

1. Introduction

- 1.1 This note is to set out further proposed minor amendments to the Core Strategy, to provide more clarity and avoid ambiguity regarding the representation of strategic locations on the Key Diagram. The note also outlines consequential changes to Core Strategy text that are required.

2. Background

- 2.1 The allocation of sites for employment and housing at these broad locations will be determined through the preparation of the Making Places and Accommodating Growth DPD.
- 2.2 Policy CS1 (as submitted with minor amendments to the Publication Draft) identifies the broad locations as:
- Town Centre
 - Central Park
 - Town Centre Fringe
 - Main urban area
 - North West Urban Fringe
 - Eastern Urban Fringe
 - Durham Tees Valley Airport area
- 2.3 These broad locations are identified on the Key Diagram. As submitted, the main urban area bleeds into the Eastern Urban Fringe. At the North West Urban Fringe, there is land that is currently within development limits in the adopted Local Plan and allocated for employment, but is incorrectly shown as outside of the main urban area.
- 2.4 An amendment to the Key Diagram (the yellow wash) is proposed to include all of the areas within the strategic locations (except Tees Valley Airport area) as also being part of the main urban area, as this will be the outcome of achievement of the strategy's vision. In the emerging Making Places and Accommodating Growth DPD (MPAG), the precise boundary of the main urban area will be identified as a limit to development. The 'main urban area' will then be all the strategic locations identified, apart from Durham Tees Valley Airport area.
- 2.5 There are consequences for nomenclature elsewhere in the Core Strategy. The main changes are set out below, and a full schedule of all the changes is included as **Appendix 1**.

Main Consequential Changes

- 2.6 The consequence of this proposed change is the need for a further amendment to Policy CS1, to replace the reference to 'main urban area' with 'Rest of Urban Area' in the last paragraph.
- 2.7 Subject to any further minor changes proposed by the Council to Policy CS3, an amendment is required to this policy, to replace reference to 'main urban area' with 'Rest of Urban Area'.

- 2.8 Amendments are also required to Policy CS10 to replace the two references to 'Darlington Urban Area' with 'Rest of Urban Area', and to Policy CS5 to replace reference to urban area with 'Rest of Urban Area'.
- 2.9 The 'main urban area' proposed amendment to Publication Draft CS11 made at submission stage still holds.

Implications

- 2.10 In the period between the Core Strategy being adopted and the MPAG containing the new limits to development being adopted, land that is currently within the development limits and allocated in the adopted Local Plan will still be subject to the provisions of the saved policies of that plan. As the Key Diagram is only indicative of general locations, land that is within the Core Strategy main urban area but has yet to be defined as within development limits in the MPAG will continue to be treated as outside the limits to development, as set out on the Local Plan Proposals Map and saved through Local Plan Policy E2.

Symbols

- 2.11 The notation for employment locations (key and other), new housing planned, community forestry and hotel locations indicated within the North West Urban Fringe and Eastern Urban Fringe are indicative, and not intended to identify specific parts of strategic locations. It will be the role of the MPAG to provide this level of locational detail, by way of site allocations.
- 2.12 For clarification, an amendment is proposed, subject to the constraints of graphical presentation, to locate all these relevant symbols centrally within the strategic locations to which they relate.
- 2.13 An amendment is also proposed to move the 'committed housing in planning permissions' notation currently within the boundary of the North West Urban Fringe strategic location so that it lies outside, alongside the local centre notation.
- 2.14 The opportunity is also taken to remove superfluous notation (red dashed line) from the inset part of the key diagram, that does not link to any policy.

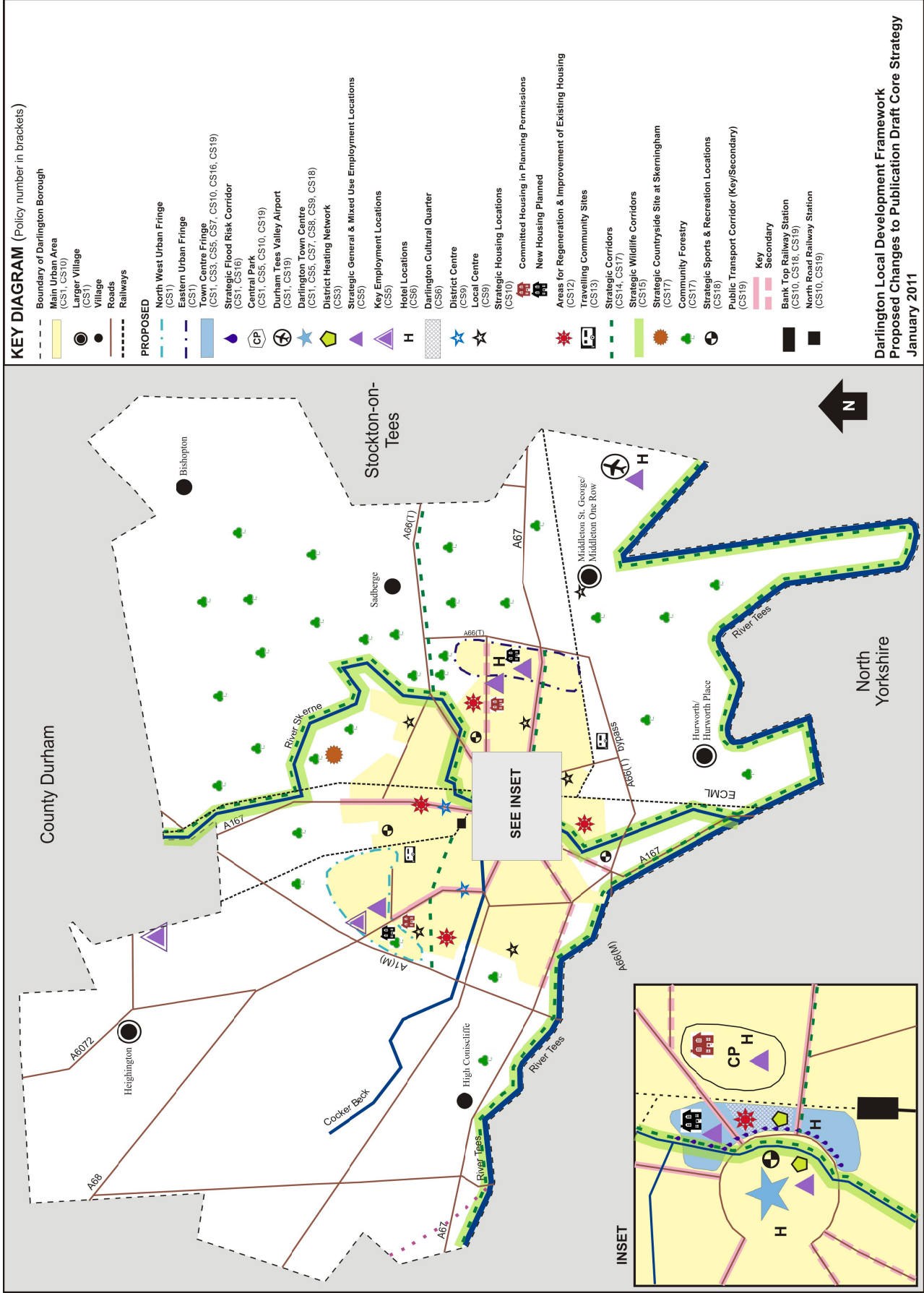
Proposed Changes to the Key Diagram

- 2.15 A revised key diagram has been prepared and attached to this document as **Appendix 2** to illustrate the changes being suggested to the key diagram.

Appendix 1: Schedule of key diagram and consequential nomenclature changes proposed

Change ref.	Paragraph/policy ref. No.	Change proposed
MC	Key Diagram	Amend extent of the main urban area (the yellow wash) to include all of the areas within the strategic locations (except Tees Valley Airport area).
MC	Key Diagram	Locate all symbols relevant to a strategic location centrally within the strategic locations to which they relate.
MC	Key Diagram	Remove superfluous notation (red dashed line) from the inset part of the key diagram.
MC	3.1.9	Replace reference to Darlington Urban Area with ' <i>Rest of Urban Area</i> '
MC	3.1.10	Replace the first part of the first sentence to read : <i>'Two locations at the edge of the existing urban area, together with the Durham Tees Valley airport area.....,.....'</i> Remove previously proposed (CD009) side bar reference.
MC	Policy CS1	In second paragraph, remove the words ' <i>.....and adjoining..</i> '
MC	Policy CS1	In the last paragraph, replace the reference to 'main urban area' with ' <i>Rest of Urban Area</i> '.
MC	CS3	Replace reference to 'main urban area' with ' <i>Rest of Urban Area</i> '.
MC	CS5	Replace reference to 'urban area' with ' <i>Rest of Urban Area</i> ' in 4th clause of policy.
MC	6.1.6	Replace the first sentence with the following: <i>'The main urban area but excluding the North West Urban Fringe and Eastern Urban Fringe, is identified as the first priority location for new housing, and within this area, Central Park, the Town Centre fringe and other previously developed land (PDL) are the priorities'</i> .
MC	6.1. 6	In the second sentence, replace the reference to 'Darlington Urban Area' with ' <i>Rest of Urban Area</i> '.
MC	6.1.7	In the first sentence, replace 'the main urban area of Darlington' with ' <i>main built up area of Darlington</i> '.
MC	Policy CS10	Replace the two references to 'Darlington Urban Area' with ' <i>Rest of Urban Area</i> '. Retain side note as indicated in CD009.

Appendix 2



Darlington Local Development Framework
Proposed Changes to Publication Draft Core Strategy
January 2011