

APPENDIX ONE

DARLINGTON LOCAL DEVELOPMENT FRAMEWORK

Accommodating Growth DPD Issues and Options Report

November 2010

An inclusive approach

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Contents

List Of Figures

List Of Tables

List Of Abbreviations

Chapter One:	Introduction and Background
Chapter Two:	How you can get involved
Chapter Three:	Key Spatial Issues
Chapter Four:	Supporting the Local Economy
Chapter Five:	Mixed Use Sites
Chapter Six:	Meeting Housing Needs
Chapter Seven:	Accommodating Travelling Groups
Chapter Eight:	Strengthening the Green Infrastructure Network and Promoting Quality, Accessible Sport and Recreation Facilities

Glossary Of Terms

Appendix one –	Schedule of Sites
Appendix two –	Evidence Base

List Of Figures

Figure 1.1: Relationship of the Local Development Framework (LDF) to 'One Darlington: Perfectly Placed' and the relationship of the Core Strategy to other LDF documents

Figure 1.2: Timeline for preparation of the Accommodating Growth DPD

Figure 6.1: Housing options in the northwestern urban fringe

Figure 6.2: Housing options in the eastern urban fringe

List Of Tables

Table 1.1: Preparation timetable for Accommodating Growth DPD

Table 4.1: Potential sites for new employment development

Table 5.1: Mixed-use sites: Proposed allocations

Table 5.2: Mix of uses, existing or proposed for potential mixed-use sites

Table 6.1: Sites identified as suitable, available and deliverable for new housing in the main urban area

Table 6.2: Other potential housing sites within the main urban area

Table 6.3: Possible housing site allocation: Town Centre Fringe

Table 7.1: Residential accommodation needs arising from existing district level Gypsy and Traveller and Travelling Show people populations

Table 7.2: Site considerations for Gypsy and Traveller and Travelling Show people sites

Table 8.1: Potential Sports and Recreation Sites, including Playing Pitches

Table 8.2: Potential Green Infrastructure Sites

List of Maps

Plan 1 Potential Employment sites

Plan 2 Potential Mixed use sites

Plan 3 Town Centre Fringe Zones

Plan 4 Potential Housing Sites

Plan 5 Potential Green Infrastructure and Sport and Recreation Sites – North East

- Plan 6** Potential Green Infrastructure and Sport and Recreation Sites – North West
- Plan 7** Potential Green Infrastructure and Sport and Recreation Sites – South East
- Plan 8** Potential Green Infrastructure and Sport and Recreation Sites – South West
- Plan 9** Potential Green Infrastructure and Sport and Recreation Sites – Villages

List Of Abbreviations

AAP	Area Action Plan
AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
CLG	Communities and Local Government
CS	Core Strategy
DBC	Darlington Borough Council
DPD	Development Plan Document
GONE	Government Office for the North East
HRA	Habitats Regulations Assessment
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LIP	Local Infrastructure Plan
MUGA	Multi Use Games Area
PPG	Planning Policy Guidance Note
PPS	Planning Policy Statement
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
STP	Synthetic Turf Pitch

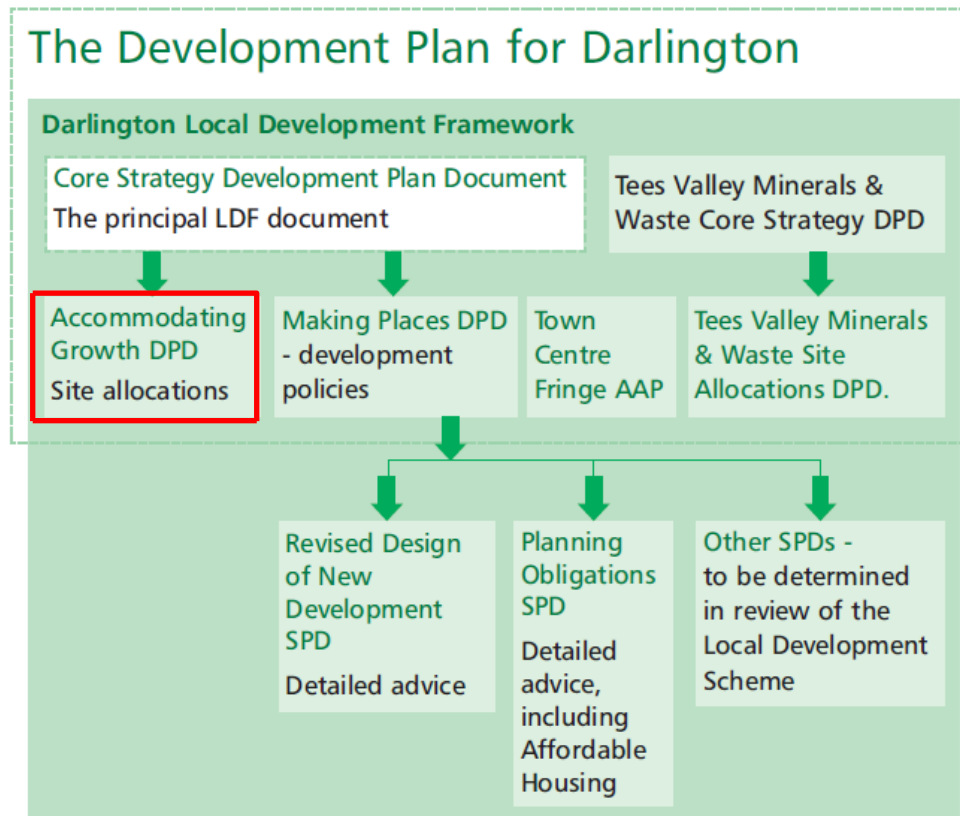
1.0 Introduction and Background

The Darlington Local Development Framework

1.1 The Local Development Framework (LDF) is a set of planning documents, which will form the development plan for the Borough, to guide the future use and development of land. It will help deliver, on the ground, many of the priorities of the Sustainable Community Strategy (SCS) for the Borough, 'One Darlington: Perfectly Placed' prepared and agreed by the Darlington Partnership in 2008.

1.2 The principal LDF document will be the Core Strategy Development Plan Document (DPD), which sets out the vision, strategic objectives and policy framework for development across the Borough up to 2026. This is at an advanced stage of preparation, with final adoption anticipated in Summer 2011. The Accommodating Growth DPD is required to be in general conformity with the policies of the Core Strategy so the main stages of preparation will only take place after adoption of the Core Strategy.

Figure 1.1 Relationship of the Local Development Framework (LDF) to the Core Strategy to other LDF documents



The Role of the Accommodating Growth Development Plan Document

1.3 The Accommodating Growth DPD will form part of the Local Development Framework (LDF) for Darlington. It will identify the precise land allocations for different types of new development within the Borough of Darlington. The detailed timetable for the preparation of the DPD is set out in **Table 1.1 (below)**. We are now at the Issues and Options stage of the consultation process (stage 1 of Table 1.1).

Table 1.1: Preparation timetable for the Accommodating Growth DPD

1. Consultation on Issues and Options (Reg 25)	November 2010
2. Consultation on Preferred Options (Reg 25)	July 2011

3. Pre-submission publication (Reg 27)	August 2012
4. Submission to Secretary of State (Reg 30)	November 2012
5. Pre-hearing meeting	January 2013
6. Hearing sessions commence	February 2013
7. Estimated date of adoption	July 2013

(‘Reg’ is the number of the relevant regulation in the Town and Country Planning (Local Development) (England) Regulations 2008)

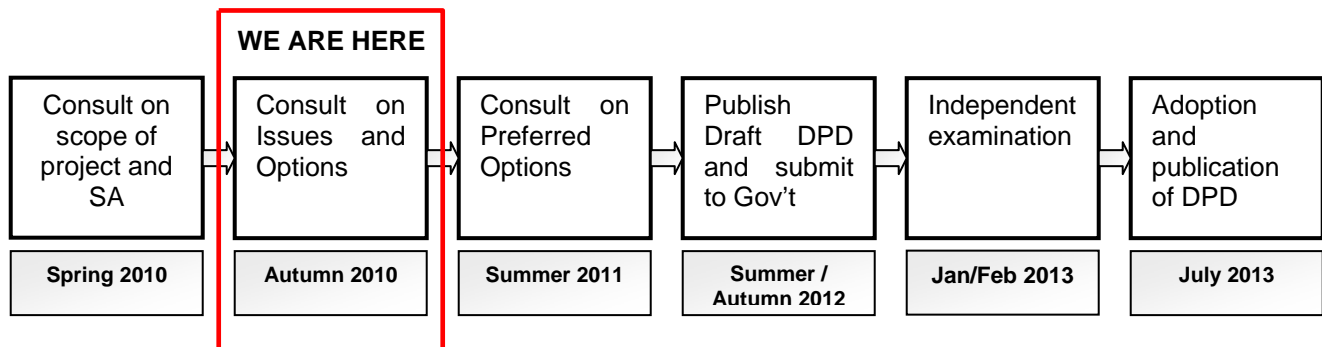
1.4 The formal commencement of the preparation of the DPD occurred in May 2010, with the publication of a Project Scoping Report alongside a Sustainability Appraisal Scoping Report, inviting representations on what the document should contain and what should inform its preparation. The comments received as a result of this consultation, and the officer responses to these, are available to view on the website at www.darlington.gov.uk/planningpolicy.

1.5 Also being prepared alongside the Accommodating Growth DPD are two other development plan documents, with similar timescales; the Making Places DPD and the Town Centre Fringe Area Action Plan (AAP). These three documents will contain more detailed policies and proposals for the Borough than the Core Strategy. Making Places will set out detailed planning policies for day-to-day use in considering development proposals whilst the Town Centre Fringe AAP will form a plan for a specific part of inner Darlington to the east and northeast of the town centre to ensure that development and regeneration in the area takes place in a way that maximises its contribution to the prosperity and quality of life of the Borough and improves conditions for people who already live and work there.

What is an Issues and Options Consultation?

1.6 This consultation is to set out the key issues and options being considered in identifying sites for future development within the Borough in the Accommodating Growth DPD. **Figure 1.2 (below)** shows where the Issues and Options consultation sits within the timeline of producing the final document.

Figure 1.2: Timeline for preparation of the Accommodating Growth DPD



Policy context

1.7 The Accommodating Growth DPD must accord with national policy, undergo Sustainability Appraisal (SA), public examination and regular monitoring, be subject to Habitats Regulations Assessment (HRA) and satisfy the three ‘tests of soundness’, set out in more detail in PPS12: Creating Strong, Safe and Prosperous Communities Through Local Spatial Planning (2008). National policy is set out in a series of topic based Planning Policy Guidance Notes (PPGs) and more recently Planning Policy Statements (PPSs). For more information, please see the ‘Where you can find out more’ box at the end of this chapter.

How the initial sites have been identified

1.8 The potential site allocations in this document are not an exhaustive list. However, they have been derived primarily from background technical studies prepared to inform the LDF. The outcome of this consultation and further technical work could rule some out if they prove to be unsuitable or undeliverable, whilst other suitable sites might come forward as a result of new information obtained during this consultation.

1.9 It is important to note that the selection of potential sites must be in conformity with the strategic principles set out by the Core Strategy, and should be the most sustainable. A summary of sustainability appraisal (SA) findings is included in each section.

Changing circumstances

1.10 This Issues and Options report has been prepared against a background of likely change in national policy, which could affect our approach later on. This document is based on the policy framework in place at present.

Document Structure

1.11 This report has been prepared under the relevant topic headings of the Core Strategy as they relate to site allocations. The one exception is mixed use sites, which cuts across a number of chapters in the Core Strategy, and is dealt with in its own separate chapter. The topic headings are as follows:

- Supporting the Local Economy (Prosperous Darlington theme);
- Mixed use sites (Cross cutting themes);
- Meeting Housing Needs (Quality Housing for All theme);
- Accommodating Travelling Groups (Quality Housing for All theme);
- Strengthening the Green Infrastructure Network and Promoting Quality, Accessible Sport and Recreational Facilities (A Healthy and Safe Darlington theme).

1.12 Issues and options within each topic are highlighted in shaded boxes, while specific consultation questions are contained in boxes at the end of each issue. There are also general questions relating to all of the chapters, and these are set out in the box below. Below each set of options is a 'Sustainability' box, which contains brief information on what the Sustainability Appraisal of the document says about each set of options. A 'Where you can find out more' box is situated at the end of each chapter containing references to all of the documents related to the issues dealt with in the chapter. Plans showing all the sites relating to individual chapters can also be found at the end of each chapter. A general glossary is situated at the end of the document, with the more specific terms contained within separate technical notes for each subject, where relevant.

General Questions to consider

- Q1. Which option(s) do you support?
Q2. Is there another option that you would like us to consider? If so, please outline this as fully as possible, and provide a marked up plan showing the land you are referring to, if applicable.

Proposals Map and Site Maps

1.13 Upon adoption of this DPD, the final allocations will be highlighted on a new detailed Borough-wide proposals map. This will not be prepared until the later stages of plan preparation.

In the meantime, any proposed site allocations will be shown on plans within the consultation documents themselves. All sites referred to in this document are presented in this way with a full schedule of sites at **Appendix one** and site plans within the appropriate chapter. Plans within each chapter are set out depending on the nature of the topic, for example, some sites are shown individually, whereas some, for example green infrastructure, where it is important for a community to be able to see how much green infrastructure is within their area, is set out on an area basis, rather than individual sites.

Evidence Base

1.14 In addition to the feedback received through this consultation, the Council will also be relying on evidence in documents and studies, which provide technical information on a number of key issues to the Borough. A list of the documents can be found at **Appendix two** and references to relevant documents can be found at the end of each chapter. It is not the purpose of this document to replicate the full content of these studies, as all of these can be found on the website at www.darlington.gov.uk/planningpolicy. If you would like to ask any questions about the evidence base studies, please contact us using one of the methods below.

What happens next?

1.15 Once this consultation has closed, all of the comments received will be considered, and, where appropriate, will be taken into account in the preparation of the Preferred Options document, as described in **Figure 1.2** and **Table 1.1** (above).

Where you can find out more...

Core Strategy Publication Draft: DBC August 2010

One Darlington: Perfectly Placed: A Vision for Darlington 2008-2021; Darlington Partnership (2008)

www.darlington.gov.uk/connectingwithcommunities

These documents can be viewed or downloaded from the website at

www.darlington.gov.uk/planningpolicy and are also available to view at the Town Hall and the Crown Street and Cockerton Libraries or the mobile libraries.

Darlington Local Development Scheme 2009 – 2012: See website at www.darlington.gov.uk/planningpolicy

2.0 How you can get involved...

2.1 You can comment on any part of this Issues and Options Report, and suggests issues and options that the report does not include, but that you think it should.

2.2 A comments form and all associated documents relating to the Accommodating Growth DPD Issues and Options Report can be found on the Council's website at www.darlington.gov.uk/planningpolicy, or at the Town Hall Reception and at Crown Street library. Documents and comments forms will also be available at the Cockerton and mobile libraries, and at our consultation events.

2.3 A programme of consultation events will take place to allow you to participate in the development of policy and to have your say at this early stage of the preparation of the document. See the Town Crier and the website for more details, or contact a member of our team on 01325 388644 for details of event times and venues.

2.4 Completed forms should be sent to the Council's Planning and Economic Strategy Manager.

By post: Planning and Economic Strategy Manager
Chief Executive's Department (Regeneration)
Darlington Borough Council
Town Hall
Darlington
DL1 5QT

By e-mail: planning.policy@darlington.gov.uk

By fax: 01325 388616

THE CLOSING DATE FOR MAKING COMMENTS ISJAN 2011

3.0 Key Spatial Issues

3.1 The LDF Core Strategy sets out the spatial vision for Darlington by 2026 as:

'By 2026 Darlington will be a more sustainable community, where a real step change has been achieved in enhancing the quality of life and local environment, and expanding local opportunities for work and for sustainable travel. Those who live in, work in or visit the Borough will enjoy the opportunities and vibrant life of an ambitious city, but within the fabric of a friendly, historic market town with a distinctive atmosphere, surrounded by attractive countryside and village'.

Within this vision, lies a number of theme specific spatial objectives to help to achieve this vision, and issues that, where they relate to and include new development and growth, this document aims to help achieve, these are:

- Facilitating sustainable economic growth by protecting and promoting a range and continuous supply of employment development opportunities in sustainable locations that meet the needs of local businesses and continue to attract high quality, well paid jobs to the borough;
- Provide a continuous supply of land for new housing developments and help improve and reuse the existing stock so that it can better match the aspirations of those that wish to live and work in the Borough, whilst doing more to meet the housing needs of an ageing population and those unable to afford suitable accommodation on the open market;
- Safeguard the function of Darlington town centre and capitalise on its shopping, culture, leisure, tourism and employment opportunities so that it continues to develop as a vibrant, attractive, safe, friendly and comfortable historic market town centre;
- Contribute to the happiness, fulfilment, health and well-being of people who live and work in the Borough, including children and young people, by safeguarding and enhancing the natural and historic environment and by providing and upgrading a wide range of educational, social, sporting, health, recreational and cultural facilities within it;
- Preserve the scale of, and strengthen the unique character, function, intrinsic quality and sense of place of Darlington's neighbourhoods, villages, landscapes, green infrastructure, heritage, habitats and countryside to contribute positively to its distinctiveness;
- Support initiatives to maintain, expand and enhance facilities and networks for public transport, walking and cycling, so that the connections are in place to enable everyone to get around the Borough easily and affordably, whilst making the most of Darlington's existing transport infrastructure, tackling congestion and improving links to the rest of Tees Valley and further afield.

On a broader level, the cross cutting objectives, that apply to many aspects of the spatial vision, are;

- Minimise the impact of, and adapt to the effects of climate change, by reducing greenhouse gas emissions, the use of resources and the risk of flooding and pollution, and by maximising the re-use and recycling of land, buildings, waste and water through more sustainable designs, patterns of development and means of movement, and by providing opportunities for adaption within the natural environment;
- Providing equality of opportunity for everyone now and in the future, by ensuring that the design, location and mix of infrastructure across the Borough maintains and creates safe, attractive, accessible, healthy and inclusive sustainable communities, eliminating any disadvantage people experience.

3.2 This spatial vision and set of objectives is central to the Local Development Framework and also reflects the vision and priorities set out in One Darlington: Perfectly Placed; it is therefore important that the site allocations for new development and growth help to achieve them.

4.0 Supporting the Local Economy

Introduction

4.1 Employment land to meet the needs of future economic development from 2011 – 2026 needs to be identified and allocated. Allocated sites should be in locations that are compatible with other existing and proposed neighbouring uses and suitable to meet future employment needs. Up to 235ha of general employment land is needed with a further 125ha in the Key Employment Locations already identified in the Core Strategy (Policy CS5 – Supporting the Local Economy).

Issues and Options

Issue 4.1: Where should new employment development go?

Issue 4.2: How can we ensure that there will be enough range and choice of suitable land for each of the different employment types that may wish to expand or relocate within, or relocate to, the Borough?

Issue 4.1: Where should new employment development go?

4.2 The Core Strategy identifies the most suitable broad locations for new employment development. They are:

- Darlington Town Centre (office use) and Town Centre Fringe (mixed use);
- Central Park (mixed use);
- Faverdale (Business, Industrial and Storage and Distribution);
- Lingfield Area (mixed use);
- Morton Palms Business Park Area (Prestige Office Development); and,
- Durham Tees Valley Airport (airport related development and a small area of general employment development).

4.3 In addition, it also identifies that 125ha of employment land should be provided in the Key Employment Locations of Faverdale (120ha) and Heighington Lane (5ha).

4.4 Work already carried out has identified sites that could potentially be part of the employment land portfolio. The sites are listed in **Table 4.1** (below) and shown on **Plan 1** at the end of this chapter. Other sites likely to contain employment uses, but as part of mixed-use development, are considered in **Chapter 5** of this document.

Table 4.1: Potential Sites for new employment development

Site no.	Site Name	Gross site area (ha)	Greenfield Available (ha)	Previously developed land Available (ha)	Net Land Available (ha)
Category: High Quality Business Parks (B1a Only)					
AG001	Morton Palms	12.6	10.83	0	10.83
Category: Prestige Business Locations (B1 / B2 and B8)					
AG002A, B, C	Faverdale Industrial Area	56.78	5	0	5
AG003	Yarm Road Industrial Area	73.13	1.45	8.33	9.78
AG004	Yarm Road South Extension	40.8	40.8	0	40.8
AG005	Yarm Road North Extension	42.29	42.29	0	42.29
Category: General Industrial / Business Areas (B1 / B2 and B8)					
AG006A, B	Drinkfield	15.27	4.34	0.82	5.16
AG007	Cleveland Street	18.88	0	0.96	0.96
AG008	Albert Hill	16.02	1.27	0	1.27

AG009	McMullen Road West	8.42	0	8.42	8.42
AG010	Heighington Lane North	5.67	5.67	0	5.67
Category: Warehouse / Distribution Parks (B8)					
AG011	Faverdale	120	120	0	120
AG012	Faverdale East Business Park	66.08	36.36	8.35	44.71
Category: Airport Related General Employment Locations (B1 / B2 and B8)					
AG013	Airport North	66.07	5.26	0	5.26
AG014	Airport Extension	19.34	19.34	0	19.34

Source: *Darlington Employment Land Review, 2009*

Options

4.5 The options being considered for identifying the employment sites needed are:

Option 4.1A: Identify land for employment uses from the list provided in Table 4.1 only.

4.6 Option 4.1A would provide a range of sites that have been identified as suitable against a range of sustainability and marketability criteria. They are either vacant sites within existing established employment areas or are close to existing employment or mixed-use areas. Many are sites that were allocated in the Borough of Darlington Local Plan for employment uses and as part of existing employment areas and can continue to provide an employment function. This option would provide certainty for existing businesses located in these areas and would provide a range and choice of additional sites for new or existing businesses to expand or relocate to. It will support the regeneration of existing employment areas over the plan period.

Option 4.1B: Identify land for employment that is a combination of sites listed in Table 4.1 and any suitable new sites suggested during this consultation that would meet the employment needs of the borough over the plan period.

4.7 Option 4.1B accepts that there may be other sites, not previously considered by the Council, which would be just as appropriate for employment development. This option has the potential to deliver employment in more sustainable locations than some of those in Option 4.1A.

Sustainability Appraisal

Questions to consider

Q3. *Are there any other potential sites that you think could be suitable for employment development that have not been identified? If so, please provide an address and if possible, a marked up scaled plan showing clearly, the extent of land that you are suggesting. Please also provide any details you have of who owns the land, so that we can contact them.*

Q4. *Are there any sites, or parts of sites that have been identified that you think are not suitable for employment use, for example, due to constraints that you are aware of? If so, please state clearly why you think it is not suitable for employment use, and if it only relates to part of the site, which part?*

Q5. *If there are sites, or parts of sites that you think are not suitable for employment use, what do you think would be needed to make them acceptable for employment use (if anything)? (For example buffer zones, landscaping and new access roads).*

Q6. *What criteria do you think are most important in identifying other sites (appropriate to Option 4.1B)?*

Q7. *Do you agree with the boundaries identified for the Key Employment Locations (Faverdale Reserve and Heighington Lane) shown edged in red on the plans (sites AG10 and AG11 shown on Plan numbers 1 and 2) at the end of this chapter? If not, please provide reasons why, and if possible, a suggested new boundary.*

Issue 4.2: How can we ensure that there will be enough range and choice of suitable land for each of the different employment types that may wish to expand or relocate within, or relocate to, the Borough?

4.8 **Table 4.1** (above), shows what work already carried out concluded was the most suitable type of employment use for each of the sites considered. This table categorises sites into each of the uses described below. For more details of the nature of the use classes specified, please see the Use Classes Order (please see the 'Where to find out more box at the end of this chapter).

- **High Quality Business Parks** are areas where the predominant use is, and will continue to be B1a (offices where services are not principally provided for visiting members of the public). A High Quality Business Park is likely to be in an area that is highly visible from roads and other vantage points outside of the site and so a high standard of design is usually expected;
- **Prestige Business Locations** are areas where the current or future use is mixed between B1 (Business) (offices, research and development of products or processes or for any industrial process being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, soot, ash, dust or grit), B2 (Industry) and B8 (Storage and Distribution). The accent in these areas is on the quality of the business being carried out at the location, which can demand a particular environment. Sometimes, these will be in areas where the site is highly visible from public vantage points and therefore a high standard of design is usually expected;
- **General Industrial / Business Areas** are areas where the current or future use is mixed between B1 (Business), B2 (Industry) and B8 (Storage and Distribution) (as defined above) and the mix of business is more flexible than in the Prestige Business Locations in that it is likely to contain some uses that may not be allowed in a higher quality environment that is primarily office based;

- **Warehouse / Distribution Parks** are areas where the current or future use is predominantly B8 (Storage and distribution). These areas are likely to be situated in locations that are close to major travel routes in and out of town.
- **Airport Related General Employment Locations** are areas that predominantly contain uses that are situated at, or closely related to the airport and require an airport location for their business. Uses for these locations should be B1 (Business), B2 (Industry) and B8 (Storage and Distribution) with appropriate other uses providing they are serving the functioning of the airport businesses.

Options

4.9 The options relating to the type of use for each site are:

Option 4.2A: Sites to be allocated for the uses set out in Table 4.1

4.10 Option 4.2A will help ensure that there is a suitable distribution of acceptable uses so that the overall supply is capable of meeting all future employment needs in the Borough over the plan period.

Option 4.2B: Some sites to be allocated for suitable employment uses different to those set out in Table 4.1

4.11 Option 4.2B could result in a portfolio that does not match, as closely, the anticipated requirements of developers and investors, however this will be informed by the feedback from this consultation. Criteria should be established in this case, to identify which uses would be able to co-exist and which would not. It is likely that the outcome of this option would be the introduction of further relaxation of uses across some of the existing employment sites.

4.12 Some types of uses, for example storage and distribution and more high quality business developments, can often only be accommodated on larger sites. We have used a national guide on the amount of land needed by different types of employment development (see the 'Where I can find out more' box at the end of this chapter for more information), and taken note of the amount of land taken up in recent local developments for particular uses.

Sustainability Appraisal

Questions to consider

Q8. Do you agree with the categorisation of sites? If not, please explain clearly why, and where relevant, what alternatives you would consider appropriate.

Q9. Is there any site, or part of a site, that you think would not be appropriate for the uses proposed? If so, please explain clearly why, and if it only relates to part of a site, please show which part.

Q10. Are any special measures needed in the design of a scheme to make the sites suitable for the uses proposed (for example buffer zones, landscaping, noise mitigation measures, etc)? If so please say which sites and give reasons why measures are needed.

Where you can find out more...

Core Strategy Pre-submission Publication: DBC August 2009

Darlington Infrastructure Delivery Plan Draft Publication, DBC July 2010

Darlington Employment Land Review, DBC December 2009

All of the above documents can be viewed or downloaded from the website at

www.darlington.gov.uk/planningpolicy and are also available to view at the Town Hall and the Crown Street and Cockerton Libraries or the mobile libraries.

Town and Country Planning (Use Classes) Order 1987 (As Amended)

www.legislation.gov.uk

Government Circular 03/05: Change of use of Buildings and Land – The Town and Country Planning (Use Classes) Order 1987

www.communities.gov.uk

Employment Land Reviews: Guidance Note (December 2004)

www.communities.gov.uk

5.0 Mixed Use Sites

Introduction

5.1 To give people the option of living close to their workplace and to create sustainable, vibrant places, the LDF Core Strategy identifies the following locations where mixed-use is planned:

- Darlington Town Centre (retailing and other town centre uses, as well as combined heat and power installations);
- Central Park (principally housing, employment and open space);
- Town Centre Fringe (principally housing and employment as well as leisure/cultural and recreation uses, and combined heat and power installations); and
- Lingfield Point (housing, employment, shops, a new primary school and open space).

5.2 It is the role of the Accommodating Growth DPD to identify suitable sites in the broad locations outlined above, and the options being considered are set out below.

Issues and Options

Issue 5.1: Where should mixed-use sites go?

Issue 5.2: How much and what uses should be on each site?

Issue 5.1: Where should mixed-use sites go?

5.3 Table 5.1 and Plan 2 (at the end of this chapter) shows the areas of land that the Council is considering allocating as mixed-use sites. In the town centre, a proposed mixed-use site at Feethams is owned by the Council and currently used for car parking. A Development Brief has been approved which identifies the following mix of uses: retail, residential, leisure, offices, hotel, cafes, bars, and restaurants.

5.4 In the Town Centre Fringe, work is underway to prepare an overall master plan for the area, so it is not appropriate to identify options for mixed-use allocations there just yet; this will be done through consultations on the draft master plan next spring. However, to inform the master planning work, we are seeking views on our ideas about the mix of uses that could take place in broad zones of the Town Centre Fringe, shown in Plan 3 (at the end of this chapter). The basic idea is for zones that become progressively more residential further from the town centre, more commercial closer to the town centre and with a high proportion of green space in the areas adjacent to the River Skerne in the Valley Street/John Street areas. Further work will also be undertaken to establish overall viability of fringe development, as there are particular flood risk mitigation, contamination and hazard challenges to overcome.

5.5 The Borough's largest mixed-use site, Central Park, has planning permission for a university, housing, offices, a new park and a hotel. It is proposed to allocate the undeveloped land with planning permission for mixed-use development, principally for housing and employment. Land at Lingfield Point is also covered by an outline planning application, which has been approved subject to the signing of a Section 106 agreement, for residential, offices, retail, leisure and education uses and community facilities.

5.6 There are two other potential mixed-use sites, at Blakett Road and Morton Park, comprising both developed and undeveloped land. Blakett Road is in a relatively sustainable location within the urban area, close to existing residential areas, retail and employment uses. The undeveloped land at Morton Park has planning permission for a children's nursery and a residential care home, and is part of a wider site including a food superstore and other retail units, a pub with restaurant, a medical centre, and a petrol filling station, as well as B1 offices.

5.7 **Table 5.1 (below)** sets out the undeveloped land that it is proposed to allocate in each location.

Table 5.1: Mixed Use Sites: Proposed allocations.

Site No.	Site Name	General Location
AG015	Feethams	Town Centre
AG016	Central Park	Adjacent to the Town Centre Fringe
AG017	Lingfield Point	Lingfield area, eastern urban fringe
AG018	Blackett Road	Between Albert Hill and Red Hall Estates
AG019	Morton Park	Off Yarm Road, eastern urban fringe

Options

5.8 The options for identifying the locations of mixed use sites are:

Option 5.1A: Allocate all sites in Table 5.1 for a mix of uses and identify additional mixed-use sites as part of the Town Centre Fringe Master Plan.

5.9 Option A will help to implement, in full, the policies on mixed uses in the Core Strategy. It will concentrate mixed-use development in locations, which already contain such developments, like the Town Centre Fringe. However, it also confirms and potentially extends the mix of uses on a couple of sites, which have developed a mix of uses through a series of ad hoc planning permissions, rather than through a policy of mixed development.

Option 5.1B: Allocate land for mixed uses, which is a combination of sites in Table 5.1 and any suitable new sites suggested during this consultation.

5.10 Option B will help to implement, in full, the policies on mixed uses in the Core Strategy. However, it also accepts that there may be other sites, not previously considered by the Council, which would be appropriate for mixed-use development. This option has the potential to deliver more, sustainable developments than currently identified in the Core Strategy. This option could increase the total amount of land allocated for development.

Sustainability Appraisal

Questions to consider

Q11. Are there any other sites that you think could be suitable for new mixed use development that have not been identified? If so, please provide an address and if possible, a plan showing clearly the extent of land that you are suggesting, and what you think the mix of uses should be. Please also provide any details you have of who owns the land, so that we can contact them.

Q12. Are there any sites that have been identified that you think are not suitable or deliverable? For example, due to constraints that you are aware of. If so, please state clearly why you think it is not suitable or deliverable.

Q13. Do you agree with the zone boundaries proposed for the Town Centre Fringe? If not, please suggest how they should be changed, and why.

Issue 5.2: How much and what uses should there be on each site?

5.11 Work done for the Core Strategy indicates that the Town Centre and Town Centre Fringe could accommodate approximately 650 dwellings and 17.0ha of employment land. New uses would need to be limited to those that do not adversely affect the amenities of existing residents. This tends to exclude most general industry (B2) and most warehouse/distribution uses (B8). Those uses which do not fall within any use class (sui generis) would have to be considered on their merits in relation to residential amenity.

5.12 As a result of continuing poor economic conditions, developers are looking to renegotiate the mix of uses at Central Park. Allocating the site for mixed-use development will maintain a wide choice of acceptable uses, thereby increasing the probability that the site will be completed.

5.13 The total area of the site at Lingfield Point is approximately 32ha, of which approximately 10ha is previously developed. As with Central Park, allocating the site for mixed-use development will maintain a wide choice of acceptable uses, thereby increasing the probability that the site will be developed out in full.

5.14 Blakett Road and Morton Park have, over time, been developed with a mix of uses. At Blakett Road, of a total of 3ha, only about 1ha remains available for development. It would be suitable for a wide range of uses, including some residential development. At Morton Park less than 1ha remains undeveloped. As the site is on the edge of the urban area, away from most community facilities and surrounded by general industry, it could be allocated for a mix of uses, to reflect the current variety of uses on-site. Housing would not be appropriate because of high levels of traffic and the lack of community facilities.

5.15 **Table 5.2** (below) illustrates the mix of uses, existing or proposed, for each site.

Table 5.2: Mix of uses, existing or proposed for potential mixed-use sites

Site No.	Site Name	General Location	Undeveloped Area (ha)	Mix of Uses
AG015	Feethams	Town Centre	2.75	Retail, Residential, Leisure, Offices, Hotel, Cafes, Bars, Restaurants
AG016	Central Park	Adjacent to the Town Centre Fringe	26.62	Residential (600 dwellings), Offices (2,700sq.m), Hotel, Education, Leisure
AG017	Lingfield Point	Lingfield area, eastern urban fringe	21.67	Residential (1,220 dwgs) Offices (2,900 sq.m), A1-A5 uses (2,700 sq.m), Leisure
AG018	Blakett Road	Between Albert Hill and Red Hall Estates	1.35	Offices, Industry, Storage/warehousing
AG019	Morton Park	Off Yarm Road, eastern urban fringe	0.71	Children's Nursery (100 places), Residential Care Home (92 beds)

<p>Sustainability Appraisal</p>
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Questions to consider

Q14. *Do you think that any of the suggested uses for each site are inappropriate? If so, why?*

Q15. *Do you think that any other uses would be appropriate? If so, which uses and why?*

Q16. *Looking at Plan 3, is the mix of uses proposed in each zone about right? If not, how should they be changed?*

Where you can find out more....

Details of relevant associated documents, their web links and locations.

Core Strategy: Publication Draft, DBC, August 2010

www.darlington.gov.uk/planningpolicy.

Darlington Infrastructure Delivery Plan Draft Publication, July 2010

www.darlington.gov.uk/planningpolicy.

Darlington Employment Land Review, December 2009

www.darlington.gov.uk/planningpolicy

Town and Country Planning (Use Classes) Order 1987 (As amended)

www.legislation.gov.uk

All of these documents, with the exception of the Use Classes Order, are available to view or download from the website as above or can be viewed at the Town Hall Main Reception, Crown Street and Cockerton Libraries or the mobile libraries.

6 Meeting Housing Needs

New housing and creating sustainable neighbourhoods

6.1 Over the 15-year period from 2011-2026, we need to provide about 5,800 new homes in the Borough, as set out in Policy CS10 (New Housing Development) of the Core Strategy. Of these, planning permissions have already been granted for about 3,300 leaving about 2,500 for which new land needs to be identified and allocated. Existing planning permissions are expected to deliver all the new housing required up to 2016, so new housing land allocations are unlikely to be developed until 2016 at the earliest, unless a lot of the houses already with planning permission are not actually built.

6.2 Land needs to be allocated for about 950 new houses from 2016 to 2021 and for about a further 1600 from 2021 to 2026. In order to create attractive, safe and sustainable new developments, complementary physical, community and green infrastructure will also be needed as part of new housing developments, both on and off site.

Issues and Options

Issue 6.1: Where should new housing go?

Issue 6.2: What type of housing should be provided on new housing sites?

Issue 6.3: When should land allocated for new housing actually be developed?

Issue 6.4: What else is needed to create sustainable neighbourhoods?

Issue 6.1: Where should new housing go?

6.3 Work done to identify the broad locations that would be most suitable for sustainable new housing development shows that new housing not already committed should be provided broadly as follows:

Location		2016-2021		2021-2026
Darlington Urban Area	about	600 dwellings	about	450 dwellings
Town Centre Fringe		200 dwellings		450 dwellings
North West Urban Fringe		150 dwellings		550 dwellings
Eastern Urban Fringe		none		150 dwellings

6.4 Most needed are affordable houses, larger detached and semi-detached family houses, and housing suitable for older people and people with disabilities.

6.5 The overall amount of land needed will depend on how much housing can be developed on each of the sites identified. If housing is built at a higher density, less will be needed overall. Flats and small houses make the most efficient use of land, whilst larger detached family homes and executive housing are the most 'land hungry'.

6.6 In this section, we want to find out what land you think should be used for the new housing that is required to provide the number and location of new homes outlined above, and what type of housing could be accommodated on each.

Darlington Urban Area

6.7 Work done in partnership with landowners, developers, utilities and other interests provides a list of sites where housing would be both suitable and deliverable. The sites located within the main urban area are listed in **Table 6.1** (over the page) and shown on **Plan 4** at the end of the chapter. **Table 6.1** (below) also sets out an estimate of the amount of new housing that could be

accommodated on each, and initial ideas about the type of housing that could be developed. We have taken account of constraints on development, for example, the need to avoid building over a water main, avoiding areas of high flood risk, respecting the existing character of the area and the type of housing that is needed in each area.

Table 6.1: Sites identified as suitable, available and deliverable for new housing in the main urban area

Site Ref	Site Name	Dwelling Capacity	Type of site	Timing	Ideas about types of housing
AG020	Green Street Motors	35	Urban Brownfield	2016-21	Flats, town houses, small and mid-sized terraced and semi detached housing.
AG021	Ward Bros	90	Urban Brownfield	2016-21	As above, plus larger detached housing.
AG023	Hopetown Park	15	Urban Brownfield	2016-21	Starter homes to mid-market family housing.
AG024	Whessoe Road	215	Urban Brownfield	2016-21	As above.
AG026	Eastbourne School	60	Urban Brownfield	2016-21	Town houses, flats, lower to mid market family housing.
AG027	Darlington Timber Supplies	20	Urban Brownfield	2016-21	Terraced and semis – starter homes and older persons accommodation.
AG028	Woodburn Nurseries	15	Urban Brownfield	2016-21	Town houses, semi-detached and detached, including larger family houses.
AG029	Blackett Road	50	Urban Brownfield and Greenfield	2016-21	Low cost to mid market housing, and open space provision
AG030	Darlington Memorial Hospital – area 2	60	Urban Brownfield	2016-21	Flats, town houses, older persons accommodation.
AG031	Feethams	50	Urban Brownfield	2021-26	Flats, terraced housing, town houses as part of a mixed-use development.
AG032	Albert Road	34	Urban Brownfield and Greenfield	2016-2021	Low cost to mid market housing, older persons housing and open space provision.

Source: Darlington Strategic Housing Land Availability Assessment, March 2009 and Update 1 November 2009

6.8 Other sites that have the potential to accommodate new housing are as follows. These are also shown on the **Plan 4**.

Table 6.2 Other potential housing sites within the main urban area

Site Ref	Site Name	Dwelling Capacity	Type of site	Timing	Ideas about types of housing
AG033	Former Springfield School (Residual)	20	Urban Brownfield	2011-16	Low cost to mid-market housing, alongside open space provision.
AG034	Former Eastbourne Nursery, Bank Top	10	Urban Brownfield	2011-16	Low cost to mid market housing, housing for older people.
AG035	Land at Southampton Street, North Road	10	Urban Brownfield	Not Known	Low cost to mid market housing, older persons housing and open space provision.
AG036	Land to the South of Bowes Court, Haughton Road	40	Urban Brownfield	Not Known	Town houses, flats, lower to mid market family housing, student housing, housing for older people, alongside possible significant green

					infrastructure provision.
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Note: these sites are currently being assessed from suitability, availability and deliverability in the SHLAA Update 2, due from completion late November/early December 2010.

Options

6.9 The options for delivering new housing in Darlington Urban Area are as follows:

Option 6.1.1A: Allocate new housing land in Darlington Urban Area only from the list of sites set out in Table 6.1.

6.10 This option would deliver 75% of new housing in Darlington Urban Area on brownfield sites, and would provide a range and choice of sites across the urban area suitable for a variety of housing types.

Option 6.1.1B: Allocate new housing land in Darlington Urban Area from a combination of the most suitable sites listed in Table 6.1 and any other sites that emerge through this consultation that are more suitable than some of the sites in Table 6.1.

6.11 This option depends on new sites coming forward that we do not currently have information about, or new information (e.g. on availability) coming forward for sites that we do already know about. To get included as an allocation, any new sites would have to be more suitable than those already identified. Therefore, this option should deliver development as for Option 1, but on a more suitable portfolio of sites. The measures that are used to assess housing site suitability are set out in a separate technical note.

Option 6.1.1C: Identify most of the land for new housing in Darlington Urban Area from the list of sites in Table 6.1, and assume that a proportion of new housing from 2021 will come forward on sites that cannot yet be identified (known as windfalls).

6.12 This option provides less certainty about all the land that would come forward for housing development. Also, in general, windfalls that come forward within Darlington Urban Area (or within the villages) are likely to be more suitable for housing than land at the urban fringe, so the numbers estimated to be coming forward from this source would need to be reflected in reduced provision at the least sustainable urban fringe location proposed (Eastern Urban Fringe – see below).

Sustainability Appraisal

Questions to consider

Q17: Are there any other sites that you think could be suitable for new housing? If so, please provide an address and if possible, a marked up plan showing clearly the extent of land that you are suggesting, and any details about who owns the land (so that we can contact them) and your ideas about what type of housing go there, and when.

Q18: Are there any sites in Table 6.1 or Table 6.2 that you think are not suitable or deliverable, either at the times indicated, or even at all?

If so, please tell us why you think this; if you are aware of a potential obstacle to development, please tell us what it is, and what, if anything, you think anything could be done to overcome it.

Q19: Do you think the types of new housing indicated for the sites in Table 6.1 are right? If not, what are your suggestions, and why?

Q20: Are there any sites in Table 6.1 and 6.2 that would be particularly suitable for the following types of housing:

- Top-end executive housing?
- Older persons housing or special needs housing?
- Affordable housing (includes social rented, as well as shared ownership/shared equity housing?)

Town Centre Fringe

6.13 Work on a detailed planning framework for the Town Centre Fringe is at an early stage, and it is not clear yet what the most appropriate mix of uses will be. Also, the detailed planning framework for the core of the area, including any housing allocations, will be set out in a separate Town Centre Fringe Area Action Plan (AAP) (see **Figure 1.1** in **Chapter one** about the relationship between LDF documents).

6.14 No specific options for delivering the 650 new homes that are planned for the Town Centre Fringe are being put forward yet, so as not to pre-empt that more detailed work, and some mixed-use allocations may also be appropriate in this area (see **Chapter five**). However, to inform this more detailed work, we would like to know what you think about two possible housing site allocations and our initial ideas about the amount and type of housing they could accommodate. The suggestions are set out in Table 6.3 and the sites identified in the plans at the end of the chapter.

Table 6.3: Possible Housing Site allocations: Town Centre Fringe

Site Ref	Site Name	Dwelling capacity	Area	Ideas about type of housing and other uses
AG037	Cattle Mart and Car Park, Clifton Road / Park Lane	100	2.2ha	Flats, town houses, small family housing
AG038	North of Eastmount Road	105	4.2ha	Family and town houses.

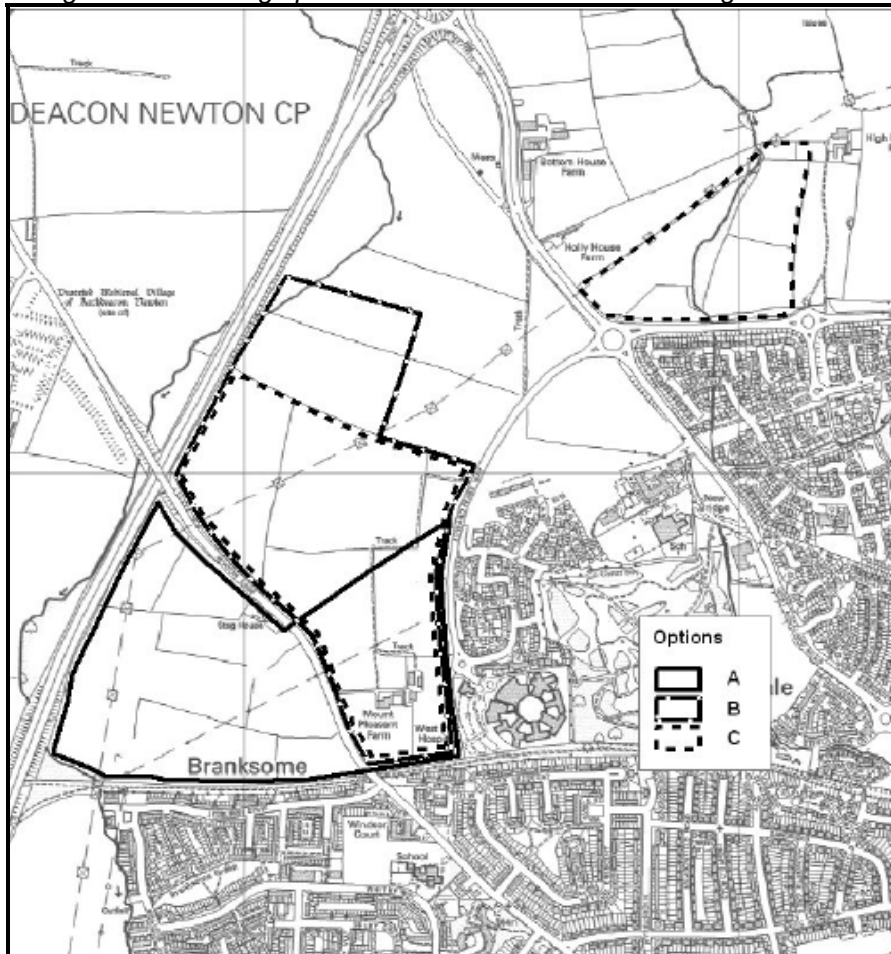
Sustainability Appraisal

North Western Urban Fringe

6.15 About 40ha or more is likely to be needed to accommodate 700 new homes, taking into account the other things required to support this level of development, such as a variety of open space, a new primary school and new roads, renewable energy infrastructure and providing for a wide range of different house types and sizes. There is also potential for additional new housing in this area beyond 2026, so the scale of supporting infrastructure that we plan for now needs to take account of this, so that an ultimately sustainable neighbourhood results.

6.16 There are three areas of land between the existing urban edge and the motorway that could be suitable and deliverable for new housing in this broad location. **Figure 6.1 (below)** shows three options for the areas of land that could be developed for new housing in this area.

Figure 6.1: Housing options in the northwestern urban fringe



Options

6.17 The three options for housing in the north western urban fringe are:

Option 6.1.2A: Land at Stag House Farm (about 24ha) and land east of Newton Lane / West of Edward Pease Way (about 12ha).

6.18 This option would provide new housing and associated infrastructure either side of Newton Lane, beyond the existing urban edge. As part of the development, a new link road from Edward Pease Lane to Newton Lane would be created, to provide a choice of routes into and out of

the developments and to help enable a high quality, high frequency bus route to be run through the area.

6.19 Existing farm buildings in the area could be retained as dwellings or could be converted to provide the focus of new neighbourhood facilities, such as convenience store, pub, and childrens' nursery and play area. New housing at this southern end of north west urban fringe could also help sustain existing shops and services at West Park, Branksome and at Cockerton District Centre.

6.20 Any scheme would include a significant green landscaping belt alongside the A1 (M) edge, to screen noise and visibility, and add to the biodiversity and network of recreation routes in this area. It would link into enhancements along Cocker Beck and the Barnard Castle Railway Path. The potential to make connections to pedestrian, cycle, road and bus route networks must be realised to make sure new development is well integrated with the existing urban area.

6.21 The amount of new development proposed in this plan, and likely in this area in the longer term, will also require the provision of a new primary school in this area, and the possibility of a new secondary school has been mooted. The proximity of West Park Hospital presents an opportunity to implement a decentralised low carbon or renewable energy scheme, which should be fully investigated and implemented, unless it is technically unfeasible or unviable.

Option 6.1.2B. Land east of Newton Lane and west of Edward Pease Way (about 40ha).

6.22 This option would concentrate all new housing development in the area between Newton Lane and West Auckland Road, mostly to the south of the land reserved for the proposed relocation of Mowden Park Rugby Club but possibly wrapping around it to the west. This would allow for the provision of new housing and all necessary infrastructure to be planned comprehensively.

6.23 A new link road would be required between Newton Lane and Edward Pease Way, and a significant green landscaping belt would be required alongside the A1 (M), and also some balancing ponds (similar to those created as part of the existing West Park development). The existing Mount Pleasant Farm buildings, if retained, could become the focus for new community facilities, such as a convenience store, pub, childrens' nursery and childrens' play area. A new primary school will also be required in this area and the proximity of West Park Hospital presents an opportunity to bring forward a decentralised low carbon or renewable energy scheme, which should be fully investigated and implemented, unless it is technically unfeasible or unviable.

6.24 As a potential next phase of a developing existing neighbourhood, the many opportunities to integrate any new development into existing and planned neighbouring developments must be taken.

6.25 This option could help to support the vitality and viability of the West Park village centre and help attract new services, such as health facilities and a community meeting and / or religious worship place.

Option 6.1.2C: Land north of Rotary Way (about 10ha) and west of Edward Pease Way (about 30ha)

6.26 This option would provide new housing in two physically separate areas, to the south and north of West Auckland Road. New housing north of Rotary Way could be achieved either as a housing allocation or as part of a wider area identified for mixed use, but with the general area considered suitable for housing clearly identified.

6.27 This option identifies the area of land within the wider Faverdale area that could be the most suitable for new housing, being closest to existing housing and the shops and services in West Park neighbourhood centre, and to sustainable travel options (bus, cycle, path) along West Auckland Road. A significant amount of peripheral landscaping would be needed to screen the development from the noise and views of West Auckland Road and Rotary Way, and any scheme would need to integrate the watercourse running through the site into it, to avoid new homes being at risk from flooding. Further work would be needed to identify what transport measures would be needed to ensure there was no unacceptable impact of the development on the highway network. Safe pedestrian and cycle access from this area to West Park village centre would be essential to integrating this area into the wider community.

6.28 Opportunities should be sought to enhance the beck, ensuring the development allows for the improvement of the watercourse, increasing its retention rates, creating new habitat and hence reducing the pressure on West Park and eventually Brinkburn Denes. The development should provide frontage onto the beck, so reducing the likelihood of creating a neglected backwater with associated negative maintenance issues.

6.29 The considerations for land west of Edward Pease Way are as for Option 6.1.2B though with less development overall in that area, it may take longer for some of the infrastructure, e.g. a primary school, to be provided, without contributions from any development on land north of Rotary Way.

6.30 Careful consideration needs to be given to the desirability of developing land for housing north of Rotary Way. There has already been a lot of new employment development nearby and large parts of other nearby land are likely to be needed for future employment development, with associated noise and traffic movements. There is potential for the traffic and operations associated with new employment (general industry, warehousing and distribution) to adversely affect living conditions, and for the proximity of housing to limit the range and type of businesses that would be attracted to the Faverdale Area. There would need to be further work to ensure that there could be safe walking and cycling routes across Rotary Way, which carries both residential and industrial traffic.

Sustainability Appraisal

Questions to consider

Q21. Is any other infrastructure needed to support new housing in this location? If so, what is it, why do you think it is necessary, and when should it be provided?

Q22. Is any of the infrastructure mentioned above not needed so soon in the overall development or even at all? If so, what is it and why do you think it is not necessary, or should be provided later?

Q23. Are these the right options, are there any other options that we should be considering?

Eastern Urban Fringe

6.31 Work already undertaken to assess the suitability of different locations around the urban fringe for new housing indicated that at the Eastern Urban Fringe, land to the north of the Darlington

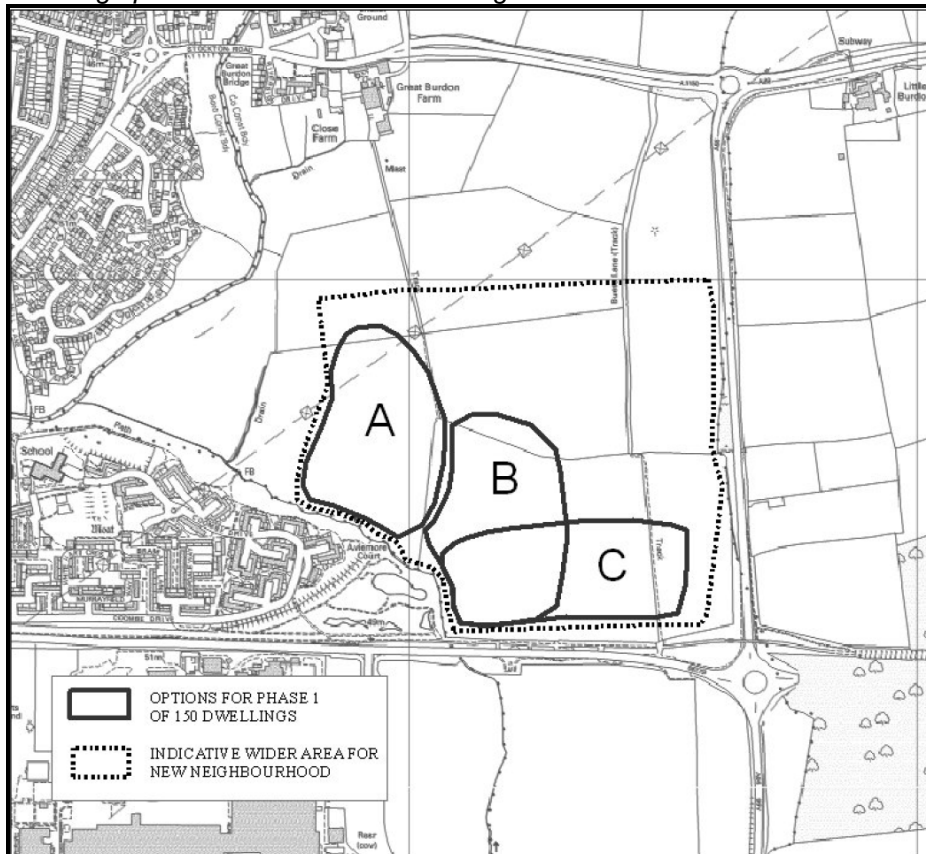
Eastern Transport Corridor and inside (to the west) of the A66 was the most suitable and provided the best opportunities for sustainable development, provided the amount of new housing there was of sufficient scale to create a new neighbourhood. To support a new primary school and other community facilities and create a sustainable neighbourhood, a development of at least 800-900 houses is needed, though only 150 of these are needed before 2026. A new neighbourhood would be expected to include a wide range of house types and tenures.

6.32 Land immediately to the north of the DETC and the eastern end of Red Hall has been identified as the most suitable area for new development in this broad location. About 45-50 hectares could be needed to create a new neighbourhood and all supporting physical, social and green infrastructure, but only land for 150 dwellings is needed in the period 2021 to 2026.

6.33 The use of land further north has been considered and rejected amongst other things, because of the need to maintain a gap between any new development and Great Burdon, the potential traffic impact on Stockton Road and the relative remoteness of the area from areas of existing and potential employment. Any developer of the proposed area will be expected to contribute towards the highway improvements that will be needed to mitigate the traffic impact of all the new employment and housing developments being proposed in this area, and to provide links to existing pedestrian and cycle routes in the area. The opportunity to bring forward a decentralised low carbon or renewable energy scheme linked to actual and planned employment areas to the south of the DETC should be fully investigated and implemented, unless shown to be technically unfeasible or unviable.

6.34 Three options are being considered for the siting of the first phase of 150 dwellings, and these are illustrated on **Figure 6.2** and outlined below.

Figure 6.2 Housing options in the eastern urban fringe



6.35 The three options for housing in the north western urban fringe are:

Option 6.1.3A: Land to the north of the eastern end of Coombe Drive.

6.36 This option would bring new development as close as possible to Red Hall, helping to integrate it into the overall urban form from the outset. Pedestrian, cycling and public transport links could be made across the beck into Red Hall, providing access to existing local schools and shops, until the new neighbourhood is large enough to support its own facilities.

6.37 The first phase of development could become the heart of the new neighbourhood. It would require the construction of an access road to the site from the DETC, capable of accommodating the future level of development envisaged, and public transport, cycling and walking links to Red Hall. It could allow an attractive residential village environment to be created from the outset, setting the standard and ambience for completion of the remainder.

6.38 The proximity of the development area to planned employment development to the south of the DETC provides an opportunity to install a joint decentralised low carbon or renewable energy scheme, whilst expansion further west is constrained by the need to retain a flood storage area for the River Skerne. Development within the southern part of this option would have to incorporate measures to safely manage flood risk, and take account of the medium susceptibility to surface water flooding of the area. It may be possible to integrate some of the flood storage required with that already planned in this area, as part of a planning permission for employment development south of the DETC. The creation of wildlife habitats and other green space uses in the River Skerne flood storage area should be developed at the outset.

Option 6.1.3B: Land north of the Eastern Transport Corridor.

6.39 This option would be relatively remote from existing housing at Red Hall, and could end up relating better to the employment development proposed south of the DETC. As such, the links to Red Hall outlined in Option 6.1.3A would not be made in this plan period.

6.40 The highway access and opportunities for decentralised low carbon or renewable energy would be as for Option 6.1.3A. The management of flood risk would not be an issue in this area.

6.41 This option would start the new neighbourhood where it is closest to existing transport links, nearby jobs and other facilities, i.e. directly alongside the northern edge of the DETC. It would be in a prominent location, helping to raise people's awareness of a new neighbourhood where people might want to live, and the range and type of houses that are being developed there. With the possibility of passing trade along the DETC, it could enable the early development of other local shops and services. The access road off the DETC would need to be designed to a standard capable of serving the scale of future development proposed, and its northern end could become the focus of future community shops and services.

6.42 This option would also require structural landscaping to screen the development from the A66 and elsewhere as necessary, as part of this first phase of development, to ensure an attractive and liveable location from the outset. The creation of a wildlife area referred to in Option 6.1.3A would be a later phase.

Option 6.1.3C: Land extending along the northern side of the Eastern Transport Corridor.

6.43 The considerations for this option are as for Option 6.1.3B, except that it would make better use of the DETC frontage. As this option extends furthest east, landscaping to screen the development from the A66 would be needed from the outset. The area would also need to include the flood storage ponds that are required as part of the proposed employment development south of the DETC.

Sustainability Appraisal

Questions to consider

Q24. Is any other infrastructure needed to support new housing in this location? If so, what is it, why do you think it is necessary, and when should it be provided?

Q25. Is any of the infrastructure mentioned above not needed so soon in the overall development or even at all? If so, what is it and why do you think it is not necessary, or should be provided later?

Q26 Are these right options, are there any other options that we should be considering?

Villages

6.44 The limits to development for each of the Borough's villages are currently set out in the Borough of Darlington Local Plan. They indicate the area within which new housing development could take place (subject to other planning considerations). Because the plan is to concentrate new housing in the main urban area and in key locations at its fringe, no significant additional housing is planned for any of the villages.

6.45 Apart from any small infill sites that may come forward through this consultation, new housing land allocations will only be considered in the larger villages of Hurworth/Hurworth Place, Middleton St. George and Heighington, if it is necessary to maintain the vitality and viability of key village services, or is to address an identified significant and unmet affordable housing need, e.g. to enable young and elderly people to remain in their village.

6.46 The Council has little evidence of significant unmet affordable housing needs in the larger villages, so at this stage, is not proposing to allocate land solely for affordable housing within or on the edge of any of the villages.

Affordable Housing

6.47 To meet identified needs, the Council wants developers to provide up to 30% of housing as affordable housing on all sites where 15 or more new homes are proposed. The mix should also include housing for older people, housing capable of being readily adapted to meet a range of needs and housing for people with disabilities.

6.48 The ability of developers to provide affordable and other specialist housing depends on whether they can afford to do so, and still make a reasonable profit. In much of northern and eastern Darlington, it may only be viable for developers to provide very low levels of affordable housing most

of the time. On the larger development sites, the amount of affordable housing that can be secured will vary depending on location. At the North Western Urban Fringe, 30% affordable housing may well be possible, though this depends on the costs of infrastructure required to support the development and good or average housing market conditions at the time of development, whereas at the Eastern Urban Fringe and in the Town Centre Fringe, only levels of up to 10% or 15% affordable housing may be achievable.

Questions to consider

Q27. Do you agree with the types of housing indicated for each site in Tables 6.1, 6.2 and Table 6.3?

If not, please tell us what type of housing you think is needed, and which site(s) your comments relate to.

Q28. Are there any villages in the Borough where you think an affordable housing allocation is needed?

If so, what evidence of need do you have, how much do you think is needed, and where do you think it should go? (if possible, please provide a plan with the boundary of the land you refer to)

Top end executive housing

6.49 Many of the Borough's villages and the mature, tree-lined, spacious environment of the west end of Darlington are attractive to those seeking top-end executive housing. There is a general need for more of this type of housing across the Tees Valley, to meet the needs of high earners working in Darlington and the wider Tees Valley.

6.50 Housing of this type is generally low density (6 dwellings or less per hectare), detached housing with four or more bedrooms, higher than average levels of garaging, high quality fittings and furnishings. It is often found in semi-rural areas close to the primary road network and leisure facilities, such as a golf course. Developments tend to be small scale and offer attractive, relatively private and secure living environments. A recent example is the new housing within the grounds of Rockcliffe Hall, Hurworth.

6.51 There are three options for facilitating the provision of more top-end executive housing:

Option 6.2A: identifying and allocating appropriate small sites.

6.52 This option would provide clarity to all about exactly where and how much top-end executive housing the Council wants to see take place in the Borough. It relies on suitable sites being identified during this plan preparation, and all those sites being delivered over the plan period.

6.53 If allocated sites did not come forward as envisaged, the Borough may lose more high earners to adjacent areas in North Yorkshire, Durham and the Tees Valley; it could even put off potential investors from locating/relocating in the Borough. There could also be pressure for allocated sites to be developed out as higher density general market housing, which in some locations, could adversely affect the character and appearance of the area.

Option 6.2B: relying on the market to bring forward suitable small 'windfall' sites, as opportunities arise.

6.54 This option would not require any allocations in this document, as the criteria for considering planning applications would be set out in the sister Making Places document. It would not provide any certainty about how much top-end executive housing would be provided in the

Borough. Schemes would come forward in response to individual client requirements and in the limited circumstances where top-end executive housing is the most profitable form of housing development to a potential developer.

Option 6.2C: a combination of the above.

6.55 This option would provide some certainty about future top-end executive housing provision, but would also allow the market to identify and bring forward other suitable opportunities. It could result in a mix of individually designed one-off schemes as well as clusters of more speculative development.

Sustainability Appraisal

Questions to consider

Q29. Are there any specific sites and locations in the Borough that you think land could be identified for a small-scale top-end executive housing development?

If so, please name and provide a plan with the boundary of the land you consider suitable.

Q30. If you were looking for top-end executive housing in the Darlington area, what are the key qualities that you would be looking for? Are they different to those mentioned in the paragraph above?

Existing Housing

6.56 Existing housing areas within the wards of North Road, Northgate, Central, Bank Top, Park East, Cockerton West and Haughton East are the Council's priorities for improvement. However, because there is currently a lot of uncertainty about how much public or other money will be available to support improvement works, and when, we cannot identify at this stage the specific areas where improvements and/or regeneration will take place. If possible, this will be the subject of a future consultation before a preferred approach is finalised.

Community Right to Build

6.57 The Coalition Government has proposed a 'Community Right to Build'. Though full details are yet to emerge, the right could enable communities to get together to bring forward developments for new homes, sports and community facilities and business premises. The Government's proposals would allow villages or neighbourhoods to expand by up to 10% over a 10 year period, where there is overwhelming community support for it; the proposals are that developments promoted under this scheme would not require planning permission, but it is not yet clear whether a pre-condition for this will be the allocation of the land for development in the Local Development Framework.

Questions to consider

Q31. Are you aware of any land that people in your neighbourhood or village may want to consider for a development scheme under the proposed Community Right to Build ?

If so, please provide a plan with the boundary of the land you refer to, and an indication of the scale and type of development that may be considered.

Where you can find out more....

Darlington Local Development Framework Core Strategy Publication Draft, DBC, August 2009
Core Strategy Strategic Housing Locations Options Appraisal, June 2010
Tees Valley Strategy Housing Market Assessment, 2009
Darlington Housing Implementation Strategy, June 2010
Darlington Strategic Housing Land Availability Assessment, March 2009 and Update 1, Autumn 2009
Darlington Infrastructure Delivery Plan Publication Draft, DBC, July 2010
Design of New Development Supplementary Planning Document, DBC, 2009
Economic Viability of Housing Land in Darlington Borough, Levvel, July 2010
Darlington LDF Transport Area Action Plans, ARUP, August 2010
AGDPD Housing Technical Paper 1: Housing allocation options appraisal, North West Urban Fringe,
November 2010 - comparative information about each option, including sustainability

All of the above documents can be viewed or downloaded from the website at www.darlington.gov.uk/planningpolicy on the 'Core Strategy Background Papers' page, and are also available to view at the Town Hall and the Crown Street and Cockerton Libraries or the mobile libraries.

The Community Right to Build, July 2010 (leaflet, background and frequently asked questions).
Available at www.communities.gov.uk

7 Accommodating Travelling Groups

Introduction

7.1 The LDF needs to ensure that adequate provision is made to meet the needs of Gypsies, Travellers and Travelling Showpeople who wish to reside in the borough, whether on private or publicly owned sites from 2011-2026. The Core Strategy policy CS13 (Accommodating Travelling Groups) sets out the criteria against which planning applications for new Gypsy and Traveller sites will be considered. Work already carried out at a sub-regional level, confirms the need to identify sites to meet the needs of these communities. This chapter deals with the requirements for permanent residential pitches and transit sites for Gypsies and Travellers and sites for Travelling Show people over and above the existing provision, which consists of Honeypot Lane (with 32 residential pitches and 24 transit pitches) and Neasham Road (with 20 residential pitches), and other smaller privately owned sites with planning permission. There are also some temporary unauthorised encampments each year throughout the Borough.

Issues and Options

Issue 7.1: How many permanent residential gypsy sites should be provided?

Issue 7.2: How many transit sites should be provided?

Issue 7.3: How many Travelling Show people sites should be provided?

Issue 7.4: What should be the key considerations in identifying new sites?

Issue 7.5: What will be the form of future provision?

Issue 7.6: Where should new Gypsy and Traveller and Travelling Show people sites be provided?

Issue 7.7: Site specifics: What should the DPD say about the design of sites?

Issue 7.1: How many permanent residential gypsy sites should be provided?

7.2 To be able to consider the number of sites to be provided, we need to understand how many pitches are required in the Borough. Work already carried out (the Tees Valley Gypsy and Traveller Accommodation Needs Assessment 2009 (TVGTAA)) has concluded a need for an additional 61 residential Gypsy and Traveller pitches to be made available between 2007 and 2012, with a further 37 pitches to 2021 to deal with the backlog of demand existing and to meet emerging demand from new family formation. This is shown in **Table 7.1 (below)** and was based on a 'needs where it is seen to arise' methodology, which identifies a higher need in areas where there is already a high concentration of pitches, but does not necessarily indicate that this is where the numbers identified, want to live. Since the TVGTAA planning permission has been granted for one site to accommodate one static and one touring caravan at Southfields, Snipe Lane, helping to meet some of the identified need.

7.3 Further work is needed to consider how the need identified in **Table 7.1** would be apportioned across the Tees Valley. However, there is little appetite for this from other Tees Valley authorities. In the absence of a joint approach we are proposing an approach considering the data in the TVGTAA along with more recent local data to determine a level of provision that is realistic, deliverable and sustainable.

Table 7.1: Residential accommodation needs arising from existing district level Gypsy and Traveller and Travelling Show people populations

	Study Area Total	Darlington	Hartlepool	Middlesbrough	Redcar & Cleveland	Stockton on Tees
Current authorised residential provision (pitches)	128	62	0	25	0	41
Additional Residential need 2007-2012 (pitches)	78	61	4	3	-7	17
Additional Residential need 2012-2016 (pitches)	26	15	1	2	1	7
Additional Residential need 2016-2021 (pitches)	38	22	1	3	2	10
Estimated total additional residential pitch need 2007-2026	142	98	6	8	-4	34

Source: Tees Valley Gypsy and Traveller Accommodation Needs Assessment: 2009

7.4 Local data and information indicates some differences from the general assumptions used in the TVGTAA. Firstly, the study made an assumption that the existing Council owned sites (and therefore the majority of provision) are at full occupancy. In reality, there are usually vacancies at each of the Council owned sites indicating that some indicated needs could be met within existing provision. It is clear through liaison with the Gypsy and Traveller population in Darlington that there is a need for additional accommodation but our view is that it is unlikely to be as high as that recommended in the study. This is shown by looking at the incidence and nature of unauthorised encampments, the trends in planning applications and enquires and the existing provision in the borough which indicates a lower level of unmet need. Through this Issues and Options paper, we need to establish a sustainable and deliverable number of pitches to provide that will help to implement the objectives of the Core Strategy, whilst acknowledging the work carried out in the TVGTAA and the provision already in place in the Borough.

Options

7.5 The two options for determining how many permanent residential pitches are required are:

Option 7.1A: Calculate the need for permanent residential pitches based on an equal split of the total identified need (of 142 pitches) across the five Tees Valley local authorities between 2007-2021, for each local authority, resulting in a total requirement for the provision of 26 additional pitches to 2021 (taking into account a recent planning permission for the provision of two pitches).

7.6 Option A would take account of the findings from the TVGTAA fully, but would also seek to come up with a more equitable and deliverable approach to provision. It would provide for an equal distribution of the pitches identified and is broadly consistent with more up to date local knowledge of pitch requirements across the borough. This option would help implement the Gypsy and Travelling Groups policy from the Core Strategy. It would result in a modest but deliverable number of pitches with any surplus requirement being determined through planning applications, using the criteria based policy in the Core Strategy, plus policy resulting from this work.

Option 7.1B: Calculate the need for permanent residential pitches based on an equal split of the identified short-term needs between 2007-2012 only, and calculate future needs using local knowledge and evidence. This would result in a short-term need of 14 pitches, with the remainder of any need to be established through this consultation and specific further work with Darlington Gypsies and Travellers.

7.7 Option B would acknowledge that the later projections are likely to be less accurate and would recognise the value of local knowledge in establishing numbers. However, it also takes into account the short-term findings of the study and the existing provision in Darlington. This approach is likely to be more in tune with how the coalition government is moving forward in acknowledging the value of local knowledge in the provision of pitches, and using existing GTAA's as a starting point. The exact impact of the option is not known until it is established how the remainder of the need over the plan period would be calculated.

Sustainability Appraisal

Questions to consider

Q32: *If you support Option B, please say what, in particular, you would like us to take into account in establishing need for further pitches beyond 2012.*

Q33: *Do you think that the needs of the Gypsy and Traveller and Travelling Showpeople communities have been correctly identified? If not, please outline your reasons as fully as possible.*

Q34. *What else should we take into account?*

Issue 7.2: How many transit sites should be provided?

7.8 A transit site is a site for short stays and this is provided in Darlington at the existing Honeypot Lane site. The TVGTAA recommends that each borough provides additional transit provision to facilitate the travelling way of life. In Darlington, whilst we do provide a transit site at Honeypot Lane, work is currently underway in establishing a better understanding on how this site functions. We therefore welcome your views on whether there is need for an additional transit site in Darlington. This could be by providing an additional small transit site, or providing a site as a small part of a larger development.

Questions to consider

Q35. *Do you think additional transit provision should be provided in Darlington? Why?*

Q36. *Do you think that this should be provided alongside permanent residential sites, or solely as transit sites? Which do you think works better?*

Issue 7.3: How many Travelling Show people sites should be provided?

7.9 The TVGTAA did not show a need for any Travelling Show people sites in Darlington but the results of the study do not necessarily reflect where the communities want to live and Core Strategy policy CS13 deals with the needs of all travelling groups, as there is currently government guidance in place, which specifically deals with the needs of Travelling Show people. These families have different needs to Gypsies and often need sites for a mix of business and residential use with facilities to repair and store significant amounts of equipment. We are aware of families who have a particularly strong link with Darlington and we would like to know whether you think that there is a need for a site for Travelling Show people in Darlington within the next 15 years.

Questions to consider

Q37. *Do you think that there is a need for a site specifically for Travelling Show people in Darlington? If so, please explain as fully as possible why.*

Q38. *What special characteristics do you feel such a site should have?*

Issue 7.4: What should be the key considerations when identifying new sites?

7.10 As part of this consultation, we also want to look at the key considerations to be taken into account in identifying new sites. **Table 7.2 (below)** provides the key issues that will be taken into account in the selection of sites, reflecting both government guidance and Core Strategy Policy CS13.

Table 7.2: Site considerations for Gypsy and Traveller and Travelling Showpeople sites

Accessibility	A site should have appropriate access.
Local Services	A site should be situated in a sustainable location for schools, shops and employment opportunities and other local facilities and services.
Environment	A site should be located and designed so as not to have an unacceptable negative impact on existing residential amenity or existing landscape character; be located and designed so as not to have a significant negative impact on the natural, archaeological or historic environment.
The site	Should be located in areas not at risk from flooding. Should be appropriate to provide a safe and healthy environment for residents. Preference to be given firstly to locations within, and then adjacent to existing settlements, and then to the re-use of brownfield land in other locations.

7.11 In order to determine the most suitable sites, it is important to understand how much land that would occupy. Good practice guidance suggests that a 15-pitch site as a maximum is capable of providing a comfortable environment, which is easy to manage. However it goes onto indicate that smaller sites, of 3-4 pitches, can also be successful, especially when designed for one extended family. This was similar to results from the TVGTAA, whereby a significant number of gypsies and travellers indicated a preference for between 10 and 15 pitches per site. However, by far the most preferred accommodation for gypsies is a private site owned either by themselves or their family. Therefore this would suggest that a range of site sizes is preferable to the gypsy and traveller community.

7.12 Good practice guidance recommends that sites work better when, at design stage, they take account of the size of the site and the needs and demographics of the families resident on them. For example, on larger sites, and dependant on needs, it may be possible to provide additional amenity space, a children's play area and grazing land, whereas, in other cases, for example on smaller sites, there will be a requirement to consider smaller pitch sizes that do not provide all of the facilities listed above, but are capable of providing comfortably for the needs of residents. For example, these sites are unlikely to provide parking for visitors, or a formal children's play area, but will provide the essential requirements for the inhabitants to live comfortably on the site. We need to understand fully the site requirements that would be preferable to meet the needs of Gypsies and Travellers in Darlington.

Questions to consider

- Q39: *What is the optimum size of site to meet the needs of Gypsies and Travellers in Darlington?*
 Q40: *If applicable, what is the optimum size of site to meet the needs of Travelling Show people in Darlington?*
 Q41: *Should there be a maximum site size of any new site? If so, why?*
 Q42: *What is the appropriate size for pitches?*
 Q43: *Are there any other site requirements that you consider to be important? And why?*

Issue 7.5 – What will be the form of future provision?

7.13 Once we understand how much land is required to meeting the needs identified through this Issues and Options report, we will have to decide how this will be provided.

7.14 The two options for identifying the form of future provision are:

Option 7.5A: Pitch requirements to be met solely on new sites.

7.15 Option A would deliver the objectives of the Core Strategy and would ensure the provision of a range of new sites. This option would allow more flexibility as to the range of sites to be provided and the location of these sites and potentially more scope for a fairer distribution of sites in terms of location and sizes.

Option 7.5B: Pitch requirements to be met through a combination of new pitches and some intensification / expansion of existing sites within the Borough.

7.16 Option B would deliver a limited range of new sites, together with some improvement / expansion to existing sites. However, if this option were chosen, it would be unlikely that this could be achieved through proposing extensions to the existing smaller private sites with planning permission. Our understanding of the needs of the Gypsy population in Darlington is that the strong preference is for small private sites for families. Where an extension took place to a larger existing site, this would have the benefit of providing a much-improved environment for its occupiers, based on their current needs, preferences and aspirations and allow the needs of growing families on the sites to be met.

Sustainability Appraisal

Questions to consider

Q44: Would the identification of new pitches only, provide a fairer distribution of pitches across the borough?

Issue 7.6 – Where should new Gypsy and Traveller and Travelling Show people sites be provided?

7.17 The Core Strategy policy CS13 provides some criteria to guide the allocation of sites and to meet unexpected demand and these are shown in **Table 7.2 (above)**. It is important that the criteria is closely followed so that we have sites in the right place and form sustainable communities both within those sites and with existing communities.

7.18 This part of the consultation asks you to consider, if further sites are required, whether there are any sites that you think we should consider to be allocated for Gypsy and Traveller sites or sites for Travelling Showpeople, or if there are any special considerations that you think we should take into account over and above the detail provided in CS13 and summarised in **Table 7.2**.

Questions to consider

Q45. Are there any sites, whether owned by a public body or owned privately, that you think could be allocated for a gypsy and traveller site? If so, please provide as much detail as possible, including ownership details (where known) and any other relevant information?

Q46. Are there any special criteria over and above the criteria in Policy CS13, which should be used in the identification of sites?

Issue 7.7: Site specifics: What should the DPD say about the design of sites?

7.19 Good Practice guidance is provided in the form of 'Designing Gypsy and Traveller sites' published in 2008. This is intended to provide all involved in the development and management of sites, with a good understanding of what makes a good and successful site, and includes issues such as size and layout and the services and facilities required to make it operate more effectively. We need to know if you think that the DPD should include further design guidance to assist in the delivery of successful sites.

Questions to consider

Q47. Do you consider that there is a need to include design guidance in the DPD? If so, what do you feel are important issues / elements to include?

Q48. Is there anything else that we have not considered?

Where you can find out more....

Details of relevant associated documents, their weblinks and locations.

Core Strategy Pre-submission Publication: DBC, August 2009 www.darlington.gov.uk/planningpolicy.

Darlington Infrastructure Delivery Plan Draft Publication, July 2010

www.darlington.gov.uk/planningpolicy.

Tees Valley Gypsy and Traveller Accommodation Needs Assessment (January 2009)

www.darlington.gov.uk/planningpolicy

Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites (ODPM)

www.communities.gov.uk/planning

Circular 04/2007: Planning for Travelling Showpeople (ODPM)

www.communities.gov.uk

Designing Gypsy and Traveller Sites: Good Practice Guide (CLG)

www.communities.gov.uk

All of these documents, with the exception of government circulars and good practice guidance are available to view or download from the website as above or can be viewed at the Town Hall Main Reception, Crown Street and Cockerton Libraries or the mobile libraries.

8 Strengthening The Green Infrastructure Network and Promoting Quality, Accessible Sport and Recreational Facilities

Introduction

8.1 Darlington's green infrastructure network is made up of public and private green spaces, such as parks, children's play areas, playing pitches, sports facilities, and areas for formal and informal recreation, cemeteries, allotments and wildlife sites. Each space can perform several functions, contributing to health and well-being, local character, biodiversity and flood mitigation. Spaces are linked together and to the countryside by green corridors and green wedges, and through a well-developed network of green pedestrian/cycle leisure routes and Public Rights of Way.

8.2 Spaces vary in type and size. Open spaces can be 'strategic sites' like South Park, providing an extensive range of facilities and are well used by locals and visitors alike, or 'local sites' like the Baydale Beck which are well used by the wider community but have fewer facilities, or smaller 'neighbourhood sites' close to home.

8.3 Sport and recreation facilities, such as swimming pools, gyms, golf courses, climbing walls, multi-use games areas and playing pitches are a specialist resource, and may be indoor or outdoor facilities. Playing pitches can be higher quality, publicly accessible multi-pitch 'hub' sites, smaller 'satellite' sites with fewer pitches, or single pitch sites, while multi-use games areas (MUGAs) and synthetic turf pitches (STPs) complement this provision.

8.4 In this section, we set out the issues and options for protecting, changing or adding to the green infrastructure network, and for ensuring that sport and recreation facilities and playing pitches are appropriately provided to meet the existing and future needs of Darlington's residents; see the 'where to find out more' box for links to the plans and strategies where our approach to future provision has been developed.

8.5 While over 900ha of green space has been identified in the Borough, this DPD is only concerned with green spaces that are 1 hectare (ha) or more or strategically important (e.g. South Park) in the urban area, and 0.1ha or more in the villages. The spaces must also:

- Have already been identified as a necessary part of future green infrastructure or sport and recreation provision, for example in the Council's Playing Pitch Strategy; and / or
- Have been identified as requiring improvements to quality, facilities and or which would benefit from better access to meet the community's needs.

8.6 These are listed in **Table 8.1 and 8.2 (below)** and shown on **Plans 5 – 9** at the end of this chapter.

8.7 Completing the green infrastructure network, other 'Locally Important Open Spaces', such as The Whinnies Local Nature Reserve and sport and recreation facilities at education sites will continue to be protected through the Making Places DPD, while European and national legislation will continue to protect and enhance the integrity of nationally designated sites like Sites of Special Scientific Interest (SSSIs) and ancient woodland as well as rare protected and / or declining habitats and species.

Table 8.1: Sports and Recreation Sites, including Playing Pitches

AG039	Abbey Junior School	Greenfield	Playing pitch provision
AG040	Alderman Leach Primary School	Brownfield/Greenfield	Playing pitch provision
AG041	Blackwell Meadows	Greenfield	Playing pitch provision
AG042	Branksome School	Brownfield	Playing pitch provision
AG043	Carmel Roman Catholic College	Brownfield	Playing pitch provision
AG044	Coleridge Centre / Skerne Park Primary	Brownfield/Greenfield	Playing pitch provision
AG045	Mowden Rugby Football Club	Greenfield	Playing pitch provision
AG046	New Darlington Mowden Rugby Football Club	Greenfield	Playing pitch provision
AG047	Darlington Rugby Football Club	Greenfield	Playing pitch provision
AG048	Dolphin Centre	Brownfield	Sports provision
AG049	Eastbourne Sports Complex	Brownfield/Greenfield	Sports provision
AG050	Glebe Road Playing Pitch	Greenfield	Playing Pitch Provision
AG051	Gurney Pease Primary School	Greenfield	Playing pitch provision
AG052	Heighington CE Primary School	Brownfield/Greenfield	Playing pitch provision
AG053	Heighington Playing Fields	Greenfield	Playing pitch provision
AG054	Hurworth Grange	Brownfield/Greenfield	Playing pitch provision
AG055	Hurworth House Playing Fields	Greenfield	Playing Pitch Provision
AG056	Hurworth School	Brownfield/Greenfield	Playing pitch provision
AG057	Lingfield Point	Greenfield	Playing pitch provision
AG058	Longfield School	Brownfield/Greenfield	Playing pitch provision
AG059	McMullen Road	Greenfield	Playing pitch provision
AG060	Mount Pleasant Primary School	Greenfield	Playing pitch provision
AG061	Queen Elizabeth Sixth Form College	Brownfield	Sports provision
AG062	Springfield Park	Greenfield	Playing pitch provision
AG063	St Aiden's Academy	Brownfield/Greenfield	Playing pitch provision
AG064	Tommy Crooks Park	Greenfield	Playing pitch provision

Table 8.2: Green Infrastructure Sites

AG065	Baydale Beck	Local Nature Reserve
AG066	Blackwell Meadows River Corridor	Local Nature Reserve
AG067	Cocker Beck Valley	Local Nature Reserve / Green Corridor
AG068	Eastern Transport Corridor	Strategic Green Corridor
AG069	Green Lane – Skertingham Link	Strategic Green Corridor
AG070	Green Lane – Skertingham Link	Strategic Green Corridor
AG071	Merrybent Community Woodland	Community Woodland
AG072	Mill Lane	Local Nature Reserve
AG073	Rear B&Q North Road	Strategic Green Corridor
AG074	Redhall Wetland	Local Nature Reserve
AG075	Skerne Green Corridor	Strategic Green Corridor
AG076	Skertingham Community Woodland	Community Woodland
AG077	South Burdon Community Woodland	Community Woodland
AG078	Water Park, Middleton St George	Park
AG079	Lingfield Point Allotments	Allotment
AG080	West Cemetery Extension	Cemetery
AG081	West Park	Local Nature Reserve
AG082	West Beck	Strategic Green Corridor
AG083	Brinkburn Denes	Park
AG084	Former Barnard Castle Trackbed	Strategic Green Corridor
AG085	South Burdon – Middleton St George Corridor	Strategic Green Corridor
AG086	Haughton Bridge	Strategic Green Corridor
AG087	Maidendale	Strategic Green Corridor
AG088	West Park – Piercebridge Corridor	Strategic Green Corridor
AG089	West Park Green Link	Strategic Green Corridor
AG090	High Grange Corridor	Strategic Green Corridor
AG091	West Park Corridor	Strategic Green Corridor

Issues and Options

Issue 8.1: Where to provide playing pitches?

Issue 8.2: Where to provide other sports facilities?

Issue 8.3: Where should other green infrastructure be provided and enhanced?

Issue 8.4: When to provide the new sites identified?

Issue 8.1 Where to provide playing pitches?

8.8 All playing pitches need to be protected and improved to provide more quality pitches and community access. This will help reduce the shortfall of 18.5 pitches identified in the Council's Playing Pitch Strategy for adult and junior football, which is likely to increase to 24.6 pitches by 2021. This shortfall leads to overuse and poor quality at some pitches so fewer matches can be played each week. Increasing public access at school sites, improving quality of existing pitches (including management, maintenance and ancillary facilities like changing rooms) as well as providing more pitches will help improve provision, quality and access across Darlington.

8.9 The Council will be establishing and maintaining a hierarchy of sites (see Para 8.3 above and the Council's Playing Pitch Strategy). There will be two 'strategic hub' sites, at Eastbourne Sports Complex and Blackwell Meadows, and several smaller 'satellite' sites, e.g. Haughton Education Village, supported by single pitch sites, like those in parks, MUGAs and synthetic turf pitches (STPs), for general recreational use by local communities. Sufficient demand exists for at least one additional STP in the Borough, and this is anticipated to be at Longfield School.

Options

8.10 There two options for identifying playing pitch sites are:

Option 8.1A: Identify land for new playing pitch sites only from the list of sites set out in Table 8.1.

8.11 This option would deliver the right amount of quality playing pitches with community access in accordance with the Council's hierarchy of provision. Value will be added to existing provision too; the creation of a new strategic hub site at Blackwell Meadows would be integrated with the existing facilities at Darlington Rugby Club and could provide up to 5 new football pitches for adult and juniors. A new synthetic turf pitch at Longfield School and drainage works to the Glebe Road pitch will provide more spare capacity for users in the northern part of the urban area, and there is potential for new changing facilities to be provided at Heighington Playing Fields, to enhance the quality of provision there.

Option 8.1B: Identify land for new playing pitch sites that are a combination of sites listed in Table 8.1 and any suitable new sites suggested during this consultation?

8.12 For the Council to select this option, any new sites suggested would have to be deliverable, and achieve the same or better results in terms of quality, quantity and accessibility of provision than those proposed in Option 1.

Sustainability Appraisal

Questions to consider

Q4Q49: *Are there any sites we haven't identified that you think could be suitable for new playing pitches? If so, please provide an address, a plan showing clearly the site you are suggesting and details of who owns the land, so that we can contact them.*

Q4Q50: *Do you think any of the sites identified are not suitable or deliverable? If so, please tell us why you think that.*

Issue 8.2: Where to provide other sports facilities?

8.13 The quality of, and access to the Borough's sports facilities needs to be maintained and appropriately enhanced, to 'maximise the opportunity for participation' and develop a more coordinated approach to provision, investment and management.

8.14 The Council's Sport and Recreation Facilities Strategy sets out standards of provision required to meet identified and future needs. A 'hub and spoke' model of provision is being implemented to meet these needs. The Dolphin Centre and Eastbourne Sports Complex will be developed and strengthened as indoor and outdoor 'strategic hubs' with well managed facilities in highly accessible locations. A new 'strategic hub' site will also be created at Longfield School, reinforcing its status as a sports college.

8.15 These three strategic hubs will be complemented by more strategically located indoor and outdoor 'spoke' facilities closer to where people live, with community access at education sites, parish council run facilities and village halls across the Borough (see **Table 8.1 and Plans 5-9**)

8.16 At both 'hub' and 'spoke' sites, a range of improvements could occur, including to changing rooms and car parking. Where appropriate, new facilities will be secured as part of new developments, for example at Lingfield Point, and co-location of sport and recreation facilities and education facilities will be pursued to help fill local gaps in provision. Private membership clubs and facilities will continue to reinforce provision for adult and juniors; this includes the planned relocation and expansion of Mowden Rugby Club to the West Park area.

Options

8.17 There are two options for identifying land for new sports facilities:

Option 8.2A: Identify land for new sports facilities only from the list of sites set out in Table 8.1.

8.18 This option is based on the recommendations of the Councils Sport and Recreation Facilities Strategy. It will ensure that there is good access for the wider community now and in the future to the higher-level 'strategic hub' facilities and the more local 'spoke' facilities as well as to the more local 'spoke' facilities.

Option 8.2B: Identify land for new sports facilities that is a combination of sites listed in Table 8.1 and any suitable new sites suggested during this consultation.

8.19 For the Council to select this option, any new sites suggested would have to be deliverable, and achieve the same or better results in terms of quality, quantity and accessibility of provision than those proposed in Option 1.

Sustainability Appraisal

Questions to consider

Q51: Are there any other sites that you think could be suitable 'spoke' sites? If so, please provide an address, a plan showing clearly the site you are suggesting and details of who owns the land, so that we can contact them.

Q52: Are there any sites that have been identified that you think are not suitable or deliverable? If so, please state clearly why you think that.

Issue 8.3: Where should other green infrastructure be provided and enhanced?

8.20 The Council wants to develop and enhance existing green spaces to 'create and extend opportunities for access, assist regeneration and enhance biodiversity', promote local food production and help reduce the impact of climate change. Initial work suggests several strategic spaces (**see Table 8.2 and Plans 5-9**) where investment should be focussed, to improve their quality and the community's experience, e.g. along the Green Lane-Skerningham Link and the former Barnard castle track bed to Piercebridge. Several new strategic green corridors are also proposed, such as an extensive green river corridor alongside the River Skerne to provide wildlife, recreation and flood mitigation benefits, and other green corridors like between South Burdon and Middleton St George to improve connectivity between rural and urban communities and along the Faverdale Black Path between urban neighbourhoods.

8.21 To enhance biodiversity, it is proposed through this DPD to designate six additional Local Nature Reserves, three community woodlands, and to identify other open spaces, particularly along river corridors and between the urban area and the villages. Habitats and species that are rare, protected and/or declining nationally or regionally will be protected and enhanced through improvements to green corridors, Local Nature Reserves and by the continued planting of community forestry at South Burdon, Skerningham and Merrybent and at other locally important open spaces (**shown in Table 8.2 and on Plans 5-9**).

8.22 Annual monitoring of the quality and value of other open spaces, including childrens play areas, will continue to guide the targeting of resources, such as has recently been the case with play provision across the Borough like at Broken Scar.

8.23 The 26 existing allotment sites provide local people with the chance to grow their own food. Although allotment provision (20 plots per 1000 households) is consistent with national guidelines, there are unmet needs, with 400 people currently waiting for allotments. Existing provision will be retained in the Making Places DPD but to help meet needs a new allotment site is proposed at Lingfield Point, and opportunities to extend West Cemetery allotments and to provide for smaller neighbourhood projects, including the provision of community gardens and orchards will be investigated, especially in those parts of the Borough where homes have limited outdoor space.

Options

8.24 The options for identifying new green infrastructure sites are:

Option 8.3A: Identify new green infrastructure sites only from the list in Table 8.2.

8.25 This option would help meet the identified standards for open space provision set out in the Council's Open Space Strategy. It will help create more multifunctional, good quality spaces close to homes, linked with the existing network. It will also help connect areas of planned growth to the existing urban area, and will ensure that green space is integral to the regeneration of areas like Central Park and the Town Centre Fringe.

Option 8.3B: Identify new green infrastructure sites from a combination of sites listed in Table 8.2 and any suitable new sites suggested during this consultation?

Sustainability Appraisal

Questions to consider

Q53: Are there any other sites that you think could be suitable for new green infrastructure that have not been identified? If so, please provide an address and a marked up plan showing clearly the site you are suggesting and provide details of who owns the land, so that we can contact them.

Q54: Are there any sites that have been identified that you think are not suitable or not deliverable, as suggested? If so, please state clearly why you think it is not suitable or not available, and say if there is another green space use that you think it would be suitable for.

Issue 8.4: When to provide the new sites identified?

8.26 Many of the sites identified already exist, but during the plan period, they will be subject to change to deliver the quality and type of space proposed in **Table 8.2**. The action plans of other strategies, such as the Playing Pitch Strategy and the forthcoming Darlington Green Infrastructure Strategy, set out what will be done and when, and this will be reflected in this document at a later stage. Some actions are already underway, e.g. planning applications have been submitted for the Blackwell Meadows hub and for a new synthetic turf pitch at Longfield School, while others requiring significant resources will be progressed over the longer term.

8.27 Where new green infrastructure is required as part of new development, such as significant new housing (**Chapter six**) or mixed-use schemes (**Chapter five**) the timing of its delivery will be secured through conditions attached to any planning permissions.

Options

8.28 The two options for when new sites could be provided are as follows:

Option 8.4A: Maintain access to existing sites and provide new sites to reflect phasing of new development and funding opportunities set out in Table 8.1 and Table 8.2.

8.29 This strategic option would deliver green infrastructure as proposed in existing and emerging Council strategies and action plans. It reflects our assessment of what is needed and when to meet future needs and to create sustainable communities. It also reflects what we know about when public and private funding to deliver schemes is likely to be available, and how to make the most effective use of funding available.

Option 8.4B: Maintain access to existing sites and provide new sites largely to reflect phasing of new development and funding opportunities set out in Tables 8.1 and 8.2, with variations to reflect any alternative timescales suggested during this consultation.

8.30 This option would deliver very much as Option 1, but new information provided by consultees could result in some schemes being scheduled earlier and others later.

Sustainability Appraisal

Questions to consider

Q55: *Are there any sites listed in Table 8.1 and 8.2 where you disagree with our thoughts on timing of provision? If so, please say why and when you think it could be provided (if at all). If you were aware of an obstacle to provision, please say what you think would be needed to overcome it, if you can.*

Q56: *If you have suggested any other site, please provide information about when it might be available.*

Where you can find out more....

Darlington Open Spaces Strategy, DBC, 2007 www.darlington.gov.uk/planningpolicy

Darlington Draft Green Infrastructure Strategy, DBC, 2010 www.darlington.gov.uk/planningpolicy

Darlington Playing Pitch Strategy, PMP, 2009 www.darlington.gov.uk/planningpolicy

Darlington Sport and Recreation Facilities Strategy, PMP 2009 www.darlington.gov.uk/planningpolicy

Darlington Rights of Way Improvement Plan, Bowles Green Ltd, 2007, www.darlington.gov.uk/planningpolicy

UK Biodiversity Action Plan, DEFRA, 2007 www.ukbap.org.uk

Durham Biodiversity Action Plan, Durham Biodiversity Partnership, 2009 www.durhambiodiversity.org.uk

EC The Conservation of Natural Habitats of Wild Fauna and Flora 1992 www.europa.ec/legaltion

Countryside and Rights of Way Act 2000 www.opsi.gov.uk

National Parks and Access to the Countryside Act 1949 www.opsi.gov.uk

One Darlington: Perfectly Placed, Darlington Partnership, 2008 www.darlington.gov.uk/planningpolicy

Tees Valley Green Infrastructure Strategy, Tees Valley JSU, 2008 www.darlington.gov.uk/planningpolicy

National Society of Allotments and Leisure Gardeners www.nsalg.org.uk

Glossary of Terms

Allocation	An area of land identified on a proposals map for a particular land use or to be afforded particular protection.
Annual Monitoring Report (AMR)	A report produced by the Local Planning Authority that reports on progress of plan preparation and the implementation of adopted development plan policies in the area.
Area Action Plan (AAP)	An Area Action Plan is an optional Development Plan Document forming part of a Local Development Framework. It is aimed at establishing a set of proposals and policies for the development of a specific area (such as a town centre or an area of new development) of a district authority. There is no limit on the number of Area Action Plans a local authority can develop.
Communities and Local Government (CLG)	A Central department of Government responsible for policy on housing, planning, devolution, regional and local government and the fire service.
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance, designated by Local Authorities.
Core Strategy	A Development Plan Documents setting out the spatial vision and strategic objectives of the planning framework of an area, having regard to the Community Strategy
Development	Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most forms of development require planning permission.
Development Plan	Sets out a local planning authority's policies and proposals for the development and use of land and buildings in the local planning authority area. The Development Plan consists of the RSS and development plan documents.
Development Plan Documents (DPDs)	DPDs are Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare include the Core Strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.
Evidence Base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Local Development Documents, including physical, economic and social characteristics of an area.
Examination in Public (EIP)	An examination of a draft plan, held in public by independent planning inspectors.
General conformity	A process by which Regional Planning Bodies consider whether a Development Plan Document or a major planning application is in 'general conformity' which the Regional Spatial Strategy. Also, all other DPDs must conform to a Core Strategy.
Habitats Regulations Assessment (HRA)	Under the Habitats Regulations, a Habitats Regulations Assessment (Appropriate Assessment) is an assessment of the potential effects of a proposed project or plan – either a development plan document (DPD) or a supplementary planning document (SPD) – on one of more sites of international nature conservation importance. Projects and plans can only be permitted where the 'competent authority' (in this case Darlington Borough Council) is satisfied that there will be no adverse effect on the integrity of the relevant nature sites.
Issues, Options and	The 'pre-submission' consultation on DPDs with the objective of gaining

Preferred Options	public consensus over proposals ahead of submission to Government for Independent examination.
Local Development Documents (LDDs)	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.
Local Development Framework (LDF)	The overarching term given to the collection of Local Development Documents (LDDs) prepared by a local planning authority.
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.
Local Plan	An old-style development plan prepared by Local Planning Authorities.
Planning Policy Guidance Notes (PPGs) / Statements (PPSs)	Documents issued by the CLG setting out Government policy and advice on planning issues such as housing, transport, conservation, etc. (PPGs are currently being replaced by PPSs).
Saved Policies / Saved Plan	Policies within local plans that are saved for a time period during production of Local Development Documents.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusing of planning permission and which may be implemented by other means.
Strategic Housing Land Availability Assessment (SHLAA)	Assessments carried out by local authorities, which support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).
Spatial Development	Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.
Spatial Planning	Spatial planning goes beyond traditional land-use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land-use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Statement of Community Involvement (SCI)	The SCI forms part of the Local Development Framework and sets out how and when the public and other stakeholders can get involved in shaping the Local Development Framework. It also sets out what the Council does to involve the public in determining planning applications and what it will expect potential developers to do before they submit 'significant' planning applications. The Council must comply with the SCI when producing its Development Plan Documents or face the possibility of an independent inspector not finding a Development Plan Document Sound.
Strategic Flood Risk Assessment (SFRA)	An assessment that provides detailed information on flooding so that its users can better match the flood vulnerability of a development to the likelihood of it flooding. See Planning Policy Statement 25: Development and Flood Risk (PPS25).
Supplementary Planning Document (SPD)	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
Sustainability Appraisal and Strategic Environmental Appraisal (SA / SEA)	The process of weighing all the policies in the development plan for their global, national and local implications. This also includes the Strategic Environmental Assessment (SEA) to comply with the EU Directive 2001/42/EC.

Sustainable Community Strategy (SCS)	A Sustainable Community Strategy (SCS) is a document containing the long-term vision for an area that is produced for a Council by its Local Strategic Partnership (LSP). The LDF, particularly the Core Strategy, needs to demonstrate how it is delivering the SCS. The Darlington LDF will deliver spatially, the key priorities set out in its SCS.
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Appendix one – Schedule of Sites

Site number	Site Address	Grid Reference
SUPPORTING THE LOCAL ECONOMY		
AG001	Morton Palms, Yarm Road	
AG002A, B, C	Faverdale Industrial Area	
AG003	Yarm Road Industrial Area	
AG004	Yarm Road South Extension	
AG005	Yarm Road North Extension	
AG006A, B	Drinkfield	
AG007	Cleveland Street	
AG008	Albert Hill	
AG009	McMullen Road West	
AG010	Heighington Lane North	
AG011	Faverdale	
AG012	Faverdale East Business Park	
AG013	Airport North	
AG014	Airport Extension	
MIXED USE SITES		
AG015	Feethams	
AG016	Central Park	
AG017	Lingfield Point	
AG018	Blackett Road	
AG019	Morton Park	
MEETING HOUSING NEEDS		
AG020	Green Street Motors	
AG021	Ward Bros	
AG023	Hopetown Park	
AG024	Whessoe Road	
AG026	Eastbourne School	
AG027	Darlington Timber Supplies	
AG028	Woodburn Nurseries	
AG029	Blackett Road	
AG030	Darlington Memorial Hospital	
AG031	Feethams	
AG032	Albert Road	
AG033	Former Springfield School (residual)	
AG034	Former Eastbourne Nursery, Bank Top	
AG035	Land at Southampton Street	
AG036	Land to the south of Bowes Court, Haughton Road	
AG037	Cattle Mart and car park, Clifton Road / Park Lane	
AG038	North of Eastmount Road	
STRENGTHENING THE GREEN INFRASTRUCTURE NETWORK AND PROMOTING QUALITY, ACCESSIBLE SPORT AND RECREATION FACILITIES		
SPORT AND RECREATION SITES		
AG039	Abbey Junior School	
AG040	Alderman Leach Primary School	
AG041	Blackwell Meadows	
AG042	Branksome School	
AG043	Carmel Roman Catholic College	
AG044	Coleridge Centre / Skerne Park Primary	
AG045	Mowden Rugby Football Club	
AG046	New Darlington Mowden Rugby Football Club	
AG047	Darlington Rugby Football Club	
AG048	Dolphin Centre	
AG049	Eastbourne Sports Complex	

Darlington Local Development Framework
Accommodating Growth Issues and Options Paper (November 2010)

AG050	Glebe Road Playing Pitch	
AG051	Gurney Pease Primary School	
AG052	Heighington CE Primary School	
AG053	Heighington Playing Fields	
AG054	Hurworth Grange	
AG055	Hurworth House Playing Fields	
AG056	Hurworth School	
AG057	Lingfield Point	
AG058	Longfield School	
AG059	McMullen Road	
AG060	Mount Pleasant Primary School	
AG061	Queen Elizabeth Sixth Form College	
AG062	Springfield Park	
AG063	St Aiden's Academy	
AG064	Tommy Crooks Park	
GREEN INFRASTRUCTURE SITES		
AG065	Baydale Beck	
AG066	Blackwell Meadows River Corridor	
AG067	Cocker Beck Valley	
AG068	Eastern Transport Corridor	
AG069	Green Lane – Skertingham	
AG070	Green Lane – Skertingham Link	
AG071	Merrybent Community Woodland	
AG072	Mill Lane	
AG073	Rear B&Q North Road	
AG074	Redhall Wetland	
AG075	Skerne Green Corridor	
AG076	Skertingham Community Woodland	
AG077	South Burdon Community Woodland	
AG078	Water Park, Middleton St George	
AG079	Lingfield Point Allotments	
AG080	West Cemetery Extension	
AG081	West Park	
AG082	West Beck	
AG083	Brinkburn Denes	
AG084	Former Barnard Castle Trackbed – Piercebridge Corridor	
AG085	South Burdon – Middleton St George Corridor	
AG086	Haughton Bridge	
AG087	Maidendale – Morton Palms Corridor	
AG088	Faverdale Black Path	
AG089	Honeypot Lane – Legion Avenue Corridor	
AG090	High Grange Corridor	
AG091	West Park Corridor	

Appendix two – Evidence base

Name of Study	Author	Date Published
Darlington Local Development Framework Core Strategy: Publication Draft	Darlington Borough Council	August 2010
One Darlington: Perfectly Placed – A Vision for Darlington: 2008 – 2021	Darlington Partnership	October 2008
Darlington's Climate Change Strategy 2006 – 2010	Darlington Partnership	September 2006
Darlington Climate Change Action Plan 2009 – 2010	Darlington Borough Council	September 2006
Darlington Local Infrastructure Plan (Currently Consultation Draft)	Darlington Borough Council	January 2010 and final publication.
Darlington Strategic Housing Land Availability Assessment (SHLAA)	Darlington Borough Council	March 2009
Darlington Strategic Housing Land Availability Assessment (SHLAA) update	Darlington Borough Council	December 2009
Tees Valley Strategic Housing Market Assessment (SHMA)	Nathaniel Lichfield and Partners	January 2009
Darlington Employment Land Review	Darlington Borough Council	December 2009
Darlington Renewable and Low Carbon Energy Study	Entec	December 2009
East Durham Limestone and Tees Plain Wind Farm Development and Landscape Capacity Study	North East Regional Assembly	February 2008
Darlington Gateway Strategy	BDP for DBC	December 2006
Tees Valley Hotel Futures	Hotel Solutions	September 2009
Darlington Retail Study 2008	Martin Tonks	December 2008
Darlington Housing Strategy 2008 – 2012	DBC	May 2008
Private Sector Housing Renewal Strategy 2008 – 2012	DBC	January 2008
Tees Valley Gypsy and Traveller Accommodation Needs Assessment	University of Salford	January 2009
Tees Valley Green Infrastructure Strategy	TVJSU	March 2008
Darlington Open Space Strategy 2007 – 2017	DBC	April 2007
Durham Biodiversity Action Plan	Durham Biodiversity Partnership	September 2007
Darlington Sports and Physical Activities Strategy 2009	PMP	June 2009
Darlington Playing Pitch Strategy 2009	PMP	June 2009
Darlington Connections Study 2009	Urban Initiatives	December 2009
Darlington Strategic Flood Risk Assessment (SFRA) 2009	JBA for DBC	December 2009
Darlington Transport Strategy 2006-30	DBC	March 2006