

**Darlington Borough Council  
Pre Hearing Proposed Minor Changes  
24th January 2011**

All the following changes appear in previously published Council Statements DBC002-005

**Table 1: Proposed changes necessary to ensure the soundness of the Core Strategy**

<b>Proposed Change Ref No.</b>	<b>Core Strategy text to which it relates</b>	<b>Proposed Change</b>
SC1	6.1.1	Replace the first sentence of paragraph 6.1.1 with the following: <i>“Darlington’s gateway location will continue to attract economic development and investment that may otherwise not come to the North East or Tees Valley. The economic advantages of Darlington’s location, together with the good quality of life it offers, have helped to maintain a relatively strong housing market in the Borough and high levels of housebuilding compared to many other areas of Tees Valley and the North East.”</i>
SC2	6.1.1	Add the following sentences after paragraph 6.1.1: <i>“The provision of new housing is also seen as complementary to achieving the goals of economic growth, investment and regeneration in Darlington, and crucial to ensuring that a sustainable form of development where people can choose to live and work in Darlington, rather than commuting in or out of the Borough. These goals are at the heart of the Borough’s sustainable community strategy and the sub-region’s economic development and regeneration ambitions.”</i>
SC3	6.1.10	Replace the second sentence of paragraph 6.1.10 with the following: <i>“Whilst the Council is fully supportive of the need to achieve high levels of new housing development on previously developed land, it has had regard to a range of other factors in determining the mix of housing locations to deliver the housing requirement. Those factors included development viability, the need to maintain a range and choice of sites throughout the plan period and the need to be realistic about the more limited appeal to developers and buyers (and hence lower rates of housebuilding) of new housing on deeply urban PDL sites compared to urban fringe greenfield locations.</i>
SC4	6.2.5	Add the following two sentences at the beginning of para. 6.2.5: <i>‘Requirements for high levels of affordable housing provision can render many schemes unviable in certain locations and when sluggish or stalled housing market conditions prevail. The Council wants to encourage new housing development wherever possible, and so the viability of schemes is a key consideration</i>

**Table 2: Minor changes which address such things as paragraph numbering, spelling/grammar and simple clarifications**

Proposed Change Ref No.	Core Strategy text to which it relates	Proposed Change
MC1	6.1.2	Add the following sentences to the end of paragraph 6.1.2: <i>“This requirement is based as much on the ability to deliver as it is on meeting identified housing needs and demand; whilst being well within the capacity of the housebuilding industry to deliver, it balances the likelihood of actual delivery with the continuing need for new housing (outlined in 6.1.1 above).”</i>
MC2	6.2.5	Add the following two sentences at the beginning of para. 6.2.5: <i>‘Requirements for high levels of affordable housing provision can render many schemes unviable in certain locations and when sluggish or stalled housing market conditions prevail. The Council wants to encourage new housing development wherever possible, and so the viability of schemes is a key consideration</i>
MC3	6.2.7	Add the following sentence to the end of para. 6.2.7: <i>‘These targets are considered realistic and deliverable, rather than aspirational.’</i>