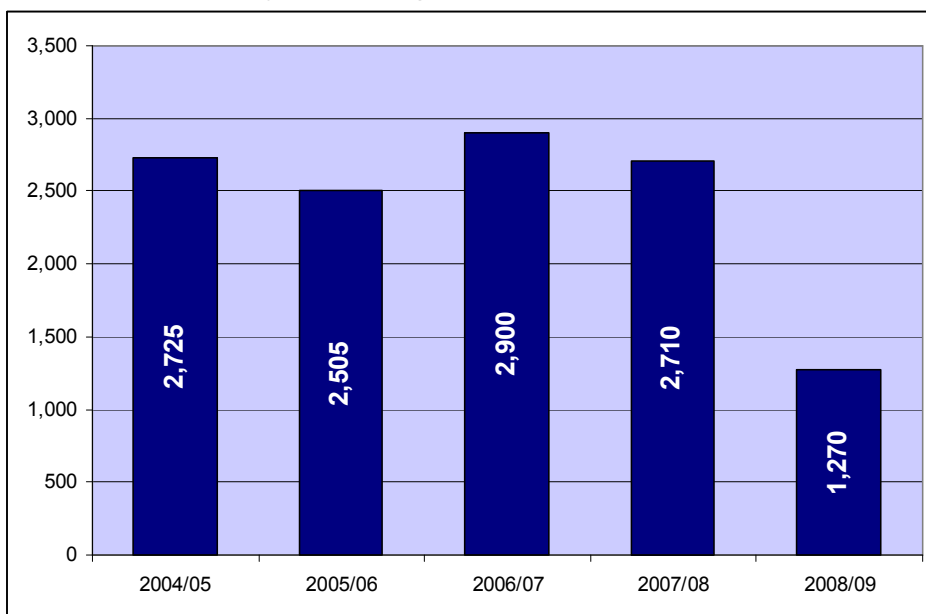
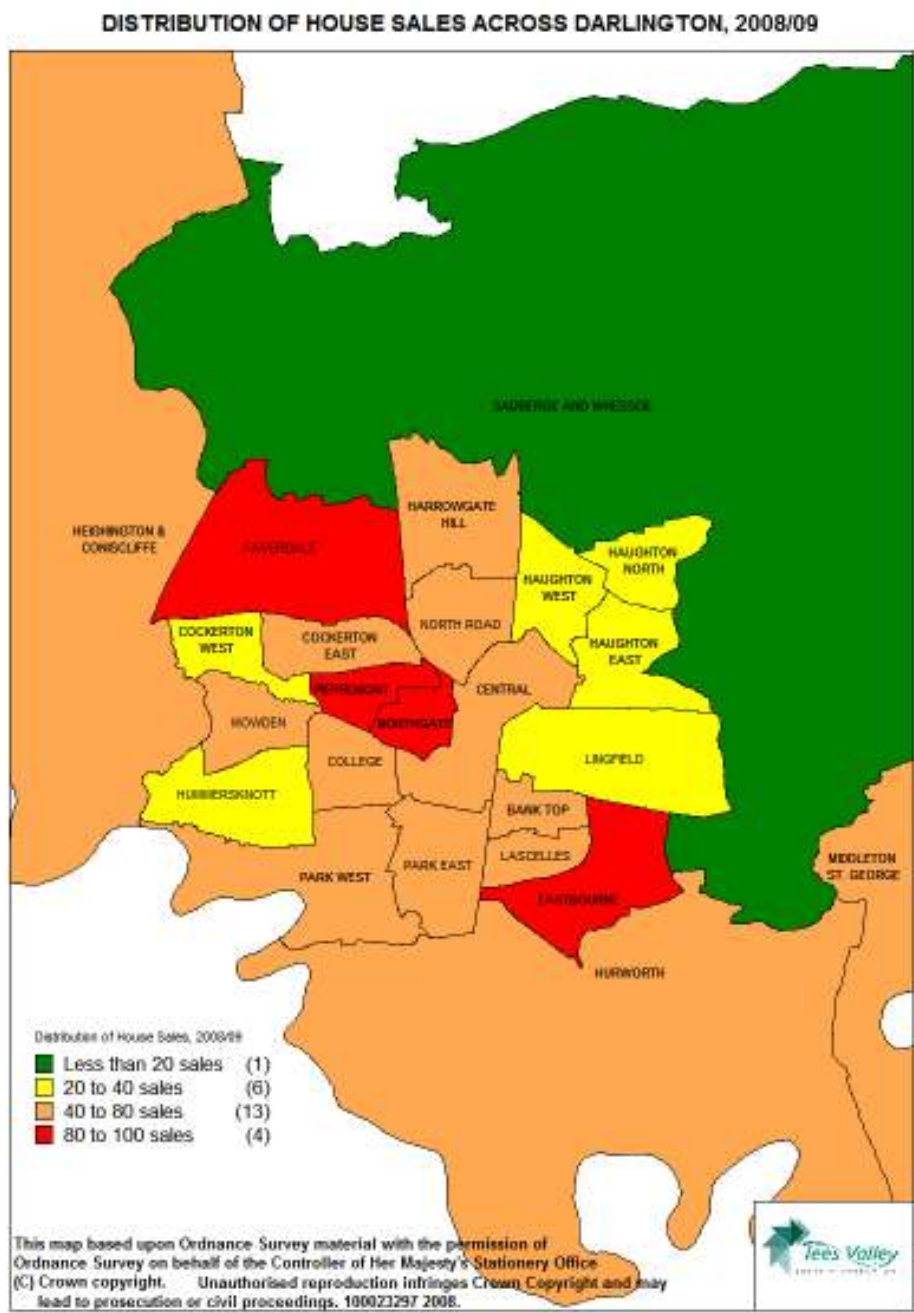


Figure 3.8: Distribution of house sales across Darlington Borough, 2008/09



Affordable Housing

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

This indicator is included in RSS monitoring (Housing 11a), and National indicator NI155. It is also included in the Council's monitoring framework and Local Area Agreement.

As noted in table 3.6, average house prices of semi-detached houses, terraced houses and flats declined in the Borough in 2008/09 (though overall average house prices increased slightly). Though this decline in house prices for certain types of dwelling is likely to make housing slightly more affordable in the Borough, the availability of sufficient affordable housing to meet identified local needs continues to be a key issue in Darlington Borough.

Table 3.7 shows that in 2008/09 25 affordable dwellings were completed- only half of the total for the previous year. It should be noted, however, that as the total number of dwellings completed in 2008/09 was less than half the number in 2007/08 (see table 3.4), the proportion of affordable completions compared to the total completions in 2008/09 was actually greater than in the previous year.

20 social rented dwellings were provided on a single Local Authority site at Linden Court, while five RSL social rented dwellings were provided at the Snipe House Farm.

Table 3.7 Affordable housing completions

| | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Number of additional Local Authority rented dwellings | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Number of additional RSL rented dwellings | 45 | 77 | 18 | 10 | 38 | 42 | 5 |
| Number of additional RSL shared ownership | 6 | 0 | 10 | 0 | 0 | 8 | 0 |
| Total affordable housing completions | 51 | 77 | 28 | 10 | 38 | 50 | 25 |

Provision for Gypsies and Travellers

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

This indicator is reported in the RSS monitoring as Housing 12b

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

| Local 7: Number of additional pitches included in Development Plans | |
|--|--|
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy H21: Additional Gypsy Sites |
| BDLP Saved Policies | Policy H20: Gypsy sites |
| CSPO Policies | CS13: Accommodating Travelling Groups |
| SA Objectives | 4. Provide a continuous supply of land for new housing development |

The Tees Valley Gypsy and Traveller Accommodation Needs Assessment was published in 2009. This study provides the up to date evidence base for setting a target for provision of gypsy and traveller accommodation. Policy CS13 of the emerging Core Strategy will identify existing sites where provision will be made and will set out criteria for assessing new applications for travelling group accommodation. Further detail on specific sites is likely to be provided in the Accommodating Growth DPD.

Housing Quality Assessments

| Core H6: Housing quality: Building for Life assessments | |
|--|--|
| Indicator Source | None currently |
| RSS Policies | Policy 2: Sustainable Development Policy 38: Sustainable Construction |
| BDLP Saved Policies | This indicator relates to the design element of several saved BDLP policies, such as Policy E46 (Safety and Security), Policy R1 (Designing for All), Policy T13 (New Development – Standards) and Policy T24 (Parking and Servicing Requirements for New Development), E12 (Trees and Development), E15 (Open Land in New Development), E23 (Nature and Development), E24 (iii) (Conservation of Resources), E45 (Development and Art), E49 (Noise Sensitive Development), H11 (Design and Layout of New Housing Development), H12 (Alterations and Extensions to Existing Dwellings), R13 (Recreation Routes and New Development). |
| CSPO Policies | CS2: Promoting Good Quality, Sustainable Design |
| SA Objectives | 1. Minimise the impact of and adapt to climate change |

This indicator is included in RSS monitoring Housing 14

A system for monitoring BfL assessments will be introduced for 2009/10. It will involve ensuring that the Council's Urban Design Officer is consulted on all planning applications and pre-application advice on sites that will deliver at least 10 dwellings. The Council's Urban Design Officer will also carry out an assessment of schemes of 10 or more dwellings.

| Local 20: Number of applications that meet appropriate CSH/BREEAM standards | |
|--|--|
| Indicator Source | Darlington Borough Council monitoring |
| RSS Policies | Policy 2: Sustainable Development Policy 38: Sustainable Construction |
| BDLP Saved Policies | Housing H11: Design and layout of new development |
| CSPO Policies | CS2: Promoting Good Quality, Sustainable Design |
| SA Objectives | 1. Minimise the impact of and adapt to climate change |

The sustainability of new development is an issue that has risen in importance over recent years, and as such, while not comprehensively represented in the policies of the adopted Local Plan, the Council's recently adopted Design of New Development SPD sets out sustainability standards for new development.

The Code for Sustainable Homes (CSH) is the national standard for the sustainable design and construction of new homes, measuring sustainability in nine categories to provide a star rating out of six. BRE Environmental Assessment Method (BREEAM) is a voluntary sustainable rating for new (non-residential) buildings.

A formal monitoring process for this indicator has not yet been implemented, and will be introduced in 2010/11. However, an assessment of residential applications received in 2008/09 reveals that the planning permission granted for residential development at Hopetown House (for 96 units) includes a condition that CO₂ emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment.

The Existing Housing Stock

| Local 8: Number of vacant dwellings by length of vacancy and ownership | |
|---|--|
| Indicator Source | Housing Strategy Statistical Appendices |
| RSS Policies | Policy 28: Gross and Net Dwelling Provision. |
| BDLP Saved Policies | Policy H16: The Improvement of Older Residential Areas |
| CSPO Policies | CS12: The Existing Housing Stock |
| SA Objectives | 4. Provide a continuous supply of land for new housing development |

This indicator is also reported in RSS monitoring as Housing 03

Table 3.8 shows a sharp rise in the total number of vacant dwellings in the Borough in 2008/09. Increased vacancy among private dwellings accounts for the overwhelming majority of total vacancies (around 97%), while vacancy rates among Local Authority rented dwellings have reduced considerably since a peak of 149 vacant dwellings in 2005/06. This increase in vacancy levels is perhaps further evidence of the economic downturn as many households can no longer afford the costs of living in a private dwelling.

Table 3.8 Vacant dwellings by ownership type

| | Total Vacant 2004/05 | Total Vacant 2005/06 | Total Vacant 2006/07 | Total Vacant 2007/08 | 2008/09 | |
|----------------|-------------------------|-------------------------|-------------------------|-------------------------|------------------------------|--------------|
| | | | | | Vacant less than 6 months | Total vacant |
| Private | 1111 | 1284 | 1447 | 1477 | 599 | 1801 |
| RSL | 41 | 39 | 17 | 12 | 2 | 40 |
| LA | 136 | 149 | 113 | 86 | 2 | 19 |
| Total | 1288 | 1472 | 1577 | 1575 | 603 | 1860 |

Business, Industry and Employment

The Borough's economy has undergone a transformation with employment in traditional industries (manufacturing) declining. Over three-quarters (78.7%) of Darlington residents in employment work in service industries. The public sector and distribution, hotels, etc, account for about two thirds of these service industry jobs. Manufacturing and primary industries together now account for only about 10% of all jobs, with the proportion of jobs in construction at a similar level. Small businesses (as measured by VAT registrations) are more prevalent in the Borough than in the rest of the Tees Valley and the north east in general, but they have not changed much since 2001 and remain significantly below national levels.

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

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

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

Table 3.9 sets out the allocated employment land within the Borough. A key feature of the employment portfolio is the significant proportion of land identified as available long term, and the high proportion of greenfield sites; currently only around 17% is classed as previously developed. 226ha (64%) of the total employment land supply is accounted for by three greenfield sites, at Yarm Road North, South, and Faverdale Reserve.

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

Additionally there are indications that some previously developed employment land is under significant pressure from residential and other alternative uses. An Employment Land Review was completed in

2009, and identifies the amount and location of employment land within the borough. Its findings will inform allocations of employment land within the LDF.

Table 3.9 Allocated employment land available

| | GF Available | | PDL Available | | Total Available | Total Area | Use Type | | |
|----------------------------------|--------------|---------------|---------------|-------------|-----------------|---------------|-----------|-----------|-----------|
| | Short Term | Long Term | Short Term | Long Term | | | B1 | B2 | B8 |
| EP2.1 Valley Street | 0 | 0 | 1.87 | 0 | 1.87 | 21.77 | B1 | B2 | B8 |
| EP2.2 Cleveland Street | 0 | 0 | 0.96 | 0 | 0.96 | 18.88 | B1 | B2 | B8 |
| EP2.3 Albert Hill | 1.27 | 0 | 0 | 0 | 1.27 | 16.02 | B1 | B2 | B8 |
| EP2.4 Blakett Road | 0 | 0 | 1.35 | 0 | 1.35 | 14.69 | B1 | B2 | B8 |
| EP2.5 Banks Road | 0 | 0 | 0 | 0 | 0 | 11 | B1 | B2 | B8 |
| EP2.6 Yarm Road | 0 | 10.19 | 8.3 | 0 | 108.52 | 250.8 | B1 | B2 | B8 |
| EP2.7 Faverdale | 5 | 0 | 0 | 0 | 5 | 55.48 | B1 | B2 | B8 |
| EP2.8 Whessoe Road | 4.34 | 0 | 0 | 0.82 | 5.16 | 27.07 | B1 | B2 | B8 |
| EP2.9 Aycliffe Industrial Estate | 0 | 0 | 0 | 0 | 0 | 15.33 | B1 | B2 | B8 |
| EP2.10 Borough Road | 0 | 0 | 0 | 0 | 0 | 4.7 | B1 | B2 | B8 |
| EP3.1 McMullen Road West | 0 | 0 | 0 | 8.42 | 8.42 | 8.42 | B1 | B2 | B8 |
| EP3.2 McMullen Road East | 0 | 6.73 | 0 | 0 | 6.73 | 6.73 | B1 | B2 | B8 |
| EP3.3 Yarm Road | 0 | 51.63 | 0 | 0 | 51.63 | 53.4 | B1 | B2 | B8 |
| EP3.5 Faverdale | 36.36 | 0 | 8.35 | 0 | 44.71 | 66.08 | B1 | B2 | B8 |
| EP4 Haughton Road | 0 | 0 | 0 | 0 | 0 | 10.48 | B1 | B2 | B8 |
| Total General Land (ha) | 41.97 | 68.55 | 20.83 | 9.24 | 235.62 | 580.85 | B1 | B2 | B8 |
| EP3.6 Heighington | 0 | 13.69 | 0 | 0 | 13.69 | 13.69 | Reserve | | |
| EP8 Faverdale Reserve | 0 | 120 | 0 | 0 | 120 | 120 | Reserve | | |
| EP9 (DTV) Airport North | 5.26 | 0 | 0 | 0 | 5.26 | 66.07 | Airport | | |
| EP10 (DTV) Airport South | 0 | 0 | 0 | 0 | 0 | 39.3 | Airport | | |
| Total of All Types (ha) | 47.23 | 202.24 | 20.83 | 9.24 | 374.57 | 819.91 | | | |

| Local 9: Historical employment development by hectare | |
|--|---|
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centre Policy 20: Key Employment Locations Policy 21: Airports |
| BDLP Saved Policies | Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office / Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Site |
| CSPO Policies | CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy |
| SA Objectives | 3. Protect and promote a range and continuous supply of employment development opportunities 5. Safeguard and enhance the function of Darlington Town Centre |

Table 3.10 provides an overview of new development, which has resulted in additional floorspace on land that was previously classed as available on the allocated employment land sites in the Borough, up to 2007/08. It is clear that the policies are working, directing employment development to specifically allocated employment land. Since 2000, the largest areas of new development are in two largely greenfield

areas of Yarm Road and Faverdale on the periphery of the urban area, away from the older, more centralised traditional employment areas that are previously developed land.

Table 3.10 Historical new floorspace completions

| | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | % Developed |
|------------------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|-------------|
| EP2.1 Valley Street | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| EP2.2 Cleveland Street | 0.159 | 0.172 | 0.012 | 0.346 | 0.395 | 0.396 | 0.115 | 0.108 | 6.73% |
| EP2.3 Albert Hill | 0 | 1.431 | 0 | 0 | 0 | 0 | 0 | 0 | 5.66% |
| EP2.4 Blakett Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| EP2.5 Banks Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| EP2.6 Yarm Road | 0 | 0.625 | 0.826 | 2.476 | 0.432 | 0.3494 | 0 | 0.256 | 19.63% |
| EP2.7 Faverdale | 0 | 6.403 | 0.674 | 0.928 | 0.129 | 0 | 0 | 0.497 | 34.12% |
| EP2.8 Whessoe Road | 0 | 0 | 0 | 1.386 | 0.162 | 0.1612 | 0 | 0 | 6.76% |
| EP2.9 Aycliffe | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| EP2.10 Borough Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| EP3.3 Yarm Road | 0 | 0 | 0 | 0 | 0 | 0 | 0.25 | 0 | 0.99% |
| EP3.5 Faverdale | 0 | 0 | 0 | 0 | 0 | 6.531 | 0 | 0 | 25.82% |
| EP9 DTV Airport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Town Centre | 0 | 0 | 0.006 | 0 | 0.033 | 0 | 0 | 0 | 0.15% |
| Other | 0 | 0 | 0 | 0.036 | 0 | 0 | 0 | 0 | 0.14% |
| Total | 0.159 | 8.631 | 1.518 | 5.172 | 1.151 | 7.4376 | 0.365 | 0.861 | |

Core BD1: Total amount of floorspace developed by employment type

Core BD2: Total amount of employment floorspace on previously developed land- by type

Local 19: Amount of airport related development

| | |
|----------------------------|--|
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 18: Employment Land Portfolio Policy 19: Office Development Outside of City and Town Centres Policy 20: Key Employment Locations Policy 21: Airports |
| BDLP Saved Policies | Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP8: Reserve Employment Sites Policy EP9 and EP10: Teesside Airport |
| CSPO Policies | CS1: Darlington's Sub-regional Role and Locational Strategy CS5: Supporting the Local Economy |
| SA Objectives | 3. Protect and promote a range and continuous supply of employment development opportunities |

Indicator Local 19 is reported in RSS monitoring Airports 05. Core indicators BD1 and BD2 are monitored in Employment Development 01A and 01B.

Due to the economic downturn, there was a significant decrease in the amount of completed new employment development 2008/09. A small amount of land was developed for B2 use at Banks Road, while a larger single development at Yarm Road (EP2.6) provided B1(a), B2 and B8 development.

Table 3.11 Employment land completions 2008/09

| | GF(sqm) | PDL (sqm) | Total (sqm) | %PDL |
|---|----------|-------------|-------------|-------------|
| B1(a) Office | 0 | 151 | 151 | n/a |
| B1(b) Research & development | 0 | 0 | 0 | n/a |
| B1(c) Light industry | 0 | 0 | 0 | n/a |
| B2 General industrial | 0 | 960 | 960 | 100% |
| B8 Storage & distribution | 0 | 800 | 800 | 100% |
| Total | 0 | 1911 | 1911 | 100% |

A trend towards de-centralisation has continued in the Borough with a continuing shift in emphasis from the established inner urban area and town centre to larger outer urban employment areas such as Yarm Road and Faverdale. Here they benefit from immediate access to the national road network in the A1 and A66, but are in less sustainable locations than the inner urban areas. As noted above, an Employment land Review was completed in 2009, providing an assessment of existing sites and employment land use in the Borough. The report will provides guidance on a new portfolio of development sites that will provide for Darlington’s employment land provision for the next 25 years.

There was no airport related development in 2008/09

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

Table 3.12 reflects the overwhelming trend towards decentralisation whereby the area of land developed for employment uses on outer urban sites such as Faverdale and Yarm Road dwarfs the inner urban areas, including sites like Cleveland Street. The outer urban areas account for more than 80% of all the area developed for employment since 2000.

Table 3.12 Historic geographical spread of new employment development by hectare

| | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | Total |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------|
| Inner Urban (ha) | 0.159 | 1.603 | 0.018 | 1.768 | 0.59 | 0.5572 | 0.115 | 0.08 | 0 | 4.8902 |
| Outer Urban (ha) | 0 | 7.028 | 1.5 | 3.404 | 0.561 | 6.8804 | 0.25 | 1.42 | 0.176 | 21.2194 |
| Total (ha) | 0.159 | 8.631 | 1.518 | 5.172 | 1.151 | 7.4376 | 0.365 | 1.5 | 0.176 | 26.1096 |
| Inner Urban (%) | 100% | 19% | 1% | 34% | 51% | 7% | 32% | 5% | 0% | 19% |
| Outer Urban (%) | 0% | 81% | 99% | 66% | 49% | 93% | 68% | 95% | 100% | 81% |

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

This indicator is monitored in RSS monitoring indicator Employment Land 02A and 02B

Table 3.13 illustrates the amount of employment land, both allocated and un-allocated, that has been lost to other uses. Historically the majority of this change has been to residential development. Of particular note is the former Darchem site now being redeveloped as part of the West Park housing scheme and several industrial sites in Middleton St George, such as Brookside Works which have been developed for new housing in recent years.

Table 3.13 Losses of employment land by type of alternative development

| | 2003/04 | | 2004/05 | | 2005/06 | | 2006/07 | | 2007/08 | | 2008/09 | |
|-------------------------|-------------|------------|----------|-------------|-------------|-------------|----------|----------|--------------|----------|----------|----------|
| | AEL | NAL | AEL | NAL | AEL | NAL | AEL | NAL | AEL | NAL | AEL | NAL |
| Residential (ha) | 0.03 | 8.7 | 0 | 4.49 | 0 | 3.03 | 0 | 0 | 0.026 | 0 | 0 | 0 |
| Retail (ha) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other (ha) | 0 | 0 | 0 | 0 | 0.73 | 0 | 0 | 0 | 0.26 | 0 | 0 | 0 |
| Total (ha) | 0.03 | 8.7 | 0 | 4.49 | 0.73 | 3.03 | 0 | 0 | 0.286 | 0 | 0 | 0 |

Key: AEL: Allocated Employment Land, NAL: Employment use on Non Allocated Land.

In 2008/09 there was no employment land lost to other uses. As table 3.10 indicates, there was very little employment development in the Borough during 2008/09, providing further evidence of how the economic downturn is having an impact on development within Darlington.

Retail and the Town Centre

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

This indicator is included in RSS monitoring indicators Town Centre Uses 01a and 01b.

Table 3.14 Amount of completed retail, office and leisure development (sq.m.)

| | 2004/5 | | 2005/6 | | 2006/7 | | 2007/8 | | 2008/09 | |
|------------------------------|--------------|-------------|--------------|-------------|--------------|--------------|-------------------|-------------|-------------------|-------------|
| | Total | Town Centre | Total | Town Centre | Total | Town Centre | Total Gross (Net) | Town Centre | Total Gross (Net) | Town Centre |
| Retail | 2,469 | 0 | 2,026 | 0 | 3,987 | 2,879 | 432 (288) | 0 | 56 (56) | 0 |
| Office | 2,620 | 333 | 840 | 0 | 2,500 | 0 | 6,472 (6,472) | 0 | 151 (151) | 0 |
| Leisure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total (m²) | 5,089 | 333 | 2,866 | 0 | 6,487 | 2,879 | 6,904 | 0 | 207 | 0 |

Table 3.14 shows that 2008/09 saw a significant drop in the amount of completed development for town centre uses, as the amount of completed retail (defined as use classes A1 and A2) and office development (use class B1a) was considerably lower than recorded in previous years, and was located outside Darlington town centre. There was no completed leisure development (use class D2) in 2008/09.

Although the economic downturn has clearly had a marked effect on the amount of completed development for town centre uses in the past year, a number of future schemes are planned to enhance the vitality and viability of the town centre. For example, the permitted development of the Commercial Street area is expected to bring forward retail and leisure development within the town centre in the near future, while mixed use schemes at Darlington town centre fringe are anticipated to provide office space within the urban area.

| Local 15: Amount of retail floorspace and vacancy rates in the Town Centre and District and Local Centres | |
|--|---|
| Local 24: Amount of completed retail (shop) floorspace, by centre and for the borough as a whole | |
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 4 - The Sequential Approach to Development Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 12 - Sustainable Economic Development Policy 13 - Brownfield Mixed-Use Locations Policy 24 - Delivering Sustainable Communities Policy 25 - Urban and Rural Centres Policy 51 - Strategic Public Transport Hubs |
| BDLP Saved Policies | Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre Policy S10: Safeguarding District and Local Centres |
| CSPO Policies | CS1: Darlington's Sub-Regional Role and Locational Strategy CS5: Supporting the Local Economy CS6: Expanding Tourism, Leisure and Culture Provision CS7: The Town Centre CS8: Further Retail Provision CS9: District & Local Centres and Freestanding Local Facilities |
| SA Objectives | 1) Strengthening the economy 3) Living within environmental limits 4) Developing a more sustainable employment market 6) Improving health and well-being while reducing health economies 10) Promoting, enhancing and respecting culture and heritage |

Retail vacancy levels is reported in RSS monitoring indicator Town Centre Uses 03.

Local indicator 24 has been added to the 2008/09 LDF AMR in order to monitor the amount of completed A1 (shop) development in the Borough's town, district and local centres. This indicator has been included in order to monitor the impact of retail policies in the emerging LDF, in accordance with the requirements of PPS6: Town Centres. It should be noted that table 3.15 only includes locations that meet the PPS6 definition of centres, and therefore excludes Morton Park and Darlington Retail Park.

Table 3.15 Amount of retail floorspace and vacancy rates

| | Number of Retail Units | Number of Vacant Units | % vacant units | Total A1 shop Floorspace (m ²) | Vacant A1 shop Floorspace (m ²) | 2008/09 Completed A1 units | 2008/09 Completed A1 floorspace (m ²) |
|---------------------------|------------------------|------------------------|----------------|--|---|----------------------------|---|
| Darlington town centre | 449 | 54 | 12.0% | 99,796 | 8,377 | 0 | 0 |
| Cockerton district centre | 56 | 6 | 10.7% | 4,109 | 336 | 0 | 0 |
| North Rd district centre | 59 | 18 | 30.5% | 14,377 | 370 | 0 | 0 |
| Mowden local centre | 11 | 1 | 9.1% | 1047 | 70 | 0 | 0 |
| Neasham Rd local centre | 5 | 1 | 20.0% | 5976 | 403 | 0 | 0 |
| Whinfield local centre | 4 | 0 | 0.0% | 5421 | 0 | 0 | 0 |
| Yarm Road local centre | 11 | 0 | 0.0% | 4307 | 0 | 0 | 0 |
| Total | 595 | 80 | 13.4% | 135033 | 9556 | 0 | 0 |

Table 3.15 shows that there was no additional retail floorspace provision in 2008/09, though there were a number of changes to retail units in the Borough, including conversion of two former comparison goods units in Darlington town centre (Tubwell Row) to form a 400sqm. convenience store.

An increase in vacancy rates for the Borough in 2008/09 (rising from around 11% in 2007/08) reflects the economic downturn and its effect on retail uses. Vacancy in the town centre accounts for more than two thirds of the total vacant units in the Borough's centres. The 2008 Darlington Retail Study, and 2009 Statistical Update provide further analysis of the vitality and viability of the Borough's centres and of retail development. The findings from this study will be used to inform retail and town centre policies within the emerging LDF.

Environmental Resources

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

During 2008/09 there were no permissions granted that were subject to an objection from the Environment Agency. This was also the case in 2007/08, 2006/7, and in 2005/6 there was only one permission granted contrary to Environment Agency advice. In instances where the Environment Agency object to a planning application, their objection is usually withdrawn following an amendment of the proposal, or submission of a satisfactory flood risk assessment.

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

This indicator is also reported as NI197

Priority habitats and species

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

Key Changes 2008/09

Wetland and wet woodland are a rare, but significant source of biodiversity value, containing a range of important species and habitats, such as Black Poplar and Great Crested Newts. Most existing areas follow the Tees and Skerne Valleys and other watercourses in the Borough. Therefore, the protection and

enhancement of these corridors is essential to maintain and improve biodiversity value in the Borough. Through new development, an additional 3ha of wetland has been created at Redhall (Proposed Local Nature Reserve), this has also been added to with 2Ha of wildflower meadow within the reserve Redhall is then connected to nearly 3Km of newly created wildflower road side verges and embankments from Haughton road, all the way out to the A66. This has provided a valuable and significant element of green infrastructure and biodiversity gain associated with a new development. Cockerbeck (Proposed Local Nature Reserve) continues to add to its wildflower meadow resource with over 1Ha now in management. The trend of bringing formal short cut grass areas into more biodiverse longer grassed meadow management, is expected to become more widespread during 2010/11.

Protected Species:

Great Crested Newts

Great Crested Newts are a protected species, diminished in part, by development. The Council manage a project which helps identify and monitor the locations of Great Crested Newts in the Borough to help protect the species. It also ensures new development provides adequate mitigation close to habitats. The new Redhall site was primarily created for Great Crested Newts.

Water Vole

This drastically reduced species is now a priority species within Darlington for both protection and population/habitat enhancement. West Park and the River Skerne provide valuable strongholds, but these need to be expended in range. Cockerbeck will provide an important expansion to the West Park population on West Beck, with a connection to the wider countryside.

The Skerne will continue to be monitored, with opportunities for improvements identified.

Bats

Bats continue to be associated with a large percentage of developments. Protection and enhancement schemes should be identified and provided where possible, e.g. Wind turbines, hedgerow loss and new forms of lighting have all added to the potential pressures and impacts on various bat species, together with the usual considerations for building roof spaces.

- 8 known regularly breeding species in Durham with a ninth, Nathusius' Pipistrelle present but not proven to be breeding.
- Common Pipistrelle is widespread, fairly common and thought to be gradually increasing in line with national trend.
- Daubenton's widespread on watercourses and thought to be gradually increasing in line with national trend.
- Long eared, Noctule and Soprano Pipistrelle widespread but localised.
- Whiskered & Brandt's distribution centred on west of county but with occasional records in the East.
- Natterer's rarely encountered in Durham.

The River Tees is the main location in Darlington for all Darlington species except Common Pipistrelle, which is widely distributed. Noctules occur in low numbers at several sites across the town but are probably at their most numerous over the Tees. Whiskered/Brandt's is unknown, but do occur in Darlington, probably around the River Tees.

Sites of Special Scientific Interest (SSSI)

SSSI's are nationally protected sites identified for their wildlife, geological and/or habitat value. There are four SSSI's in the Borough, covering 8.3ha. The Government requires 95% of the area of SSSI's to be in favourable or recovering condition by 2010. Whilst one, Hell Kettles, is in an unfavourable recovering condition the others are in a favourable condition. Hell Kettles, situated to the north west of Hurworth, is

the only site in County Durham where open water is fed by calcareous springs, with saw-sedge dominated swamp. There is also tall fen and damp grassland containing a rich variety of wetland plants, including several which are rare or local. The site is not fully conserved but there is a management plan in place that if sustained will ensure that the SSSI will reach favourable condition.

Local Nature Reserves and Local Wildlife Sites

Local Nature Reserves are places with wildlife or geological features that are of special interest locally. They also provide the community with opportunities to learn about and enjoy nature. Primarily in the urban area, the Borough has 7 Local Nature Reserves, covering 61ha, equating to 0.6ha per 1000 population. A programme to provide additional reserves and improved access is underway. Recently, 3 proposed LNR sites, Redhall, West Park and Cockerbeck, have been created or enhanced, with a subsequent designation planned for Cockerbeck and West Park during 2010 and Redhall possibly in 2011, once it is established.

Local Wildlife Sites

Since the adoption of the Local Plan in 1997, the number of sites of nature conservation importance (now known as Local Wildlife Sites) has increased from 46 to 50. Several of these sites form part of a Local Nature Reserve. As of 2009, the process of identifying, surveying and establishing a new baseline figure for the number of Local Wildlife Site (LWS) has been carried out. In January 2010, the new baseline figure of approx. 25 sites will be validated via the Tees Valley Biodiversity Action Plan group (TVBAP). The number of these sites also in positive management will be assessed. Presently only those sites within existing LNR designations can be assured of positive management, which is approximately 25% of the 25 sites.

Areas Managed for Nature Conservation and Public Access

A key aim of the Council is to protect and enhance biodiversity and environmental infrastructure in the Borough whilst ensuring that more members of the community have greater access to areas of nature conservation. By identifying a green infrastructure network, which connects existing and new wildlife sites within and around the urban area, access for the community has increased significantly recently from 187.8ha to 224ha. This will ensure that the community enjoys the health benefits from greater access to the natural environment.

Table 3.16 Summary of Key Changes to Habitats, Species, and Wildlife sites in the Borough

| Type of Site | Active Management Target | Population/extent 2008/09 | Change by 2008/09 |
|------------------------------|---|--|---|
| Wet woodland | Maintain and/or extend areas of mature and/or of wet woodland in County Durham by 10% | Durham wide approx 316ha | 0.5ha West Park |
| Wetland | | | 3.0ha created Redhall proposed Local Nature Reserve |
| Hedgerows | To maintain and extend the length of ancient and species rich hedgerows and improve condition | 9600km Durham wide 1632km good condition | N/A |
| Unimproved grasslands | Draft proposals are being prepared | | 1.0ha created Cocker Beck |
| Black Poplar | Expand the population in the Durham area | Majority found in the northern part of Borough | Planting at Skertingham |
| Great Crested Newts | Maintain and expand the range in Durham | 40 known sites | 20 sites identified |
| Skylark | Maintain current range and population of skylark | Widespread sightings but no systematic survey undertaken | |

| | | | |
|---|---|--|---|
| Bats | Maintain and enhance bat population by improving opportunities for roosting, hibernating and foraging | 8 known breeding species in Durham, 4 not threatened, 4 vulnerable River Tees and older buildings are the primary location in Darlington | |
| Sites of Special Scientific Interest | Protect and enhance sites | Hells Kettle 3.51ha Neasham Fen 2.2ha Newton Ketton Meadow 1.9ha Redcar Field 0.68ha | Unfavourable recovering Favourable Favourable Favourable |
| Local Nature Reserves | Each nature reserve must be managed so that the features which gave the place its special interest are maintained | Brinkburn = 1.76ha Drinkfield Marsh = 5.77ha The Whinnies = 11.46ha Brankin Moor = 1.82ha Geneva Wood = 13.12ha Maidendale = 7.51ha Rockwell = 21.16ha | Total area remains the same but the variety of habitats and species has increased with the improvements at West park, Redhall and Cockerbeck, these sites total 26Ha. |
| Area managed for nature conservation and public access | | 187.8ha | 224 ha |
| Natural and semi natural greenspace | | In terms of value: High 253ha Medium 59ha Low 92ha Total 404ha | |

Core E3: Renewable Energy Capacity by Type
Local 21: Low carbon energy generation

| | |
|----------------------------|---|
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 2: Sustainable Development Policy 12: Sustainable Economic Development Policy 24: Delivering Sustainable Communities Policy 38: Sustainable Construction Policy 39: Renewable Energy Generation Policy 40: Planning for Renewables Policy 41: Onshore Wind Energy Development Policy 45: Sustainable Waste Management |
| BDLP Saved Policies | Policy E25: Energy Conservation Policy E26: Energy from Renewable Development |
| CSPO Policies | Policy CS4: Promoting Commercial Scale Renewable Energy Generation |
| SA Objectives | 1. Minimise the impact of and adapt to climate change. |

A robust monitoring process is required in order to accurately collate information on this indicator, and should be introduced for 2009/10.

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

Few developments have come forward to date for renewable energy in the Borough limiting the potential for Darlington to contribute to national targets. A number of proposals for wind farm developments have been submitted to the Council in recent years, mainly located in the North East of the Borough.

As noted above, planning permission on a residential scheme at Hopetown House included a condition that at least 10% of the development's carbon emissions are reduced through the use of on-site renewable energy generation.

Through the emerging LDF, including the recently adopted Design of New Development SPD, the Council is increasingly seeking to ensure that the carbon emissions of new development are reduced through the use of renewable and low-carbon energy generation schemes.

Minerals and Waste

| Core W1: Capacity of New Waste Management Facilities | |
|--|---|
| Core W2: Amount of Municipal Waste Arising, Managed by Type | |
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 2 - Sustainable Development Policy 3 - Climate Change Policy 10 - Tees Valley City-Region Policy 45 - Sustainable Waste Management Policy 46 - Waste Management Provision Policy 47 - Hazardous Waste |
| BDLP Saved Policies | Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer |
| *TVM&W CSPO Policies | MWC1: Sustainable development MWC6: Waste management capacity |
| TVM&W SA Objectives | 2) To move up the waste hierarchy 3) To make better use of all resources 9) To reduce the causes and impacts of climate change |
| CSPO Policies | (None) |
| SA Objectives | 7. Preserve and strengthen the environment's scale, character, function and sense of place |

No significant waste management facilities were approved or developed within the Borough during 2008/09.

There are few existing waste management facilities within the Borough. This has been the case for many years for municipal solid waste (MSW) (since before the Borough Council became the waste planning authority in 1997) following the ending of landfilling of former claypits. Since then, until the end of 2008/09 MSW was transported to a waste transfer station just across the Borough boundary at Heighington Lane where it was compacted for landfill in County Durham. The Household Waste Recycling Centre for the Borough is located within Darlington; its capacity for recycling was greatly improved three years ago by extending the facility. The landfilling of inert construction and demolition (C&D) and commercial and industrial (C&I) waste at the former Barmpton quarry ceased in 2005 and the site has been restored. The majority of waste management facilities within the Borough are materials recycling facilities operated by relatively small local businesses such as skip-hire operators and scrap merchants.

The Council's contract for treatment and disposal at Heighington Lane ended at the end of 2008/09, and from April 2009 MSW is taken instead to another site only just across the Borough boundary with Durham County, at Aycliffe Quarry. The waste is processed through a newly-constructed mechanical and biological treatment plant which will significantly increase the proportions of the Borough's MSW which are recycled rather than landfilled.

Table 3.17 shows the improving waste management practices of the Council for MSW over the last eight years, including 2008/09. Recycling performance in the Borough surpasses the national average, and the recycling rate will increase significantly more in 2009/10 now that a new, more sustainable contract for waste treatment is underway.

Table 3.17 Amount of municipal waste arising, and managed by management type

| | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2008/09 tonnes (000) |
|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|----------------------------|
| Recycled | 10.8% | 11.8% | 13.4% | 14.6% | 14.7% | 31.4% | 34.7% | 37.1% | 24,591 |
| Composted | 0.0% | 0.7% | 3.3% | 3.6% | 3.4% | 0.0% | 0.0% | 0.0% | 0 |
| Landfilled | 89.2% | 87.2% | 83.3% | 81.8% | 81.9% | 68.6% | 65.3% | 62.9% | 41,621 |

| Core M1: Production of Primary Land Won Aggregates | |
|---|--|
| Core M2: Production of Secondary and Recycled Aggregates | |
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 1: North East Renaissance Policy 2: Sustainable Development Policy 24: Delivering Sustainable Communities Policy 42: Overall Minerals Strategy Policy 43: Aggregate Minerals Provision Policy 45: Sustainable Waste Management |
| BDLP Saved Policies | Policy E24: Conservation of Land and Resources |
| TVM&W CSPO Policies | MWC1: Sustainable development MWC2: Alternative materials for aggregates us |
| TVM&W SA Objectives | 1) To move up the minerals hierarchy 3) To make better use of all resources |
| CSPO Policies | (None) |
| SA Objectives | 7. Preserve and strengthen the environment's scale, character, function and sense of place |

There was no production of primary land won aggregates within Darlington Borough during 2008/09, nor has there been since the Council became a minerals planning authority (MPA) in 1997. Prior to that, sand and gravel had been extracted at various locations around the Borough. Some deposits are believed to remain, but these are mainly in sensitive environmental locations such as the Tees Valley Area of High Landscape Value. There is no record of crushed rock production for aggregates in the Borough, although potential reserves are thought to exist on its northern boundary with Durham County.

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

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

Open Spaces

| | |
|---|---|
| Local 12: Audits of open space facilities | |
| Local 13: Open space provision in the urban area | |
| Local 14: Amount of eligible open space managed to Green Flag Award standard | |
| Local 22: Allotment provision in the Borough | |
| Indicator Source | Darlington Borough Council Monitoring |
| One Darlington Work Strand | Quality of life Greener, cleaner Darlington |
| RSS Policies | Policy 8 Protecting and Enhancing the Environment Policy 10 Tees Valley City Region Policy 24 Delivering Sustainable Communities |
| BDLP Saved Policies | Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision Policy R19: Protection of Allotments |
| CSPO Policies | CS17 Green Infrastructure |
| SA Objectives | 6. Safeguard, enhance and provide a range of facilities and the environment 7. Preserve and strengthen the environment's scale, character, function and sense of place |
| Open Space Strategy Policies | Policy 1: General Approach Policy 2: Our Most Locally Important Open Space Resources Policy 7: Parks Provision Policy 8: Standards for Parks Provision Policy 22: Design of Open Spaces |

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

South Park, situated in the south of the urban area, covers an area of 25.76ha and is the only open space in the Borough to have been awarded Green Flag status. The park benefited from a considerable Heritage Lottery Fund restoration programme during 2003-2006 and its area comprises 46.47% of the Borough's total parks and gardens, and 3.15% of the total open space provision.

Darlington has a wide range of open spaces, totalling approximately 900ha, a high proportion compared to other towns of its size. Whilst the availability of open space is high, access can be poor in some parts of the Borough, its quality varies and the provision does not always meet community needs. The Council's adopted Open Space Strategy sets out further details on the level, type and quality of provision and accessibility to spaces. In 2009 an Open Space audit to update the quantity, quality, and accessibility standards set out in the Open Space Strategy was undertaken. Results of the audit are expected to be completed in Jan 2010. A summary of the open space provision in the urban area is provided below, with known changes identified for the last year.

Table 3.18 Summary of open space provision in the urban area and changes 2008/09

| Open Space Primary Purpose | No of Sites at March 2009 | Total Area (Ha) at March 2009 | Changes 2008/09 |
|---|---------------------------|-------------------------------|--|
| Parks and gardens | 12 | 55.4 | Ongoing rolling improvement at The Denes, South Park, North Park, West Park |
| Informal recreation | 101 | 140.6 | |
| Green Corridors | 20 | 109.3 | |
| Natural and semi-natural green spaces | 30 | 247.6 | Ongoing rolling improvement programme at Cocker Beck and Maidendale Nature Reserve |
| Provision for children and young people | 16 | 9.21 | |
| Landscape amenity space | 21 | 25.8 | |

Borough of Darlington Annual Monitoring Report 2008/09

| | | | |
|-----------------|------------|---------------|-----|
| Allotments | 27 | 34.9 | |
| Cemeteries etc. | 13 | 38.8 | N/A |
| Civic Spaces | 3 | 1.7 | |
| Total | 243 | 663.34 | |

As part of the adopted Sports and Recreation Facilities Strategy, indoor and outdoor sports facilities have been audited separately. A summary of provision in the Borough is set out in table 3.19

Table 3.19 Summary of sports facilities in the borough at March 2009

| | No of sites at March 2009 |
|--------------------------------|---------------------------|
| Swimming pools | 9 |
| Sports Halls | 16 |
| Community halls/ village halls | 27 |
| Health and fitness gyms | 14 |
| Specialist indoor provision | 6 |
| Multi-use games area | 15 |
| Bowling greens | 8 |
| Tennis courts | 12 |
| Specialist outdoor provision | 10 |
| Total | 117 |

| Local 23: Number of accessible playing pitches in the Borough | |
|--|---|
| Indicator Source | Darlington Borough Council Monitoring |
| One Darlington Work Strand | Quality of life Greener, cleaner Darlington |
| RSS Policies | Policy 8 Protecting and Enhancing the Environment Policy 10 Tees Valley City Region Policy 24 Delivering Sustainable Communities |
| BDLP Saved Policies | Policy R19: Protection of Allotments |
| CSPO Policies | CS17 Green Infrastructure |
| SA Objectives | 6. Safeguard, enhance and provide a range of facilities and the environment |
| Open Space Strategy Policies | Policy 1: General Approach Policy 2: Our Most Locally Important Open Space Resources Policy 7: Parks Provision Policy 8: Standards for Parks Provision Policy 22: Design of Open Spaces |

Indicator Local 23 has been introduced for the 2008/09 LDF AMR to enable monitoring of playing pitch policies in the emerging LDF. The Borough currently has 104 public, private and school playing pitches, equivalent to one playing pitch for every 1150 adults- below the national and regional average. Of these only 50% have secure community use through formal legal agreements.

Transport and Accessibility

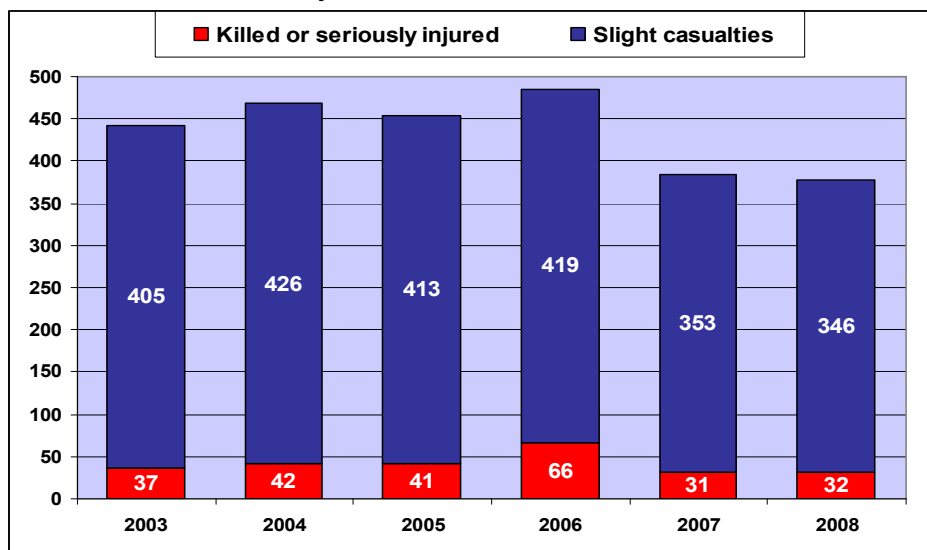
The Darlington Eastern Transport Corridor opened in 2008, providing a link from the A66(T) to Houghton Road to the East of the Town Centre, enabling economic regeneration of this part of the town. The scheme implements saved BDLP policy T6.1.

| Local 16: Traffic related injuries and fatalities | |
|--|--|
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 49 - Regional Transport Corridors Policy 53 - Demand Management Measures |
| BDLP Saved Policies | Policy T3: Justification for Major Road Schemes Policy T4: Route and Design of Major Road Schemes Policy T9: Traffic Management and Road Safety Policy T10: Traffic Calming - Existing Roads Policy T11: Traffic Calming - New Development |
| CSPO Policies | CS2: Promoting Good Quality, Sustainable Design CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure |
| SA Objectives | 2. Ensure new development creates sustainable communities 8. Support initiatives to maintain, expand and enhance sustainable transport |

This local indicator is monitored as RSS indicator Connectivity 05

Figure 3.9 shows the total number of road traffic casualties has fluctuated over the past six years, with a peak of 485 in 2006. Since this peak, 2007 and 2008 have seen a significant decrease in the number of casualties, with 2008's total of 378 casualties the lowest since 2003. By any national standard the number of KSI casualties is low, and the Borough is in the lowest quartile nationally.

Figure 3.9 Number of traffic related injuries and fatalities



| Local 17: Distance travelled by mode of transport per person per annum | |
|---|---|
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 2 - Sustainable Development Policy 3 - Climate Change Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 25 - Urban and Rural Centres Policy 51 - Strategic Public Transport Hubs Policy 53 - Demand Management Measures |

Borough of Darlington Annual Monitoring Report 2008/09

| | | |
|----------------------|--------------|---|
| BDLP Policies | Saved | Proposal T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T31: New Development and Public Transport Policy T36: Cycle Route Network Policy T37: Cycle Routes in New Developments |
| CSPO Policies | | CS1: Darlington's Sub Regional Role and Locational Strategy CS2: Promoting Good Quality, Sustainable Design CS9: District and Local Centres and Freestanding Local Facilities CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure |
| SA Objectives | | 1. Minimise the impact of and adapt to climate change 2. Ensure new development creates sustainable communities 8. Support initiatives to maintain, expand and enhance sustainable transport |

Area wide traffic flows in figure 3.10 are provided by DfT estimates using the National Traffic Survey, with the most recent data provided up to 2007. Overall, vehicle levels increased by 2.7% between 2004 and 2007.

Figure 3.10 Darlington area wide traffic flows

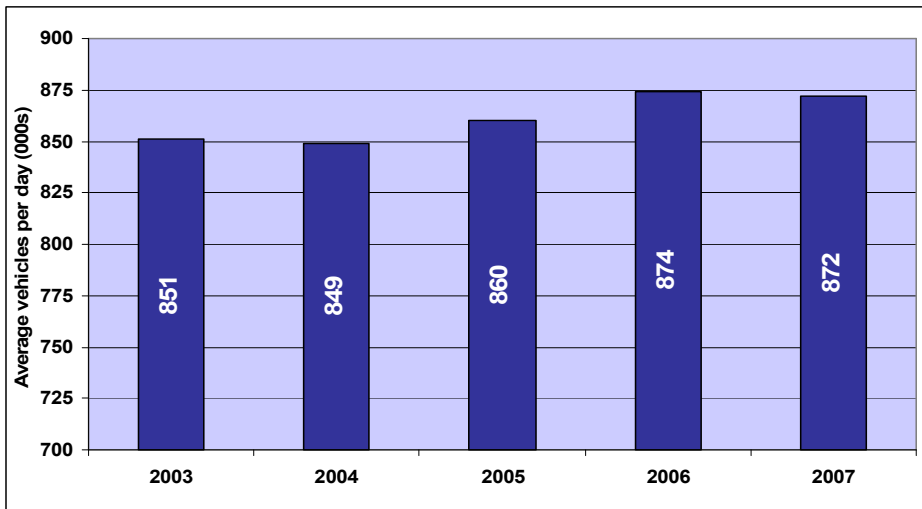
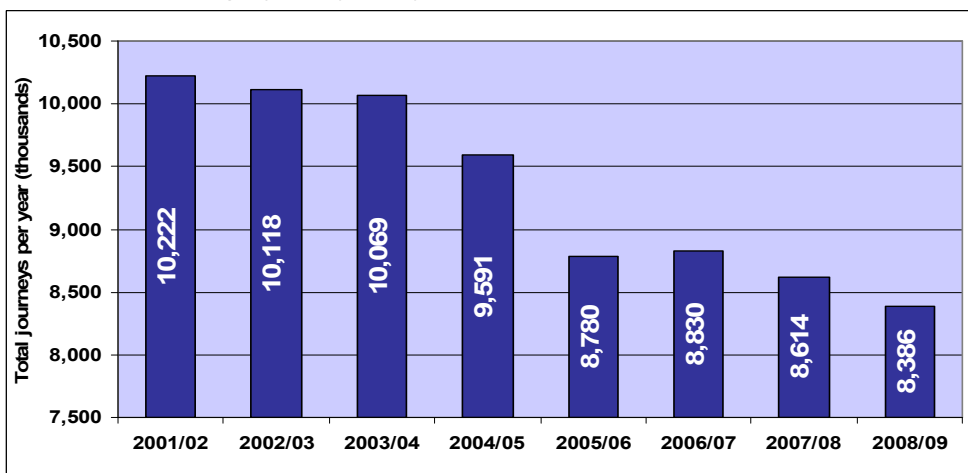


Figure 3.11 shows a decline in bus patronage since 2001/02. However, it is hoped that the continuing activity of the Darlington Local Motion Project will address this in the future.

Figure 3.11 Total bus passenger journeys per year

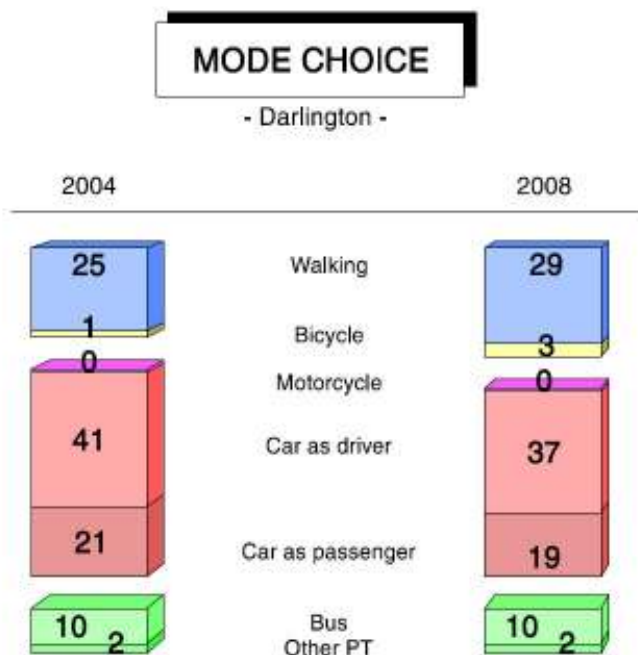


While bus patronage appears to be declining, figures reveal that rail patronage at Darlington's stations has increased significantly, rising by around 22% at the Bank Top station, and around 37% at North Road station in the period from 2004/05 to 2008/09.

Data on cycle use in Darlington can be identified by a number of methods, including manual or automated cordon counts, and household survey data. Clearly, different methods of collating data have a range of associated issues in terms of validity and reliability of data (seasonal fluctuations in cycle cordon counts can result in a variance of up to 50% between summer and winter figures, for example). Monthly automated cycle cordon counts can be considered to be the most valid data available, and indicate a 62% increase in cycle flows in Darlington between 2004 and 2009. This significant increase provides clear evidence of the success of the Local Motion and Cycle Demonstration Town projects in promoting this aspect of sustainable transport in Darlington.

Figure 3.12 shows peak flow counts recorded in a Local Motion survey in the first areas of the town which were targeted travel planning advice. It indicates that car trips reduced from 41% of household trips in those areas in 2004/05 to 37% in 2007/08, around 9% reduction. Walking trips increased by 15% (an increase from 25% to 29% of all trips) and cycling trips by around 62% (from 1% to 3% of all trips). It also showed that the trend of decline in public transport use was being halted in the target areas, remaining at 12% of all trips.

Figure 3.12 Travel mode by percentage share 2004 to 2008



| Local 18: Length of new no car, bus only or cycle lane | |
|---|---|
| Indicator Source | Darlington Borough Council Monitoring |
| RSS Policies | Policy 3 - Climate Change Policy 7 - Connectivity and Accessibility Policy 10 - Tees Valley City-Region Policy 25 - Urban and Rural Centres Policy 51 - Strategic Public Transport Hubs Policy 53 - Demand Management Measures |
| BDLP Saved Policies | Proposal T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T36: Cycle Route Network |
| CSPO Policies | CS18: Sustainable Transport Networks CS19: Improving Transport Infrastructure |
| SA Objectives | 1. Minimise the impact of and adapt to climate change 2. Ensure new development creates sustainable communities 8. Support initiatives to maintain, expand and enhance sustainable transport |

This indicator is also monitored as RSS indicator Public Transport 01.

No new car-free, bus-only or cycle lanes have been installed in the Borough during 2008/09. In recent years the focus in cycling improvements under the Cycling Demonstration project has been on off-road routes (such as shared foot/cycle paths) and promoting of the use of quieter routes.

Appendix: Schedule of AMR indicators and related policies

| Indicator Type | Indicator name | Policies Monitored |
|------------------------------|--|--|
| <i>Darlington in Context</i> | | |
| Local 1 | Percentage of Residents Satisfied with Their Local Area as a Place to Live | Policy E1: Keynote Policy for the Protection of the Environment Policy E3: Protection of Open Land Policy R1: Designing for All |
| Local 2 | Projected Population and Growth in the Tees Valley | Policy H1: Supply of Housing Land Policy EP1: Land Supply for Employment |
| Local 3 | Carbon Dioxide Emissions Per Capita Use (tonnes) | Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating / Polluting Development |
| <i>Housing</i> | | |
| CORE H1 | Plan Period and Housing Targets | |
| CORE H2 (a, b, c, d) | Net Additional Dwellings | Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development |
| CORE H3 | Percentage of New and Converted Dwellings on Previously Developed Land | Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development |
| Local 4 | Current Commitments on Greenfield and Previously Developed Land | Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development |
| Local 5 | Density of New Dwellings on Completed and Committed Sites of 5 Dwellings or More | Policy E24: Conservation of Land and Other Resources Policy H3: Locations for New Housing Development |
| Local 6 | Average House Prices in Darlington Borough | Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area |
| CORE H5 | Gross Affordable Housing Completions | Policy H1: Supply of Housing Land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area |
| CORE H4 | Number of Additional Pitches Granted Planning Permission | Policy H20: Gypsy sites Policy H21: Additional Gypsy Sites |
| Local 7 | Number of Additional Pitches Included in Development Plans | Policy H20: Gypsy sites |
| CORE H6 | Housing Quality: Building for Life Assessments | This indicator relates to the design element of several saved BDLP policies, such as Policy E46 (Safety and Security), Policy R1 (Designing for All), Policy T13 (New Development – Standards) and Policy T24 (Parking and Servicing Requirements for New Development), E12 (Trees and Development), E15 (Open Land in New Development), E23 (Nature and Development), E24 (iii) (Conservation of Resources), E45 (Development and Art), E49 (Noise Sensitive Development), H11 (Design and Layout of New Housing Development), H12 (Alterations and Extensions to Existing Dwellings), R13 (Recreation Routes and New Development). |
| Local 8 | Number of Vacant Dwellings by Length of Vacancy and Ownership | Policy H16: The Improvement of Older Residential Areas |
| Local 20 | Number of applications that met appropriate CSH/BREEAM standards | Policy H11: Design and Layout of New Housing Development |
| Local 25 | Number of house sales in past | Policy H1: Supply of Housing Land |

| | year | Policy H9: Meeting Affordable Housing Needs |
|--|--|---|
| Business, Industry and Employment | | |
| CORE BD3 | Current Employment Land Available by Type | Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office/Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Sites |
| Local 9 | Historical Employment Development by Hectare | Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP6: Prestige Employment Development Policy EP7: Office / Business Park Development Policy EP8: Reserve Employment Site Policy EP9 and EP10: Teesside Airport Policy EP11: Central Area Development Site |
| CORE BD1 / BD2 | Amount of Floorspace Developed by Employment Type | Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP8: Reserve Employment Sites Policy EP9 and EP10: Teesside Airport |
| Local 10 | Historical Geographical Spread of New Development by Hectare | Policy EP1: Land Supply for Employment Policy EP2: Employment Areas Policy EP3: New Employment Areas |
| Local 11 | Losses of Employment Land by Type | Policy EP2: Employment Areas Policy EP3: New Employment Areas Policy EP5: Other Uses in Employment Areas Policy EP14: Existing Employment Development |
| Local 19 | Amount of Airport related development | Policy EP9: Teesside Airport Employment Land- North Policy EP10: Teesside Airport Employment Land- South |
| Environmental Resources | | |
| CORE E1 | Number of Planning Permissions Granted Contrary to Environment Agency Advice | Policy E1: Keynote Policy for the Protection of the Environment |
| CORE E2 | Changes in Areas and Populations | E1 Protection of the Environment E3 Protection of Open Land E11 Conservation of Trees, Woodlands and Hedgerows E12 Trees and Development E20 Sites of Nature Conservation Importance E21 Wildlife Corridors E22 Local Nature Reserves E23 Nature and Development |
| CORE E3 | Renewable Energy Capacity by Type | Policy E25: Energy Conservation Policy E26: Energy from Renewable Development |
| Local 21: | Low carbon energy by installed capacity and type | Policy E25: Energy Conservation |
| Minerals and Waste | | |
| CORE W1 | Capacity of New Waste Management Facilities | Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer |
| CORE W2 | Amount of Municipal Waste Arising, Managed by Type | Policy E24: Conservation of Land and Resources Policy EP17: Waste Material, Storage, Processing and Transfer |
| CORE M1 | Production of Primary Land Won Aggregates | Policy E24: Conservation of Land and Resources |

| | | |
|------------------------------------|---|--|
| CORE M2 | Production of Secondary & Recycled Aggregates | Policy E24: Conservation of Land and Resources |
| <i>Open Spaces</i> | | |
| Local 12 | Audits of Open Space Facilities | Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision |
| Local 13 | Open Space Provision in the Urban Area | Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision |
| Local 14 | Amount of Eligible Open Space Managed to Green Flag Award Standard | Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision |
| Local 22 | Allotment provision in the Borough | Policy R19: Protection of Allotments |
| Local 23 | Number of accessible playing pitches in the Borough | Policy R9: Protection of Playing Pitches |
| <i>Retail and the Town Centre</i> | | |
| CORE BD4 | Total Amount of Floorspace for "Town Centre Uses" | Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre |
| Local 15 | Amount of Retail Floorspace and Vacancy Rates in the Town Centre and District and Local Centres | Policy R24: Leisure Facilities Policy EP2: Employment Areas Policy EP7: Office/Business Park Development Proposal EP11: Central Area Development Sites Policy EP12: Office Development Limits Policy S2: Safeguarding the Town Centre |
| Local 24 | Amount of completed retail (shop) floorspace, by centre and for the Borough as a whole | Policy S2: Safeguarding the Town Centre Policy S10: Safeguarding the District and Local Centres |
| <i>Transport and Accessibility</i> | | |
| Local 16 | Traffic Related Injuries and Fatalities | Policy T3: Justification for Major Road Schemes Policy T4: Route and Design of Major Road Schemes Policy T9: Traffic Management and Road Safety Policy T10: Traffic Calming - Existing Roads Policy T11: Traffic Calming - New Development |
| Local 17 | Distance Travelled by Mode of Transport per Person per Annum | Policy T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T31: New Development and Public Transport Policy T36: Cycle Route Network Policy T37: Cycle Routes in New Developments |
| Local 18 | Length of New No Car, Bus Only and Cycle Lanes | Proposal T7: Traffic Management and Main Roads Policy T30: Use of Public Transport Policy T36: Cycle Route Network |

Contact Us

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

Strategy Manager
Chief Executive's Department (Regeneration)
Darlington Borough Council
Town Hall
Darlington
DL1 5QT

T: 01325 388644

F: 01325 388616

E: planning.policy@darlington.gov.uk