

Borough of Darlington Annual Monitoring Report 2006/7

Darlington Local Development Framework

**Chief Executives Department
(Regeneration)**

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Darlington
*Where **Quality** comes to **Life***

Contents

Page	Subject Title
3	Executive Summary
5	Introduction
6	Structure of the AMR
6	Type of Monitoring Indicators
<i>Progress in the Preparation of the Local Development Framework</i>	
8	The Evidence Base
10	Summary of LDF Documents
11	Review and the LDS
12	LDF relationship to other strategic objectives
<i>Development Plan Monitoring</i>	
15	Development Plan Monitoring
17	Darlington in Context
20	Darlington Development Strategy
24	Darlington Population Change
25	Housing
34	Business, Industry and Employment
38	Environmental Resources
43	Open Spaces
45	Retail and the Town Centre
47	Transport and Accessibility
49	Annex: Key Document and Information
<i>Appendices</i>	
51	Appendix 1 Schedule of AMR and Policies

Executive Summary

Progress in Preparation of the Local Development Framework The Evidence Base

The emerging Local Development Framework is being prepared in the context of numerous strategies, programmes and studies undertaken at the Local and Regional level. Information available at <http://www.darlington.gov.uk/planning> provides an overview of the documents available.

Key documents include: The Community Strategy (2003), Open Space Strategy (2007), Playing Pitch Strategy (Draft 2006), Darlington Local Housing Assessment 2005 (2006), Second Local Transport Plan (2006), Darlington Gateway Study, an Accessibility Strategy, and a Strategic Flood Risk Assessment were in preparation during 2006.

Summary of LDF Documents

The Council met all its milestones for Local Development Documents during 2005/06. Key documents:

- Local Development Scheme - submitted to the Secretary of State in March 2005, took effect from May 2005. Updated in August 2006 rolling forward the timetable to 2010.
- Statement of Community Involvement - adopted in November 2005.
- Core Strategy - Preferred Options, published for public participation in October 2005.
- Affordable Housing SPD: progressed during 2006 with consultation in October 2006.

The Development Plan for Darlington

There are currently three adopted documents that constitute the Development Plan for Darlington. They are Regional Planning Guidance 1: North East (RPG1); the Tees Valley Structure Plan (TVSP); the Borough of Darlington Local Plan. The Borough of Darlington Local Plan, adopted in 1997 with alterations adopted 2001 provides the policy framework for day-to-day consideration of development proposals.

Local Development Framework and Saved Policies

The Planning and Compulsory Purchase Act 2004 (PCPA 2004) automatically deletes policy within the Development Plan by September 2007. As Development Plan Documents will still be in production at this time the council has saved certain policies to prevent a policy vacuum arising.

Darlington in Context

Located to the west of the Tees Valley sub-region and south of Durham, Darlington has a population of about 100,000 with an estimated Town Centre catchment identified in the Darlington Retail Study 2004 of 226,000 people. Unemployment is above the national average, but below the regional level. Average wage levels are low, even compared with other parts in the region.

Darlington Development Strategy

Darlington's economy is amongst the most successful in the Tees Valley with the greatest level of GVA per head of any other NUTS3 area in the sub-region and a rate of growth ahead of the regional average. Possibly reflecting the compact nature of the Borough and limited heavy industry, emissions of CO2 per capita equalled 5.4 tonnes (2005) compared to a national average of 9.4 tonnes in 2003. Satisfaction with the local area as a place to live fell slightly from 81% in 2002/3 to 77% this year.

Darlington Population Change

Within the Borough the town of Darlington is the primary settlement, with no other major towns or villages identified as centres. With a few exceptions housing development in the rural areas has been relatively limited in scale. In the urban area numerous smaller scale developments have taken place and it is this form of redevelopment and infill that is increasingly coming forward.

For employment development a trend towards de-centralisation has continued in the Borough with a continuing shift in emphasis from the established urban area and Town Centre to larger employment areas such as Yarm Road and Faverdale. The current JSU population projections based on mid-2003 figures suggest the Boroughs population will remain relatively stable at around 100,000.

Housing

Housing provision is set out in the Draft RSS (2004 to 2021) requires 5,300 dwellings. Completions and commitments to March 2007 are 4,335 leaving a residual requirement for 975. Housing supply is strong, the main challenge for the immediate future being to secure delivery of affordable housing, the right housing type, housing to meet other special needs, and provision of mixed-use development.

In 2006/7 67% of completions were on brownfield sites, exceeding the 60% target. In terms of density 100% of completions were above 30 dwellings/ha. The Darlington Local Housing Assessment 2005 identified a shortfall of 265 affordable dwellings p.a. or 1,325 dwellings 2005-10, as of March 2007 small progress has been made to remedy this need.

Business, Industry and Employment

Provision of an adequate supply of employment land has been a key component of Darlington's strategy for development. Total allocated supply stands at 353ha, about 19% classed as previously developed. Whilst not a quantitative deficiency, a substantial part of allocations are long term; dependent on a number of factors before becoming available. Meanwhile, there are indications of pressure from alternative forms of development on several allocated sites within the urban area.

3,650m² of employment floorspace was completed during 2006/7, of which Morton Palms provided the greater proportion. Areas to the edge of Darlington such as Yarm Road (EP2.6) and Faverdale (EP2.7) have seen recent investment, as have other areas benefiting from public sector intervention, such as The Forge (EP2.2). Other locations within the urban area e.g. Valley Street (EP2.1) and Borough Road (EP2.9) have seen little new development for employment. Loss of employment sites has been quite significant since the early 1990's. However, in 2006/7 no land formerly in employment use was developed for other uses.

Environmental Resources

Priority habitats and species are identified in the Durham Biodiversity Action Plan. In Darlington the role of wet woodland and wetland in enhancing overall biodiversity value is key. Species such as the Black Poplar and Great Crested Newt highlight the importance of protecting and enhancing these.

In 2006/7 no new renewable energy capacity was installed. For the most part Darlington is not a prime area for wind generation making on-site renewable energy important to achieving renewable generation targets.

Open Spaces

An Open spaces audit identified over 700ha of open space accessible to the public. Meanwhile the Council is considering Green Flag status in respect of two parks.

Retail and the Town Centre

PPS6: Planning for Town Centres published in March 2005 altered planning principles for Main Town Centre uses - Retail, Leisure and Offices. 2,879m² of floorspace was completed in 2006/7 and over 72% of this was in a single development in the town centre at Crown Street.

Transport and Accessibility

Monitoring approaches for accessibility remain under development. An example based on public transport timetables demonstrates that nearly 95% of completions were within 30 minutes transport time of the town centre. Generally it is suggested development that takes place within the urban area of Darlington is relatively accessible.

Introduction

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

This third Annual Monitoring Report (AMR) looks primarily at the financial year 2006/7 but relevant data and progress prior to 2006 and beyond March 2007 is provided where appropriate. Guidance on the production of Annual Monitoring Reports (AMR) is included in PPS12: Local Development Frameworks, Creating Local Development Frameworks: A Companion Guide to PPS12, and Local Development Framework Monitoring: A Good Practice Guide. Statutory requirements are also set out in Regulation 48, Town and Country Planning (Local Development) (England) Regulations 2004.

Based upon this guidance the Annual Monitoring Report (AMR) will provide information that:

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

A further integral part of the assessment of policies will be to explore:

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

This Annual Monitoring Report (AMR) is organised around the emerging LDF and Core Strategy. Pending adoption of the relevant Development Plan Documents, the policies monitored here are in the Borough of Darlington Local Plan adopted in 1997, with alterations adopted in 2001. The vision and priorities of the Sustainable Community Strategy for Darlington 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.

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 progress of policy 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 plan policies and targets.

Structure of Annual Monitoring Report

This AMR contains two key sections:

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

Type of Monitoring Indicators

In its publication Local Development Framework Monitoring Reports, the then ODPM set out four types of indicators that should be included within the AMR. These include:

Contextual Indicators

These 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 the primary indicators to be included within the AMR. These 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

The use of local indicators provides the opportunity to develop a monitoring report that is able to respond effectively to the content of the Local Plan and Local Development Framework. These Local Indicators are tailored to the outcomes of policies that address issues not covered by the Core Output Indicators.

Significant Effects

The significant effects indicators are developed through the sustainability appraisal process to inform its objectives and indicators. Whilst many of these are also included in this AMR 'significant effects' should enable assessment of the actual effects that have resulted from implementation of a particular policy against the effects predicted in the Sustainability Appraisal. As these indicators were not developed together with the Local Plan policies and no effects were identified in preparing the SA, use of the indicators in this way has not been possible for 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 in the report, particularly where this could change the assessment of a policy. In government guidance it is advised that a systematic review of Contextual Indicators should be undertaken every five years, this reflects an acknowledgement that the influence of policy on such indicators might take a number of years to show any significant change.

The DCLG will review the Core Output Indicators on a regular basis which may at times lead to changes to these indicators in the AMR.

Progress in the Preparation of the Local Development Framework

The Evidence Base

The emerging Local Development Framework is being prepared in the context of numerous strategies, programmes and studies undertaken at the Local and Regional level. Many of these are central to providing a clear picture of the planning issues affecting the Borough over the next ten to fifteen years. Others provide an important context to inform our preparation of the LDF in accordance with the wider Council agenda and the priorities of the local community.

A regularly updated page is maintained on the Councils website <http://www.darlington.gov.uk/planning>. It sets out all the plans and strategies, as well as studies and reports that are considered part of the evidence base. The strategies and documents described below are some of those likely to form a central part of the Local Development Framework.

Sustainable Community Strategy for Darlington (2008)

The key overarching local strategy is the Sustainable Community Strategy for Darlington, it will be adopted by the Darlington Partnership in March 2008. The strategy will set the vision as to how Darlington will develop over the next 10 years. The evidence used in this AMR, as in previous years will come from the superseded Darlington Community Strategy.

Open Spaces Strategy (2007)

Work on the Boroughs first Open Spaces Strategy started in October 2006, subsequently being adopted 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.

Playing Pitch Strategy (Draft 2006)

This document feeds into the Open Spaces Strategy and is due to be finalised in early 2008. It is being produced separately to address the specific issues surrounding playing pitches. The strategy assesses the quality of pitches and the facilities available and calculates the current and future needs and requirements for pitches.

Darlington Local Housing Assessment (2005)

Consultants were commissioned to undertake this study. This has been in response to the largely circumstantial evidence of growing affordability issues and a general need to update the previous housing needs study from 2003. The findings from this report have now been published and are available to view at the planning policy pages of the Councils website.

Darlington Gateway Study

This is a holistic consultants study, which will seek to define the future direction of major economic regeneration projects, beyond delivery of the existing Darlington Gateway programme. It will incorporate a full employment land review in line with the guidance provided in the Employment Land Reviews: Guidance Note produced by the then ODPM. Information on this work is also available from the planning pages of the Councils website.

Second Local Transport Plan (2006)

This sets out the Councils 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.

Accessibility Strategy

This stand-alone strategy is closely related to preparation of the second Local Transport Plan 2006-2011. Accessibility has been identified as a key local issue in Darlington. Key issues for the strategy are to address social exclusion through improved access for residents and visitors to health, education and employment services.

Strategic Flood Risk Assessment

Consultants were commissioned jointly by the Tees Valley authorities to undertake this assessment. The draft document will be available in December 2006. This will identify flood zones and the future flood risk for the Borough and will be used as a planning tool to examine the sustainability of the proposed development allocations in the LDF.

Other key strategies include:

- Moving Up - Darlington Local Cultural Strategy (DBC 2003);
- Schools Organisation Plan (DBC 2003);
- Gateway to Economic Quality - Darlington Economic Regeneration Strategy 2004-2009 (Darlington Partnership and DBC 2004);
- GOLD: Integrated Strategy for Older People in Darlington (DBC 2004);
- Darlington Crime and Disorder Strategy 2005-2008 (Darlington Community Safety Partnership 2005);
- Darlington Neighbourhood Renewal Strategy (Darlington Partnership and DBC 2005);
- Improving Health and Well-being 2005-2010 (Darlington Primary Care Trust 2005);
- All Together Now: Social Inclusion Strategy (DBC 2005);
- Interim Local Transport Plan 2006-2011 (DBC 2005).

Other key sources of information for the Borough include the Community Strategy Action Plan indicators and monitoring, and the second Local Transport Plan provide a further source for information on the Borough.

Summary of LDF Documents

The documents discussed below make up the emerging Local Development Framework.

Local Development Scheme

This was submitted to the Secretary of State in March 2005, and the Council resolved that the LDS take effect from May 2005, the Secretary of State not directing otherwise. An update of the LDS was completed in August 2006 rolling forward the timetable of LDF production to 2010.

Statement of Community Involvement

The Inspectors Report indicating that the Statement of Community Involvement is sound was received in October 2005, and the Council adopted it in November 2005.

Core Strategy

Production of the Core Strategy Issues and Options, published for consultation June 2005, and Core Strategy Preferred Options, published for participation and consultation in October 2005, has been the main LDF work undertaken through 2005. On the 2005 LDS the Core Strategy was due for submission in August 2006. A review of the LDS enabled agreement for a rescheduled submission document in August 2007. Essential retrospective work has since been carried out on the Core Strategy, and re-consultation will be carried out at the Issues and Options stage in January 2008.

The Core Strategy will establish the strategic framework for all other documents in the Local Development Framework. Key parts of the existing Local Plan, particularly concerning those necessary for development control, will need to be saved until preparation of a Development Policies Development Plan Document (DPD) has been completed.

Supplementary Planning Documents

Work on progressing the Affordable Housing SPD progressed rapidly during 2006 with an agreement reached on a draft for public consultation by October 2006, with the document being adopted in April 2007. Work on Residential Design Guidance SPD and Buildings in the Countryside SPD both fell behind schedule and missed the milestone of consultation on a draft. The scope of the Design document has been widened to include all new development. The need for a Buildings in the Countryside SPD will be kept under review but it is currently a low priority for document production.

In looking forwards new documents added to the LDS include a Gateway Area Action Plan. Agreement on progressing joint Minerals and Waste development plan documents was also reached during 2006, and this has been incorporated into the latest Local Development Scheme.

Review and the Local Development Scheme

Annual review of the LDS is necessary to ensure there is a continual rolling three-year programme of work.

The table below shows how the relevant Development Plan Documents have progressed through the various milestones set in each Local Development Scheme.

Table 1 DPD progress in each LDS

Development Plan Documents	Progress	2005 LDS	Milestone Met	2006 LDS	Milestone Met
Statement of Community Involvement	Adoption	Nov 2005	Yes		
Core Strategy	Commence	July 2002	Yes	July 2002	Yes
	Public Participation (Reg 26)	Oct 2005	Yes	Oct 2005	Yes
	Submission	Aug 2006	No	May 2008	Not on Target
	Adoption	Aug 2007	No	July 2009	Not on Target
Tees Valley Minerals & Waste Core Strategy	Commence			May 2007	Yes
	Public Participation (Reg 26)			Feb 2008	On Target
	Submission			Jan 2009	On Target
	Adoption			April 2010	On Target
Development Policies	Commence	April 2007	No	Dec 2007	No
	Public Participation (Reg 26)	Dec 2008	On Target	Oct 2008	Not on Target
	Submission	May 2009	On Target	Aug 2009	Not on Target
	Adoption	Jan 2010	On Target	Oct 2010	Not on Target
Tees Valley Minerals & Waste Site Allocations	Commence			May 2007	Yes
	Public Participation (Reg 26)			Feb 2008	On Target
	Submission			Jan 2009	On Target
	Adoption			April 2010	On Target
Darlington Gateway Area Action Plan	Commence			Aug 2007	Yes
	Public Participation (Reg 26)			May 2008	Not on Target
	Submission			May 2009	Not on Target
	Adoption			Sep 2010	Not on Target
Darlington Town Centre Area Action Plan	Commence	Sep 2007	Yes	Feb 2008	Not on Target
	Public Participation (Reg 26)	June 2008	On Target	Nov 2008	Not on Target
	Submission	May 2009	On Target	Nov 2009	Not on Target
	Adoption	June 2010	On Target	Jan 2011	Not on Target

The table below shows how the relevant Supplementary Planning Documents have progressed through the various milestones set in each Local Development Scheme.

Table 2 SPD progress in each LDS

Supplementary Planning Documents	Progress	2005 LDS	Milestone Met	2006 LDS	Milestone Met
The Design of New Development	Consultation on Draft (Reg 17)			Jan 2006	Yes
	Adoption			April 2008	Not on Target
Affordable Housing	Consultation on Draft (Reg 17)			Oct 2006	Yes
	Adoption			April 2007	Yes
Planning Obligations	Consultation on Draft (Reg 17)	Sept 2006	Not on Target	June 2007	No
	Adoption	Jan 2007	No	August 2008	Not on Target
Buildings in the Countryside	Consultation on Draft (Reg 17)	Jan 2006	No		
	Adoption	May 2006	Not on Target		

LDF relationship to other strategic objectives

The relationship between new Sustainable Community Strategy (SCS) and the Local Development Framework is a key element in delivering a truly spatial strategy that reflects the priorities and needs of the Community. Within Darlington the review of the Local Plan in 2002, and subsequent transition to preparing a Local Development Framework has had regard and taken on board the issues raised as part of the consultation on the existing Community Strategy that was published in 2003. Since that time ongoing development of the LDF through the Core Strategy has sought to set out an approach in planning that works towards the vision and priorities of the Community Strategy.

At the time of the AMR preparation, the Sustainable Community Strategy was still being consulted upon and definitive objectives had not been established. Bearing this in mind, subsequent, as with previous AMR's will seek to establish the links between the two strategic documents.

The Sustainability Appraisal is another document/process of key importance to the functioning of the Local Development Framework. Sustainability Appraisal (SA) is an integral part of plan making and a key component in delivering effective Local Development Documents for the Local Development Framework. Sustainability Appraisal is also important in the future monitoring of documents and the success of policies in achieving sustainable development.

The Sustainability Appraisal prepared to assess the Core Strategy has been structured as a strategic SA. The purpose of this is to reflect the overriding nature of the Core Strategy and provide a framework for Sustainability Appraisal of all LDF documents. This approach means making use of a 'Toolkit' that enables the assessment of documents and provides an approach to monitoring the effect of documents against the Objectives of the SA.

Indicators put forward in this Toolkit are already included in this Report. As documents produced under the new system come into force, assessment will be made of their performance against the SA Objectives and the predicted effects of policy, in addition to LDF targets.

Table 3 reflects an attempt made to illustrate the linkages between the Core Strategy Issues & Options and the Sustainability Appraisal process. As suggested previously, this table will be broadened in subsequent AMR's to incorporate the objectives set out in the emerging Sustainable Community Strategy. The Core Strategy and LDF as a whole should contribute to all the LDF Objectives whilst all the SA objectives are applicable to every policy.

Table 3 Core Strategy Issues & Options and Sustainability Appraisal objectives

Core Strategy Issues & Options Objectives	CSIO Sustainability Appraisal Objectives
1) Create a sustainable environment that encourages quality of life and promotes healthy, well educated and inclusive communities whilst supporting economic vitality for Darlington.	2) To achieve high and sustainable levels of economic growth.
	6) To improve health and well being and reduce inequalities.
	8) To ensure everybody has the opportunity of living in a decent and affordable home.
	10) To promote strong and inclusive communities.
2) Ensure continued and sustainable levels of economic growth that provides a high quality, variety of employment for residents of Darlington and the surrounding area, supports existing businesses and encourages new businesses to set up in Darlington.	1) To achieve high and stable levels of employment to ensure all can share and contribute to greater prosperity.
	2) To achieve high and sustainable levels of economic growth.
	4) To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth.
3) 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.	1) To achieve high and stable levels of employment to ensure all can share and contribute to greater prosperity.
	7) To raise educational achievement across the Borough.
	8) To ensure everybody has the opportunity of living in a decent and affordable home.
	10) To promote strong and inclusive communities.
4) Enhance and promote the historic market town centre of Darlington as the hub for shopping, culture, tourism and civic administration whilst protecting and enhancing key commercial centres and accessible local commercial and community facilities for which there is, or is expected be, a continuing need.	2) To achieve high and sustainable levels of economic growth.
	3) To achieve a complimentary hierarchy of urban and rural settlements.
	7) To raise educational achievement across the Borough.
5) 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.	10) To promote strong and inclusive communities.
	17) To protect and enhance the quality and local distinctiveness of our rural, urban and cultural landscapes and townscapes and their settings.
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.	18) To reduce the impact from development on flood risk.
	19) To make better use of our resources.
	20) To reduce the cause of climate change and promote renewable energy.
	21) To reduce the amount of waste produced and increase the amount recycled.
7) Encourage high quality, sustainable and safe design for places and spaces, in both the private and public realm.	5) To promote community safety.
	17) To protect and enhance the quality and local distinctiveness of our rural, urban and cultural landscapes and townscapes and their settings.
	18) To reduce the impact from development on flood risk.
8) Protect and enhance the Borough's natural environment, biodiversity value and its historic heritage whilst promoting its continued evolution and growth.	15) To maintain and enhance biodiversity and geodiversity.
	17) To protect and enhance the quality and local distinctiveness of our rural, urban and cultural landscapes and townscapes and their settings.
9) Promote development in locations which will be accessible by various modes of travel, including sustainable transport such as public transport, walking and cycling, optimise the use of existing infrastructure and minimise the need to travel.	11) To ensure good accessibility for all to jobs, facilities, goods and services.
	12) To promote an increase in trips by walking, cycling and public transport.
	17) To protect and enhance the quality and local distinctiveness of our rural, urban and cultural landscapes and townscapes and their settings.
	18) To reduce the impact from development on flood risk.
10) Enhance the Borough's transport infrastructure by increasing permeability, maintaining existing links and removing barriers.	11) To ensure good accessibility for all to jobs, facilities, goods and services.
	12) To promote an increase in trips by walking, cycling and public transport.
11) Contribute to social inclusion by recognising the various needs of different sections of the community, such as the needs of various age groups, ethnic groups, genders and disabled people.	6) To improve health and well being and reduce inequalities.
	10) To promote strong and inclusive communities.
12) Provide a continuous supply of previously developed land and greenfield sites in sustainable locations that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services and minimise the loss of the countryside and agricultural land.	1) To achieve high and stable levels of employment to ensure all can share and contribute to greater prosperity.
	7) To raise educational achievement across the Borough.
	8) To ensure everybody has the opportunity of living in a decent and affordable home.
	10) To promote strong and inclusive communities.
13) Develop an integrated and accessible open space, recreation, leisure, culture and services framework, to meet the needs of our residents and visitors.	9) To encourage a healthy lifestyle with good accessibility to sport, play and recreation.
	16) To promote access to the quality countryside and open spaces.
14) Provide a framework to facilitate delivery of physical and social infrastructure to meet community and business and visitor needs.	4) To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth.
	11) To ensure good accessibility for all to jobs, facilities, goods and services.
	12) To promote an increase in trips by walking, cycling and public transport.

Development Plan Monitoring

Development Plan Monitoring

There are currently three adopted documents that constitute the Development Plan for Darlington. They are Regional Planning Guidance 1: North East (RPG1); the Tees Valley Structure Plan (TVSP); the Borough of Darlington Local Plan. An important provision of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) was the requirement that new Local Development Framework Documents would replace current Local Plans or Unitary Development Plans within three years. As part of this the PCPA 2004 set in place a mechanism by which the 'Old Policy' within these documents will be automatically deleted in September 2007, this is explained in each section below.

National guidance in the form of Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs) and Circulars also provide an important consideration in many planning decisions, particularly where such guidance is more recent than the Development Plan.

Regional Spatial Strategy / Planning Guidance

RPG1 automatically became the Regional Spatial Strategy under the Planning and Compulsory Purchase Act 2004. This is now undergoing a review led by the North East Assembly. The first draft Regional Spatial Strategy was published for consideration and comment from November 2004 and a revised document was submitted to the Secretary of State in July 2005. A Panel Report following an Examination in Public on the draft RSS was published in July 2006 with proposed modifications to the RSS expected in 2008.

Tees Valley Structure Plan

The Tees Valley Structure Plan is the most recent plan document, adopted by all five Tees Valley authorities (Darlington, Hartlepool, Middlesbrough; Redcar and Cleveland; Stockton-on-Tees) early in 2004. Structure Plan policy will be replaced by policy contained within the replacement Regional Spatial Strategy, following recent submission by the North East Assembly. However, there may be some residual strategic elements of planning policy that will need to be covered in the Core Strategy of the Local Development Framework.

Under the provisions of the Planning and Compulsory Purchase Act 2004 most of the policies have expired, however the following policies were saved on 27th September 2007: STRAT1, EMP6, ENV15, H2, H6, T3A, T3B, T8, T15, T18A, T18B, T19, T23 and TC3. (Note that some of these do not in any case relate to Darlington Borough. The other policies were not saved because they repeated existing regional and national planning policy.

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 as 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. 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 following policies, contained in table 4, expired on 27th September 2007:

Table 4 BDLP expired policies

Policy Which Has Expired	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, which comprises five unitary authorities, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees with a combined population of almost 650,000 people. Darlington town centre is recognised as a sub-regional centre in Regional Planning Guidance and attracts people from a wide area, including the neighbouring North Yorkshire and County Durham.

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The Borough covers approximately 198 square kilometres (76 square miles) of which 85% is countryside. The Borough of Darlington has a population of a little fewer than 100,000 living in about 45,000 homes. About three quarters of the working population have jobs based in Darlington, 80% of which are now in the service sector. Unemployment is above the national average, but below the regional level. In contrast, average wage levels are low, even when compared with other parts in the region.

In 2004 Darlington was ranked as the 90th most deprived Local Authority in England based on the Index of Multiple Deprivation 2004 (IMD). In 2007 Darlington is now ranked as 95th most deprived Local Authority in England, generally showing a decline in deprivation levels relative to elsewhere in England.

Picture 1 Indoor Market & High Row



Darlington consists of an historic market town and associated urban area, surrounded by an extensive rural area hinterland to the south and west. A listed indoor market at High Row and overlooking a large market square reflects, see picture to the left, this market town heritage today. The railways and associated industrial development was a major influence on the growth of the town. Today the Borough has a rich heritage based on the history and development of the nation's railways and the legacy of Victorian architecture.

The importance of transport for the town continues with Darlington Rail Station at Bank Top providing the key link for the Tees Valley to the national rail network and services to Edinburgh, Newcastle and London. In addition road and air links with Durham Tees Valley Airport and a location adjacent to the A1 / A66 mean Darlington sits at a key transport hub for the North East.

Picture 2 Bank Top Station East Coast Main Line

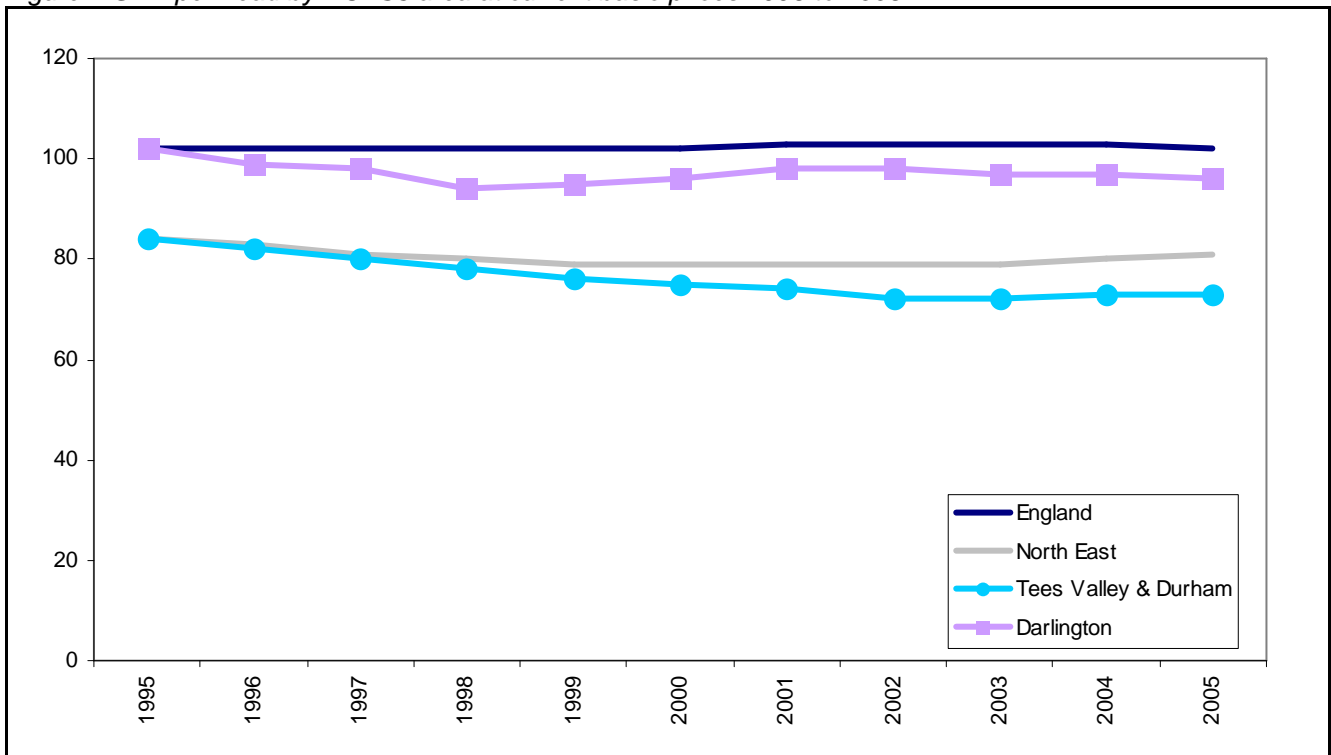


Picture 3 Durham Tees Valley Airport



Indicator Title	<i>GVA per head by NUTS3 area at current basic prices 1995 to 2005</i>	Local 1
Indicator Source	ONS : GVA per Head at Sub Regional Level in North East: NUTS 3 Area 1995 – 2005 (UK=100)	
CSIO Objective	2) Ensure continued and sustainable levels of economic growth that provides a high quality, variety of employment for residents of Darlington and the surrounding area, supports existing businesses and encourages new businesses to set up in Darlington.	
SA Objectives	1) To achieve high and stable levels of employment to ensure all can contribute to greater prosperity. 2) To achieve high and sustainable levels of economic growth.	
Saved BDPL Policies	Policy EP1: Employment Land Supply Policy EP2: Existing Employment Areas Policy EP3: New Employment Areas	

Figure 1 GVA per head by NUTS3 area at current basic prices 1995 to 2005

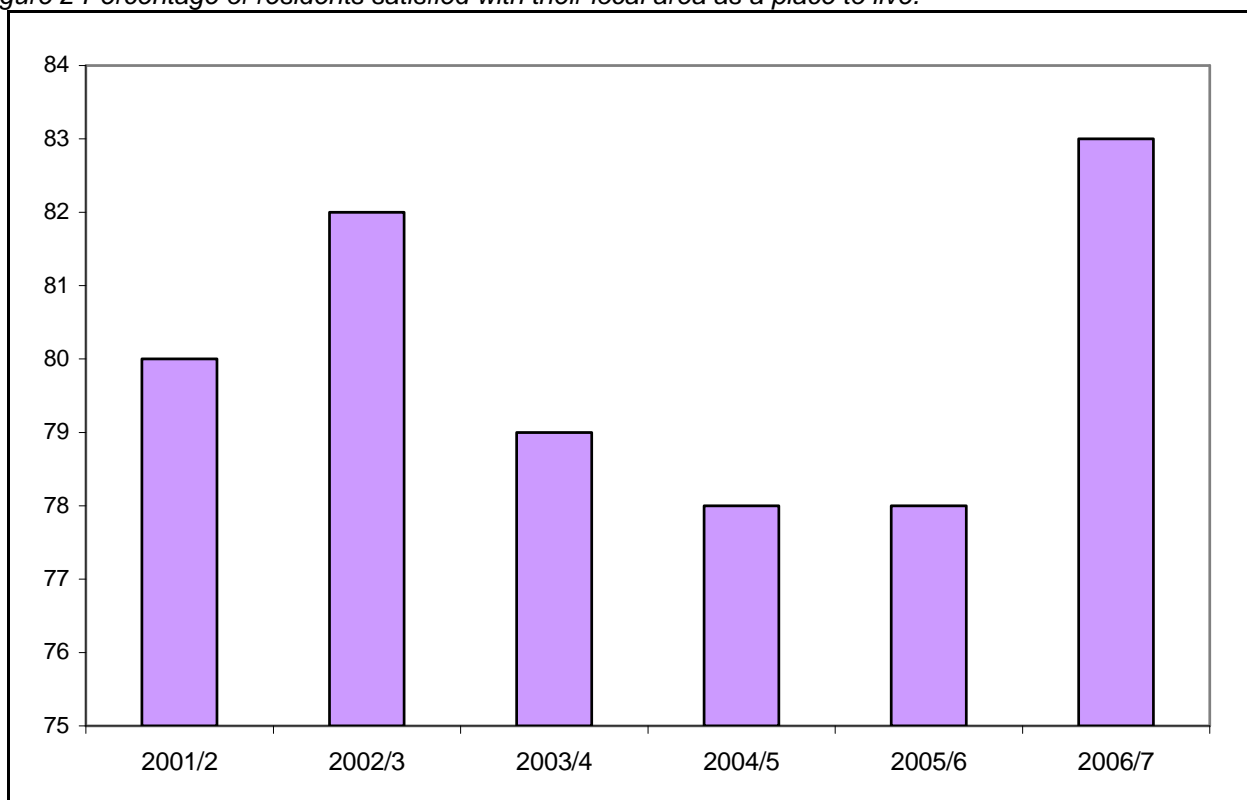


Gross Value Added (GVA) is an indicator of economic prosperity. It measures the contribution to the economy of each individual producer, industry or sector. GVA is the difference between gross output and intermediate inputs. Gross outputs of a production unit during a given period is equal to the gross value of the goods and services produced during the period and recorded at the moment they are produced, regardless of whether or not there is a change of ownership. Intermediate inputs refer to the value of goods and services used in the production process during the accounting period.

Figure 1 illustrates that Darlington has experienced growth in GVA consistently in excess of the regional average and at some points nearly reaching parity with the national average in 1997 and 2001. Despite the mean increase, in line with regional and national trends, over the last 10 years the most recent data available (2005/6) shows a decline in GVA to a level midway between the regional and national average.

Indicator Title	Percentage of residents satisfied with their local area as a place to live.	Local 2
Indicator Source	Darlington Community Survey Report 2007	
CSIO Objective	5) 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	10) To promote strong and inclusive communities	
Saved BDPL Policies	Policy E1: Keynote Policy for the Protection of the Environment Policy E3: Protection of Open Land Policy R1: Designing for All	

Figure 2 Percentage of residents satisfied with their local area as a place to live.



Overall satisfaction with the Local Area as a place to live, following a short period of improvement has demonstrated marginally a negative trend since 2002. Overall the level of satisfaction recorded in the Community Survey has fallen by approximately 2.5 percentage points to 77%. However this trend has improved markedly this year, rising by 5%, reflecting a greater satisfaction with the local area.

Indicator Title	Carbon dioxide emissions per capita use (tonnes)	Local 3
Indicator Source	Community Strategy Action Plan Indicators 2005	
CSIO 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	14) To ensure good air quality for all	
Saved BDPL Policies	Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating / Polluting Development	

As a key greenhouse gas the reduction and minimisation of Carbon Dioxide emissions is a primary concern in seeking to address Climate Change. This headline indicator establishes the level of emissions per head for residents in Darlington. This indicator is collected to inform the Community Strategy Action Plan indicators though 2005 is the first year for which data has been available.

In 2005 emissions per capita in Darlington equalled 5.4 tonnes. Nationally figures for the UK are only available to 2003, in this year total emissions were 9.4 tonnes per capita.

Darlington Development Strategy

The following indicators help to describe how the Borough and particularly the main urban area and villages have developed in the short term.

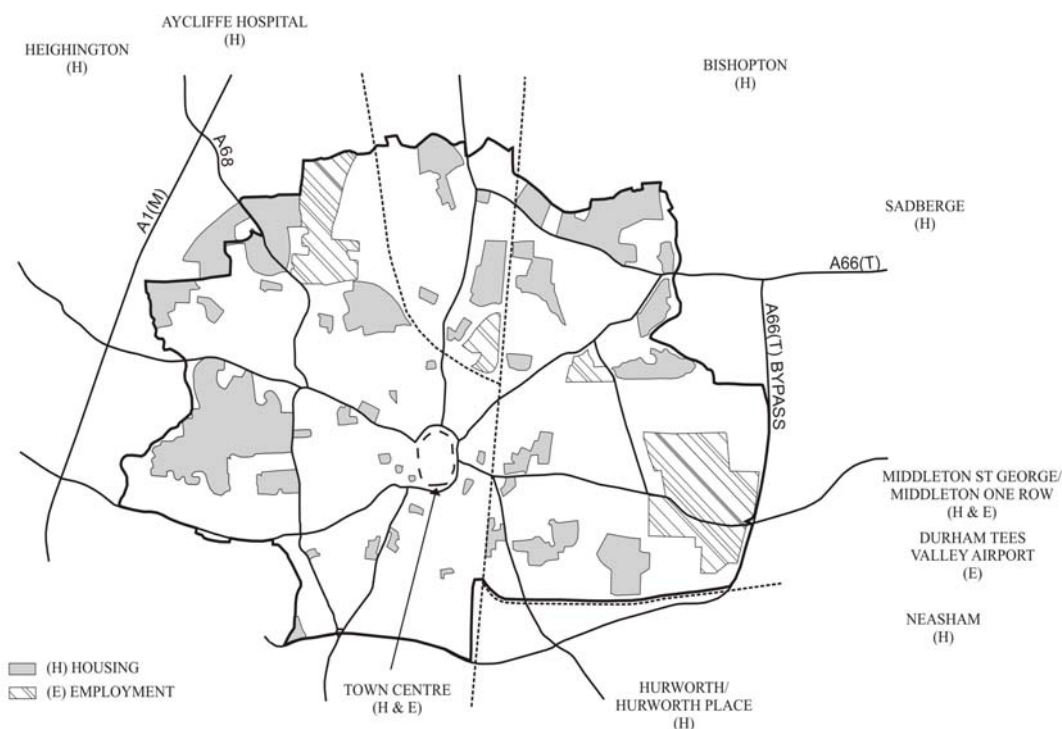
Indicator Title	<i>Broad distribution of new development in the Borough.</i>	Local 4
Indicator Source	DBC Monitoring	
CSIO Objective	12) Provide a continuous supply of previously developed land and greenfield sites in sustainable locations that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services and minimise the loss of the countryside and agricultural land.	
SA Objective	3) To achieve a complimentary hierarchy of urban and rural settlements.	
Saved BDPL Policies	Policy E2: Development Limits - establishes policy for the boundary shown on the Proposals Map. Policy H3: Locations for New Housing Development & Policy H5: New Housing Development Sites. Policy EP2: Employment Areas and EP3: New Employment Areas identify employment.	

Within the Borough the town of Darlington is the primary settlement, with no other major towns or villages identified as centres. Within the Local Plan, overarching policy for the location of development is provided through the Strategic Context and Aims, and the Environment Chapter. These propose that most new development should be concentrated in and around the urban area of Darlington. This is implemented through the use of development limits (Policy E2) drawn around the majority of settlements in the Borough.

Since adoption of the Local Plan there have been significant changes in policy, with the emphasis placed on a sequential approach to development. Guidance has increasingly focused on ensuring sustainability and the accessibility of services, employment and housing. Providing for an appropriate distribution of development is key to achieving these objectives.

Figure 3 summarises the pattern of new development in the urban area since the 1970s. Development that has taken place in a number of villages around Darlington is also indicated. Primary areas of expansion through the latter part of the 20th Century were to the west in Hummersknott and Mowden, and significant employment and commercial development east of the town along Yarm Road.

Figure 3 Broad development areas in the urban area since the 1970's

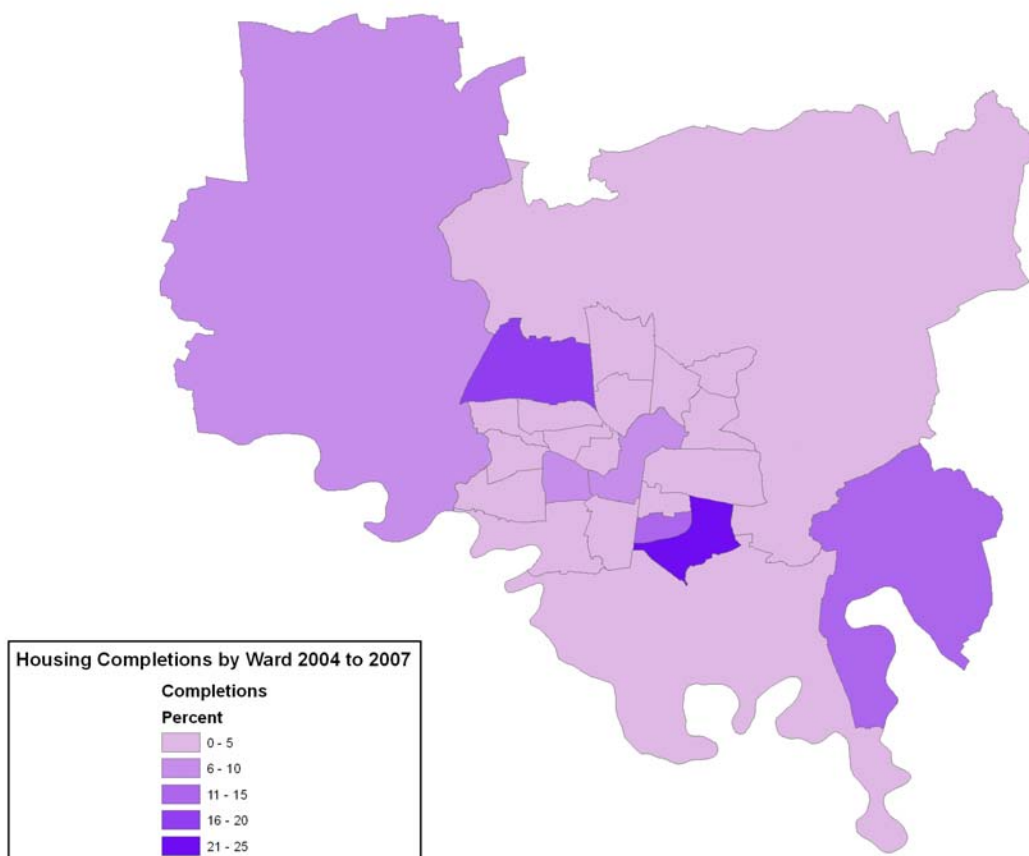


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Figure 4 provides a more detailed overview of residential completions in the previous five years. It must be appreciated that ward boundaries do not accurately illustrate the distribution of completions. For instance, the Heighington & Coniscliffe ward area looks to have experienced widespread development, when in reality this has been focussed on one or two discrete villages. However, as a illustrative criteria is does give a broad overview.

Here, despite the primary location of development being within the main urban area, wards such as Heighington & Coniscliffe, and Middleton St George have seen a significant proportion of development in recent years. The two further locations where significant completions have been recorded are at Faverdale and Eastbourne, located to the north west and south east of Darlington respectively.

Figure 4 Residential completions 2004 to 2007



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For the most part large single developments have been the reason for these concentrations. At Heighington the former Aycliffe Hospital was allocated in the Local Plan and final completions here were recorded in 2005. At Faverdale, West Park, a major brownfield/greenfield urban extension is under development whilst at Eastbourne completions have been the result of clearance and replacement at the Firthmoor estate. Meanwhile development at Middleton St George has been the legacy of significant areas of industrial brownfield land falling vacant.

Over the period illustrated above over 36% of completions were located in the South East of Darlington, primarily in Eastbourne where there were 336 completions. Some 28% of completions were in the rural area in this time, which, though significant, means over 70% of development was within or adjacent to the urban area.

In recent years, with the exception of Aycliffe Hospital and redevelopment within the village of Middleton St George development in the rural areas of Darlington has been limited. Within the urban area numerous smaller scale developments have taken place and it is this form of redevelopment and infill that is increasingly coming forward. Figure 5 below demonstrates that despite particular concentrations in the rural area, namely the villages, the majority of development has been within the urban area.

Figure 5 Percentage distribution of housing completions between 2004 and 2007(Local 5)

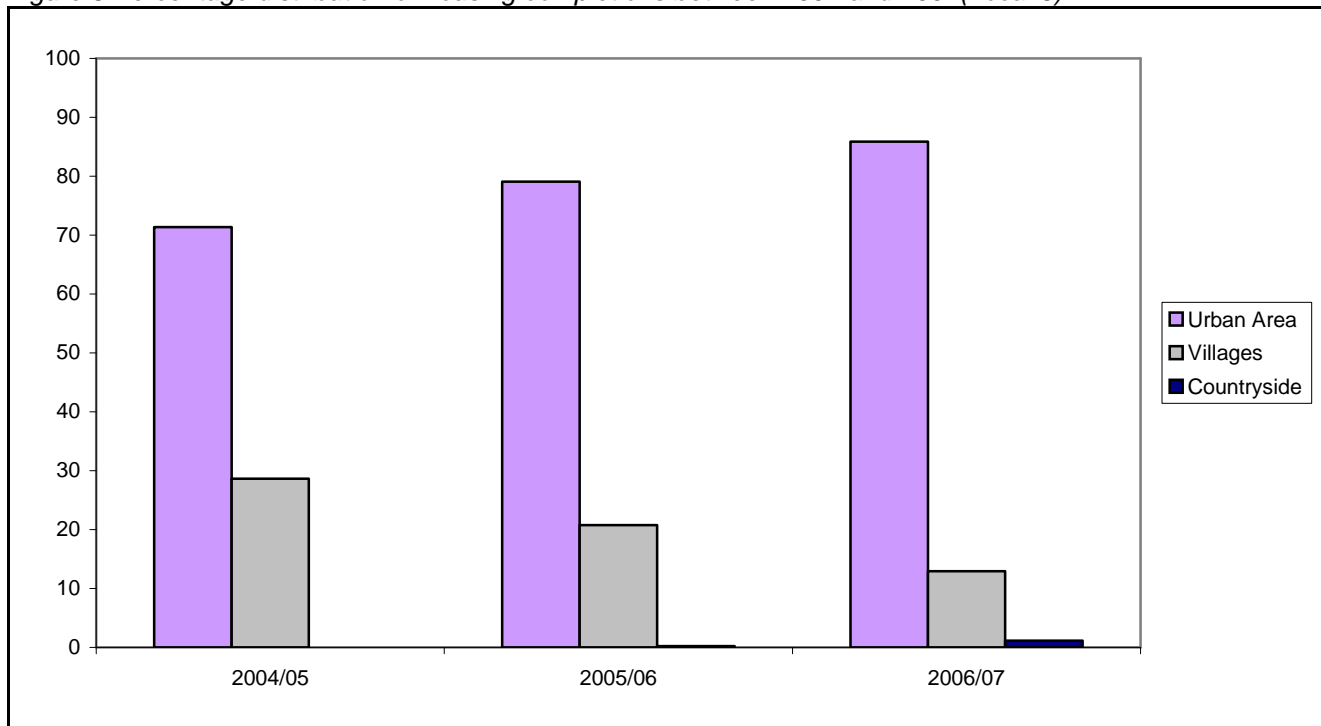
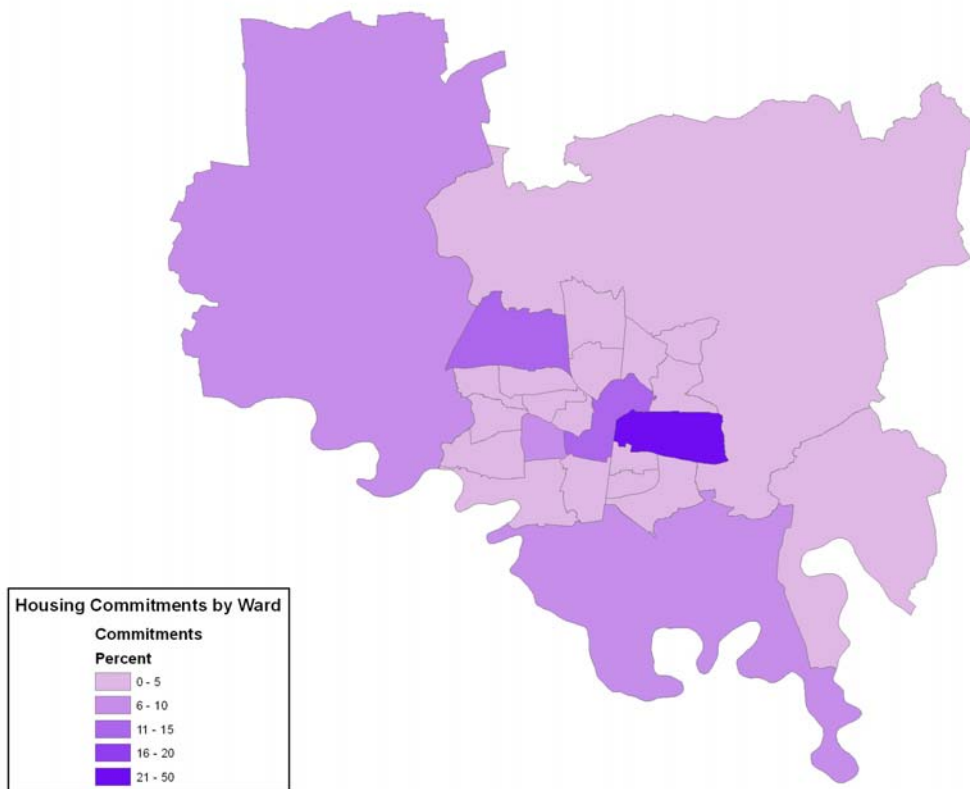


Figure 6 illustrates the uncompleted planning permissions across the Borough. Looking forwards it is anticipated a large proportion of housing development will continue in wards towards the centre of the main urban area such as Lingfield and Central taking up nearly 40% of all the current planning permissions. However, currently 11% of the total permissions are in Faverdale ward on the north west edge of the main urban area and 17% is shared across the villages and surrounding countryside. However, it must be realised that 83% of all uncompleted planning permissions are contained within the main urban area.

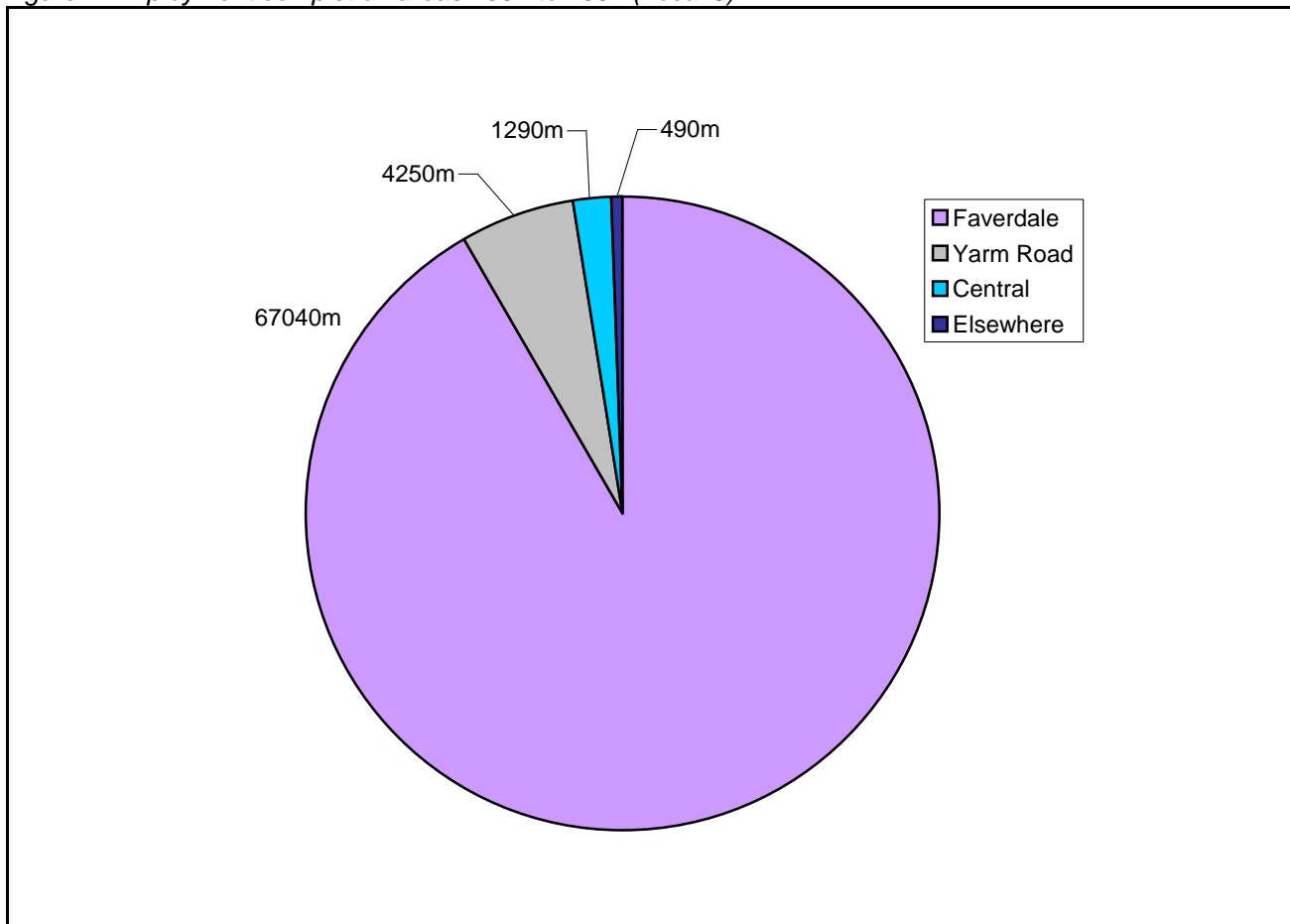
Figure 6 Housing commitments by ward (Local 6)



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For employment development a trend towards de-centralisation has continued in the Borough with a continuing shift in emphasis from the established urban area and Town Centre to larger 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 the accessibility to residents from Darlington itself is limited relative to the inner urban area. As this development is taking place within identified employment areas, the shift to these locations is in accordance with policy of the current Local Plan. Figure 7 reflects the overwhelming trend towards decentralisation whereby Faverdale dwarfs the other industrial areas with over 90% of the total floor space developed, predominantly due to the Argos development, since 2004.

Figure 7 Employment completion areas 2004 to 2007 (Local 8)



In the short term, employment development will continue to be focused on Yarm Road and Faverdale, as proposals such as Morton Palms (picture 5) and Faverdale East Business Park (picture 4) go forward. Anticipated development at Central Park will bring activity back into the town centre fringe whilst the emerging Gateway Strategy and policy of the Core Strategy is potentially looking to develop a realistic focus upon encouraging delivery of employment floors pace in and around the Town Centre.

Picture 4 Argos Development Faverdale



Picture 5 Morton Palms Development Yarm Road



Darlington Population Change

Indicator Title	<i>Projected Population and Growth in the Tees Valley</i>	Local 9
Indicator Source	ONS Statistics	
CSIO Objective	3) 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	2) To achieve high and sustainable levels of economic growth.	
Saved BDPL Policies	Policy H1: Supply of Housing Land. Policy EP1: Land Supply for Employment.	

Data on migration and projected population growth performs two roles. It provides a rough indicator of the relative success of an area to attract and retain populations. In establishing projections it also points to the potential requirements for housing and employment provision in future years. The Local Plan establishes the continued growth of the Boroughs population as a principal aim.

The primary population statistics are collected each ten years through the national Census. The last 2001 Census revealed Darlington's population to be 97,800 people, down from 99,300 in 1991. There was small growth to 1996 with a significant loss of 1,700 residents over the 5-year period to 2001. Since that date mid year population estimates have indicated the population of Darlington to be steadily increasing.

Figure 8 Projected population and growth in the Tees Valley

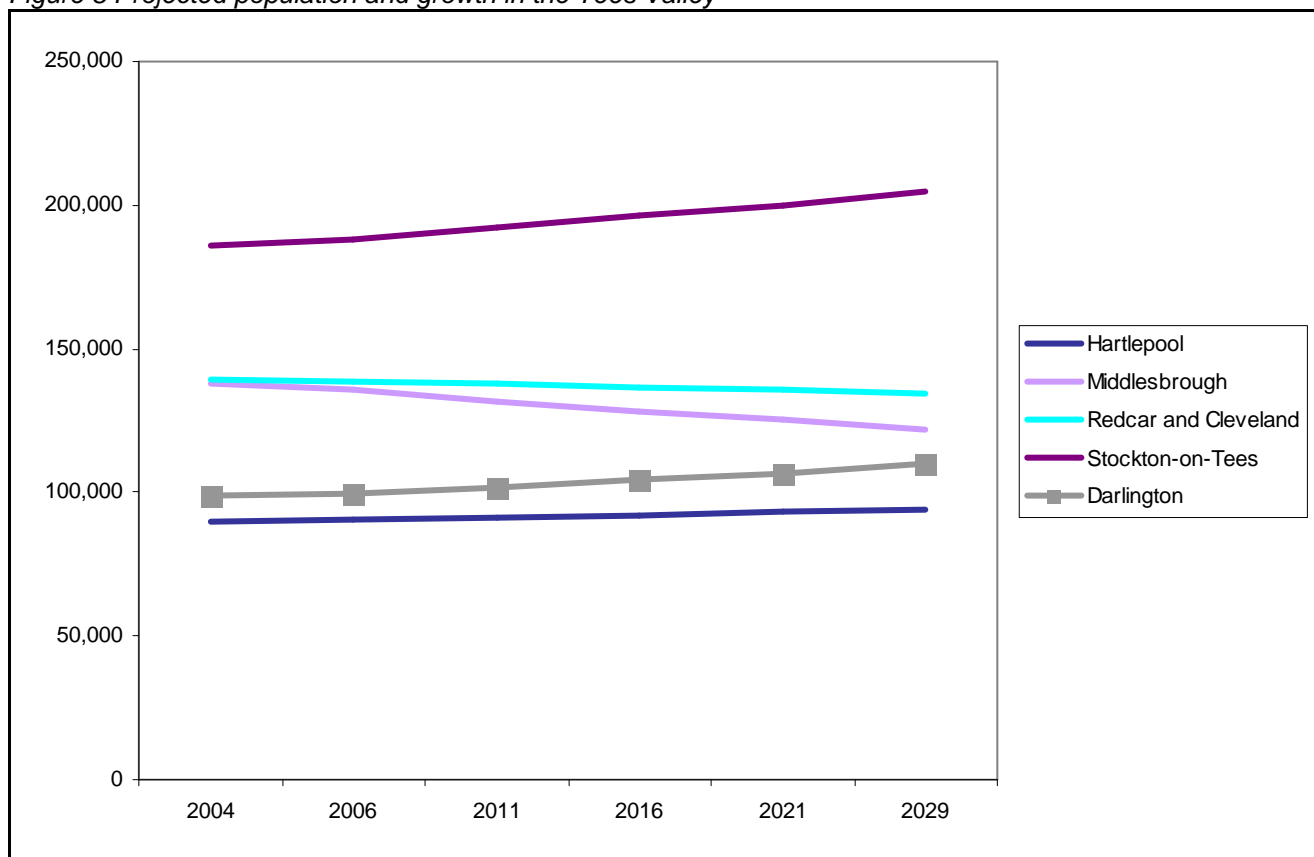


Figure 8 is based on projections provided by the Office of National Statistics, and prepared by the Government Actuary Department. The figures are based on establishing the trend of births, deaths and migrations over the previous five years and make an assumption over how this will continue into the future. The figures take no account of the influence of policy and forecast rates of housing development.

Despite some variance, Darlington's population has remained relatively constant over the previous fifteen years, whilst overall there seems to be net out migration. Looking to the future there remains some uncertainty over the prospects of the Boroughs population until revised projections are produced by the JSU. Indications are that at least until 2016 the Borough will experience a growing population.

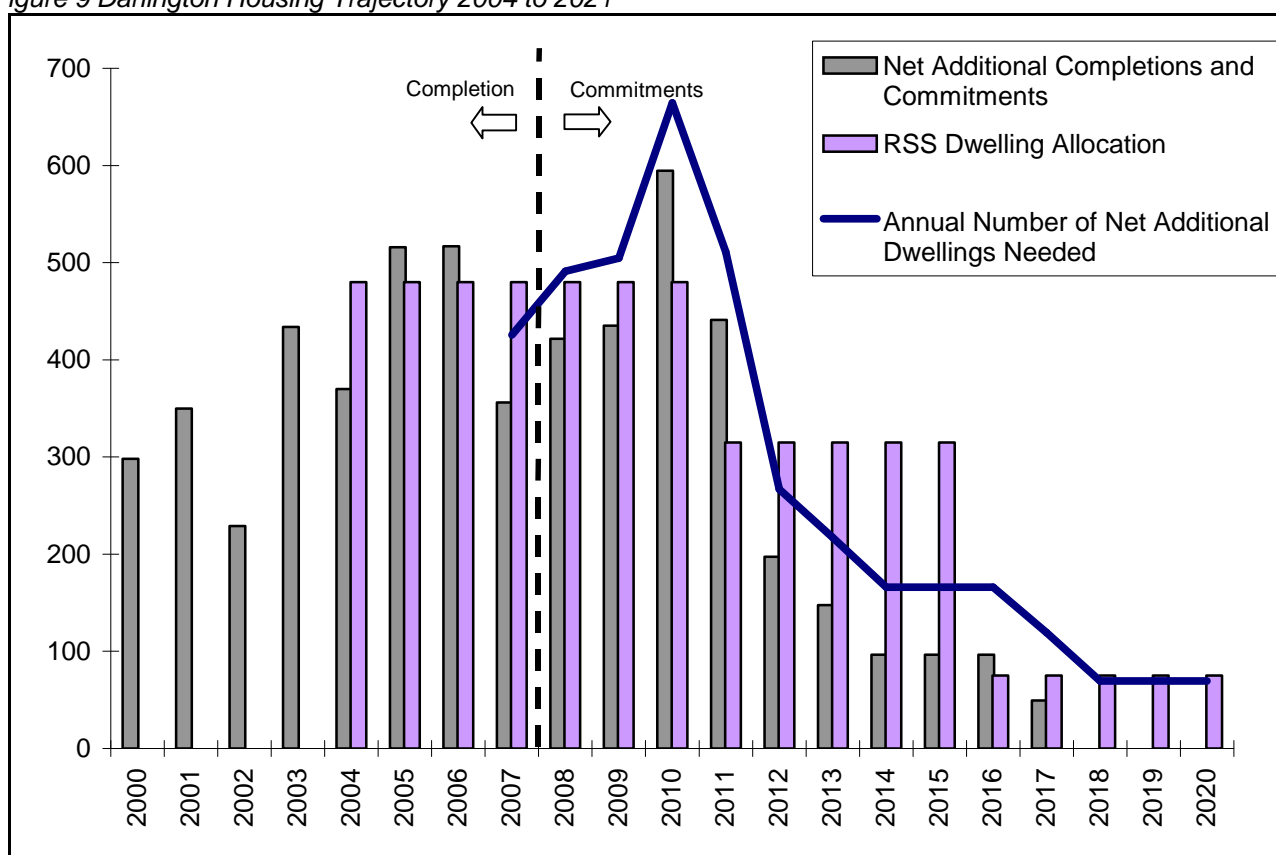
Housing

Indicator Title	<i>Housing Trajectory 2004 to 2021</i>	Core 1
Indicator Source	DBC Monitoring	
CSIO Objective	3) 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	8) To ensure that everybody has the opportunity of living in a decent and affordable home.	
Saved BDPL Policies	Policy H1: Supply of Housing Land and H2: Level of Housing Provision, set out housing requirements. Policy H3: Locations for New Housing Development. Policy H4: New Housing Development in and Around the Town Centre and Other Centres. Policy H5: New Housing Development sites - 4 sites undeveloped, and a further 2 under construction.	

The key purpose of the housing trajectory is to show: Net additional dwellings over the previous five-year period or since the start of the relevant DPD; Net additional dwellings for current year; Projected net additional dwellings to the end of the relevant DPD or a ten-year period from adoption; Annual net additional dwelling requirement; and Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

Historically, housing completions in Darlington have demonstrated a number of peaks and troughs over the previous 20 years. Since 1980 average annual completions have been 334, with lows of 106 and 191 occurring in 1982/83 and 1992/93. Periods of high completions rates generally peaked at around 500 dwellings per year.

Figure 9 Darlington Housing Trajectory 2004 to 2021



At November 2007, 4,335 net dwellings were built or benefited from planning permission within the Regional Spatial Strategy period (01/04/04 onwards). This compares to 2,983 dwellings at March 2006, 2,337 at March 2005 and 1,929 at March 2004. In developing the Housing Trajectory to establish an annual requirement, the emerging RSS has been used. The completed Housing Trajectory for the period 2004 to 2021 projects anticipated completions based on outstanding planning permissions or dwelling "commitments".

Figure 9 shows annual provision as laid out in Panel Report to the Regional Spatial Strategy, currently set at 5,310, and an annual requirement taking account of previous year's performance. Completions as of November 2007 stand at 356 dwellings, but at November of 2006 368 completions were recorded. This is in broad accordance at the same point last year and suggests completions during the year could be somewhere around 500 dwellings mark. Even if all of the commitments deliver, combined with the existing completions we will still have a 975 dwelling shortfall to satisfy the requirements of the RSS. This has been spread over the years 2007/8 to 2020/21 is illustrated on the at the blue line on figure 9 as a estimate to accord with the RSS requirements.

Whilst no dwelling demolitions or losses to other uses were recorded in this 2007/8 or 2006/7, there were in previous years. This has been taken into account in the pre 2006/7 years net additional dwellings figures. During 2005/06 net reductions resulting from redevelopment and demolition equalled 7, whilst there were 3 during 2004/05. Because of the nature of demolitions, it is very difficult to predict a notional figure and make a reduction, therefore this has not been taken into account post 2006/7. However, this assumption will be closely monitored and may be reviewed before the next AMR.

Representation made by the Tees Valley authorities to the RSS Examination in Public (EIP) argue for an extra 7,000 dwellings across the sub-region. In the Panel Report of recommended changes following the EIP, supply for the Tees Valley would increase by 4,250 dwellings to 33,150 between 2004 and 2021. However, little of that additional supply has been apportioned to Darlington. There may be further changes in the distribution of supply when the proposed modifications for the Regional Spatial Strategy are published in Summer 2008.

Housing supply in Darlington remains strong, and has exceeded on some occasions the allocations set out in the RSS. There is a clear requirement for further planning permissions to continue housing delivery towards the draft RSS requirement and, if Government policy changes, to exceed the RSS figures. Given the scale of already identified supply, including large sites such as West Park, few difficulties are foreseen in maintaining the immediate supply for the next 5 years.

Picture 6 West Park Housing and Community Village Development



The challenge is ensuring issues such as delivery of affordable housing and provision of mixed-use developments contributing towards goals for economic regeneration are not undermined as a result of oversupply of general housing.

Indicator Title	Completed New or Converted Dwellings on PDL	Core 2
Indicator Source	DBC Monitoring	
CSIO Objective	3) 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	18) To make better use of our resources and promote renewable energy.	
Saved BDPL Policies	Policy E24: Conservation of Land and Resources	

PPG3: Housing - Providing for development on previously developed land was, together with affordability and housing density one of three key concerns of PPG3 2000. This established a national target for 60% of all housing developments to be located on previously developed sites. PPS3 Housing, builds upon this and maintains that at least 60% of new housing should be provided on previously developed land. In Darlington the rail and industrial heritage has meant that there has been a ready supply of previously developed land that is suitable for new housing.

Figure 10 Completed new or converted dwellings of PDL and GF

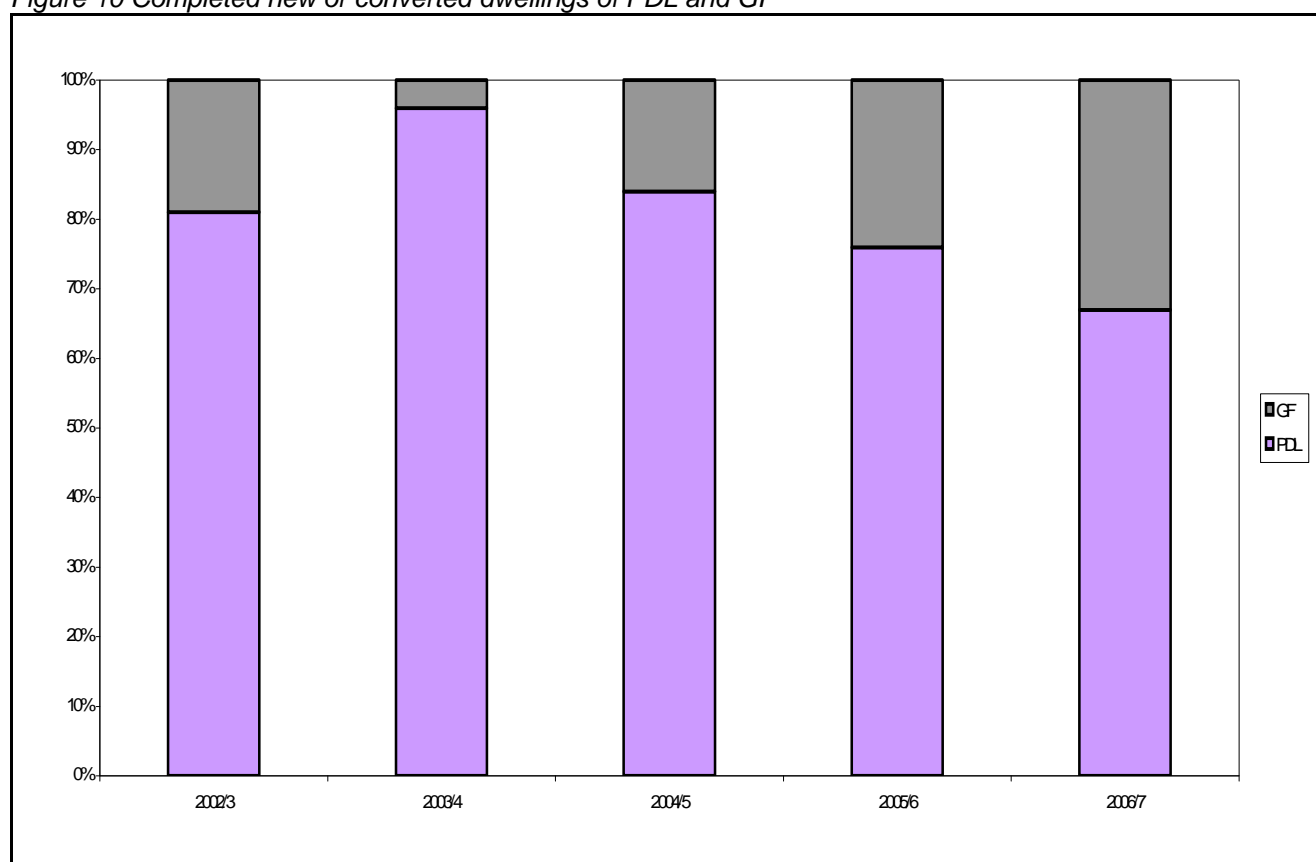
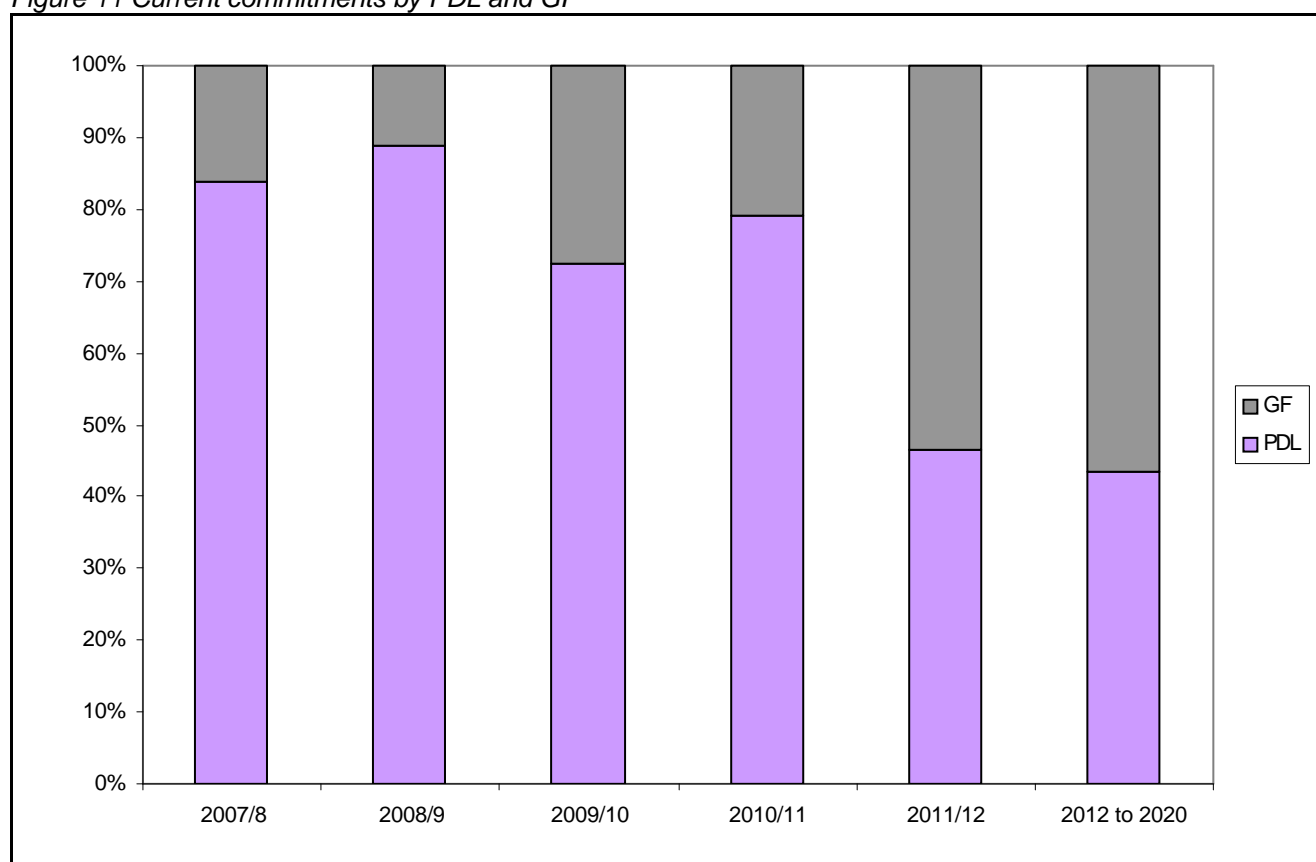


Figure 10 shows the proportion of new developments completed on previously developed land. As can be seen Darlington has performed particularly well in this regard over the last 4 years significantly above target set regionally of 65% of all new housing, however the performance is falling. The Boroughs Best Value performance target remained at 60% for 2005/06 but for the period 2007/08 this will increase to 70%. Current trends illustrate the proportion of greenfield completions are increasing, in actual fact for 2006/7 the figure was 67%, below the target. This is largely the result of ongoing completions at two large greenfield sites in the main urban area at West Park and Geneva Lane.

Indicator Title	Current Commitments by GF/PDL	Local 10
Indicator Source	DBC Monitoring	
CSIO Objective	3) 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	18) To make better use of our resources and promote renewable energy.	
Saved BDPL Policies	Policy E24: Conservation of Land and Resources	

It is apparent from figure 11 below that permissions, or commitments for housing are primarily on previously developed sites. The high proportion of PDL commitments is forecasted to deliver over the next four years. However, the only current sites that are projected to go on completing beyond 2010 are larger sites such as West Park and Central Park which have large greenfield elements. This explains the poor performance on PDL targets after 2010, however it is anticipated that smaller urban in-fill windfall sites will boost the PDL proportion, as has historically happened.

Figure 11 Current commitments by PDL and GF



Redevelopment of sites classed as previously developed has been particularly successful in Darlington. No targets are established in the Local Plan but the requirements of PPS3 have been implemented. Additional support at Policy E24 has provided a local basis on which to build the requirements of PPS3 into local decisions. Important, has been recognition since the early 1990's that many large former industrial areas within the urban area were no longer suitable for industry so becoming available for housing. As such many of these PDL sites have constituted a natural part of Darlington's housing land supply for a number of years.

In looking forwards it is apparent that whilst policy has performed well in facilitating PDL sites, there has been less attention to the prioritisation of these sites ahead of larger Greenfield sites, resulting in the current projections for completions in the next few years. This would require in the longer term a strengthened commitment to limit Greenfield development in favour of previously developed sites, possibly from existing employment land allocations.

Indicator Title	Density of New Dwellings on Completed Sites	Core 3
Indicator Source	DBC Monitoring	
CSIO Objective	3) 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. 7) Encourage high quality, sustainable and safe design for places and spaces, in both the private and public realm.	
SA Objective	18) To make better use of our resources and promote renewable energy.	
Saved BDPL Policies	Policy E24: Conservation of Land and Resources Policy H3: Locations for New Housing Development seeks to maintain existing densities with support for higher densities where appropriate.	

To reduce the pressure on Greenfield land and combat the wider sprawl of development into the countryside, increasing the overall density of development is important to make better use of what land is available. Table 5 demonstrates that, amazingly, 100% of completions in the Borough in 2006/7 are at densities over 30 dwellings per hectare. In looking forwards it is apparent that more than half of development sites with remaining commitments, are at a density below 30 dwellings per hectare. As previously discussed this low figure is mainly due to large greenfield committed sites like West Park, Snipe House Farm and Central Park that have lower densities.

Table 5 Density of new dwellings on completed sites

	<30 Dwellings / ha	30 – 50 Dwellings / ha	>50 Dwellings / ha
Completions	0%	29%	71%
Commitments	53%	22%	25%

The Council has been successful in increasing the density of developments in recent years, with the proof revealed in this years figures. A number of factors have been important in achieving this, from the direct implementation of PPG3 and more recently PPS3 guidance to the economic imperative of making a profit from developments increasingly focused on sites requiring remediation. The outcome is that through limiting the release of Greenfield sites the density of development of previously developed land has increased, further enhancing the conservation of land.

Indicator Title	Type of Dwellings Completed and Committed	Local 11
Indicator Source	DBC Monitoring	
CSIO Objective	3) 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. 7) Encourage high quality, sustainable and safe design for places and spaces, in both the private and public realm.	
SA Objective	18) To make better use of our resources and promote renewable energy.	
Saved BDPL Policies	Policy E24: Conservation of Land and Resources Policy H3: Locations for New Housing Development seeks to maintain existing densities with support for higher densities where appropriate.	

Closely linked to the density of the completed sites is the type of dwelling that is being provided and will be provided in the future. Table ? below shows the percentage completions for each dwelling type since 2004/5 to this year and also the remaining commitments where we have dwelling type information.

Table 6 Type of dwellings completed and committed

Dwelling Type	2004/5	2005/6	2006/7	Commitments
Flat 1 Bedroom	1.65%	0.82%	13.5%	4.32%
Flat >2 Bedrooms	24%	13.47%	41.75%	22.83%
House 2 Bedrooms	9.7%	14.89%	11.5%	13.07%
House >3 Bedrooms	64.65%	70.82%	33.25%	59.78%

The completions over the previous 3 years reflect a recent shift to providing more flat type dwellings which partially accounts for the higher densities in this last year. If that trend were to continue it might be a cause for concern bearing in mind family accommodation provision, however looking at the future commitments we can

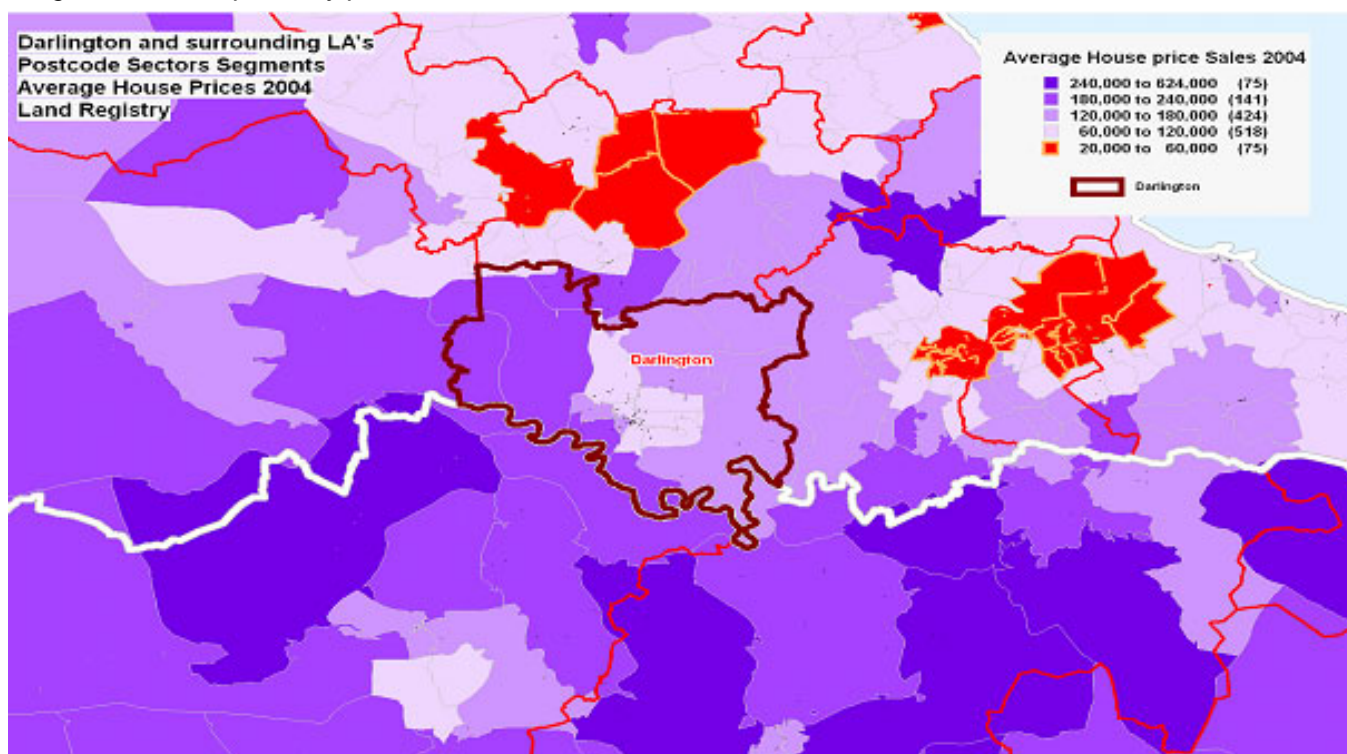
see that 73% are for houses with 2 bedrooms or more. This indicator should be monitored closely to ensure that the right housing type is provided at the right time to meet the established housing need.

Indicator Title	<i>House Prices by Postcode</i>	Local 12
Indicator Source	Local Housing Assessment 2006	
CSIO Objective	3) 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	8) To ensure that everybody has the opportunity of living in a decent and affordable home.	
Saved BDPL Policies	Policy H1: Supply of Housing land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area	

This Local Indicator demonstrates the relationship between house prices and incomes. The cost of purchasing a house is a primary factor pointing to the relative affordability of housing. In Darlington it was only by 2004/5 that it became apparent that increases in the cost of housing must have an effect on affordability in the Borough. A housing needs assessment prepared in 2003 did not indicate a significant issue. It was not until 2006 that evidence of a significant shortfall in the availability of affordable housing was identified in the Darlington Local Housing Assessment 2005 (LHA 2006).

Subsequent AMR's will use the information contained the almost annually updated Local Housing Assessment mechanism to indicate the housing need and demand in the Borough.

Figure 12 House prices by postcode



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Whilst Figure 12 provides a good illustration of the cost of housing, the level of need is much more complex and varied across the Borough. Table 7 below provides an overview of requirements for affordable housing based upon an analysis of Market Pressures across the Borough.

Table 7 Affordable housing need in the Borough

Urban Sub-area / Rural Ward	GENERAL			OLDER PERSON		SHORTFALL
	1B	2B	3B+	1B	2B	Per Annum
Darlington North East	-5	34	14	-3	-15	-23
Darlington South East	89	57	34	5	-19	-19
Darlington Centre	1	-8	-9	0	-10	-27
Darlington South West	-11	-15	-11	-6	-22	-65
Darlington North	-12	-6	-4	-10	-10	-42
Darlington North West	34	2	20	1	-13	-13
Heighington and Coniscliffe	-6	-4	-2	-4	-10	-26
Hurworth	-3	-3	-1	-1	-4	-12
Middleton St. George	-4	-4	-2	3	-4	-14
Sadberge and Whessoe	-5	-6	-4	-3	-6	-24
GROSS SHORTFALL	-46	-46	-33	-27	-113	-265

Table 7 demonstrates that there is a clear requirement for affordable housing provision within Darlington. All areas in the Borough show an affordable need, some more acute than others. An identified gross shortfall of 265 dwellings per annum, or approximately 1,325 affordable housing completions over the next five years, presents a major challenge for the management of housing supply in the Borough.

Information below provides further background to the findings of the Darlington LHA 2006 and the primary indicator on the delivery of affordable housing. Figure 13 below provides an illustration of annual changes in house prices.

Figure 13 Annual changes in house prices by dwelling type (Local 13)

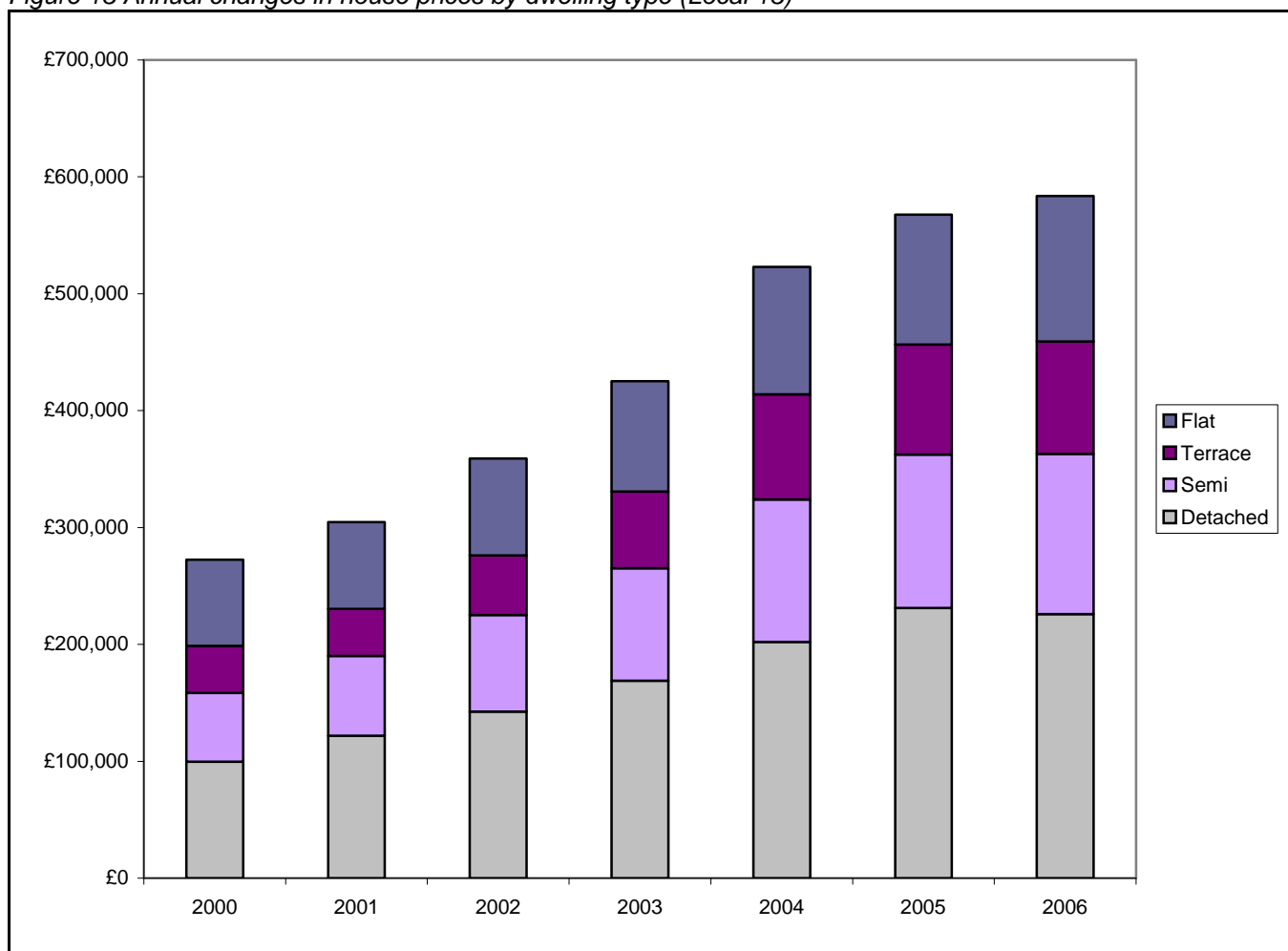


Figure 13 shows that the growth in average house prices that took place in Darlington since 2000 slowed significantly through 2004 – 05/06, before showing signs of renewed growth during 2006. The level of growth in

prices that has been experienced is clearly illustrated. The most notable has been in the Terraced housing stock where a slight fall to 2001 was then followed by three years of major growth between 2001 and 2004 resulting in an overall increase of some 123% and moderate growth to 2006 leading to values up 138% on the same period in 2000. Detached and Semi-Detached housing have experienced more consistent and equally significant growth increasing in value by 126% and 133% respectively.

With the average salary in the Borough of Darlington being just above £21,000, this has meant that in order for a first time buyer to get their foot on the property ladder in 2000/1 they needed a mortgage twice their salary. In 2006/7 a standard terraced house would need a mortgage five times the salary of the average purchaser. As one of the cheapest of the house types the terraced housing stock also provides the key source of affordable dwellings in the Borough. As such the extent of price increases for this house type may have had a major impact on the overall affordability of housing.

Indicator Title	Affordable Housing Completions	Core 4
Indicator Source	DBC Monitoring & Darlington Housing Investment Programme returns	
CSIO Objective	3) 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	8) To ensure that everybody has the opportunity of living in a decent and affordable home.	
Saved BDPL Policies	Policy H1: Supply of Housing land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area	

As can clearly be seen from the indicators above the provision of affordable housing has become a particular issue in Darlington. Whilst the use of planning to address affordable need is one that has grown in importance since adoption of the Local Plan, detailed policy has not been in place for the Council to react immediately to the emerging evidence of need.

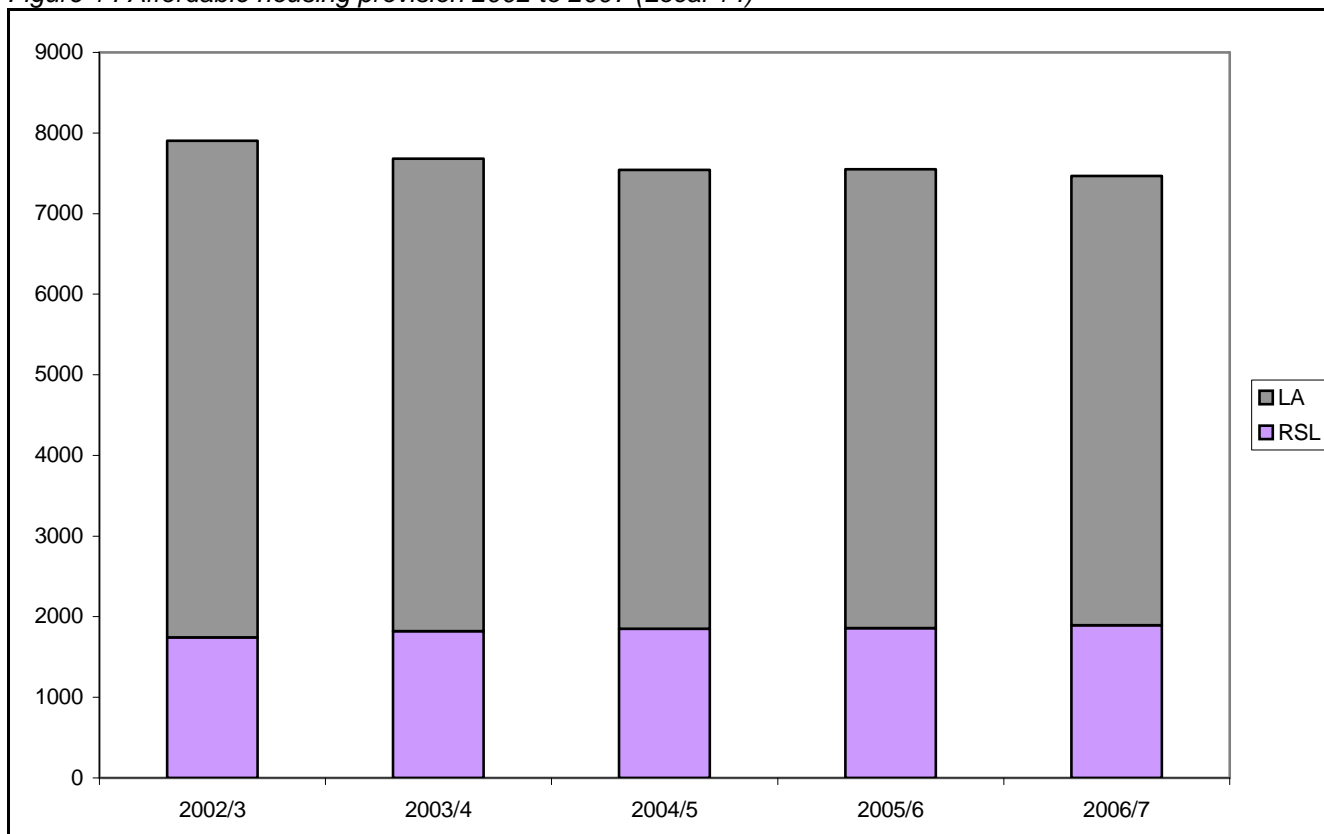
The Local Plan does not make any specific requirements, establishing only that where the evidence is in place the Council will seek contributions from developers. The Council has adopted an Affordable Housing SPD to provide the detailed policy necessary to secure more affordable housing. However, in the last fifteen years the Council has relied largely on Registered Social Landlords for the provision of affordable housing. The table 8 shows historical and current data for affordable housing completions. There was only one site completed in 2006/7 containing affordable housing and that was as West Park (picture 3).

Table 8 Affordable housing completions

Type of Affordable Provision	2002/3	2003/4	2004/5	2005/6	2006/7
Number of additional local authority dwellings	0	0	0	0	0
Number of additional RSL –rented dwellings	45	77	18	10	38
Number of additional RSL – shared ownership	6	0	10	0	0
Number 'other low cost private sector dwellings'	0	0	0	0	0
Total Affordable Housing Completions	51	77	28	10	38

Figure 14 below shows that the overall affordable housing provision in the Borough has marginally declined, just as the need for affordable housing has increased dramatically. Although the overall stock has only declined by 5%, mainly due to transfers out of Local Authority ownership, even a static stock would not remedy the affordability problem in the Borough, there needs to be an increase in affordable housing provision across the Borough.

Figure 14 Affordable housing provision 2002 to 2007 (Local 14)



Looking to the future, the Council has 2,615 existing planning permission, or commitments, and of these only 140 dwellings are provided as affordable, meaning that only 5% of the current commitments are affordable in nature. If all of the affordable commitments were to be built then this would only increase the affordable housing in the Borough by 6%, assuming there are no negative transfers out of Local Authority stock to offset the gain.

The Affordable Housing SPD has initially published as a draft before changes were made through consultation and then adopted by the Council. During this process new developments were granted however no affordable units were secured on these sites, because pre application discussion had already taken place with the purchaser or developer previous to the adoption of the SPD.

The adopted Affordable Housing SPD has set thresholds as to when affordable housing is required on a development site. Currently this is a development in the urban area of >15 dwellings or 0.5ha or a development outside of the urban area of >5 dwellings or 0.2ha. Since the adoption of the SPD these thresholds so far have only secured 22 affordable dwellings, therefore it could be argued that the thresholds need to be changed or reduced in order to secure more affordable provision. As well as the thresholds for enacting the policy, further provision can also be sought through increasing the amount of affordable dwellings required on each individual site depending upon the need in a specific area.

Picture 7 West Park Faverdale



Picture 8 Beaumont Hill Schools



The Council is currently in negotiations with purchasers of Council land (picture 8) and developers on other sites to bring forward sites that incorporate elements of affordable housing to help remedy the affordable need based upon the thresholds set out in the SPD. The next AMR will provide a better context to discuss the effectiveness of the thresholds and dwelling requirements set out in the SPD in securing affordable dwellings as part of new development.

Business, Industry and Employment

Indicator Title	<i>Employment Land Available by Type</i>	Core 5
Indicator Source	DBC Monitoring & Darlington Housing Investment Programme returns	
CSIO Objective	12) Provide a continuous supply of previously developed land and greenfield sites in sustainable locations that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services and minimise the loss of the countryside and agricultural land.	
SA Objective	4) To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth.	
Saved BDPL 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.	

The provision of an adequate supply of employment land to meet the needs of the Borough and surrounding area has been a key component of Darlington's strategy for development for a number of years. The local strategy for making provision of employment land has been developed into a proactive approach to promote Darlington as a Gateway to the Tees Valley and North East. As part of this the Borough has promoted its unique location as a transport hub, with an attractive environment and good quality of life to generate investment and jobs that may not otherwise come to the region.

Picture 9 Morton Palms



Picture 10 Central Park



With assistance from public funds this programme has attracted interest from private developers leading to a number of high profile schemes such as offices at Morton Palms (picture 9), distribution and industrial development at Faverdale Business Park and plans for a major mixed-use development at Central Park (picture 10), close to the towns Train Station on the East Coast Main Line where work has already begun on part of the wider site, including the new Darlington College.

Today the Gateway Strategy is under review and looking to reflect the aim of focusing development into accessible, and central locations. As part of this an Employment Land Review is underway and is expected to make recommendations for a new Employment Land Portfolio midway through 2008.

Table 9 Employment land availability by type

Local Plan Employment Area	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	1.84	0	1.84	21.68	B1	B2	B8
EP2.2 Cleveland Street	0	0	0.96	0	0.96	17.93	B1	B2	B8
EP2.3 Albert Hill	1.59	0	0	0	1.59	16.17	B1	B2	B8
EP2.4 Blakett Road	0	0	1.72	0	1.72	16.67	B1	B2	B8
EP2.5 Banks Road	0	0	0	0	0	10.46	B1	B2	B8
EP2.6 Yarm Road	0	41.63	0.3	0	41.93	208.48	B1	B2	B8
EP2.7 Faverdale	7.91	0	0	0	7.91	55.48	B1	B2	B8
EP2.8 Whessoe Road	3.39	0	0	7.32	10.71	32.51	B1	B2	B8
EP2.9 Aycliffe Industrial Estate	0	0	0	0	0	15.48	B1	B2	B8
EP2.10 Borough Road	0	0	0	0	0	4.75	B1	B2	B8
EP3.1 McMullen Road West	0	0	0	6.51	6.51	7.06	B1	B2	B8
EP3.2 McMullen Road East	0	6.32	0	0	6.32	6.37	B1	B2	B8
EP3.3 Yarm Road	0	50.03	0	0	50.03	54.82	B1	B2	B8
EP3.4 Haughton Road	0	0	0	0	0	10.48	B1	B2	B8
EP3.5 Faverdale	23.65	0	0	0	23.65	51.88	B1	B2	B8
Total General Land (ha)	36.54	97.98	4.82	13.83	153.17	530.22	B1	B2	B8
EP3.6 Heighington	0	15.15	0	0	15.15	15.11	Reserve		
EP8 Faverdale Reserve	0	119.5	0	0	119.5	119.78	Reserve		
EP9 (DTV) Airport North	10.38	0	0	0	10.38	65.77	Airport		
EP10 (DTV) Airport South	0	0	0	38.63	38.63	38.63	Airport		
Total of All Types (ha)	46.92	232.63	4.82	52.46	336.83	769.51			

A key feature of the employment portfolio is the significant proportion identified as Long Term, and the ratio of Greenfield to previously developed sites, currently around 17% is classed as previously developed. 226 ha (64%) of the total employment land supply is focused onto three Greenfield sites, at Yarm Road North, South, and Faverdale Reserve. All these sites face obstacles to development with access and infrastructure major issues at Yarm Road, and the limited planning policy status of Faverdale Reserve restricting its availability for development.

The Panel Report following the RSS Examination in Public has recommended the deletion of Policy 20 from the Draft Regional Spatial Strategy, having a direct influence on the future status of the Faverdale Reserve site and Heighington North. However, a number of studies identifying the potential importance of the site for Distribution development that could not be accommodated elsewhere in the Borough, suggest that a part may be brought forward in the Local Development Framework. Once completed, the Local Employment Land Review will also inform this.

Of the 52 ha of previously developed employment land over 38 ha is located at the south side of the runway at Durham Tees Valley Airport. Development here is for the most part limited to airport related uses.

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 dependant upon infrastructure provision and other factors before they become available for development, and there are variations in the suitability of land for particular types of development. In reviewing policies for development providing for the phasing of sites with priority towards previously developed, central locations with clear approaches to the sites development might be considered.

Additionally there are indications that much of the previously developed employment land is under significant pressure from residential and other alternative uses. A key element of the view of Employment Land being carried out as part of the Darlington Gateway study will be to examine and make recommendations on these and related matters.

Indicator Title	Amount of Floorspace Developed for Employment by Type.	Core 6
Indicator Source	DBC Monitoring	
CSIO Objective	2) Ensure continued and sustainable levels of economic growth that provides a high quality, variety of employment for residents of Darlington and the surrounding area, supports existing businesses and encourages new businesses to set up in Darlington.	
	12) Provide a continuous supply of previously developed land and greenfield sites in sustainable locations that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services and minimise the loss of the countryside and agricultural land.	
SA Objective	4) To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth.	
Saved BDPL Policies	Policy EP2: Employment Areas. Policy EP3: New Employment Areas. Policy EP8: Reserve Employment Site. Policy EP9 and EP10: Teesside Airport.	

Table 10 below provides an overview of new development that has taken place on the allocated employment land sites in the Borough, up to 2005/6. It is clear that the policies are working in directing employment type development to specifically allocated employment land. The greatest areas of 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 employment areas that are traditionally PDL.

Table 10 Amount of floorspace developed for employment by type

Local Plan Employment Area	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	% Dev
EP2.1 Valley Street	0	0	0	0	0	0	0%
EP2.2 Cleveland Street	0.159	0.172	0.012	0.346	0.395	0.396	4.0%
EP2.3 Albert Hill	0	1.431	0	0	0	0	3.9%
EP2.4 Blakett Road	0	0	0	0	0	0	0.0%
EP2.5 Banks Road	0	0	0	0	0	0	0%
EP2.6 Yarm Road	0	0.625	0.826	2.476	0.432	0.3494	12.8%
EP2.7 Faverdale	0	6.403	0.674	0.928	0.129	19.1975	74.4%
EP2.8 Whessoe Road	0	0	0	1.386	0.162	0.1612	4.7%
EP2.9 Aycliffe	0	0	0	0	0	0	0%
EP2.10 Borough Road	0	0	0	0	0	0	0%
EP9 DTV Airport	0	0	0	0	0	0	0%
Town Centre	0	0	0.006	0	0.033	0	0.1%
Other-	0	0	0	0.036	0	0	0.1%
Total (ha)	0.159	8.631	1.518	5.172	1.151	20.1041	100%

The table 11 below provides an overview of the employment land completions during the year 2006/7. The figures are represented as additional floorspace, and also illustrated is the level of previous developed and Greenfield development.

Table 11 Employment land completions by type 2006/7

Type Use Class	GF	PDL	Total	% PDL
B1(a) Office	2500	0	2500	0%
B1(b) Research	0	0	0	0%
B1(c) Industrial Process	0	1150	1150	100%
B2 General Industry	0	0	0	0%
B8 Storage & Distribution	0	0	0	0%
Total (m²)	2500	1150	3650	31.5%

Looking at table 11 compared to previous years, specifically last year, there has not been significant new development of additional floorspace for employment. Office development has taken place at Morton Palms (EP3.3), accounting for the sole additional 2,500m² of new floorspace on greenfield land. Similarly one development at Forge Way (EP2.2) accounts for the additional 1,150m² PDL floorspace.

Darlington does not have any identified regeneration areas in terms of land use planning so monitoring this core indicator is impossible. During 2006/7 there were no additions outside the employment areas.

Looking to the future, there are further ongoing major developments under construction at Faverdale and Yarm Road on the periphery of the urban area. Towards the centre of the urban area, Central Park will provide regeneration for PDL land, similarly Lingfield Point slightly further out of town is also regenerating PDL land, all will deliver significant new employment floorspace.

There is clearly ongoing interest in the development of employment land in Darlington that is to be welcomed. However, there is a clear need to move on to securing that interest and development in a manner that contributes to overall sustainability and accords with emerging policy requirements, particular emerging from PPS6 and RSS in relation to the development and location of B1 offices.

Indicator Title	Losses of Employment Land by Type	Core 7
Indicator Source	DBC Monitoring	
CSIO Objective	12) Provide a continuous supply of previously developed land and greenfield sites in sustainable locations that will meet our strategic requirements for housing, employment, shopping, recreation, education and other services and minimise the loss of the countryside and agricultural land.	
SA Objective	4) To implement the Darlington Gateway Project to contribute to and deliver sustainable economic growth. 18) To make better use of our resources and promote renewable energy.	
Saved BDPL Policies	Policy EP2: Employment Areas. Policy EP5: Other Uses in Employment Areas. Policy EP14: Existing Employment Development.	

The information below indicates that between 4 and 10 hectares of employment land have been developed for other purposes annually over the last four years. As can be seen from the table the majority of this has been to residential development. Of particular note is the Darchem site now being redeveloped as part of the West Park scheme and several industrial sites in Middleton St George, such as Brookside Works.

Table 12 Losses of employment land by type

Emp Land Loss Type	2003/4		2004/5		2005/6		2006/7	
	Emp Area	Other	Emp Area	Other	Emp Area	Other	Emp Area	Other
Residential	0.03	8.7	0	4.49	0	3.03	0	0
Retail	0	0	0	0	0	0	0	0
Other	0	0	0	0	0.73	0	0	0
Total	0.03	8.7	0	4.49	0.73	3.03	0	0

For the year 2006/7 there has been no development on employment land sites that constitute a loss, either through development for retail or residential purposes. However to provide a context, much residential development in previous years has been at former industrial sites. It has been estimated that in the 1980's and 1990's over 120 ha of previously developed employment land was 'lost' in this way. The loss of employment land has been significant even over just the last five years and continues a major shift in the distribution of land uses in the Borough. Average annual redevelopment of employment land for residential and other uses comes to over 5ha (25.29ha 2001-2006), although as previously stated there were no instances of employment land loss this year.

It is established that large areas of employment land have been redeveloped but the amount post 1997 within areas designated in the 1997 Local Plan has been relatively small. This suggests policy has been successful, in that the designations reflected locations most suitable for retention or redevelopment for employment. This also means few major challenges to the employment designations in EP2 and EP3. There is a potential need to reassess this in centralised areas such as Valley Street and Borough Road where a lack of investment is creating pockets of vacancy and deterioration. New approaches contributing to a sustainable economic core providing employment within Darlington is important. A key objective of the Darlington Gateway Strategy and the Employment Land Review is to provide recommendations to this in 2008.

Environmental Resources

Indicator Title	Change in Areas and Populations of Biodiversity Importance	Core 8
Indicator Source	DBC Monitoring, Natural England & Durham Biodiversity Action Plan.	
CSIO Objective	8) Protect and enhance the Borough's natural environment, biodiversity value and its historic heritage whilst promoting its continued evolution and growth.	
SA Objective	15) To maintain and enhance biodiversity.	
Saved BDPL Policies	E1: Keynote Policy for the Protection of the Environment. E3: Protection of Open Land. E11: Conservation of Trees, Woodlands and Hedgerows. E12: Trees and Development. E19: Sites of Special Scientific Interest. E20: Sites of Nature Conservation Importance. E21: Wildlife Corridors. E22: Local Nature Reserves. E23: Nature and Development.	

Priority habitats and species are identified through the Durham Biodiversity Action Plan. A wide range of habitats are identified across Durham, and Darlington. Table 13 gives an overview of priority habitats and other species and sites within the Borough and County and how their situation has changed over the last year.

Priority Habitat and Species

To date few systematic surveys have been undertaken into the population or condition of the species and habitats identified in the Durham Biodiversity Action Plan with the key exception of Great Crested Newts. However, a general picture of the species most significant to Darlington can be identified. Key amongst this is the role wet woodland and wetland in general, play in the overall biodiversity value of the Borough. These are closely linked to the valleys of the River Tees and Skerne and underlining the importance of these and other waterways to the biodiversity of Darlington. The presence and importance of species such as the Black Poplar and Great Crested Newt highlight the importance of protecting and enhancing these. The Council has appointed an officer with specific responsibility for monitoring Great Crested Newts in the Borough. So far a further 20 sites have been identified since the last 2005/6 AMR.

Sites of Special Scientific Interest

English Nature has undertaken a nationwide survey of SSSIs providing an assessment of the condition of the four SSSIs in Darlington during October 2005. The Government has a Public Service Agreement target for 95% of the land area of SSSIs to be in favourable or recovering condition by 2010. English Nature's findings suggest that the land area of designated sites in the Borough is either Favourable, (58%) or Recovering (42%) condition.

Table 13 Change in areas and populations of biodiversity Importance

Type	Active Management Programme or Targets	Population / extent 2005/6	Change in population / extent 2006/7	Status
Habitats*	Wet-woodland	Maintain existing areas / expand total area of Wet Woodland by 10% (Durham wide)	Durham wide approximately 316ha	None
	Wetland			None
	Hedgerows	Halt loss of ancient and species rich hedgerows / Achieve favourable management of such hedgerows 50% by 2008	Total extent of hedgerows approximately 4400km if Durham reflects national trends in hedgerow decline	Winter 04/05 675m planted in Darlington
	Unimproved Grasslands	Draft proposals are being developed for Unimproved Grasslands		None
	Transport Corridors	Maintain and enhance biodiversity value of transport corridors / Develop a roadside verge management programme	Principle trunk road included: A1M, A68 and A66	None

Type	Active Management Programme or Targets	Population / extent 2005/6	Change in population / extent 2006/7	Status	
Species**	Black Poplar	DBAP aim to maintain existing population and replace felled or fallen trees with cuttings from native stock.	Darlington northern most area for species –Important habitats include: wet woodland, rivers & streams, and hedgerows.	None	
	Great Crested Newt		20 known sites in Darlington	An additional 20 sites identified in the Borough	40 known sites in Darlington
	Farmland birds, e.g. Sky Lark	Maintain current range and population of skylark above their current level / More accurately survey and monitor the status of the species	Many sightings of skylark indicate it is widespread and abundant but no systematic survey undertaken	None	Good – population in Durham does not seem to have suffered to same extent as populations elsewhere in UK
	Bats and (range of protected species)	Maintain current bat population / enhance population by improving opportunities for roosting, hibernating and foraging / maintain current survey work and monitoring / raise awareness of bats with local communities	8 known breeding species in Co. Durham. 4 Not Threatened 4 Vulnerable River Tees primary location in Darlington. Wet woodland, wetland linear features and existing older man made structures provide habitats.	None	
Designated Sites	Sites of Special Scientific Interest		Hell Kettles, 3.51ha, Neasham Fen, 2.2ha, Newton Ketton Meadow, 1.9ha, Redcar Field, 0.68ha, Sites = 4 Area = 8.3 ha	None	Unfavourable recovering (100%) Favourable (100%) Favourable (100%) Favourable (100%) 75%Favourable 58%Favourable
	Local Nature Reserves		Sites = 7 Area/1,000 pop = 0.6ha	None	
	Area of land managed for nature conservation and public access		187.8ha	None	
	Natural and Semi Natural greenspace (Value)		High 253.ha Medium 59.ha Low 92.ha Total 404ha	None	

Local Nature Reserves

A major programme to extend the number of Local Nature Reserves is currently underway in the Borough. Currently there are 7 Local Nature Reserves covering some 61ha of land. This represents approximately 0.6ha per 1000 people in the Borough. These are located primarily around the urban area of Darlington. Current proposals for a new road providing a link from Haughton Road to the A66 include as part of this the creation of an entirely new Local Nature Reserve on the fringe of the Red Hall area of Darlington.

Sites of Nature Conservation Importance

At the time of the Local Plan some 46 sites were identified. This has since increased slightly to 50 sites. This possibly masks the actual number of additional sites as a result of changes within the designations; particularly where for example Sites of Nature Conservation Importance are enlarged or merged and have now become Local Nature Reserves.

Data available does not provide definite evidence or sufficient time series to enable comparison with the situation when the Local Plan was prepared. However, in terms of designated sites and protected areas there is a generally improving status. The number and area of Local Nature Reserves is increasing whilst the Sites of Special Scientific Interest are all in favourable or improving condition.

A key goal in Darlington is to not only protect and enhance the biodiversity and environmental value of the Borough but to do so in a way that improves accessibility to the countryside and quality natural areas for the wider community. In this respect green infrastructure corridors, and the development and maintenance of Local Nature Reserves within and around the main urban area is seen as particularly important. This approach is reflected in the recently adopted Open Space Strategy.

Indicator Title	<i>Number of Planning Permissions Granted Contrary to Environment Agency Advice.</i>	Core 9
Indicator Source	DBC Monitoring	
CSIO 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	13) To protect and enhance the quality of controlled waters	
Saved BDPL Policies	Policy E1: Keynote Policy for the Protection of the Environment.	

During 2006/7 there were no permissions granted that were subject to an objection from the Environment Agency. In the year 2005/6 there was only one permission granted contrary to Environment Agency advice, so instances in the Borough are rare.

Whilst not a major issue in Darlington there are areas of flood risk and where concerns are raised by the Environment Agency these are taken seriously. Policy E27 was clear in establishing that where there is a flood risk that is not satisfactorily mitigated development will not be permitted. This has not been saved in the Local Plan as PPS25 provides adequate national guidance. No departures from this policy/guidance have been recorded.

Indicator Title	<i>a) Capacity of New Waste Management Facilities by Type.</i>	Core 10
	<i>b) Amount of Municipal Waste Arising.</i>	
Indicator Source	DBC Monitoring	
CSIO Objective	2) Ensure continued and sustainable levels of economic growth that provides a high quality, variety of employment for residents of Darlington and the surrounding area, supports existing businesses and encourages new businesses to set up in Darlington. 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	19) To reduce the amount of waste produced and increase the amount recycled	
Saved BDPL Policies	Policy E24: Conservation of Land and Resources. Policy EP17: Waste Material, Storage, Processing and Transfer.	

New Waste Management Facilities

An application was granted and completed for the change of use to waste transfer station. The development was at Forge Way (EP2.2) however, no additional employment floorspace was developed. The objective of the development is to bring skip loads of inert domestic waste, off load it into the building on the site for sorting into various components and then transferring onwards to the most appropriate disposal site. The development has the following capacities:

Storage Capacity = 200 tonnes
 Daily Storage = 15 tonnes
 Annual Through Flow = 4,900 tonnes

Amount of Municipal Waste Arising

The table 14 below reflects the continuing waste management practices in the Borough for the last 6 years, culminating in this years figures.

Table 14 Amount of municipal waste arising and management practice

Type	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	
	%	%	%	%	%	%	Tonnes
Recycled	10.8	11.8	13.4	14.6	14.69	31.38	20.92
Composted	0	0.7	3.3	3.55	3.38	0	0
Landfilled	89.2	87.2	83.3	81.82	81.93	68.62	45.73

Table 14 shows that over the three years to 2004/5 the rate of increase in recycling in Darlington ranks close to the national average with 13.4% of household waste was recycled. This year the Council has made great improvements in amount of waste that is recycled, more than doubling the previous years achievements, and surpassing the national average. This has had the knock-on effect of reducing the amount of waste that has gone to landfill.

Growth in recycling has been successful in reducing the proportion of waste going to landfill. However, it there is a need to reduce the overall level of waste being produced in the Borough whilst renewed efforts to increase the proportion of waste being recycled are essential. A joint Waste and Minerals Core Strategy and Development Policies document is being produced at a Tees Valley level and will provide a strategic approach to the management and development of waste and minerals sites and facilities in the Borough.

Indicator Title	a) Production of Primary Land Won Aggregates.	Core 11
	b) Production of Secondary/Recycled Aggregates.	
Indicator Source	DBC Monitoring	
CSIO Objective	2) Ensure continued and sustainable levels of economic growth that provides a high quality, variety of employment for residents of Darlington and the surrounding area, supports existing businesses and encourages new businesses to set up in Darlington.	
	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	19) To reduce the amount of waste produced and increase the amount recycled	
Saved BDPL Policies	Policy E24: Conservation of Land and Resources.	

There was no production of primary aggregates within Darlington Borough during 2006/07, or in the previous two AMR monitoring periods going back to 2004/5. Data exists at a regional and sub-regional level but will not be discussed in this AMR.

Though not intended to make provision for minerals Local Plan Policy E24 enables a basis on which to encourage the conservation of materials and resources. The joint Waste and Minerals Core Strategy and Development Policies document is to be produced at a Tees Valley level and will provide a strategic approach to the management and development of waste and minerals sites and facilities in the Borough.

Indicator Title	<i>Renewable Energy Capacity by Type</i>	Core 12
Indicator Source	DBC Monitoring	
CSIO 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	18) To make better use of our resources and promote renewable energy.	
Saved BDPL Policies	Policy E25: Energy Conservation. Policy E26: Energy from Renewable Development.	

There were no new renewable energy schemes granted or implemented in the year 2006/7.

In general due to the relative low lying nature of much of Darlington few areas rank highly in terms of potential wind power energy yields. As such the area has not been identified in RSS and the Regional Renewable Energy Strategy. However, the potential for micro-generation and on site provision of renewable energy capacity to contribute to the energy requirements of individual buildings and developments is great.

The Local Plan is supportive of renewable energy developments. Few developments have come forward to date for renewable energy in the Borough limiting the potential for Darlington to contribute to national targets.

Measures to encourage development of renewable energy generation as an integral part of development should be a primary goal for planning; as well as measures to conserve energy could be a key approach to increasing overall renewable energy capacity in Darlington. Current Core Strategy options are being developed with such measures in mind.

Open Spaces

Indicator Title	Amount of Eligible Open Space managed to Green Flag Award Standard.	Core 13
Indicator Source	DBC Monitoring	
CSIO Objective	13) Develop an integrated and accessible open space, recreation, leisure, culture and services framework, to meet the needs of our residents and visitors.	
SA Objective	9) To encourage a healthy lifestyle by good accessibility to sport, play and recreation. 16) Promote access to the quality countryside and greenspaces.	
Saved BDPL Policies	Policy E3: Protection of Open Land. Policy R4: Open Space Provision. Policy R7: The Design of Open Space Provision	

Table 15 provides a snapshot of open space in Darlington following a survey and consultation through 2005/6 which still is accurate into 2006/7. Overall Darlington has a large area of open space that is accessible to the public both within and surrounding the urban area. Assessments of the quality of that open space and its value to residential amenity and recreation is contained in the recently adopted Open Space Strategy.

Table 15 Open space provision in the urban area (Local 15)

Open Space Primary Purpose	Number of Sites	Total Area (Ha)
Parks and gardens	12	55.4
Informal recreation	101	140.6
Natural and semi-natural green spaces	30	247.6
Provision for children and young people	16	9.21
Outdoor sports facilities	67	297.9
Green corridors	20	109.3
Landscape amenity space.	21	25.8
Allotments	27	34.9
Cemeteries, etc.	13	38.8
Civic Spaces	3	1.7
ALL OPEN SPACES	310	961.24

The distribution of open spaces provided at Figure 15 is illustrated on the basis of hectares per 1,000 population in each ward. Here as might be expected much of the central area has the least available area of open space, with the key exception to this is Central ward. As a highly commercial ward incorporating the town centre as well as two identified employment areas the overall population per hectare is lower whilst additional provision is made for people visiting and working in the ward. The inclusion of a part of the Skerne Valley corridor forming the northern edge of the ward also makes a major contribution to open space here.

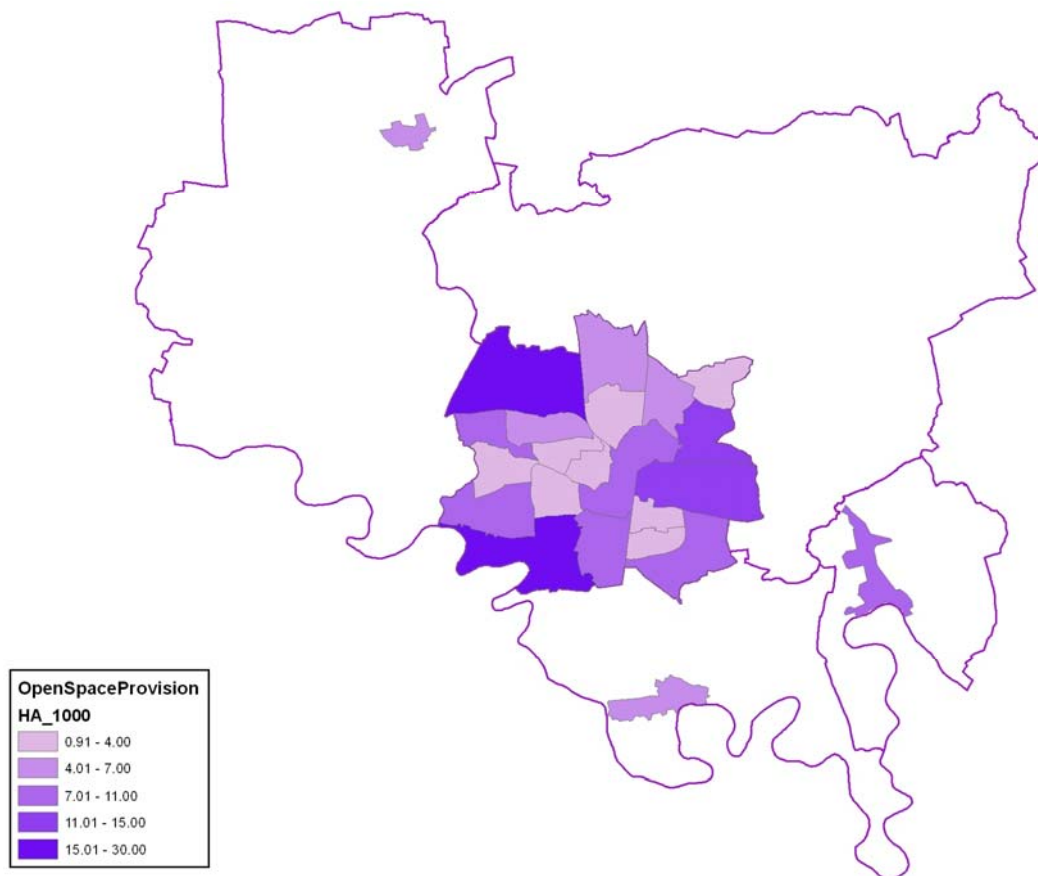
Picture 11 South Park Open Space



Picture 12 North Lodge Park



Figure 15 Distribution of open space provision ha per 1,000 population in each ward. (Local 16)



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Of the existing open space provision the council is considering an application for Green Flag status in respect of two Parks in the Borough:

Table 16 Park status

Open Space	Area (Ha)	Proportion of Open Space whose Primary Purpose is parks and gardens (PPG17)	Proportion of Total
South Park	25.76	46.47%	3.15%
North Lodge Park	3.95	7.12%	0.48%
Total	29.71	53.59%	3.64%

Current planning policy for existing open land in the urban area is provided through Policy E3, and the open space policies in the recreation chapter of the adopted Local Plan. As Core Strategy and Development Policy documents are advanced the recommendations of the Open Space Strategy will be carried forward to deliver an open spaces policy framework inline with PPG17. Having adopted the Open Space Strategy, it is the intention to adopt the policies within it as interim planning policies, replacing the adopted Local Plan policies until such time as the OSS policies are integrated into the appropriate LDF documents.

Retail and the Town Centre

Indicator Title	<i>Amount of Completed Retail, Office and Leisure Development of Which is in the Town Centre.</i>	Core 14
Indicator Source	DBC Monitoring	
CSIO Objective	2) Ensure continued and sustainable levels of economic growth that provides a high quality, variety of employment for residents of Darlington and the surrounding area, supports existing businesses and encourages new businesses to set up in Darlington.	
	4) Enhance and promote the historic market town centre of Darlington as the hub for shopping, culture, tourism and civic administration whilst protecting and enhancing key commercial centres and accessible local commercial and community facilities for which there is, or is expected be, a continuing need.	
SA Objective	2) To achieve high and sustainable levels of economic growth.	
Saved BDPL Policies	Policy S2: Safeguarding the Town Centre. Policy EP12: Office Development Limits.	

PPS6: Planning for Town Centres – This most recent government guidance has established a number of tests for main town centre uses, particularly retail, office and leisure developments.

Table 17 *Amount of completed retail, office and leisure development*

Development Type	2004/5		2005/6		2006/7	
	Total	Town Centre	Total	Town Centre	Total	Town Centre
Retail	2,469	0	2,026	0	3,987	2,879
Office	2,620	333	840	0	2,500	0
Leisure	0	0	0	0	0	0
Total (m²)	5,089	333	2,866	0	6,487	2,879

In the year 2006/7 there were two retail developments that provided additional floorspace, of this, over 72% was in the town centre at Crown Street. The already accounted for, office development at Morton Palms, provides the office completions, although this is way from town centre on the periphery of the urban area. At the current time there is a clear trend for out of centre offices that requires a significant reversal both in policy approach and wider expectations to adequately implement a focused central development strategy.

Indicator Title	<i>Amount of Retail Floorspace and Vacancy Rates in the Town Centre and District and Local Centres.</i>	Local 17
Indicator Source	DBC Monitoring	
CSIO Objective	2) Ensure continued and sustainable levels of economic growth that provides a high quality, variety of employment for residents of Darlington and the surrounding area, supports existing businesses and encourages new businesses to set up in Darlington.	
	4) Enhance and promote the historic market town centre of Darlington as the hub for shopping, culture, tourism and civic administration whilst protecting and enhancing key commercial centres and accessible local commercial and community facilities for which there is, or is expected be, a continuing need.	
SA Objective	2) To achieve high and sustainable levels of economic growth.	
Saved BDPL Policies	Policy S10: Safeguarding the District and Local Centres. Policy EP12: Office Development Limits.	

Table 18 shows how the established town centre, district and local centres are performing and serving their purpose. The vacancy rates in each of the centres is relatively low, less than 10% for the town centre and no greater than 14% for any of the other district centres. All of the local centres are at full capacity reflecting no vacant units.

Table 18 Amount of retail floorspace and vacancy rates

Name of Centre	Number of Retail Units	Number of Vacant Units	Total Retail Floorspace (m ²)	Vacant Retail Floorspace (m ²)
Darlington town centre	337	37	101,000	6,600
Cockerton district centre	35	5	4,300	700
North Rd district centre	35	4	14,200	300
Mowden local centre	8	0	1000	0
Neasham Rd local centre	6	0	6000	0
Whinfield local centre	3	0	5400	0
Yarm Road local centre	6	0	3900	0

It must be realised that table 18 does not include areas such as Morton Park and Darlington Retail Park, below; it only includes identified areas in the Local Plan. These sites are away from other district/local centres and are on the relative periphery of the urban area, well away from the town centre.

Picture 13 Yarm Road Morton Park



The nature and location of new development in the town centre over the previous 10 to 20 years has been such that the overall dominance of the Town Centre is declining. During the 1990's major out of town developments at Morton Park and Darlington Retail Park, and standalone sites added significant to the large scale out of town floorspace.

Picture 14 Darlington Retail Park



However, it is considered proposals such as at Commercial Street, which has granted permission this year for 20,029m² of new class A1 & A3 floorspace, will re-consolidate the role of the town centre as the primary retail centre within the Borough and enhance its leisure offer.

Transport and Accessibility

Indicator Title	<i>Amount of Completed Non-Residential Development Complying With Car Parking Standards.</i>	Core 15
Indicator Source	DBC Monitoring	
CSIO Objective	9) Promote development in locations which will be accessible by various modes of travel, including sustainable transport such as public transport, walking and cycling, optimise the use of existing infrastructure and minimise the need to travel.	
SA Objective	11) To ensure good accessibility for all to jobs, facilities, goods and services.	
Saved BDPL Policies	Policy T24: Parking and Servicing Requirements for New Development, Policy T25: parking and Servicing Requirements for New Development in the Town Centre Annex: Car Parking Standards.	

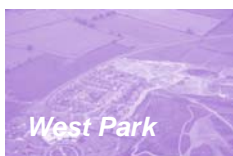
All recorded completions during 2006/07 complied with the parking standards set out in the Local Plan and complied with the requirements of PPG13.

Regard is given to the requirements of PPG13 and the Local Plan in the consideration of all development proposals. In this regard there are no known completions where development has been completed when parking provision was considered in excess of policy provision.

A further issue not directly considered here is where an existing facility applies for an extension to a car parking area. This is not a frequent event but has taken place with decisions often in favour of the applicant. Whilst it is considered these decisions are made in line with the established maxima for parking this has not been assessed for the purposes of this monitoring report.

Indicator Title	<i>Amount of New Residential Development Within 30 Minutes Public Transport Time of a GP, Primary School, Secondary School, Areas of Employment and a Major Retail Centre.</i>	Core 16
Indicator Source	DBC Monitoring	
CSIO Objective	3) 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. 9) Promote development in locations which will be accessible by various modes of travel, including sustainable transport such as public transport, walking and cycling, optimise the use of existing infrastructure and minimise the need to travel.	
SA Objective	11) To ensure good accessibility for all to jobs, facilities, goods and services.	
Saved BDPL Policies	Policy S2: Safeguarding the Town Centre Policy H3: Locations for new housing development Policy R25: Provision of Community Facilities	

It is established that the main urban area contains all of the service criteria for the purpose of the Core 15 indicator. For the purposes of this 2006/7, as with the previous years AMR's a limited estimation of accessibility to the town centre (as the centre point for the urban area) can be made using public transport timetables:



Approximate journey time from edge of urban area to town centre - 20 minutes
85% of completed dwellings within the urban area.



Approximate journey time from Middleton St George to town centre – 20 minutes
9.7% of completed dwellings. (Morning & Evenings 10 mins, day 1 to 2 per hour)



Approximate journey time from Aycliffe / Heighington to town centre – 35 minutes
2.3% of completed dwellings. (Frequency – Hourly)

Although this does not fully address the requirements of this indicator it does point towards the general accessibility of most development in the Borough. Factors such as the distance to bus stops, frequency of services and the times that services operate, such as early mornings and evenings are also key components of accessibility, not fully reflected here.

Nearly 95% of all completions in 2006/7 are less than 30 minutes journey time from the town centre and therefore, by default, from all of the criteria in the indicator.

Current policy particularly at Policy T2 seeks to link development and location, and includes recognition of Darlington's compact urban form. In general development is concentrated in the urban area, whilst the availability of public transport in Darlington makes development within most areas of the town accessible to facilities.

Annex – Key Documents and Information

Proposed Monitoring Framework – The full monitoring framework toolkit proposed for monitoring of the Local Development Framework and its implementation against Sustainability Appraisal can be found here:

<http://www.darlington.gov.uk>

Policy Matrix - A matrix of all development plan policy is provided here. This illustrates the current position of every local plan policy and its links to Regional Planning Guidance and the Structure Plan. This will provide a guide through the transitional period to enable identification of the current status of each Local Plan policy. A draft copy of this can currently be found within the Local Development Scheme, page 31.

<http://www.darlington.gov.uk>

Community Strategy: Where Quality Comes to Life

<http://www.darlington.org.uk/Home/Community+Strategy+and+Action+Plan.htm>

Core Strategy Preferred Options, October 2005

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/CoreStrategy.htm>

Affordable Housing SPD

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/AffordableHousing.htm>

Open Spaces Strategy

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/OpenSpaces.htm>

Second Local Transport Plan

<http://www.darlington.gov.uk/Transport/Transport+Policy/Transport+Policy.htm>

Local Housing Needs Assessment 2006

<http://www.darlington.gov.uk/Housing/marketneeds/Housing+Market+and+Housing+Needs.htm>

Darlington Urban Capacity Study 2004

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/DUCS.htm>

Housing Land Availability Schedule

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/HousingLandAvailabilitySchedule.htm>

Darlington Retail Study 2004

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/DarlingtonRetailStudy2004.htm>

Darlington Gateway Study

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/Planning+Policy/Gateway.htm>

Darlington Social Issues Map

<http://www.darlington.gov.uk/Business/External+Funding/Strategy+and+External+Funding+Publications.htm>

Conservation Area and Listed Buildings Index

<http://www.darlington.gov.uk/Living/Planning+and+Building+Control/Planning+Services/ProtectionControl/Conservation/Conservation.htm>

Appendices

Appendix 1 Schedule of AMR Indicators and Policies

Indicator Type	Indicator Name	Policies Monitored
Darlington in Context		
Local 1	GVA per head by NUTS3 area at current basic prices 1995 to 2004	Policy EP1: Employment Land Supply Policy EP2: Existing Employment Areas Policy EP3: New Employment Areas
Local 2	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 3	Carbon dioxide emissions per capita use (tonnes)	Policy E1: Keynote Policy for the Protection of the Environment Policy E48: Noise Generating / Polluting Development
Darlington Development Strategy		
Local 4	Broad distribution of new development in the Borough.	Policy E2: Development Limits - establishes policy for the boundary shown on the Proposals Map. Policy H3: Locations for New Housing Development & Policy H5: New Housing Development Sites. Policy EP2: Employment Areas and EP3: New Employment Areas identify employment.
Local 5	Percentage distribution of housing completions.	Policy E2: Development Limits. Policy H3: Locations for New Housing Development
Local 6	Housing commitments by ward	Policy H3: Locations for New Housing Development
Local 8	Employment Completion Areas	Policy EP2: Employment Areas. Policy EP3: New Employment Areas. Policy EP8: Reserve Employment Site. Policy EP9 and EP10: Teesside Airport.
Darlington Population Change		
Local 9	Projected Population and Growth in the Tees Valley	Policy H1: Supply of Housing Land. Policy EP1: Land Supply for Employment.
Housing		
Core 1	Housing Trajectory	Policy H1: Supply of Housing Land and H2: Level of Housing Provision, set out housing requirements. Policy H3: Locations for New Housing Development. Policy H4: New Housing Development in and Around the Town Centre and Other Centres. Policy H5: New Housing Development sites - 4 sites undeveloped, and a further 2 under construction.
Core 2	Completed New or Converted Dwellings on PDL	Policy E24: Conservation of Land and Resources
Local 10	Current Commitments by GF/PDL	Policy E24: Conservation of Land and Resources
Core 3	Density of New Dwellings on Completed Sites	Policy E24: Conservation of Land and Resources Policy H3: Locations for New Housing Development.
Local 11	Type of Dwellings Completed and Committed	Policy E24: Conservation of Land and Resources Policy H3: Locations for New Housing Development.
Local 12	House Prices by Postcode	Policy H1: Supply of Housing land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
Local 13	Annual changes in house prices by dwelling type	Policy H1: Supply of Housing land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
Core 4	Affordable Housing Completions	Policy H1: Supply of Housing land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area
Local 14	Affordable Housing Provision	Policy H1: Supply of Housing land Policy H9: Meeting Affordable Housing Needs Policy H10: Affordable Housing in the Rural Area

Indicator Type	Indicator Name	Policies Monitored
Business, Industry and Employment		
Core 5	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.
Core 6	Amount of Floorspace Developed for Employment by Type	Policy EP2: Employment Areas. Policy EP3: New Employment Areas. Policy EP8: Reserve Employment Site. Policy EP9 and EP10: Teesside Airport.
Core 7	Losses of Employment Land by Type	Policy EP2: Employment Areas. Policy EP5: Other Uses in Employment Areas. Policy EP14: Existing Employment Development.
Environmental Resources		
Core 8	Change in Areas and Populations of Biodiversity Importance	E1: Keynote Policy for the Protection of the Environment. E3: Protection of Open Land. E11: Conservation of Trees, Woodlands and Hedgerows. E12: Trees and Development. E19: Sites of Special Scientific Interest. E20: Sites of Nature Conservation Importance. E21: Wildlife Corridors. E22: Local Nature Reserves. E23: Nature and Development.
Core 9	Number of Planning Permissions Granted Contrary to Environment Agency Advice.	Policy E1: Keynote Policy for the Protection of the Environment.
Core 10a	Capacity of New Waste Management Facilities by Type.	Policy E24: Conservation of Land and Resources. Policy EP17: Waste Material, Storage, Processing and Transfer.
Core 10b	Amount of Municipal Waste Arising.	Policy E24: Conservation of Land and Resources. Policy EP17: Waste Material, Storage, Processing and Transfer.
Core 11a	Production of Primary Land Won Aggregates	Policy E24: Conservation of Land and Resources
Core 11b	Production of Secondary/Recycled Aggregates	Policy E24: Conservation of Land and Resources
Core 12	Renewable Energy Capacity by Type	Policy E25: Energy Conservation. Policy E26: Energy from Renewable Development.
Core 13	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 15	Open space provision in the urban area	Policy E3: Protection of Open Land. Policy R4: Open Space Provision.
Local 16	Distribution of open space provision ha per 1,000 population in each ward	Policy E3: Protection of Open Land. Policy R4: Open Space Provision.
Retail and the Town Centre		
Core 14	Amount of Completed Retail, Office and Leisure Development of Which is in the Town Centre	Policy S2: Safeguarding the Town Centre. Policy EP12: Office Development Limits.
Local 17	Amount of Retail Floorspace and Vacancy Rates in the Town Centre and District and Local Centres	Policy S10: Safeguarding the District and Local Centres. Policy EP12: Office Development Limits.
Transport and Accessibility		
Core 15	Amount of Completed Non-Residential Development Complying With Car Parking Standards.	Policy T24: Parking and Servicing Requirements for New Development, Policy T25: parking and Servicing Requirements for New Development in the Town Centre Annex: Car Parking Standards.

Indicator Type	Indicator Name	Policies Monitored
Core 16	Amount of New Residential Development Within 30 Minutes Public Transport Time of a GP, Primary School, Secondary School, Areas of Employment and a Major Retail Centre.	Policy S2: Safeguarding the Town Centre Policy H3: Locations for new housing development Policy R25: Provision of Community Facilities

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