

Feature/Requirement	Specified	Agreed Scheme (as set out in Development Agreement)	Current Scheme on Table	Comment
<b>Masterplan</b>				
<b>Houses</b>	600 residential units of mixed type including 15% affordable	631 residential units of mixed type including 15% affordable	<b>CHANGE:</b> No fewer than 450 residential units of mixed type including 15% affordable, and 5%-10% apartments.	Due to decline in apartment market a revised dwelling mix is required. As apartments can be built at higher density, fewer units are to be delivered on site.
<b>Commercial</b>	28,000 sqm including 2,500sqm incubator space	28,000 sqm commercial. No reference to incubator space	<b>CHANGE:</b> Incubator space to be delivered by public sector on site. Total commercial floor space on site remains c28,000sqm, inclusive of incubator.	CKY have waived rights to proportion of site to enable incubator of 2,700sqm to be delivered outside Central Park project whilst on site funded externally to project (public sector, to be owned by DBC)
<b>Hotel and conference facilities</b>	Hotel with conference facilities	High quality (4*+) hotel of 125bed with conference and leisure facilities.	<b>NO CHANGE:</b>	
<b>Community provision and supporting retail and leisure inc bars and restaurants</b>	Health Centre and Nursery included in outline permission. Expectation of retail uses, including restaurants and bars. Leisure limited to 1,500sqm	Nursery provided through College development. No health centre. 1,700sqm retail/restaurant/bar uses throughout site, including provision parallel to college road. Retail type uses to provide active frontages throughout site in key locations. Leisure uses associated with hotel in addition to this.	<b>NO CHANGE:</b> Same mix and quantum of community and leisure uses as per bid.	Retail uses which were parallel to College access road have been re-orientated to front Houghton Road in order to create a local centre with office space at first floor.  New, retail floorspace thresholds identified in accordance with Core Strategy, in order to ensure the retail use does not exceed local significance (ie to prevent a district centre). Retail, restaurant and bar uses throughout scheme to provide active frontage as per original.
<b>Open Space and Public realm</b>	World class/exemplar public realm and open space which people enjoy passing through and using the new spaces and places whether play areas or formal space	Specification delivered via very strong solution, with key buildings providing frontage to open spaces and natural surveillance. Management Company solution to long term management and maintenance.	<b>NO CHANGE:</b> Principles and quality of bid still being delivered, although open space has been reconfigured to utilise the sites topography and natural drainage and the better integrate the SUDs into the landscape to deliver a truly multi-functional landscape.	Open space reconfigured to provide substantial linear park, within which the spine road interweaves. Civic space provided adjacent to railway to act as focal point between commercial and residential development. Green Core surrounding substation maximises the ecological potential of the site. Green space designed to provide a single green corridor of substantial mass/scale to ensure ecological function. Multi-functional use delivered to high quality. Nationally Iconic.
<b>MSCP and Surface parking</b>	MSCP with enclosed surface car parking. Resident parking scheme required through S106	MSCP proposed. Acceptance of S106 requirements.	<b>NO CHANGE:</b>	MSCP proposed in longer term when more economically viable. In short/medium term, commercial to be delivered with surface car parking - this will then be built on in longer term to deliver quantum of commercial space with MSCP delivered at this point.
<b>Spine Road</b>	linkage from north to south and surrounding neighbourhood for vehicles, pedestrians and cyclists.	Spine road identified with properties fronting on to and addressing it throughout. Provides for ped and cycle routes along it with some on street parking,	<b>NO CHANGE:</b> Spine road interweaves linear park providing on and off road ped and cycle route options. Helps link all development and green space.	
<b>Public Art</b>	Public Art of real distinction to include lighting scheme. Details/solution to be specified by developers.	£300k plus upto an additional £200k in match funding.	<b>UNKNOWN:</b> Public art to be delivered as integral theme of open space, public realm and key buildings. Value of additional art pieces un known at this time.	
<b>Landmark Buildings</b>	At key points.	Landmark buildings identified. Design Competitions agreed.	<b>NO CHANGE:</b> Gateway buildings at Yarm Road and Houghton Road entrances with landmark and significant buildings at key points to lead eye through the development.	Report verbally once Development Appraisal has been agreed.
<b>Gateways</b>	Two new dynamic gateways to be delivered. Retaining wall at Yarm Road to be broken though to deliver the junction as identified in Gillespies masterplan	Identified in scheme with major junction works at Yarm Road.	<b>NO CHANGE:</b> Dynamic gateway still to be delivered - use of Gateway Buildings to mark the arrival at Central Park identified. New junction delivered at Houghton Road by Agencies as per original agreement.	

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<b>Postcards from Darlington</b>	Key theme of tender process. To provide postcard images for Darlington at all scales.	Sequence of Space delivers postcard images internally and from the town centre.	<b>NO CHANGE:</b> Remains key theme of the masterplan	
<b>Sustainable Urban Drainage</b>	SUDs should form part of the solution	Excellent solution with SUDs creating a focal point in one of the open spaces. Delivers some level of multi-functional use.	<b>NO CHANGE:</b> SUDs continues to form key element of open space but now based on the sites existing topography. Number of separate but linked ponds each offering different or multiple uses. Designed to maximise ecological value.	
<b>Quality and Environmental Standards</b>	Comprehensive list of standards identified as deliverables	BREEAM Very Good for Commercial; EcoHomes Excellent for residential. CEEQUAL and considerate constructor plus Building for Life silver for 50% residential units and lifetime home principles reflected in all dwellings.	<b>NO CHANGE:</b>	Only point to raise is EcoHomes has been replaced with Code for Sustainable Homes. Level 3 agreed as comparable for end product as EcoHomes Excellent. Difficult to draw comparison as EcoHomes placed significant weighing on the surrounding area which CSH does not.
<b>Metro reservation</b>	Scheme should safeguard land for future Metro	Route agreed for rail to Road Metro solution.	<b>CHANGE:</b> Metro unlikely to be delivered in rail to road solution. More likely to be delivered using existing rail infrastructure which falls beyond Development Site. As such no requirement for the reservation in the refreshed masterplan.	
<b>Programme</b>				
<b>Phases</b>	Mixed, commercially robust phases specified. To be drawn down via building licence and transferred on completion.	Delivers mixed, commercially robust phases. Building Licence process reflected in Development Agreement.	<b>NO CHANGE:</b> Continues to deliver mixed, commercially robust phases	
<b>Timing</b>	No longstop dates identified.	Final Longstop Date for the Practical Completion of the scheme agreed as 30 June 2027	<b>NO CHANGE:</b> Final longstop date for scheme is dependant upon confirmation of when the Development Appraisal identified the funding should be available. Discussions to date have not identified a date beyond 30 June 2027	Progress will be reported verbally at Cabinet if available.
<b>Obligations placed on developer</b>				
<b>Depot Relocation</b>	Demolish the existing council depot and construct a new one on a separate site owned by the Council. Specification costed at £8.1m with £9m maximum identified in public sector JV. Land at Salters Lane South in DBC ownership allocated for new depot at no cost.	Bid met specification as provided through tender	<b>CHANGE:</b> Revised specification of requirement still being worked up through separate project. Costs not anticipated to exceed £4million. £1.2m from Phase 1 to relocate external depot facilities from Vicarage Road and with £2.8m to relocate depot offices from Vicarage Road through Phase 2.	No longer on DBC owned site. Need to purchase site and provide new depot for this value. CKY will now pay and receipt to DBC for DBC to relocate depot facility, as required.
<b>Site Acquisition</b>	Developers to make remaining acquisitions in Green Street area by negotiation or fund and CPO required.	Remaining acquisitions estimated to be c£5million	<b>CHANGE:</b> Additional public sector funds used to purchase Green Street properties. DA identified that this was the responsibility of CKY once existing public funds had diminished. Single Programme Funded some acquisitions in Green Street (under Business Incubator) which together with current market conditions result in outstanding acquisitions being estimated at	

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<b>Yarm Road Junction</b>	Remove the existing retaining wall, adjacent to Yarm Road and construct new entrance to the site	Identified in masterplan.	<b>NO CHANGE:</b>	
<b>Remediation Works</b>	Developer expected to fund costs of site remediation.	Agreed and indicative included in Development Appraisal	<b>NO CHANGE:</b>	Further work being undertaken to refine costings.
<b>Yarm Road Bridge to station</b>	As minimum over Yarm Road to improve connectivity to station	Iconic Green Bridge delivered in short term	<b>CHANGE:</b> Specification of Bridge scaled back and will be delivered in later phase. In short-term an 'at grade' access through the site to Yarm Road will be provided for pedestrians and cyclists.	
<b>Suitable Guarantee</b>	Suitable form of guarantees reflecting nature of bidder	Full Joint and Several Liability offered between the three parties.	<b>CHANGE:</b> Full scheme guaranteed but with alternative provisions for commercial partner. Joint and Several offered by residential developers for the residential-led phases. Commercial phases to be drawn down following proof of pre-let and funding and accompanied by bank and parent company guarantee.	More detail provided in body of report
<b>Overage/Residual Land Value</b>	Anticipated that there would be no residual land value. However Agencies share of any overage is proportionate to their inputs (approx 33%:66% DBC:ONE).	No change	<b>NO CHANGE</b>	
<b>OTHER CHANGES</b>				
<b>Business Incubator</b>	Planning consent permitted upto 2,500sqm of the 28,000sqm commercial as incubator space but not identified as required deliverable.	Incubator unit not identified in bid or secured by Development Agreement.	Innovation Centre not included in bid and won't be delivered by development partners. CKY to waive rights to part of site to enable Agencies to bring forward and fund incubator on Central Park outside main development subject to no detrimental impact on delivery of Central Park.	
<b>Enterprise Zone</b>	Not identified - new Government led initiative	Not identified - new Government led initiative	EZ identified in south of site as well as to south and east of university and college. Adds no financial benefit to developers but could make leasing premises more attractive to digital companies once built.	
<b>Planning</b>	Outline consent granted subject to completion of S106 by selected developer. Reserved matter applications to be prepared and submitted by developer.	S106 completed. S73 application to vary phasing identified as most appropriate way forward, followed by reserved matter applications as appropriate.	Now outline consent required as original cannot be implemented within the identified time periods.	Current planning consent is due to expire in coming months which has resulted in the change to the planning strategy for the site. The changes required to the Development Agreement are to cover this procedural change.
<b>Partners</b>	Public - DBC; ONE; English Partnerships; TVR with developer/consortium to be selected	ONE, TVU and DBC with CKY selected as preferred developer	DBC and HCA - ONE asset transfer to HCA and TVU no longer involved. CKY continue to be developer consortium	Procedural and consequential change resulting in the transfer of assets and responsibilities of ONE and English Partnerships to HCA.

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<b>CPO Authority</b>	ONE to use their CPO Powers	ONE to use their CPO Powers	As ONE has ceased to exist the Council has become CPO Authority. Officers determined that the existing provisions in the development Agreement did not afford the Council with sufficient protection as CPO Authority. It has therefore been agreed in principle a CPO Indemnity will be agreed between the Council and its development partners.	