

# **MAKING AND GROWING PLACES**

## **Preferred Options Development Plan Document**

**June 2013**

### **Foreword**

Darlington Borough Council's places a high priority on growing the local economy and stimulating appropriate development. Development plan policies and site specific proposals can be one way of demonstrating this, indicating to investors, developers and local people where the opportunities for new development are and what infrastructure will be needed to help make them happen.

This document sets out Darlington Borough Council's preferred options for site allocations and development management policies to guide development in the Borough until 2026. Once adopted, it will be part of the new Local Plan for the area, helping to make new places and shape the growth of the Borough.

This consultation document contains 35 draft policies and covers a wide range of topics. It builds on the policies in the Council's Core Strategy and brings together the results of several consultations which have taken place over the past two years or so.

Responses from local people and other stakeholders have been taken into account in policy development, but there have been difficult choices to make.

Please take a look at this document and the draft policies it contains to find out what might affect you, the places and spaces that you use, and/or plans for new land uses and developments that you may look forward to using.

The Council wants to hear your views on this now, so it can consider them in finalising this document. Look out for publicity about the consultation events where you will be able to talk to Planning Officers and find out more about any aspect of the plan.

Please remember to send in any comments you wish to make. The closing date for comments is 2<sup>nd</sup> August 2013.

Councillor Chris McEwan  
Economy & Regeneration Portfolio Holder  
Darlington Borough Council

June 2013

## 1. INTRODUCTION

### 1.1 What is this 'Making and Growing Places' document and consultation all about ?

- 1.1.1 This document sets out draft policies and proposals for using and developing land. The Council wants to include these in its Darlington Local Plan, alongside the already adopted policies contained in the Darlington LDF Core Strategy. Once finalised, the policies and proposals in this document will replace the remaining saved policies of the Borough of Darlington Local Plan (1997, including adopted alterations 2001), and complete an up-to-date development plan for the Borough. Once adopted, this document will replace the saved policies listed in **Appendix 1**.
- 1.1.2 The relationship of this document to other planning policy documents relevant to the Borough is set out in **Figure 1.1**, and the timetable and stages of preparing the Making and Growing Places document are set out in **Figure 1.2**.
- 1.1.3 Each draft site allocation, policy or proposal in this document is the Council's preferred option for addressing the policy issues identified. The other options considered before deciding on the preferred option are also outlined, and the reasons for rejecting them are set out briefly. A draft policy should not be read in isolation; there may well be other draft policies within the document that are relevant to a particular site or type of development, and there could also be relevant policies in the adopted Core Strategy.
- 1.1.4 A draft Policies Map has also been prepared to accompany this document. It shows on an OS base where each site allocation is, and where each draft policy or proposal would apply. It is best accessed on line via [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy). It will also be available to view at public consultation events, and extracts will be provided on request.
- 1.1.5 This document and the accompanying draft Policies Map have been prepared to allow the public and others to comment on the draft policies and proposals. It also allows for those comments to be considered by the Council in preparing its next version of the document and invites formal representations on it. The period for making comments on this 'Making and Growing Places Preferred Options' document is 21st June to 2nd August 2013. For more details on how to comment, copies of the response form and for the programme of the public consultation events please:
- visit [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy), or
  - e-mail Planning Policy at [planning.policy@darlington.gov.uk](mailto:planning.policy@darlington.gov.uk) , or
  - telephone the Planning Policy team on 01325 388644

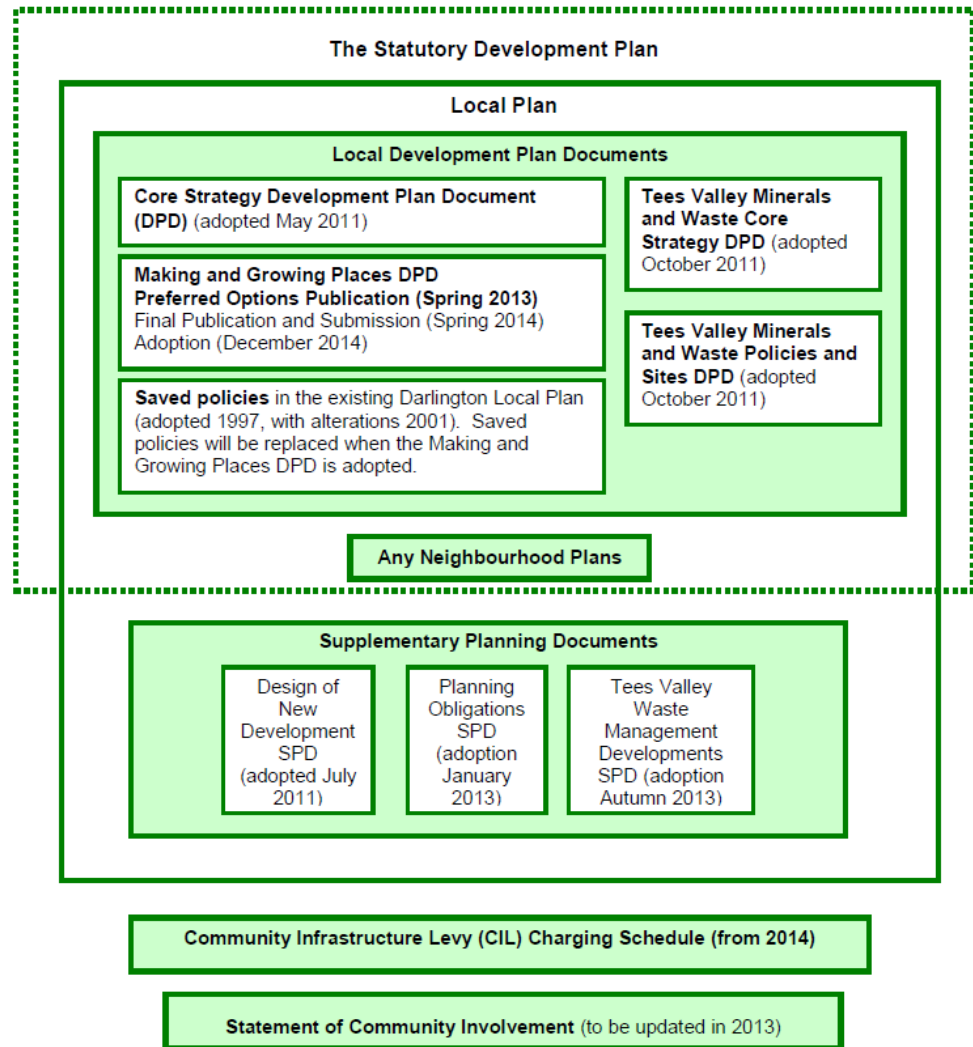
### **THE CLOSING DATE FOR RECEIPT OF COMMENTS IS 5PM ON FRIDAY 2<sup>ND</sup> AUGUST 2013**

- 1.1.6 Copies of the document, response forms and key supporting technical documents will be available at the Crown Street, Cockerton and mobile libraries. Responses can be made in the following ways:
- Using the on-line response form, and e-mailing it with any additional attachments to [planning.policy@darlington.gov.uk](mailto:planning.policy@darlington.gov.uk)
  - Completing and returning a paper response form to:  
Planning Policy Team  
Darlington Borough Council  
Freepost nea2890  
Town Hall  
Darlington DL1 5QT

- Completing a comments form or speaking to a Planning Officer at one of the public consultation events.

1.1.7 All written comments received will be acknowledged. A summary of all the responses received will be published on the Council’s website as soon as possible after the end of the consultation period, and advertised as available in Darlington Together.

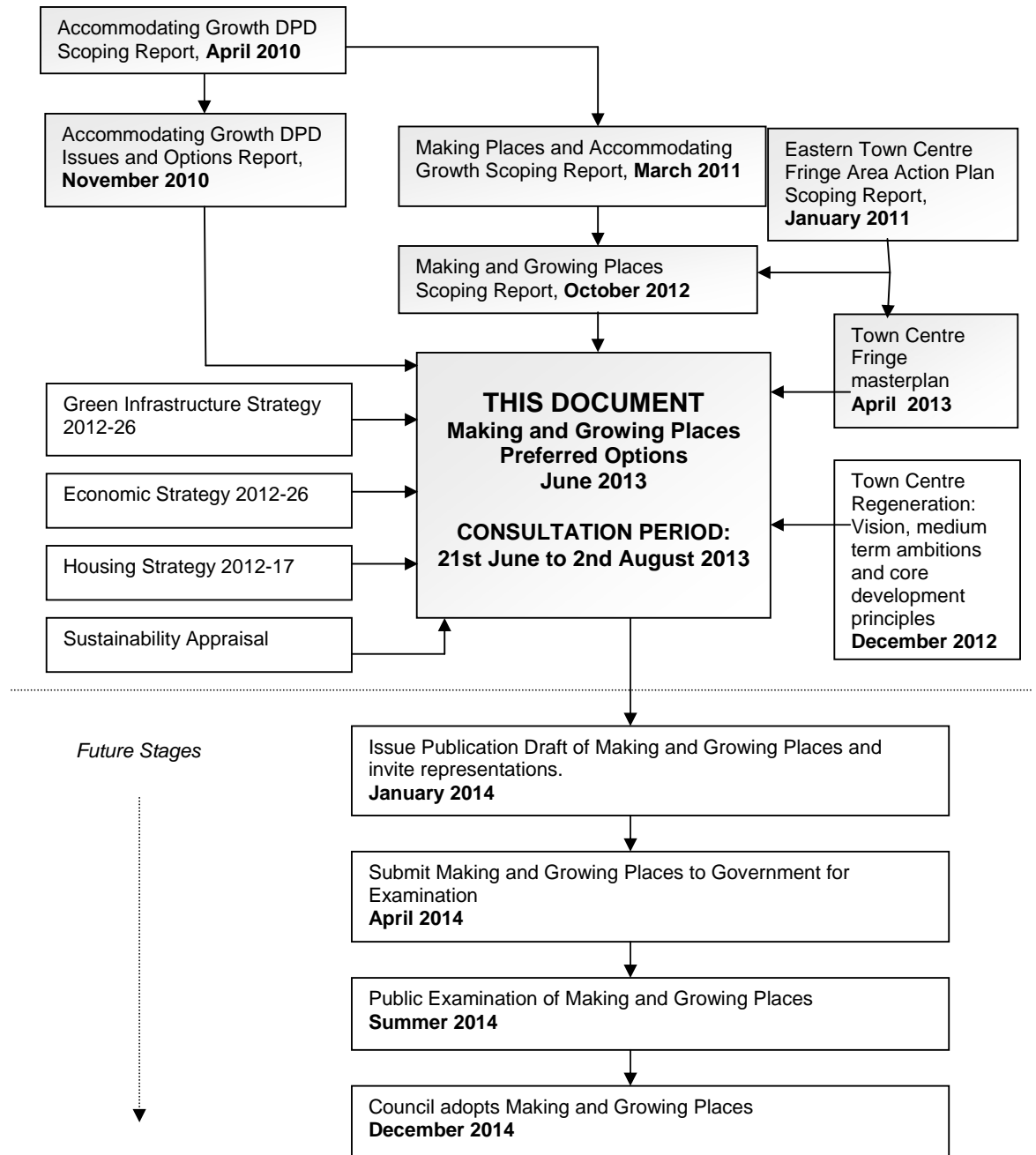
**Figure 1.1: Relationship of Making and Growing Places to other planning policy documents covering Darlington Borough**



1.1.8 A number of more technical documents, including a sustainability appraisal and equalities impact assessment, have also been prepared setting out the information underpinning the choice of policy direction. These are all available on-line at [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy), and on request by phoning or e-mailing the planning policy team. A full list of the technical documents is set out in **Appendix 2**.

1.1.9 For more details on how you can get involved in planning in Darlington, please refer to the Council’s Revised Statement of Community Involvement (SCI).

**Figure 1.2: Stages of Preparation of Making and Growing Places**



1.1.10 This document contains site specific policies and proposals and criteria-based development management policies. These appear in the remainder of this document in the following order:

**Chapter 2: Context**, including presumption in favour of development

**Chapter 3: Achieving a More Sustainable Community**, including policies and proposals for the strategic development locations, Development Limits and Rural Development Policies

**Chapter 4: Prosperous Darlington**, setting out the policy to promote employment opportunities

**Chapter 5: A vibrant town centre and accessible shops and services**, including Town Centre Frontages, Fringe Shopping Areas, District and Local Centres

**Chapter 6: Quality Housing for All**, including land for new housing, top-end executive housing, housing intensification, housing regeneration at Red Hall and accommodating travelling groups.

**Chapter 7: A Distinctive Greener, Cleaner Environment**, including heritage and

landscape policies, biodiversity and geodiversity, green infrastructure and playing pitches

**Chapter 8: Efficient and Effective Transport**, including transport allocations, access and accessibility, parking.

**Chapter 9: Infrastructure**, covering physical and social infrastructure

**Chapter 10: Managing Development**, covering amenity, alterations and extensions, climate change adaptation, and sustainable urban drainage systems.

- 1.1.11 The suite of policies is slightly different to that proposed in the Scoping Report, which was consulted on in October 2012. Policies on affordable housing and specialist housing are no longer included, as the Core Strategy, together with the Planning Obligations Supplementary Planning Document are considered to provide enough guidance on these matters. It has also been concluded that no local policy is needed on advertisements, accommodation for older people, specialist housing or affordable workspace. There is sufficient guidance on controlling advertisements in the National Planning Policy Framework, accommodating older people and specialist housing has been covered as parts of other policies in the plan (e.g. draft Policies MGP5 and 6), and further work has shown that there is already sufficient affordable workspace in the Borough. On the other hand, new issues have been identified which require a suitable policy, such as airport safety, identifying Red Hall as a housing regeneration area, and sustainable drainage, design and adaptation to climate change.
- 1.1.12 In some instances, the policies in this document will replace all or part of policies currently contained in the Core Strategy. This is to ensure that the policy framework is in accordance with national planning policy and does not include out of date information. Where this is the case, the relevant policies have been identified in **Appendix 1**.