



DARLINGTON

Borough Council

Cabinet Agenda

5.00 pm

Tuesday, 8 February 2022

Council Chamber, Town Hall, Darlington DL1 5QT

Members and Members of the Public are welcome to attend this Meeting.

1. Introductions/Attendance at Meeting.
2. Declarations of Interest.
3. To hear relevant representation (from Members and the General Public) on items on this Cabinet agenda.
4. To approve the minutes of the meeting of this Cabinet held on Tuesday 11 January 2022. (Pages 5 - 10)
5. Matters Referred to Cabinet –
There are no matters referred back for reconsideration to this meeting
6. Issues Arising from Scrutiny Committee –
There are no issues referred back from the Scrutiny Committees to this Meeting, other than where they have been specifically consulted on an issue and their comments are included in the contents of the relevant report on this agenda.
7. Key Decisions:-
 - (a) Adoption of Darlington Borough Local Plan 2016/36 – Report of the Chief Executive. (Pages 11 - 326)
 - (b) School Admission Arrangements 2023/24 – Report of the Group Director of People. (Pages 327 - 348)
 - (c) Education Case Management System – Report of the Group Director of People.

(Pages 349 - 362)

(d) Darlington Rail Heritage Quarter – Report of the Group Director of Services.
(Pages 363 - 392)

8. Levelling Up Darlington – Report of the Chief Executive.
(Pages 393 - 404)
9. Calendar of Council and Committee Meetings 2022/23 –
Report of the Group Director of Operations.
(Pages 405 - 408)
10. Medium Term Financial Plan - Investing In and Delivering Success for Darlington –
Report of the Chief Officers Executive.
(Pages 409 - 488)
11. Housing Revenue Account - Medium Term Financial Plan 2022/23 to 2025/26 –
Report of the Group Director of Operations.
(Pages 489 - 506)
12. Prudential Indicators and Treasury Management Strategy Report 2022/23 –
Report of the Group Director of Operations.
(Pages 507 - 550)
13. Project Position Statement and Capital Programme Monitoring - Quarter 3 –
Report of the Group Director of Services and the Group Director of Operations.
(Pages 551 - 572)
14. Revenue Budget Monitoring - Quarter 3 –
Report of the Group Director of Operations.
(Pages 573 - 594)
15. Membership Changes - To consider any Membership Changes to Other Bodies to which
Cabinet appoints.
16. SUPPLEMENTARY ITEM(S) (if any) which in the opinion of the Chair of this Committee are
of an urgent nature and can be discussed at this meeting.
17. Questions.

EXCLUSION OF THE PUBLIC AND PRESS

18. To consider the exclusion of the Public and Press :- –
RESOLVED - That, pursuant to Sections 100A(4) and (5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing items on the grounds that they involve the likely disclosure of exempt information as defined in exclusion paragraph 3 of Part I of Schedule 12A of the Act.

A handwritten signature in black ink, appearing to read 'Luke Swinhoe', is centered on the page.

Luke Swinhoe
Assistant Director Law and Governance

Monday, 31 January 2022

Town Hall
Darlington.

Membership

Councillors Clarke, Dulston, Durham, Keir, Marshall, K Nicholson, Mrs H Scott and Tostevin

If you need this information in a different language or format or you have any other queries on this agenda please contact Lynne Wood, Elections Manager, Operations Group, during normal office hours 8.30 a.m. to 4.45 p.m. Mondays to Thursdays and 8.30 a.m. to 4.15 p.m. Fridays (e-mail Lynne.Wood@darlington.gov.uk or telephone 01325 405803).

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**DECISIONS SHOULD NOT BE IMPLEMENTED BEFORE
MONDAY 24 JANUARY 2022**

CABINET

Tuesday, 11 January 2022

PRESENT – Councillors Mrs H Scott (Chair), Clarke, Dulston, Durham, Keir, Marshall, K Nicholson and Tostevin

INVITEES – Councillors Curry, Harker and Snedker

APOLOGIES – Councillors Tait

ALSO IN ATTENDANCE – Councillors McCollom

C82 DECLARATIONS OF INTEREST.

In respect of Minute C87(1) below, Councillors Harker and Keir, declared non-pecuniary interests as they were school governors; and in respect of Minute C91 below, Councillor Snedker declared a non-pecuniary interest as he was Chair of the Darlington Credit Union Board.

C83 TO HEAR RELEVANT REPRESENTATION (FROM MEMBERS AND THE GENERAL PUBLIC) ON ITEMS ON THIS CABINET AGENDA.

No representations were made by Members or members of the public in attendance at the meeting.

C84 TO APPROVE THE MINUTES OF THE MEETING OF THIS CABINET HELD ON 7 DECEMBER 2021

RESOLVED – That the Minutes be confirmed as a correct record.

REASON – They represent an accurate record of the meeting.

C85 MATTERS REFERRED TO CABINET

There were no matters referred back for re-consideration to this meeting.

C86 ISSUES ARISING FROM SCRUTINY COMMITTEE

There were no issues arising from Scrutiny considered at this meeting.

C87 KEY DECISIONS

(1) MAINTAINED SCHOOLS CAPITAL PROGRAMME - SUMMER 2022 AND SECTION 106 FUNDING

The Cabinet Member with the Children and Young People Portfolio introduced the report of the Group Director of People (previously circulated) requesting that consideration be given

to the release of capital funding for the schools' summer works programme 2022; devolved formula capital to maintained schools; and Section 106 funding for Heighington Primary, Hurworth Primary and Hurworth Secondary School capital works.

The submitted report stated that the Department for Education (DfE) had allocated £169,396 of School Condition funding for 2021/22 to address capital maintenance needs across the Borough's five maintained schools; the annual summer works programme for 2022 had been compiled using the information from local authority commissioned surveys covering building condition and electrical and mechanical services; that a list of the highest priority works had been developed in conjunction with Building Services; and that the DfE had also allocated £43,141 of Devolved Formula Capital (DVA) to Darlington maintained schools for 2021/22 to help support ongoing capital needs. Particular reference was also made to the release of Section 106 funding to improve education provision in Heighington and to enhance education facilities in Hurworth Primary and Secondary schools.

RESOLVED – (a) That the DfE School Condition Allocation of £169,396, be released, to support the 2022 maintained schools' summer works programme, and that the Group Director of People, be given delegated responsibility to approve individual schemes.

(b) That the 2021/22 DfE Devolved Formula Capital (DFC) of £43,141, be released.

(c) That the Section 106 funding of £156,515 from Bellway Homes and £133,533 from Kew Land Limited, be released, to improve the education provision in the village of Heighington.

(d) That the Section 106 funding of £106,666 from Bellway Homes and £193,985 from Miller Homes, be released, to enhance educational facilities in Hurworth Primary and Secondary Schools.

REASONS – (a) The release of the funds would enable capital investment to be undertaken in the areas identified with the greatest need, in terms of asset management priorities.

(b) Detailed planning to identify priorities had been undertaken which ensured effective use of all investment.

(2) CUSTOMER SERVICES AND DIGITAL STRATEGY

The Cabinet Member with the Resources Portfolio introduced the report of the Group Director of Operations (previously circulated) requesting that considering be given to the draft Customer Services and Digital Strategy 2021/24 (also previously circulated).

The submitted report stated that the Customer Services and Digital Strategy 2021/24 set out the Council's vision for delivering excellent services to its customers and in particular, how more of those services could be delivered through digital channels; provided the commitment to support those customers to access Council services who, for whatever reason, were unable to use the on-line services; and outlined its seven key aims. References were made to the equality impact screening; public consultation exercise that had taken place between 1 and 31 October 2021; the responses received to that consultation; and further work further planned.

Particular references were made at the meeting to providing assistance to members of the public to access the Council's website and its services; to the importance of continuing to support customers who were unable, or did not wish to use, the on-line services; and to the possible impact on mental health, through the increased use of digital services instead of face to face contact. The Cabinet Member with the Resources Portfolio responded thereon.

RESOLVED – That the Customer Services and Digital Strategy 2021/24, as appended to the submitted report, be approved.

REASON – The implementation of the strategy would lead to improvements in the Council's customer services, improvements to digital services and actions taken to reduce digital exclusion in the community.

C88 ACCESS OPPORTUNITIES FOR YOUNG PEOPLE

The Cabinet Member with the Children and Young People Portfolio introduced the report of the Chief Executive (previously circulated) requesting that consideration be given to a one-off investment in a range of interventions to support local young people giving them greater prospects of securing work.

The submitted report stated that youth unemployment had been a persistent problem in Darlington for many years and had increased during the pandemic; long-term youth unemployment in particular had grown significantly; a multi-agency group had been established, chaired by the Chief Executive, to consider appropriate interventions; a package of additional supports had been developed that would effectively augment existing services, delivered by a range of stakeholders, that would make a positive impact on helping young people to access employment; those interventions would help ensure that all young people were able to access quality employment opportunities; and that maximising the potential of young people was key to sustained future prosperity of Darlington.

Particular reference was made to the major successes in bringing employment to Darlington with Amazon setting up a major facility and 1700 jobs soon to be created by Government relocations.

Discussion ensued at the meeting on the use of apprentices in the Council to fill vacancies, and in particular, in those areas where there were skill shortages. The Group Director of Operations responded thereon.

RESOLVED - That up to £70,000 of Contain Outbreak Management Funds/Covid Reserve, be released, to fund the package, as outlined in the submitted report.

REASONS – (a) Youth unemployment had been comparatively high for years in Darlington, and had worsened as a consequence of the pandemic.

(b) The consequence of high long-term youth unemployment would have detrimental economic and social impacts on the borough.

C89 QUARTER 2 - COUNCIL PLAN 2020/23 - DELIVERING SUCCESS FOR DARLINGTON PERFORMANCE REPORT

The Leader introduced the report of the Chief Officers Executive (previously circulated) presenting an overview of progress made towards achieving the key outcomes of the Council Plan 2020/23 'Delivering Success for Darlington' together with the Performance Management Report April to September 2021 (also previously circulated).

The submitted report outlined the vision of the Council Plan 'Delivering Success for Darlington' which was structured around the key priorities of growing Darlington's economy; maximising the potential of young people; working with communities to maximise their potential; supporting the most vulnerable in the Borough; and a dedicated workforce who were proud to serve the Borough and an accessible, effective and engaged Council.

The performance management report provided a high-level update on overall progress, across all portfolios, towards the overarching vision and priorities together with an update on each Cabinet portfolio area, highlighting progress made against key actions and relevant key performance indicators

RESOLVED – That the progress made against the Council Plan 2020/23 'Delivering Success for Darlington', as set out in the performance management report appended to the submitted report, be noted.

REASON - To update Cabinet on the progress in implementing the Council Plan priorities.

C90 FEETHAMS HOUSE - EUROPEAN REGIONAL DEVELOPMENT FUND

The Leader introduced the report of the Chief Executive (previously circulated) requesting that consideration be given to the repayment of £1,710,928.78 of European Regional Development Fund (ERDF) to facilitate the temporary use of Feethams House by the Treasury (HMT) and Other Government Departments (OGD).

The submitted report stated that in 2019 the Council commenced the building of Grade A office accommodation in the centre of the town; it was a speculative build project aiming to provide high quality office accommodation for small and medium enterprises (SME's) and general business use; the overall project costs of £8,460,880 were funded through Council capital contribution of £3,329,848, Tees Valley Combined Authority of £3,230,000 and ERDF contribution of £1,901,032; the ERDF contribution was specifically allocated for the provision of office accommodation for SME's; and that the building was completed in 2020 and funding received to date from ERDF was £1,710.928.78.

It was reported that in March 2021 it was announced that the departments of HMT and OGD were to be relocated to Darlington; temporary accommodation for the early cohorts of officers relocating was required; Feethams House had been identified as the preferred temporary location with occupation commencing in March 2022; as the whole building would be required, the two floors identified for use by SME's would not meet the restriction imposed by ERDF funding and would need to be repaid; and that it had been confirmed that the Government were able to offer repayment over a three-year term (March 2022 to March 2024) in line with the ERDF Programme.

A Member enquired whether there would be a need to build further office accommodation

for SME's, as a result of the HMT and OGD's relocating to Feethams House. The Chief Executive responded thereon.

RESOLVED - (a) That the European Regional Development Fund contribution of £1,710,928.78, for the construction of Feethams House, be repaid.

(b) That the funding be sourced in the medium term from the Investment Fund to be repaid through the rental income from Feethams House.

REASONS – (a) To promote new development and Economic Growth.

(b) To facilitate the relocation of officers from HMT and OGD's which would provide several significant economic growth opportunities for the borough and the Tees Valley Region.

(c) To comply with the grant funding obligations.

C91 SUPPORT DARLINGTON CREDIT UNION

The Cabinet Member with the Stronger Communities Portfolio introduced the report of the Chief Executive (previously circulated) requesting that consideration be given to proposals to support the Darlington Credit Union (DCU), as part of its investment and growth plan and in light of the financial impact the credit union has sustained through the pandemic, by allocating £25,000 as one-off grant funding from the Additional Restrictions Grant (ARG) and a £75,000 interest-free loan, to be repaid over a 10-year period.

The submitted report stated that the DCU provided a broad range of affordable, sustainable and ethical financial services to its members; encouraged the development of good financial practice across the community; had made an important contribution to the town since its formation in 2009; provided support to around 1,200 people per year with the MoneySmart project, which offered financial literacy education and holistic support to those who were financially vulnerable; and had helped children start in the habit of saving, with over 1,300 pupils in 13 schools having saved over £180,000.

It was reported that the Council had, since its foundation, supported the DCU, which had allowed it to offer interest-bearing accounts and affordable loans, which reduced the risk of residents using loan sharks; the DCU were seeking £150,000 of funding to enable growth but also to assist with the financial challenge the pandemic had presented; Darlington Building Society (DBS) had been approached and had agreed to provide funding of £50,000; and that £100,000 had been requested from the Council. The DBS and this Council had reviewed the 2022 and 2023 financial forecasts which had shown a positive return and both were satisfied that the credit union had plans and actions in place to achieve those estimated returns.

RESOLVED – (a) That one-off funding of £25,000 from the Additional Restrictions Grant (ARG) fund, as detailed in the submitted report, be approved.

(b) That a £75,000 interest-free loan, repayable over 10 years to support the sustainability and growth of the Darlington Credit Union, as detailed in the submitted report, be approved.

(c) That the authority to draw up a funding agreement for the loan, be delegated to the

Group Director of Operations.

REASONS – (a) Using the credit union enabled individuals to receive advice and support about saving and appropriate lending as well as helping them to avoid reaching crisis through high cost lending. It also helps them to meet other commitments including payment of council tax and housing rent.

(b) ARG funding was designed to assist organisations which had been impacted by the Covid-19 pandemic.

C92 MEMBERSHIP CHANGES - TO CONSIDER ANY MEMBERSHIP CHANGES TO OTHER BODIES TO WHICH CABINET APPOINTS.

There were no membership changes reported at the meeting.

**DECISIONS DATED –
FRIDAY 14 JANUARY 2022**

**CABINET
8 FEBRUARY 2022**

**ADOPTION OF DARLINGTON BOROUGH
LOCAL PLAN 2016 – 2036**

**Responsible Cabinet Member – Councillor Alan Marshall
Economy Portfolio**

**Responsible Director – Ian Williams
Chief Executive**

SUMMARY REPORT

Purpose of the Report

1. This report updates members of the process undertaken in the preparation of the Borough of Darlington Local Plan 2016 – 2036 (Darlington Local Plan) and the conclusions and recommendations of the report received from the Planning Inspector appointed to undertake the examination of the Local Plan which identifies that the Local Plan (subject to recommended Main Modifications) is sound, legally compliant and capable of adoption.
2. In addition, the report informs members of the statutory procedures for the adoption of the Local Plan, following which there is a six-week period when it can be challenged in the High Court under section 113 of the Planning and Compulsory Purchase Act 2004.

Summary

3. An up-to-date Local Plan is essential to meet the development needs of the Borough and to enable the Council to shape and maintain control of development.
4. The Local Plan is a framework for growth and aims to ensure that Darlington becomes an even more sustainable location in which people increasingly choose to live, work and visit. Not only does it help to deliver the economic strategy, it also makes provision for new housing and infrastructure to meet local needs of our current and future population.
5. The success of the Borough is predicated on growth and underpins the future vibrancy of our town centre and our local communities. The Local Plan sets out how Darlington will grow, adapt and change and importantly how this will be achieved and managed. It provides the Council with the required spatial guidance and direction to contribute to and enable the structured development of the Borough – in support of both the Council's drive for a growing economy, building stronger communities and creating opportunities for all whilst mitigating and adapting to climate change, protecting and enhancing the environment, heritage, green infrastructure etc.

6. This report follows a previous report in February 2020 which agreed the submission draft of the Local Plan.

Recommendations

7. It is recommended that Cabinet:-
 - (a) note the conclusions of the Report on the Examination of the Darlington Local Plan received from the Planning Inspectorate (see **Appendix 1** of this report) which recommended that, subject to modifications, the Local Plan can be adopted.
 - (b) recommend to Council that the Darlington Local Plan (including all modifications detailed in **Appendices 1 and 2**) attached at **Appendix 3** and Policies Map at **Appendix 4** be adopted (including modifications detailed in **Appendix 5**).
 - (c) note that the Core Strategy (2010) policies and saved Local Plan (1997, alterations 2001) policies will be superseded upon the adoption of the Darlington Local Plan.

Reasons

20. Local Planning Authorities must prepare a Local Plan that sets out the local planning policies for their local planning authority area. Government guidance requires that Local Plans must be positively prepared, justified, effective and be consistent with national policy, in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework (NPPF).

Ian Williams
Chief Executive

Background Papers

- (i) National Planning Policy Framework, 2021
- (ii) Planning and Compulsory Purchase Act 2004
- (iii) Town and Country Planning Act (Local Planning) (England) Regulations 2012
- (iv) Localism Act 2011

David Hand : Extension 6294

S17 Crime and Disorder	The Local Plan has a role in reducing crime through the promotion of good design and location of development
Health and Well Being	A key objective of Local Plan policies will be to improve people's health and wellbeing by protecting and improving the economic, social and environmental conditions in the Borough
Carbon Impact and Climate Change	A Sustainability Appraisal has been carried out on the strategic issues and options. Achieving sustainable development will be a fundamental objective of the Local Plan
Diversity	An Equalities Impact Assessment will be part of the local plan preparation process
Wards Affected	All
Groups Affected	All
Budget and Policy Framework	The Local Plan will be prepared using existing budgets and will ultimately form part of the Council's Planning Policy Framework
Key Decision	Yes
Urgent Decision	No
Council Plan	The Local Plan will represent the spatial implications and help achieve the economic growth aspirations of the Council Plan
Efficiency	The consultation stage of the Local Plan represents the most efficient way to produce the Local Plan having regard to the legislative and engagement requirements
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

21. Local Planning Authorities must prepare a Local Plan that sets out the local planning policies for their local planning authority area. These policies are important material considerations when deciding planning applications, as all decisions must be made in accordance with the policies unless there are very strong reasons not to do so. Government guidance requires that Local Plans must be positively prepared, justified, effective and be consistent with national policy, in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework (NPPF). The NPPF states that every local planning authority in England should seek to have in place a clear, up to date Local Plan that conforms to the Framework, meets local development needs and reflects local people's views about how they wish their community to develop. The plan preparation process should fully involve everyone with an interest in the document or area, and they should have had the chance to comment.
22. Darlington cannot stand still. It has to support its communities to thrive and compete with neighbouring Boroughs, and further afield, to attract investment. It needs a strong, clear Local Plan if it to grow in a sustainable way, and to preserve both its prosperity, and its unique quality of life.

23. The Local Plan is a framework for growth and aims to ensure that Darlington becomes an even more sustainable location in which people increasingly choose to live, work and visit. Not only does it help to deliver the economic strategy, it also makes provision for new housing to meet local needs supporting the needs of our current and future workforce, and other new developments with the provision of key new infrastructure.
24. The success of the Borough is predicated on growth and underpins the future and vibrancy of our town centre and our local communities. The Local Plan sets out how Darlington will grow, adapt and change and importantly how this will be achieved and managed. It provides the Council with the required spatial guidance and direction to contribute and enable the structured development of the Borough – in support of both the Council’s drive for a growing economy, building stronger communities and creating opportunities for all.

The Local Plan Preparation Process

25. In April 2016, Cabinet agreed to the production of a new Darlington Local Plan and supporting documents to replace the existing policy documents.
26. The Darlington Local Plan as prepared sets out the policies and proposals to guide planning decisions and establishes the framework for the sustainable growth and development of the Borough up to 2036. The Local Plan covers a range of matters including the number of new homes that are needed and where they should be located; the amount and proposed location of new employment land, improvement of town centres as well as provision of infrastructure and community facilities in the Borough.
27. The key milestones in the production of the Local Plan are detailed below:

Issues and Scoping Consultation	May to August 2016
Draft Local Plan Consultation	June to August 2018
Publication Draft Local Plan Consultation	August to September 2020
Submission of Local Plan	December 2020
Examination Sessions June 2021	May to September 2021
Main Modifications Consultation	October to November 2021
Inspectors Report	January 2022

28. The preparation of the Darlington Local Plan included two public consultations prior to the submission of the publication draft Local Plan in December 2020 to the Planning Inspectorate. Following submission of the publication draft Local Plan, Planning Inspector William Fieldhouse BA (Hons) MA MRTPI, was appointed to conduct the examination into the Darlington Local Plan to determine whether it is legally compliant and sound. In advance of the hearing sessions, officers prepared hearing statements in response to initial questions raised by the Inspector.
29. The hearing session’s element of the Examination process took place over a three-week period in May and June 2021, addressing 10 topic areas in eight sitting days, covering all aspects of the Local Plan. An additional hearing date was arranged in September 2021 to discuss some matters in further detail.

30. Whilst significant parts of the Local Plan as submitted were considered sound the Planning Inspector identified, at examination, the need for a number of Main Modifications to ensure soundness, clarity and effectiveness across a range of policies and supporting text. These Main Modifications were the subject of a further consultation period which took place between October and November 2021.
31. Alongside the Main Modifications, the consultation also made available Additional Modifications (which are minor changes to Local Plan text) and Policies Map Modifications (which details where changes to the Local Plan have resulted in consequential changes to the policies maps, or where corrections need to be made).
32. Responses received to the Main Modifications consultation were sent to the Planning Inspector for consideration. The Council received the 'Report on the Examination of the Darlington Borough Local Plan 2016 - 2036' from the Planning Inspectorate which concluded that:

"The Council has requested that I recommend main modifications to make the Plan sound and legally compliant, and therefore capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the Darlington Borough Local Plan 2016-2036 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound."

33. The 'Report on the Examination of the Darlington Borough Local Plan 2016-2036' is included as APPENDIX 1 to this report. The report includes a 'Non-technical Summary' of the examination process and key main modifications on page 4. In accordance with regulations stakeholders who have asked to be kept informed of the publication of the 'Report on the Examination of the Darlington Borough Local Plan 2016-2036' have been notified.
34. In relation to the consultation process undertaken the inspector also concludes in Paragraph 21 of his report that:

"I am satisfied that the Council carried out consultation in compliance with the 2012 Regulations and the Statement of Community Involvement that had been published in July 2016 and then updated in August 2020 to take account of restrictions relating to the coronavirus pandemic".

Darlington Borough Local Plan Adoption Process

35. As the report from the Planning Inspectorate finds the Darlington Local Plan, subject to Main Modifications, sound and capable of adoption it is recommended that it be adopted as Council policy. Should it be resolved that the Darlington Local Plan be adopted it will form part of the Development Plan alongside the Joint Tees Valley Minerals and Waste Core Strategy and Policies and Sites LDDs (September 2011) and Low Conniscliffe and Merrybent Neighbourhood Plan (and any further Neighbourhood Plans made in the future).

36. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires an application for planning permission to be determined in accordance with the Development Plan, unless the material considerations surrounding the proposal indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in planning decisions.
37. One necessary main modification is that the Darlington Local Plan provides a schedule of policies to be replaced upon its adoption. Policies to be replaced are all Core Strategy (2011) policies and saved Local Plan (adopted 1997, alterations 2001) policies.

Next Steps

38. When the Darlington Local Plan is adopted it is necessary, as soon as is reasonably practicable, for the Council to complete the following statutory procedures:
 - (a) The Inspector's Report, the Local Plan and supporting documentation, the Adoption Statement and Sustainability Appraisal Post Adoption Statement will be made available during normal office hours in the places where pre-submission documents were made available;
 - (b) Publish the documents referred to above on the Council's website;
 - (c) Inform stakeholders who have asked to be kept informed of the adoption of the Darlington Local Plan and let them know where the documents can be inspected; and
 - (d) Send a copy of the Adoption Statement to the Secretary of State.
39. The legal date of adoption of the Darlington Local Plan is the date it is adopted by Full Council. Under section 113 of the Planning and Compulsory Purchase Act 2004, there is a period of six weeks from this date within which any person aggrieved by the document may make an application to the High Court on the ground that:
 - (a) The document is not within the appropriate power;
 - (b) A procedural requirement has not been complied with.
40. Grounds for being aggrieved do not include disagreement with policies contained within the Darlington Local Plan.

Darlington Local Plan Monitoring

41. The Darlington Local Plan establishes the framework for the sustainable growth and development of the Borough up to 2036. The effectiveness of policies within the plan will be monitored through the Authority's Monitoring Report (AMR) which is a requirement of the Town and Country Planning (Local Planning) (England) Regulations 2012.
42. It is a legal requirement (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012) that policies within the Local Plan are reviewed to assess whether they need updating at least once every five years, and then updated as necessary.

Financial Implications

43. Local Plan preparation and allowances are made within the existing Local Plan Budget to facilitate the adoption of the plan.
44. Going forward the Darlington Local Plan will be key to delivering housing, employment and infrastructure development and is an important determinant of the future economy of the borough.

Legal Implications

45. There are no direct legal implications arising from this report. However, it is important to note the six-week challenge period detailed above.

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Report to Darlington Borough Council

by William Fieldhouse BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Date: 28 January 2022

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Darlington Borough Local Plan 2016-2036

The Plan was submitted for examination on 22 December 2020

The examination hearings were held between 25 May and 7 September 2021

File Ref: PINS/N1350/429/9

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Abbreviations used in this report

The 2004 Act	The Planning & Compulsory Purchase Act 2004 (as amended)
The 2012 Regulations	The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
The Council	Darlington Borough Council
NPPF	National Planning Policy Framework (July 2021)
The Plan	The Darlington Borough Local Plan 2016-2036
PPG	Planning Practice Guidance
sqm	Square metres

Evidence and Examination Documents

All of the **Council's supporting evidence submitted with the Plan along with** documents that I issued, requested or accepted during the examination were published on the examination website. Each document has its own individual reference number such as CD03, SD28, IN1, DBC3, etc. Where appropriate, I refer to documents by their reference numbers in this report.

Non-Technical Summary

This report concludes that the Darlington Borough Local Plan 2016-2036 provides an appropriate basis for the planning of the Borough, provided that a number of main modifications are made to it. Darlington Borough Council has specifically requested that I recommend any main modifications necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The main modifications were subject to public consultation over a six-week period. In some cases I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering the sustainability appraisal and all the representations made in response to consultation on them.

The main modifications can be summarised as follows:

- Clarify that the housing requirement is for a minimum of 9,840 net additional dwellings between 2016 and 2036 (492 per year).
- Update the housing supply information and housing trajectory to take account of evidence relating to 1 April 2021 and the overall supply for the plan period to a total of 11,579 dwellings.
- Clarify the windfall allowance is 25 dwellings per year from 2021.
- Set out the five year housing requirement on 1 April 2021 (2,729 dwellings) and the deliverable supply on that date (2,920 dwellings).
- Changes to policies H10 and H11 and Figures 6.1 and 6.2 (Skerningham and Greater Faverdale masterplan frameworks) to achieve sustainable development on the sites coordinated with the provision of all necessary physical, social and green infrastructure.
- Changes to the development requirements in the allocation statements for various sites.
- Amend the requirement for accessible and adaptable homes in policy H4 from 80% to 45%.
- Clarify the affordable housing requirements in policy H5 and amend the proposed tenure split.
- Allocate extensions to two Council-owned gypsy and traveller sites to ensure that the need for additional gypsy and traveller accommodation can be met.
- Clarify the uses proposed on employment sites, having regard to changes to the Use Classes Order that came into effect in September 2020.
- Changes to policies IN1 to IN4 to clarify the proposed road improvements and secure high quality infrastructure for buses, walking and cycling.
- Changes to policies ENV3 to ENV8 relating to green infrastructure including rural gaps, green wedges, green corridors and urban and rural parklands.
- A number of other modifications to ensure that the Plan is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the *Darlington Borough Local Plan 2016-2036* ("the Plan") in terms of section 20(5) of the *Planning & Compulsory Purchase Act 2004* (as amended) ("the 2004 Act"). It considers first whether the Plan's preparation has complied with the duty to cooperate. It then considers whether the Plan is compliant with other legal requirements, and whether it is sound. *The National Planning Policy Framework* ("NPPF")¹ makes it clear that in order to be sound, a local plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. The *Darlington Borough Local Plan 2016-2036* submitted on 22 December 2020² is the basis for my examination. It is the same document that was published for consultation in August 2020.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I recommend any main modifications necessary to rectify matters that make the Plan unsound or not legally compliant and thus incapable of being adopted. My report explains why the recommended main modifications are necessary. The main modifications are referenced in bold in the report in the form MM1, MM2 etc, and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared schedules of proposed main modifications³ and changes to the policies map⁴ and updated the sustainability appraisal and habitat regulations assessment⁵. These documents were subject to public consultation for six weeks in October and November 2021. I have taken account of the consultation responses in coming to my conclusions in this report and have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as the

¹ All references in this report to the NPPF are to the revised version published on 20 July 2021.

² CD01.

³ DBC29.

⁴ DBC30 and DBC38.

⁵ DBC31 and DBC32.

*Darlington Borough Policies Map Proposed Submission Local Plan August 2020*⁶.

6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. **However, a number of the published main modifications to the Plan's policies** require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.
7. These further changes to the policies map were listed in the *Policies Map Modifications Schedule Update* and included in the *Policies Map Update October 2021*⁷. Those documents were published for consultation alongside the main modifications.
8. When the Plan is adopted, in order to comply with the legislation and give **effect to the Plan's policies, the Council will need to** update the adopted policies map to include all the changes proposed in the *Darlington Borough Policies Map Proposed Submission Local Plan August 2020* and the further changes published alongside the main modifications referred to above.

Context of the Plan

The Borough and its surroundings

9. The Borough comprises the historic market town of Darlington surrounded by open countryside and attractive villages. It is a unitary local authority that is a member of the Tees Valley Combined Authority along with Stockton-on-Tees, Middlesbrough, Redcar and Cleveland, and Hartlepool. To the east of the Borough is Stockton-on-Tees; to the north and west is County Durham; and to the south is North Yorkshire.
10. **The River Tees forms the Borough's southern boundary. The A1(M)** runs north-south, and the A66 east-west, to the west and south / east of the town respectively. Darlington railway station is on the East Coast Mainline. Teesside International Airport straddles the eastern border with Stockton-on-Tees.
11. The Borough has a population of around 106,300 people and accommodates around 56,000 jobs. The economy has performed well in recent years in comparison to some other parts of the North East. However, there are significant social and economic inequalities within the Borough, with five wards being amongst the 10% most deprived nationally and two amongst the 10% least deprived.

The statutory development plan

12. The Plan will replace the *Darlington Local Development Framework Core Strategy* (2011) and the saved policies in the *Borough of Darlington Local Plan* (1997 with alterations adopted 2001). The statutory development plan for the

⁶ CD02.

⁷ DBC30 and DBC38.

Borough will also include the *Tees Valley Minerals and Waste Core Strategy Development Plan Document*; the *Tees Valley Minerals and Waste Policies and Sites Development Plan Document* (both adopted 2011); the *Low Coniscliffe and Merrybent Parish Neighbourhood Plan* (made 2019); and any other neighbourhood plans that are subsequently made.

Public Sector Equality Duty

13. The Council carried out an *Equalities Impact Assessment* to inform the preparation of the Plan⁸.
14. I have had due regard to the three aims expressed in section 149(1) of the *Equality Act 2010* and in particular considered how the Plan's policies and proposals are likely to affect people from groups with "protected characteristics"⁹. This has involved my consideration of several matters during the examination including those relating to different types of housing need, including for people with disabilities, the elderly, and travellers; achieving sustainable design; delivering a sustainable transport network and improving access and accessibility; and protecting and providing education and other community and social infrastructure. My findings in relation to those matters are set out in subsequent sections of this report.

Assessment of Duty to Cooperate

15. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of **the Plan's** preparation - the duty to cooperate in relation to the preparation of a local development document in so far as relating to a strategic matter¹⁰.
16. The Borough is a relatively self-contained area in terms of travel to work and housing markets. However, the following cross boundary strategic matters required cooperation with neighbouring authorities and other relevant bodies: housing development including accommodation for gypsies and travellers; economic growth; Teesside International Airport; town centre development; services and facilities; strategic transport infrastructure; flood risk; natural environment; and historic environment including the Stockton and Darlington Railway.
17. **The Council's** *Statement of Common Ground*¹¹ sets out how it aimed to satisfy the duty to cooperate through engaging constructively, actively and on an ongoing basis in relation to strategic matters during the preparation of the Plan. This included engaging officers and elected members of other authorities during evidence gathering and policy development through various sub-regional and topic-specific working groups and other means as well as consultation at various stages of plan preparation.
18. The proposals in the Plan reflect the outcome of the joint-working on the strategic matters and none of the prescribed bodies or other relevant

⁸ PD03.

⁹ Age; disability; gender reassignment; marriage and civil partnerships; pregnancy and maternity; race; religion or belief; sex; and sexual orientation (section 149 of the *Equality Act 2010*).

¹⁰ For the purposes of this Plan, "strategic matters" include sustainable development or use of land that has or would have a significant impact in at least two planning areas (section 33A(4) of the 2004 Act).

¹¹ CD05.

organisations have indicated that they are dissatisfied with their liaison with the Council. Thus, whilst there are a number of soundness issues related to some strategic matters that I consider in subsequent parts of this report, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to cooperate has been met.

Assessment of Other Aspects of Legal Compliance

Local development scheme

19. The Plan **has been prepared in accordance with the Council's Local Development Scheme** which was updated in 2020¹².

Public consultation

20. **The Council's Submission Consultation Statement**¹³ sets out how consultation was carried out during the various stages of Plan preparation. Some residents consider that the **Council's engagement was primarily with those with developer interests**, that relevant information was not always available, and that the views of local communities were ignored or given little weight. However, several stages of consultation were held, and a variety of means were used in an attempt to engage with the public including the internet, videos, social media, physical meetings, and articles in *One Darlington* magazine which is regularly distributed to households throughout the Borough. **The Council's evidence shows that it considered all of the main issues raised in representations**, and made changes to the emerging Plan where it considered this necessary and appropriate.
21. Overall, I am satisfied that the Council carried out consultation in compliance with the 2012 Regulations and the *Statement of Community Involvement* that had been published in July 2016 and then updated in August 2020 to take account of restrictions relating to the coronavirus pandemic¹⁴.

Sustainability appraisal

22. The Plan was subject to sustainability appraisal during its preparation and to inform the proposed main modifications¹⁵. Various spatial options, different levels of economic and housing growth, and all allocations and policies, along with reasonable alternatives, were appraised using a systematic process and relevant, proportionate information. There is no legal requirement or national policy expectation that the effect of the Plan on greenhouse gas emissions or progress towards achieving zero carbon over the plan period should be quantified. No statutory consultees have raised any significant concerns about the sustainability appraisal, and I am satisfied that it was carried out in accordance with the relevant legislation¹⁶.

¹² PD04.

¹³ PD01.

¹⁴ PD05.

¹⁵ CD03 and DBC31.

¹⁶ Sections 19(5) and 39 of the 2004 Act, and the *Environmental Assessment of Plans and Programmes Regulations 2004*.

Habitat regulations assessment

23. **The Council's *Habitat Regulations Assessment Screening Report* and *Addendum*¹⁷** demonstrate that the Plan is not likely to have a significant effect on the conservation objectives of any relevant protected sites.

Climate change

24. **The Plan's overall spatial strategy and various specific policies aim to** ensure that the development and use of land in the Borough contribute to the mitigation of, and adaptation to, climate change¹⁸. These include policies relating to the settlement hierarchy; sustainable design; flood risk; health and wellbeing; green and blue infrastructure; biodiversity and geodiversity; sustainable transport; access and accessibility; car parking and cycle storage; and renewable energy.
25. Whilst some representors consider that a more radical approach to addressing climate change should be taken, I am satisfied that, subject to the main modifications that I recommend throughout this report, the Plan is consistent with national planning policy and meets the other tests of soundness.

Strategic priorities

26. The Plan, along with the *Tees Valley Minerals and Waste Core Strategy Development Plan Document* and the *Tees Valley Minerals and Waste Policies and Sites Development Plan Document*, includes policies to address the strategic priorities for the development and use of land in the Borough.

Superseded policies

27. Where a local plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state that fact and identify the superseded policy¹⁹. In order to ensure compliance with this requirement, and consistency with national policy, modifications are required to the introduction to the Plan and to insert an additional appendix listing the superseded policies from the *Darlington Local Development Framework Core Strategy* and the saved policies in the *Borough of Darlington Local Plan* [MM2 to MM5 and MM196].

Other legal requirements

28. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

29. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified 17 main issues upon which the soundness of the Plan depends. This report deals

¹⁷ CD07 and DBC32.

¹⁸ Section 19(1A) of the 2004 Act.

¹⁹ Regulation 8(5) of the 2012 Regulations.

with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy or allocation in the Plan.

Issue 1: Is the approach in the Plan to look ahead to 2036 consistent with national policy or otherwise justified?

30. When preparation of the Plan commenced it was on the basis of a 20 year timeframe looking ahead from 2016. *The Local Development Scheme* approved in September 2020²⁰ anticipated that the Plan would be adopted in 2021, although it will now be adopted early in 2022. A plan period ending in 2036 would not, therefore, mean that strategic policies look ahead over a minimum 15 year period from adoption as expected by national policy. However, six housing allocations are collectively likely to have capacity for over 5,500 dwellings after 2036, although there are no policies in the Plan to prevent that development taking place earlier if required. There are also potential longer term opportunities for employment and main town centre use developments on land identified in the Plan including at Skerningham and the town centre fringe. The Council is under a statutory duty to review the Plan at least every five years and update it if necessary.

Conclusion

31. I am, therefore, satisfied that the approach in the Plan to look ahead to 2036 is justified.

Issue 2: Does the Plan set an appropriate framework, and allow an appropriate role, for neighbourhood plans in the Borough?

32. There are five neighbourhood areas designated in the Borough. The *Low Coniscliffe and Merrybent Neighbourhood Plan* was made in 2019²¹, and the *Middleton St George Neighbourhood Plan* was submitted to the Council in April 2021²². Neighbourhood plans are not currently being actively prepared for the other three areas.
33. The Plan identifies 25 policies (out of a total of 47) as being strategic based on the relevant criteria set out in national policy²³. Once the Plan is adopted, neighbourhood plans in the Borough will need to be in general conformity with those strategic policies and should not undermine them or promote less development²⁴. The strategic policies identified by the Council are all relevant to those purposes.
34. Policy H2, which proposes the housing allocations that are required to deliver **the homes needed in accordance with the Plan's spatial strategy**, is appropriately categorised as a strategic policy. However, table 6.3 lists some but not all of the allocations as strategic. This creates ambiguity, and therefore table 6.3 should be modified so that it is clear that all of the allocations are part of strategic policy H2 [MM36]. The key to the policies map needs to be amended accordingly.

²⁰ PD04.

²¹ SD55.

²² OTH2.

²³ NPPF 20 to 23.

²⁴ NPPF 29.

35. Main modifications are required to policy H1 table 6.1 so that the housing requirement figures for the designated neighbourhood areas accurately reflect the number of dwellings that are expected to be built on sites with planning permission and allocations between 2021 and 2036, and to the reasoned justification to explain the purpose of those figures [MM25 and MM27]. This will ensure that this part of the Plan is effective and consistent with national policy which expects strategic policies to set housing requirement figures for **neighbourhood areas that reflect the Plan's overall strategy for the pattern** and scale of development and any allocations²⁵. Making it clear that the figures are minimum represents a positive approach and recognises that windfall developments in those areas could come forward provided all relevant policies were complied with.

Conclusions

36. Subject to the main modifications I have described, the Plan sets an appropriate framework, and will allow an appropriate role, for neighbourhood plans in the Borough.

Issue 3: Does the Plan establish a housing requirement figure for the Borough that is justified and consistent with national policy?

37. Policy H1 sets a minimum requirement of 422 net additional dwellings per year, and also an annual target of 492 net additional dwellings, between 2016 and 2036. Both these figures are significantly greater than the local housing need figure calculated using the standard method set out in national planning guidance which, when the Plan was submitted for examination, was 162 net additional dwellings per year.
38. National guidance is clear that the standard method provides a minimum starting point, and a recently-produced strategic housing market assessment may show significantly greater need. Furthermore, where an authority can show that an alternative approach identifies a need higher than the standard method, and that it adequately reflects current and future demographic trends and market signals, the approach can be considered sound as it will have exceeded the minimum starting point²⁶.
39. The minimum requirement of 422 net additional dwellings per year is based on the *Strategic Housing Market Assessment 2017*²⁷ which adjusted the official 2014-based household projections upwards to address apparent anomalies in the population projections. This took account of evidence relating to the numbers of homes built in the Borough since 1991, patients registered at **doctors' surgeries, and children on school rolls, along with longer term** migration trends. The household projections were also adjusted to take account of concealed and homeless households; second homes and vacancies; and institutional population change. The adjustments to the official projections are based on relevant and proportionate evidence, and mean that the Plan is informed by a justified assessment of future demographic change in the Borough.

²⁵ NPPF 66.

²⁶ PPG ID: 2a-010 and 015-20190220.

²⁷ SD09.

40. The target of 492 net additional homes per year also allows for increased net in-migration (70 households a year). This would allow the working age population to be sufficient to meet demand for 7,000 net additional jobs in the Borough, based on reasonable assumptions about commuting patterns, unemployment and economic activity rates. The target therefore is consistent with the economic aspirations of the Plan which, for the reasons set out under the following main issue, are justified. Whilst there is no certainty that more people will move to the Borough if the jobs are created, planning to provide the necessary number of homes represents a positive approach.
41. The aim of achieving at least 492 net additional homes per year is also supported by evidence of housing completions in recent years which averaged 465 between 2016 and 2021 and 555 between 2018 and 2021.
42. Overall, I am satisfied that the target of achieving at least 492 net additional homes per year between 2016 and 2036 is justified and consistent with national policy, and means that the Plan is positively prepared.
43. National policy expects strategic policy making authorities to establish a housing requirement figure for their whole area. To be consistent with this, and with the economic aims of the Plan, policy H1 and the reasoned justification need to be modified to clearly set out a minimum housing requirement for 492 net additional homes per year between 2016 and 2036 which equates to total of 9,840 [MM25, MM26, MM29 and MM32]. Reference to the lower figure of 422 dwellings per year should be deleted as it serves no purpose and creates ambiguity, including about how the five year requirement will be calculated in line with national policy.

Conclusion

44. Subject to the main modifications that I refer to above, the Plan establishes a housing requirement figure for the Borough that is justified and consistent with national policy.

Issue 4: Are the proposals to accommodate 7,000 new jobs and provide for a total of 158 hectares of additional employment land between 2016 and 2036 justified?

45. The Plan aims to facilitate sustainable economic growth of 7,000 new jobs²⁸. Table 7.1 identifies a total of around 226 hectares (gross) / 158 hectares (net) of land for employment developments on existing and allocated sites between 2016 and 2036 in accordance with policies E1 and E2.
46. The creation of 7,000 jobs in the Borough over 20 years would be broadly in line with past rates of economic growth, and consistent with the *Darlington Economic Strategy 2016-2026* and the *Tees Valley Strategic Economic Plan 2016-2026*²⁹. There is no direct relationship between that job growth target and the amount of employment land proposed in the Plan as many new jobs will be in sectors that are located in existing built up parts of the Borough. The provision of 158 hectares (net) of additional employment land is based on the *Employment Land Review 2017* and 2019 update; previous rates of

²⁸ Plan paragraph 2.1.2 Aim 1.

²⁹ SD18 and SD19.

uptake³⁰; evidence of market demand for industrial and storage / distribution uses; and the need to provide flexibility and a choice of sites to ensure those sectors can contribute towards achieving the overall job growth target. It is, therefore, justified in the context of national policy.

47. However, to ensure effectiveness, paragraph 1.7.3 needs to be modified to clarify that facilitating the creation of 7,000 new jobs relates to the period 2016 to 2036 and is from a baseline of 56,000 jobs in the Borough [MM7].

Conclusion

48. Subject to the modification I recommend above, the proposals to accommodate 7,000 new jobs and provide for a total of 158 hectares of additional employment land between 2016 and 2036 are justified.

Issue 5: Is the Plan's spatial strategy justified and will it contribute to the achievement of sustainable development?

Settlement hierarchy and spatial strategy

49. The amount of development that the Plan seeks to accommodate represents a substantial amount of growth over the next 15 years or so. This would inevitably involve significant changes to the built form of the Borough, wherever it were to be located. As already referred to, various options were considered for accommodating this growth and assessed through the sustainability appraisal.
50. Policy SH1 states that the broad distribution of development will be shaped by the role and function of places based on a hierarchy of settlements comprising the Darlington urban area; three defined service villages; and eight defined rural villages. This reflects the geography of the Borough, and is based on a proportionate and up to date assessment of the services and facilities available in different settlements³¹.
51. The town of Darlington is a sub-regional centre for employment, retail, leisure, and transport services, and is by far the largest settlement in what is otherwise an essentially rural Borough. Whilst the town centre fringe may present some opportunities for mixed use redevelopment and regeneration, there is clearly not capacity to accommodate anything other than a small proportion of the overall number of new homes needed in the existing built up areas of the town. All realistic opportunities that have been identified are subject to proposals in the Plan.
52. National policy is clear that the supply of large numbers of new homes can often be best achieved through planning for larger scale developments such as significant extensions to existing towns. That is the approach that the Council chose to adopt, having considered various alternatives, and is reflected in the spatial strategy set out in the Plan.

³⁰ A total of around 55 hectares of employment land was developed between 2009 and 2019 (average 5.5 hectares per year). Around 80% was for storage and distribution uses (B8), and around 15% for industrial uses (B2) [SD16 page 14].

³¹ Appendix 1 of the *Spatial Distribution of Development Topic Paper*.

53. Whilst alternative categorisations of certain settlements could have been made, for example by adding more rural villages or sub-dividing the service villages into two or more tiers, the approach adopted in the Plan is reasonable. Nor is it necessary in the interests of soundness to define the existing housing estate and housing commitment at School Aycliffe as a service village, notwithstanding their close proximity to the town of Newton Aycliffe in County Durham.
54. The distribution of development proposed in the Plan reflects the strategy set out in policy SH1, but also takes account of commitments and the suitability of other sites considered as potential allocations. I consider later in this report the methodology used for selecting housing allocations, but in summary I conclude that it represents a reasonable, consistent and proportionate approach. I am satisfied, therefore, that overall the allocations in the Plan are consistent with the spatial strategy set out in policy SH1.
55. However, as the strategy entails large numbers of new homes around the western, northern and eastern fringes of the town it is essential that those developments are well designed and supported by necessary infrastructure and facilities so as to achieve sustainable development. This has implications for my consideration of various parts of the Plan, including the policies relating specifically to the relevant allocations but also others including transport and green infrastructure.

Development limits

56. Development limits are defined on the policies map around the Darlington urban area and each of the service and rural villages referred to in policy SH1. Such an approach provides, in principle, clarity and consistency in the application of various policies in the Plan, including policy H3 and those that restrict development in the countryside outside the defined limits.
57. Appendix 3 of the *Spatial Distribution of Development Topic Paper* sets out the methodology used by the Council to define the development limits as shown on the policies map. The limits defined in the local plan adopted in 1997 were used as a starting point, and various criteria and principles were applied to amend those where necessary.
58. **The Council's primary aim was to ensure that the limits are drawn around the main built form of a settlement as it now exists, whilst also incorporating the proposed housing and employment development sites.** Wherever possible, the development limit follows clearly defined permanent features, although there are some exceptions to that for example where back gardens of houses extend a considerable distance into the open land around a village. Certain types of buildings on the edge or just outside settlements were excluded, for example those used for agriculture or in association with outdoor sport. Such an approach is appropriate, given the purpose of the relevant policies that apply to within and beyond the limits.
59. Inevitably, such an exercise requires judgements to be made. Whilst the Council has not published analysis of how its methodology was applied to the edges of each of the settlements, I am satisfied that the development limits defined on the policies map are generally based on a reasonable and broadly consistent approach. During the examination, at my request, the Council used

its methodology to review the development limits to take account of the existing and emerging neighbourhood plans as well as recently completed developments and planning permissions granted since the Plan was prepared. In light of that, the Council is proposing to make some amendments to the development limits shown on the submitted policies map, other than where to do so would be contrary to policies in the Plan. I agree that those amendments would help to ensure that relevant policies in the Plan can be effectively applied. On the other hand, I do not consider that any of the other changes to the development limits suggested by representors are necessary to make the Plan sound having regard to the methodology used by the Council and the relevant policies in the Plan.

Presumption in favour of sustainable development

60. A modification is required to policy SD1 to ensure that it is consistent with national policy, including the revisions to NPPF paragraph 11 published in July 2021 [MM10].

Conclusion

61. **For the reason's set out above, and elsewhere in this report, I am satisfied that the Plan's spatial strategy is justified** and will contribute to the achievement of sustainable development. However, policy SD1 needs to be modified as recommended above, and a number of amendments should be made to the development limits defined on the policies map.

Issue 6: Is the Plan informed by a proportionate and up to date assessment of viability and are the policy requirements in the Plan set at a level such that they will not undermine deliverability?

62. **The Council's Local Plan Viability Assessment** published in December 2020³² provides evidence about the economic viability of development proposed in the Plan. For residential development, the assessment adopts a typology based approach that reflects the types of allocations in the Plan and windfall sites that are likely to come forward. Site specific assessments were carried out for the large allocations at Skerningham and Greater Faverdale; I consider those later in this report.
63. The viability assessment was prepared with input from stakeholders in line with national guidance³³, including in terms of the types of information used to inform assumptions about development values and costs in the context of local market conditions and all of the relevant policy requirements in the Plan.
64. Some of the assumptions, including those relating to sales values and the costs of providing affordable housing, vary depending on whether the development would be in a low, medium or high value part of the Borough. The analysis was done at ward level which provided a consistent approach at an appropriate geographic scale for a Borough-wide plan. Whilst it may be that some large allocations are located close to existing areas that vary markedly in terms of character and property values, this does not mean that the ward-based approach used in the Plan was unreasonable. Rather, it reinforces the need to ensure that policy requirements are not set at such a

³² CD08 (December 2020).

³³ PPG ID: 10 (May 2019).

level so as to undermine the deliverability of the types of site that are expected to be developed and that the Plan includes flexibility to allow significant changes in circumstances to be taken into account.

65. The viability assessment includes sensitivity tests, and some of the assumptions were amended to take account of representations made including those relating to affordable housing, abnormal costs, credit rates and benchmark land values. The assumed dwelling sizes allow for the minimum space standards to be met, and this is reflected in the costs associated with providing wheelchair accessible homes. The cost of the requirement for electric vehicle charging points reflects policy IN4 which states that the minimum provision should be a single phase 13 amp socket³⁴. There is no national policy expectation that costs associated with potential future changes to the Building Regulations should be anticipated and factored in at this stage.
66. **The Council's viability assessment suggests that residential development on all** types of site in the low value area, which comprises most of the existing town, would not be viable with all of the policy requirements in the Plan. In the medium value areas, which are to the east, west and north of the main urban area, most types of residential development are expected to be marginally viable (other than urban brownfield sites). Most residential development in the high value area in the south of the Borough is shown to be comfortably viable³⁵. The vast majority of dwellings on sites allocated in the Plan are on the types of sites that the assessment shows are viable or marginally viable³⁶. Significantly, site specific evidence presented in support of those allocations indicates that they are capable of being viably developed.

Conclusion

67. I am, therefore, satisfied that the Plan is informed by a proportionate and up to date assessment of viability and that the policy requirements in the Plan are set at a level such that they will not undermine deliverability.

Issue 7: Does the Plan identify sufficient and appropriate sites and contain effective policies to ensure that the identified need for new homes in the Borough can be met in a way that contributes to sustainable development?

Introduction

68. The housing supply identified in the Plan comprises completions since 2016; **sites with planning permission for 10 or more dwellings ("commitments"); sites without planning permission ("allocations"); and an allowance for unidentified sites of under 10 dwellings ("windfalls")**. Various modifications are required to ensure that the Plan is clear, consistent and based on the latest available evidence about each of those components of the housing land supply as at 1 April 2021³⁷. I deal with the updated evidence and required modifications below.

³⁴ Footnote 71 in the Plan.

³⁵ Council response to AP3(d) [DBC11].

³⁶ DBC12.

³⁷ Council statement for matter 4 (7 May 2021); Council response to SQ5 [DBC6, DBC6.1 and DBC6.2 (18 May 2021)]; and Council response to AP11, AP12 and AP13 [DBC16 (5 July 2021)].

Completions

69. **The Plan's housing trajectory (appendix A) identifies 1,804 net completions** between 1 April 2016 and 31 March 2020. The latest evidence updates this figure to 2,321 net completions between 2016 and 2021. The relevant parts of the Plan should be modified accordingly to ensure that it is effective and justified [MM6 and MM37].

Commitments

70. Table 6.4 in the Plan lists major site commitments which are expected to accommodate 2,652 new homes between 2020 and 2036. The information now available about supply as at 1 April 2021 shows that some commitments identified in the submitted Plan have been completed or further developed, and other sites have received planning permission for 10 or more dwellings, including three allocations³⁸. The net effect is that 3,119 completions are now expected on commitments between 2021 and 2036. The relevant parts of the Plan should be modified accordingly to ensure that it is effective and justified [MM6, MM28, MM30, MM37 and MM39].
71. The commitments figure of 3,119 assumes that all major sites with planning permission will be fully developed during the plan period (with the exception of site ref 68 the development of which is assumed to continue after 2036). Historically, around 14% of dwellings that received planning permission in the Borough did not get built. If such a lapse rate were applied to current commitments, it would reduce the supply by around 440 dwellings. For the reasons set out below, I am satisfied that overall the Plan identifies a generous supply of housing land meaning that such a reduction in delivery from commitments would not prevent housing needs being met. However, for effectiveness, the reasoned justification needs to be modified to clarify the assumptions made about commitments and the historic lapse rate [MM37 and MM38]. I turn now to consider how current commitments are likely to contribute towards the five year supply required by national policy.

Commitments: five year supply

72. **The Council's latest evidence identifies a total of 1,670 dwellings** that are expected to be completed between 2021 and 2026 on major sites that had planning permission on 1 April 2021. 760 of those dwellings are on sites of 10 or more dwellings with outline planning permission, meaning that clear evidence is required to justify their assumed contribution to the five year supply from 2021.
73. Land south of Burtree Lane (ref 003) has outline planning permission and is subject to an application for reserved matters by a housebuilder. There are no outstanding technical issues and it is reasonable to assume that development will start in 2022 and that 135 homes will be completed by April 2026.
74. Land at Berrymead Farm (ref 008) has outline planning permission and is subject to reserved matters applications by two housebuilders, both of whom

³⁸ South of Burtree Lane (ref 003); Berrymead Farm (ref 008); and North of Allington Way (ref 318).

expect to start development in 2022. Based on there being two outlets, it is reasonable to assume that 250 homes will be completed by 2026.

75. Development has started on the large West Park Garden Village site (ref 68). This is expected to be developed in a number of phases that are currently at different stages in terms of reserved matters applications and approvals. Six housebuilders have interests, and it is reasonable to assume that 240 homes will be completed by 2026.
76. Land south of Railway, Middleton St George (ref 146) has outline permission, discharge of conditions applications have been approved, and a reserved matters application has been submitted for the first 100 dwellings by a housebuilder. A reserved matters application for 220 dwellings on the rest of the site is expected to be made soon by another builder. Development is expected to start in 2022 and it is reasonable to assume that 135 homes will be completed by 2026 based on there being two outlets.
77. I am, therefore, satisfied that 1,670 dwellings are likely to be completed by 2026 on sites that had planning permission on 1 April 2021. The reasoned justification to policy H1 and the housing trajectory in appendix A should be modified to reflect the above to ensure that the Plan is effective and justified [MM1 and MM33].

Windfalls

78. Paragraph 6.2.3 in the Plan states that the housing supply identified in the Plan does not include an allowance for windfalls on either small sites or on larger brownfield sites. However, the **Plan's housing trajectory (appendix A)** includes an allowance of 25 dwellings on sites of fewer than 10 dwellings each year between 2020 and 2036. Between 2009 and 2020, a total of 403 homes were built on sites of fewer than 10 dwellings, which represents an annual average of 37 dwellings. Policies H3, H6, H7 and H8 allow residential development on unallocated sites in certain locations provided that various criteria are met. I am, therefore, satisfied that there is compelling evidence that a windfall allowance of 25 dwellings per year represents a reliable source of supply. Paragraph 6.2.3 needs to be modified to ensure consistency with the trajectory and provide appropriate reasoned justification for policy H1 [MM31].

Methodology for selecting housing allocations

79. The *Housing and Economic Land Availability Assessment 2017*³⁹ considered all potential development sites identified by the Council and others using consistent and available information from a variety of sources in line with national guidance⁴⁰. All sites considered to be suitable, available and achievable were then subject to sustainability appraisal⁴¹. This, along with site specific information about access and physical constraints, provided a systematic method for identifying the sites to be included as allocations in the Plan. That said, judgements also had to be made in the context of the

³⁹ SD10.

⁴⁰ PPG ID: 3 (2019).

⁴¹ CD3.

settlement hierarchy and spatial strategy taking account of completions and commitments.

80. Overall, I am satisfied that the methodology used for selecting allocations was reasonable, consistent and proportionate. Notwithstanding that, I deal below with a number of issues specific to some of the allocations all of which are listed in policy H2 table 6.3 and defined on the policies map.

Housing allocations

81. Policy H2 table 6.3 lists 18 allocations with a total indicative yield of 12,254 dwellings⁴², 6,709 of which are expected to be built by 2036 with the remainder being completed after that date. The housing trajectory sets out the number of dwellings that the Council expects to be built on each site annually between 2020 and 2036. Allocation statements are included in appendix B; these set out issues and requirements specific to each site.
82. I consider below a number of allocations and recommend main modifications to ensure that the Plan sets out an effective and justified approach to their development. I also consider the housing trajectory assumed by the Council for each site where necessary so that I can reach an informed conclusion about the contributions that the allocations will make to the housing land supply for the five year period between 2021 and 2026 as well as for the remainder of the plan period.
83. **As referred to under "commitments" above**, three of the allocations listed in table 6.3 had planning permission on 1 April 2021: south of Burtree Lane (ref 003); Berrymead Farm (ref 008); and north of Allington Way (ref 318). As I am recommending that the housing supply information in the Plan be updated to reflect the position on 1 April 2021, those three sites should be removed from table 6.3 (allocations) and included instead in table 6.4 (commitments) [MM35 and MM39].

Great Burdon (ref 020)

84. Around 88 hectares of agricultural land on the eastern edge of the main urban area is allocated with a total indicative capacity of 1,250 dwellings, 500 of which are expected to be completed by 2036. The village of Great Burdon, which is physically separate from the main urban area, lies a short distance to the north west of the site. The Council has proposed changes to the policies map with regard to rural gap and green wedge designations between the housing allocation, Great Burdon and Darlington. I agree that these are necessary to ensure that relevant policies in the Plan, including in relation to the housing allocation, can be effectively applied. However, a main modification is required to the housing allocation statement in appendix B to the Plan to ensure that it is effective in securing an appropriately landscaped boundary with the rural gap between the site and Great Burdon and retaining the openness and green infrastructure functions of the green wedge to the west [MM181]. The requirements in appendix B relating to flood risk and utilities infrastructure on the site also needs to be modified to ensure that the Plan is effective and consistent with national policy [MM179 and MM180].

⁴² 6,709 + 5,545 = 12,254.

85. Two housebuilders have interests in the site and expect to submit a planning application soon with a view to **starting development in 2023. The Council's** trajectory, which assumes the first completions in 2026/7, is therefore on the cautious side.

Coniscliffe Park South (ref 041)

86. Around 28 hectares of agricultural land on the south west edge of the main urban area is allocated with an indicative capacity of 535 dwellings, 420 of which are expected to be completed by 2036. A number of changes are required to the allocation statement in appendix B. These are to ensure that it is effective in preventing flood risk and securing appropriate landscaping on the western boundary with the adjoining Local Green Space and agricultural land, good quality pedestrian and cycle connections into the town, and an appropriate layout and landscaping on the southern part of the site fronting the A67 [MM182]. Subject to those modifications, the Plan provides an effective approach to ensure that development would not harm the character or appearance of the area or lead to the merging of the town with Low Coniscliffe or Merrybent.
87. A housebuilder has an interest in the site, an outline planning permission has been submitted, there are no technical obstacles, and work has started on preparing a detailed layout. It is reasonable to assume that development will start in 2022/23 and that 120 dwellings will be completed by April 2026.

Coniscliffe Park North (ref 249)

88. Around 50 hectares of agricultural land on the western edge of the main urban area is allocated with an indicative capacity for 985 dwellings, 516 of which are expected to be completed by 2036. A modification is required to the allocation statement in appendix B to ensure it is effective in preventing flood risk and securing the provision of good quality landscaping on the western boundary with the adjoining countryside [MM185].
89. The site is being actively promoted for development and an outline planning application has been submitted. Whilst there is no formal interest by a housebuilder at the present time, it is reasonable to assume that at least 36 dwellings could be completed by 2026.

Elm Tree Farm (ref 392)

90. Around 7 hectares, including existing farm buildings and adjoining land, on the north east edge of the main urban area are allocated with an indicative capacity of 150 dwellings. The site adjoins the Skertingham allocation but is not subject to policy H10 and can be developed independently. The allocation statement in appendix B needs to be modified to reflect this through deletion of references to the Skertingham masterplan framework. Changes are also required to appendix B to delete references to retaining the existing farm buildings and high landscape sensitivity as they are not justified, and to clarify the requirement relating to the Green Lane historic track [MM190]. The highway authority are satisfied that safe and suitable access can be provided, and there is no substantive evidence to the contrary.
91. A housebuilder has a legal interest in the site and a detailed planning application is awaiting a decision. There are no outstanding technical issues,

and it is reasonable to assume that development could start in 2022/23 and that 120 dwellings could be completed by 2026.

Blackwell Grange East (ref 403)

92. Just over 5 hectares on the southern edge of the main urban area are allocated with an indicative capacity of 72 dwellings. The site is part of the grounds of the Blackwell Grange Hotel which is a grade II* listed building standing a short distance to the north. A heritage impact assessment has been carried out⁴³ to consider the effect that development would have on the setting of the hotel and its historic parkland. The housing allocation statement in appendix B to the Plan needs to be modified to ensure that the Plan will be effective in achieving development of the highest quality, protecting the heritage assets and ensuring the provision of adequate mitigation for any impact on the adjacent local wildlife site [MM191].
93. Changes are required to the policies map in order to ensure that the Plan is justified and effective in relation to the development of the allocation and to provide clear, long term protection to the adjoining undeveloped land reflecting its heritage and ecological value. The local wildlife site and green wedge designations should be removed from the housing allocation to avoid ambiguity and inconsistency, whilst the green wedge should be extended to cover all of the open land to the north around the hotel. The Blackwell Grange historic parkland, referred to in policy ENV3, should be defined on the policies map.
94. Subject to those main modifications and changes to the policies map, the Plan will be effective in securing high quality development, the restoration of the remaining parkland, and safeguarding the character, appearance and ecology of the area. There is no substantive evidence that the proposal would have an adverse economic impact on the hotel or other local businesses.
95. The site is owned by the Council, who intends to market it shortly after the Plan has been adopted. It is in a part of the Borough that is attractive to the market, and informal interest has been expressed by developers. It is reasonable, therefore, to assume that development will start in 2023 and that 45 dwellings could be completed by April 2026.

Maxgate Farm, Middleton St George (ref 099)

96. Nearly 14 hectares of agricultural land on the north west edge of Middleton St George are allocated with an indicative yield of 260 dwellings. The draft neighbourhood plan excludes the site from the settlement boundary, although that plan has not yet been subject to examination and it will need to be in general conformity with the strategic policies which include policy H2.
97. The Parish Council is concerned that development would harm the local landscape, biodiversity and setting of heritage assets, and lead to congestion and highway safety problems, particularly having regard to the number of new homes built in the village in recent years and other sites with planning permission. However, the site is reasonably contained by the existing built form of the village, and the highway authority is satisfied that safe and

⁴³ SD29, December 2020.

suitable access can be provided. The new homes would be close to services in the village, and there are no other planning issues that cannot be satisfactorily addressed through good design and mitigation. The inclusion of the housing allocation is, therefore, justified.

98. A housebuilder has a legal interest in the site, an outline planning application has been submitted, and it is reasonable to assume that development could start in 2022/23 and that 105 dwellings could be completed by 2026.

Hall Farm, Branksome (ref 100)

99. Around 22 hectares of agricultural land on the western edge of the main urban area is allocated with an indicative capacity of 495 dwellings, 270 of which are expected to be built in the plan period. Recent masterplanning and design work carried out for the landowner now indicates that a more realistic overall capacity is 450 dwellings. Table 6.3 and appendix B of the Plan need to be modified accordingly [MM35 and MM183]. The development requirement in appendix B also needs to be modified to ensure it is effective and consistent with national policy relating to flood risk [MM184].

Snipe Lane, Hurworth Moor (ref 410)

100. Nearly 35 hectares are allocated on the southern edge of the main urban area with an indicative yield of 700 dwellings, all of which are expected to be completed in the plan period. The site is owned by the Council, and since 1 April 2021 full planning permission has been granted for 305 dwellings and outline permission for 144 dwellings. The Council and a registered provider will deliver affordable homes, and market homes will be built by a joint venture developer partner. Given that there will be at least two outlets on the site from 2022, it is reasonable to assume that 240 dwellings could be completed by 2026.

Total supply from allocations

101. In summary, therefore, there are 15 allocations identified in the Plan that did not have planning permission on 1 April 2021. Collectively, those 15 allocations are expected to accommodate 5,764 new homes by 2036. The allocation, and assumption about the timing of development, of each of those sites as set out in the latest evidence is justified. Furthermore, subject to the main modifications I recommend above, the allocation statements in appendix B should be effective in ensuring that each site is developed in a satisfactory manner. The housing trajectory in appendix A and other relevant parts of the Plan need to be modified to reflect the latest evidence about the timing of development on each of the allocations so that the Plan is effective and justified [MM1, MM177 and MM178].

Overall supply for the plan period 2016 to 2036

102. Having regard to all of my findings above about commitments, windfalls and housing allocations, and those under subsequent main issues relating to the Skerningham and Greater Faverdale sites, the overall supply for 2016 to 2036 is as follows:

- Completions 1 April 2016 to 31 March 2021 2,321

- Commitments on major sites 1 April 2021 to 31 March 2036 3,119
- Allocations 1 April 2021 to 31 March 2036 5,764
- Small site windfalls 1 April 2021 to 31 March 2036 375
- Total supply 1 April 2016 to 31 March 2036 11,579

103. The overall supply of 11,579 new homes between 2016 and 2036 exceeds the minimum requirement of 9,840 net additional dwellings by 1,739 or around 18%. There is also capacity on some of the commitments and allocations for the development of nearly 6,000 additional dwellings. Whilst these are not expected to be built until after 2036, some could be brought forward earlier if required.

104. I am therefore satisfied that the housing supply identified in the Plan should be effective in allowing the requirement for at least 9,840 net additional dwellings between 2016 and 2036 to be met.

105. Policy H2, the reasoned justification, appendix B and other parts of the Plan as necessary should be modified to reflect the above [MM1, MM25, MM28, MM35, MM37, MM177 and MM178].

Five year housing land requirement and supply

Five year requirement

106. Paragraph 6.2.5 states that the Council will set out the five year housing land supply in an annual position statement. However, the Plan does not explain how the five year requirement will be calculated. I have already concluded that policy H1 needs to be modified to clearly set out a minimum housing requirement figure of 9,840 net additional homes for the period 2016 to 2036 (492 per year). This provides clarity for the purposes of calculating the five year supply, but to avoid ambiguity paragraph 6.2.5 needs to be modified to set out how completions since 2016 should be taken into account and how a buffer should be included as required by national policy⁴⁴ [MM33]:

- Requirement 2016-2036 9,840 (492 dpa)
- Requirement 2016-2021 2,460 (492 x 5)
- Completions 2016-2021 2,321
- Shortfall 2016-2021 139 (2,460 – 2,321)
- Requirement 2021-2026 2,599 (2,460 + 139)
- Requirement 2021-2026 + 5% 2,729 (2,599 + 130)
- Annual requirement 2021-2026 546 (2,729 / 5)

⁴⁴ Any cumulative shortfall in delivery between 2016 to 2021 (against the requirement for 492 dwellings per year) should be added to the requirement for 2021 to 2026 before applying an appropriate buffer [PPG ID: 68-031-20190722].

107. Paragraph 6.0.2 needs to be modified to accurately reflect the national policy requirement for a 5% or 20% buffer to be included when calculating the five year requirement, depending on delivery over the previous three years [MM22].

Five year supply

108. Having regard to my findings above about commitments, windfalls and housing allocations, and those under subsequent main issues relating to the Skerningham and Greater Faverdale allocations, the five year supply on 1 April 2021 was:

- Commitments on major sites 2021 1,670
- Allocations without permission 1,125
- Small site windfalls 125
- Total 2,920

109. Compared to the five year requirement of 2,729 on 1 April 2021, there is a surplus of 191 dwellings. As the requirement already includes a 5% buffer (130 dwellings) to ensure choice and competition in the market for land, the overall surplus is 321 dwellings. Only sites that are supported by evidence of the type referred to in national policy and guidance are included in the five year supply. The housing trajectory shows that the supply of deliverable sites is expected to improve over the coming years as development on each of the allocations gets underway. I am, therefore, satisfied that the Plan will be effective in helping to ensure that there will be a five year supply when it is adopted and for subsequent years.

110. To ensure that the Plan is justified and effective, paragraph 6.2.5 should be modified to set out a summary of the five year supply on 1 April 2021 [MM33].

Policy H1: if a five year supply cannot be demonstrated

111. Policy H1 supports housing development outside the development limits of Darlington main urban area and the three service villages if there is no longer a demonstrable supply of sites to fully meet the five year requirement and provided that a number of criteria are met. In principle, this represents a positive approach that should be effective in boosting supply, if needed, in a **way that reflects the Plan's spatial strategy. However, main modifications are** required to the policy and reasoned justification to ensure that the approach is unambiguous and justified, including in terms of how development should relate to the existing built form and the positive contribution that small sites can make to boosting supply in the short term [MM25 and MM34].

Small sites

112. A total of 1,361 dwellings are expected to be built during the plan period on **sites no larger than one hectare identified in the Plan or on the Council's** brownfield register⁴⁵. This represents around 14% of the minimum

⁴⁵ Response to AP15 [DBC16].

requirement for 9,840 homes during that period meaning that the Plan is consistent with national policy⁴⁶ in that respect.

Conclusion

113. Subject to the main modifications that I have recommended above, the Plan identifies sufficient and appropriate sites and contains effective policies to ensure that the identified need for new homes in the Borough can be met in a way that contributes to sustainable development.

Issue 8: Is the allocation of 487 hectares of land at Skerningham for up to 4,500 dwellings and associated development, infrastructure and landscaping justified, and will policy H10 be effective in securing the sustainable development of the site?

114. Policy H10 allocates a 487 hectare site on the north east edge of the main urban area for up to 4,500 dwellings; a neighbourhood centre; two primary schools, a secondary school, and other community facilities; roads and other transport infrastructure; and a network of green and blue infrastructure. Much of the land is in agricultural use, but it also includes a golf club, community woodland, and areas of recreational open space and is crossed by numerous public rights of way. The River Skerne forms much of its northern boundary, beyond which lie Barmpton village and open countryside. The East Coast Mainline crosses the western part of the site which fronts onto the A167. To the south of the site is Great Burdon village and the A1150.

115. At present, the site forms part of the attractive countryside adjoining a significant length of the edge of the town between Harrowgate Hill and Whinfield meaning that it contributes positively to the rural setting of the urban area. The *Darlington Rights of Way Improvement Plan* identifies the **area as having the potential to be the "jewel in the crown" of the Borough's countryside provision⁴⁷**. The footpaths, bridleways and tracks, including ancient packhorse routes, provide much-valued opportunities for exercise and leisure close to the town but in a rural environment. The community woodland on the northern part of the site close to the river has matured over the last 20 years or so and is particularly highly valued and well used. The river corridor, woodlands, hedgerows and trees, some of which are veteran, are habitats for a variety of species. There are a number of heritage assets, including listed buildings, an ancient monument and areas of archaeological interest, on and near to the site.

116. The Council has been working with the site promoter, other landowners and Homes England over the last five years to consider the potential for large scale development in the area and how that could be achieved in a sustainable way. Investigations into landscape, ecology, ground conditions, historic environment, transport and viability have been carried out, and the site was **included in the Government's "Garden Communities" programme** in 2019. That work, along with the sustainability appraisal and other evidence, provides the basis for the proposals and requirements of policy H10 and the

⁴⁶ NPPF 69 (a).

⁴⁷ SD52 page 73.

accompanying masterplan framework for the whole site (Figure 6.1 in the Plan).

117. The masterplan framework illustrates the parts of the site that would be developed with new homes and broad locations for new schools, local shops, and other community facilities. The indicative route of a new distributor road through the site, connecting the A1150 to the south east and the A167 to the north west, with a bridge over the railway, is shown along with extensive areas of green infrastructure. The indicative layout assumes that the golf course and club house, which is close to the existing edge of the town, would be relocated to the northern part of the site.
118. **I have already concluded that the Plan's spatial strategy, which includes** several significant extensions around the edges of the town to meet the need for new homes, is justified and consistent with national policy⁴⁸. The Skerningham site is the largest allocation in the Plan, and is expected to make a significant contribution to meeting housing needs in the plan period and for many years after. Despite the loss of countryside, and the inevitable effect that the large scale development would have on the character and appearance of the area, I am therefore satisfied that the proposal is sound in principle. However, policy H10 and the accompanying masterplan framework need to be modified so that the Plan will be effective in achieving sustainable development, including through high quality design, protection of significant environmental assets or appropriate mitigation for any harm, and the timely provision of infrastructure and facilities.
119. The Plan assumes that 1,800 homes would be built on the site by 2036, although contains no policies preventing a greater number being delivered by that date. However, the latest evidence indicates that around 1,650 dwellings are likely to be completed in the plan period, with around 600 on the western part of the site between the railway and the A167, and around 1,050 on the eastern part of the site either side of Barmpton Lane. I return to the issue of the phasing of all of the development proposed in policy H10, and how that relates to the provision of infrastructure and a future review of the Plan, below. However, irrespective of that, the first paragraph of the policy needs to be amended to reflect the latest evidence about the number of homes that are expected to be completed by 2036 and the broad locations of these within the site.
120. Policy H10 proposes that a comprehensive masterplan be submitted to accompany any planning application relating to the site. However, this approach needs to be modified to ensure that the Council, as local planning authority, takes responsibility for providing maximum clarity about design expectations having regard to the aspirations of the local community⁴⁹. This can be achieved by the Council preparing a design code for the site, which it is **committed to doing within around six months of the Plan's adoption, and** giving that the status of a supplementary planning document following public consultation. A comprehensive masterplan would then be prepared by the **developers, with community engagement, in the context of the Council's** design code. Any planning applications would be required to adhere to the masterplan and design code. It would not be appropriate to encourage two or

⁴⁸ NPPF 73.

⁴⁹ NPPF 127 and 128.

more masterplans or design codes to be prepared by developers for different parts of the site as that would not be effective in achieving a comprehensive, integrated and coordinated scheme across the whole allocation.

121. The above approach needs to be set out in policy H10 and explained in the reasoned justification. This will provide an effective means of implementing this important aspect of the Plan, using appropriate mechanisms as described in national policy⁵⁰. However, policy H10 provides the statutory planning policy context for the design code, masterplan and subsequent planning applications. Further modifications are required to policy H10 to ensure that it will be effective in performing that role by setting out clear and unambiguous expectations and requirements for the development that would then be taken forward through those other mechanisms.
122. Part (a) needs to specify that 20% of homes should be affordable. Part (b) needs to be more specific about the types of social and commercial facilities to be provided in the proposed neighbourhood centre and elsewhere on the site, and clarify that retail developments that comply with the policy would not be required to carry out sequential tests or impact assessments.
123. Clarification needs to be provided about the approach towards the rural gaps between Darlington and the villages of Great Burdon and Barmpton (which need to be defined on the policies map), the existing and proposed green corridors across the site, and the provision and future maintenance of publicly accessible green infrastructure including new areas of community woodland. Similarly, the approaches to the protection and enhancement of heritage assets, and avoiding development on the parts of the site that are at risk of flooding, need to be clarified. **The reference to a "Healthy New Town approach to design" is ambiguous and should therefore be deleted from the policy.** However, I am satisfied that, as modified, the overall approach in policy H10 **would be consistent with the "Healthy New Towns design principles" set out in Figure 1.3 in the Plan.** Modifications that I recommend elsewhere in this report will ensure that policy ENV7 is effective in minimising the impact on, and providing net gains for, biodiversity on and close to the site.
124. The construction of the proposed local distributor road across the site needs to be coordinated with the building of new homes in order to provide safe and suitable access to the development and prevent severe impacts on the existing road network. To be effective in achieving that objective, part (g) needs to be modified to clarify when the various sections of new road are to be provided, and the road completed (including the bridge over the railway), in relation to the numbers of new homes built on the western and eastern parts of the site. For the same reason, part (f) needs to set out, in general terms, requisite improvements to the existing road network, including the A66, A1150, A167, and Barmpton Lane. Detailed schemes would then be worked up through the masterplanning, infrastructure phasing plan, and planning application processes subject to public consultation.
125. Policies IN1 to IN4 (as modified), when applied with the requirements in policy H10 relating to existing public rights of way and an infrastructure phasing plan, should be effective in ensuring the provision of high quality infrastructure for buses, cycling and walking so that future residents, employees and visitors

⁵⁰ NPPF 128 and 129.

to the proposed development have opportunities to travel around the site and to other parts of the town by sustainable modes of transport.

126. For the reasons set out later in this report, various modifications need to be **made to reflect the fact that a "northern link road" is not a proposal in the Plan** and is not required to facilitate the development proposed. Reference to such a road should therefore be deleted from part (g) of policy H10. A consequential modification will need to be made to Figure 6.1.
127. Darlington Golf Club, which is privately owned, occupies around 48 hectares on a central part of the site adjoining the existing built up area. Policy H10 part (i) refers to the relocation of the club to a suitable location within the allocated site. The masterplan framework indicates a location on the northern part of the site close to the River Skerne within the existing community woodland. In order to minimise the impact on the woodland, the masterplan framework should be modified to indicate a location further to the south, close to the proposed distributor road⁵¹. Subject to this, and the policy requirements to deliver a net gain in community woodland as part of an extensive area of new green infrastructure along with the retention and enhancement of safe, attractive and accessible public rights of way, I am satisfied that the golf club could be relocated in an acceptable way.
128. However, there is no certainty that the Club will agree to relocate, meaning that such a form of development may not be achievable. The size, shape and location of the site are such that the development proposed in policy H10 could be achieved in an acceptable way with the retention of the golf club in its current location, although the total number of homes that would ultimately be built would be likely to be around 3,700. Part (i) needs to be modified to **refer to the "potential" relocation of the golf club, and an alternative** masterplan framework needs to be added with an explanation provided in the reasoned justification. Such a proposal would be consistent with the aim of delivering up to 4,500 dwellings on the site.
129. Both the Council and the site promoters have carried out site specific viability assessments that are based on proportionate available evidence about development values and costs, including the significant amounts of infrastructure that will need to be provided. The assessments show that the development of 1,650 homes, along with all of the necessary infrastructure during the plan period, would be marginally or reasonably viable. This is on the basis that the owner of the majority of the site would accept existing agricultural use value for much of the area within the allocation that would remain undeveloped and be provided as green infrastructure. As that has been confirmed during the examination, and because of the clear, long-standing commitment from the site promoter / majority landowner, the Council and Homes England to delivering the scheme, I am satisfied that the land can be assembled and the development viably developed during the plan period. The longer term certainty that is provided by allocating the whole site for up to 4,500 homes provides greater reassurance for investors, and viability is expected to improve in later phases of development following the provision

⁵¹ As shown in DBC16 Appendix F (published 5 July 2021) and the *Local Plan including Proposed Modifications* (DBC37 published 19 October 2021).

of the up-front infrastructure. Whether the golf club is relocated or not is expected to have only a limited effect on the overall viability of the proposal.

130. The modifications I have described above provide greater clarity about how the provision of various types of infrastructure, including the roads and schools, needs to be coordinated with phases of housing development. However, a further mechanism is needed to ensure that the provision of all forms of infrastructure referred to in policy H10 is properly planned and implemented in a timely manner, and that this is kept under review throughout the plan period. This can be achieved by requiring an infrastructure phasing plan to be prepared by the developer alongside the comprehensive masterplan and then approved by the Council, and stating that planning applications will only be approved if they make provision for the necessary infrastructure to be delivered as identified in the approved phasing plan. Furthermore, policy H10 needs to make clear that any proposal for more than 1,650 dwellings would need to be accompanied by a review of all infrastructure requirements if it were to be put forward before the Plan has been reviewed.
131. Given the considerable amount of work that has been undertaken to progress the proposal, and the interest from a number of developers, it is reasonable to assume that development on the western part of the site fronting the A167 could start in 2023/24 and that a total of 180 dwellings be completed by the end of March 2026 meaning that they would contribute to the five year supply from 2021.
132. I therefore recommend main modifications to policy H10 and the reasoned justification as described above to ensure that this part of the Plan is effective, consistent with national policy and justified [MM54 to MM82].

Conclusion

133. For the reasons set out above, policy H10 and the reasoned justification need to be modified to ensure that the allocation of 487 hectares of land at Skertingham for up to 4,500 dwellings and associated development, infrastructure and landscaping is justified and that the Plan will be effective in securing the sustainable development of the site.
- Issue 9: Is the allocation of 178 hectares of land at Greater Faverdale for a development including around 2,000 homes, 200,000 sqm of employment floorspace, a neighbourhood centre, primary school and other community facilities justified, and will policy H11 be effective in securing the sustainable development of the site?
134. Policy H11 proposes a total of 2,000 dwellings and 200,000 sqm of employment floorspace along with a neighbourhood centre, primary school and other physical, social and green infrastructure on a 178 site on the north west edge of the main urban area. 750 dwellings and 49 hectares of employment land are expected to be developed by 2036, with the remaining 1,250 dwellings built after that. Figure 6.2 in the Plan provides a masterplan framework indicating the broad locations of residential and employment development, neighbourhood centre and primary school, strategic green infrastructure, existing and proposed rights of way, and a primary access route through the site from Rotary Way to Burtree Lane.

135. As with policy H10 relating to Skerningham I am satisfied that, in principle, **this allocation is justified in the context of the Plan's spatial strategy and the** identified need for land for new homes and employment floorspace well related to the main urban area. However, modifications are also needed to policy H11 to ensure that it is effective in achieving sustainable development and securing the timely provision of infrastructure and facilities.
136. Similar policy requirements for a comprehensive masterplan and infrastructure phasing plan to those I recommend for policy H10 are necessary for the Greater Faverdale site, along with a requirement for the phasing plan to be reviewed once a specified amount of development has been completed. These **would be within the context of the Council's** design code⁵² which is due to be subject to public consultation and adoption as a supplementary planning document within around 6 months of the Plan being adopted.
137. Various parts of policy H11 need to be modified to clarify the requirements relating to affordable housing; the amount of land and employment floorspace, along with the uses that are proposed (E(g), B2 and B8); the neighbourhood centre; improvements required to Burtree Lane; Stockton and Darlington Railway and other heritage assets; and flood risk. The masterplan framework needs to be modified to accurately indicate the primary access route.
138. A site specific viability assessment has been carried out which suggests that the assumptions made in the Plan about the amount of development that will be completed by 2036 are reasonable. The allocation of the whole site, with capacity for a further 1,250 dwellings expected to be built after 2036, provides certainty for investors with viability expected to improve once the necessary up-front infrastructure has been provided. There are no restrictions in the Plan that would prevent more development coming forward before 2036, although this would need to be coordinated with infrastructure provision as discussed above.
139. Given the significant amount of preparation work that has been undertaken, the involvement of Homes England and development interest, it is reasonable to assume that the first new homes will be completed in 2023/2024 and that 150 will be built by April 2026. Evidence from the site promoter indicates that development could start earlier, and that more homes could be completed in the next five years.
140. I therefore recommend main modifications to policy H11, Figure 6.2 and the reasoned justification as described above to ensure that this part of the Plan is effective, consistent with national policy and justified [MM83 to MM102].

Conclusion

141. For the reasons set out above, policy H11, Figure 6.2 and the reasoned justification need to be modified to ensure that the allocation of 178 hectares of land at Greater Faverdale for development including around 2,000 homes, 200,000 sqm of employment floorspace, a neighbourhood centre, primary school and other community facilities is justified, and that policy H11 will be effective in securing the sustainable development of the site.

⁵² DBC18.

Issue 10: Are policies H4 to H8 justified and consistent with national policy, and will they be effective in ensuring that different types of housing needs can be met?

Housing mix (policy H4)

142. The first paragraph of policy H4 needs to be modified so that it is effective and justified in terms of encouraging developers to provide an appropriate mix of housing having regard to relevant evidence and the character of the area [MM40].
143. Policy H4 requires 80% of dwellings to be built to the Building Regulations **M4(2) standard for accessible and adaptable homes**. However, the Council's latest strategic housing market assessment⁵³, which used relevant and proportionate evidence in line with national guidance, identifies a need for at least 4,158 dwellings that meet that standard having taken account of the nature of the existing housing stock. This represents 45% of the housing requirement for the plan period, excluding the proportion that is expected to be provided for in residential institutions. Policy H4 needs to be modified accordingly so that it is justified [MM41].
144. The requirement in policy H4 for 9% of new dwellings to meet the national standard for wheelchair user homes is also based on appropriate evidence of need set out in the strategic housing market assessment. The different approaches set out in the policy to meeting Building Regulation M4(3) parts (a) and (b) are consistent with national guidance relating to local authority nominated persons⁵⁴.
145. The costs of meeting the standards for accessible and adaptable homes and **wheelchair user homes were taken into account in the Council's viability** assessment, and policy H4 makes clear that the requirements are subject to site suitability and viability which provides an appropriate level of flexibility. However, the reasoned justification for policy H4 needs to be modified to refer to the evidence relating to accessible and adaptable, and wheelchair user, homes and clarify how the specific requirements have been calculated [MM42].

Affordable housing (policies H5 and H6)

146. Paragraph 6.5.2 in the Plan needs to be modified to reflect the evidence in the latest strategic housing market assessment that identifies a need for a total of 4,646 affordable homes between 2016 and 2036 (233 per year) [MM45]. This represents around 47% of the overall housing requirement referred to in policy H1 (as modified). Policy H5 sets out different requirements for the proportion of affordable homes in developments of 10 or more dwellings for different parts of the Borough: 10% in lower value areas, 20% in medium value areas, and 30% in higher value areas.
147. In total, those requirements are expected to deliver around 2,000 affordable homes on the sites allocated in the Plan. Whilst this would represent a significant number of additional affordable homes, it would be less than half of the identified need for that form of housing. However, most of the dwellings

⁵³ SD08, December 2020.

⁵⁴ PPG ID: 56-009.

proposed in the Plan are on sites that the **Council's viability assessment shows** are marginally viable if all of the policy requirements, including those relating to affordable housing, are met. I am satisfied, therefore, that the requirements in policy H5 strike a justified balance between maximising the provision of affordable homes and not undermining the deliverability of the Plan.

148. A main modification is required to the proportions of affordable homes that are available to rent and purchase proposed in policy H5 in order to achieve consistency with national policy. This will ensure that the ability of specific **groups to meet their needs for affordable housing, as identified in the Council's** strategic housing market assessment, is not significantly prejudiced whilst making 10% of homes available for affordable ownership on sites where this is expected to be viable [MM43].

149. Modifications are also required to policy H5 to ensure that the exceptional approach to the provision of off-site affordable housing will help create mixed and balanced communities as required by national policy [MM44]. It is not necessary to refer explicitly to self-build schemes as criterion (c) could be applied to those if appropriate.

150. Policy H6 and the reasoned justification need to be modified to ensure consistency with national policy relating to entry-level exception sites for affordable housing adjacent to settlements⁵⁵ [MM46 and MM47].

Residential development in the countryside (policy H7)

151. Policy H3 allows for new housing within the development limits of settlements defined on the policies map. Policy H7 deals with other residential development in the countryside (outside development limits). I have already concluded that, subject to certain changes, the development limits defined on the policies map, and the strategic approach of meeting housing needs within the settlements defined by those limits, are justified. However, policy H7 needs to be modified to ensure that it is justified, effective and consistent with national policy relating to the replacement of existing residential buildings and new dwellings for rural workers in the countryside [MM48, MM49 and MM111].

Housing intensification (policy H8)

152. A modification is required to policy H8 to ensure that it is consistent with national policy, justified and effective with regard to backland garden development and the use of supplementary planning documents [MM50 and MM51].

Conclusion

153. The modifications I have described above are required to policies H4 to H8 to ensure that they are justified, consistent with national policy, and effective in ensuring that different types of housing needs can be met in the Borough.

Issue 11: Is the approach towards the provision of additional gypsy and traveller accommodation set out in policy H9 consistent with national

⁵⁵ NPPF 72.

policy, and will it be effective in ensuring that identified needs can be met during the plan period?

154. The Borough has a long association with gypsies and travellers, and there is a significant population living on two Council owned sites, numerous private sites, and in bricks and mortar housing. There are no travelling showpeople currently living in the Borough.

Need for gypsy and traveller accommodation

155. **The Council's Gypsy and Traveller Accommodation Assessment** (updated in 2017)⁵⁶ identifies a need for a total of 51 additional pitches for gypsies and travellers between 2017 and 2037. Of those 51 additional pitches, 44 are expected to be needed for households that travel to work and meet the **national definition of "gypsies and travellers"**⁵⁷. A significant proportion of the identified need is for families that currently live in bricks and mortar housing in the Borough.

156. The assessment also identifies a potential need for a site with 6-8 plots to accommodate at least two families of travelling showpeople currently residing in Middlesbrough.

Sites for additional gypsy and traveller accommodation (policy H9)

157. Since the assessment was undertaken, planning permissions have been granted for a total of 7 additional pitches on 3 sites. The Council provided evidence during the examination of plans to create a total of 33 additional pitches on extensions to the two Council owned sites in the next few years. There is compelling evidence that windfalls will continue to come forward, both through small extensions to existing private sites and proposals for new private sites. Historically, the average rate of windfall provision has been 4 additional pitches per year⁵⁸. Whilst this rate may not continue, it is not unreasonable to assume that around 30 additional pitches will be created on windfall sites in the next 15 years in the context of policy H9 which sets out a positive, criteria-based approach that is consistent with national policy.

158. Overall, therefore, there is likely to be a sufficient supply of additional pitches for gypsies and travellers (around 70 pitches between 2021 and 2036) to ensure that identified needs can be met.

159. The five year requirement is for 13 additional pitches. This can be met at the current time through opportunities to use vacant and potential pitches on existing sites, the outstanding planning permissions, and through additional windfalls that are expected to come forward. A planning application for 25 additional pitches on the proposed extension to one of the Council owned sites is due to be submitted shortly meaning that it will contribute to an ongoing five year supply.

160. A specific opportunity has not been identified to meet the potential need for a travelling showpeople site in the Borough. However, there are a number of transit sites that are potentially suitable and available, and policy H9 sets out

⁵⁶ SD13 and SD14.

⁵⁷ Annex 1 to *Planning Policy for Traveller Sites 2015* ("PPTS").

⁵⁸ Council response to PQ38 [DBC1].

a positive approach to allowing a new site for such a use if the potential need were to materialise. Given the uncertainties there are about whether the need will actually materialise, I consider this approach to be proportionate and justified.

161. In order to ensure that policy H9 is consistent and effective, a main modification is required to specifically allocate the proposed extensions to the two Council owned gypsy and traveller sites [MM52]. The reasoned justification needs to be modified accordingly [MM53]. The policies map should be amended to show the proposed extensions to the existing sites.

Conclusion

162. Subject to the main modifications described above, I am satisfied that the approach towards the provision of additional gypsy and traveller accommodation set out in policy H9 is consistent with national policy and that it will be effective in ensuring that identified needs can be met during the plan period.

Issue 12: Will the Plan be effective in encouraging sustainable economic growth and ensuring that development needs can be met with flexibility to allow a rapid response to changes in economic circumstances?

Introduction

163. I have already found that the proposals to accommodate 7,000 new jobs and provide for a total of 158 hectares (net) of additional employment land between 2016 and 2036 are justified. This issue is concerned with whether the policies in section 7 of the Plan will be effective in helping to achieve those aims in a manner that is consistent with national policy.

164. All of the existing and potential employment sites in the Borough have been **periodically assessed through the Council's *Employment Land Review*** which was last updated in 2019⁵⁹. This provides proportionate and up to date evidence about each of the sites, including a market assessment.

Changes to the Use Classes Order

165. Main modifications are required to policies E1, E2, and E3 along with some of the allocation statements at appendix B so that they are effective and consistent with national policy following the changes to the *Use Classes Order* that came into effect on 1 September 2020 [MM105, MM108, MM109, MM186 and MM193]. In order to ensure that policies E1 and E2 can be effectively applied, additional sentences need to be added to state that the Council will consider the use of planning conditions when granting permission for offices, research and development, or light industrial uses (use class E(g)) on the existing and proposed employment sites to ensure that those developments remain in that use [MM104 and MM107].

Existing employment sites (policy E1)

⁵⁹ SD16.

166. Policy E1 identifies the main existing employment sites in the Borough and safeguards them for economic development. In total, the 23 sites amount to just over 500 hectares, the majority of which are developed and/or in employment use. A total of 38 hectares (net) is available for development on 9 of the sites.

167. A modification is required to ensure policy E1 is effective by clarifying that the uses for each site listed in table 7.2 apply both to proposals for new buildings and for changes of use of existing buildings [MM103].

Employment allocations (policy E2 and appendix B)

168. Policy E2 identifies six new allocations and sets out suggested employment uses for each. Five of the sites have allocation statements in appendix B that set out specific development requirements for each. The sixth site is part of the Greater Faverdale proposal subject to policy H11. In total, the six employment allocations provide 120 hectares (net) of employment land. All are suitably located, available, capable of being satisfactorily developed, and likely to be attractive to the market.

169. Modifications are required to appendix B to ensure that it is effective with regard to the scale and design of development at Ingenium Park (ref 356) and flood risk at Heighington Lane North site (ref 360) [MM187 to MM189].

170. Paragraph 7.1.14 needs to be deleted as it does not provide reasoned justification for policies E1 or E2 [MM106].

Overall supply of employment land

171. The total amount of land available for employment development on the sites identified in policies E1 and E2 is 158 hectares (net), comprising 38 hectares on existing sites and 120 on proposed allocations.

Darlington Farmers Auction Mart Relocation (policy E3)

172. Policy E3 proposes that an allocated site at Humbleton Farm on the A68 (which is defined on the policies map) be developed to allow the relocation of the existing cattle auction mart from Darlington town centre. The existing mart site is proposed as a housing allocation with an indicative yield of 76 dwellings (ref 11). The relocation has now taken place. However, a modification is required to policy E3 so that it is consistent with national policy and effective in ensuring that future developments on the new site are of a scale and type appropriate to the rural location [MM109].

Economic development in the countryside (policy E4)

173. Main modifications are required to various parts of policy E4 to ensure that it is consistent with national policy relating to economic development in the countryside and effective with regard to the conversion and re-use of buildings; the erection of new buildings; impacts on the local area, road network and planned community uses; equestrian uses; tourist accommodation and flood risk; and retail uses [MM110]. The reasoned justification needs to be modified accordingly [MM111].

Conclusion

174. Subject to the modifications described above, the Plan will be effective in encouraging sustainable economic growth and ensuring that development needs can be met with flexibility to allow a rapid response to changes in economic circumstances.

Issue 13: Is the approach to town centres and the development of main town centre uses set out in the Plan consistent with national policy and will it be effective in ensuring that development needs can be met in sustainable locations?

Introduction

175. Section 8 of the Plan contains 6 policies relating to town centres and retail development. In most respects these are clearly written and consistent with national policy. However, in order to ensure that the policies can be effectively applied, main modifications are required to paragraph 8.1.5 and the **Glossary so that "main town centre uses" are accurately defined as set out in NPPF Annex 2 [MM112 and MM176].**

Hierarchy of centres

176. Table 8.1 defines the hierarchy of town centres in the Borough as comprising Darlington sub-regional centre; Cockerton district centre; and Mowden local centre. This reflects the sizes of those centres, the range of uses within them, and the roles that they perform in serving the surrounding area. Whilst there are a number of large supermarkets and collections of shops along with some other retail services elsewhere in the Borough there is no national policy requirement for all such locations to be designated as a town, district or local centre. Nor is there any requirement for the Plan to carry forward the same hierarchy of town centres defined in the core strategy. The approach taken in the Plan is reasonable in the context of the geography of the Borough and the importance of protecting the vitality and viability of Darlington town centre.

Darlington town centre

177. Policies TC1 and TC2 relate to Darlington town centre and the primary shopping area. A modification is required to policy TC1 to ensure that the requirement for a sequential test for proposals outside the town centre is consistent with national policy [MM113]. The requirement for marketing properties for a period of time before non-retail uses will be allowed in the primary shopping area is not justified and is unnecessary given the other criteria set out [MM114].

178. Policy TC3 proposes that a 2.4 hectare site, currently used for surface-level car parking, be developed to meet any future need for town centre uses and to support regeneration. A modification is required to policy TC3 to ensure it is effective in protecting the settings of nearby heritage assets [MM115].

Retail impact assessments

179. Policy TC5 states that proposals for retail and leisure developments generating over 500 sqm of additional floorspace will require impact assessments. The 500 sqm threshold, which is significantly below the default threshold set in national policy, is necessary to help protect the vitality and viability of Darlington town centre having regard to its overall scale and the size of the units within it, as well as the size and type of development that may be proposed elsewhere in the town.

180. However, main modifications are required to policy TC5 to clarify that the threshold applies to proposals outside Darlington town centre that are not proposed in the Plan [MM118]. A modification is also required to clarify that impact assessments are not required for retail developments in the new neighbourhood centres at Skerningham and Greater Faverdale proposed in policies H10 and H11 [MM119]. This will ensure that the policy is effective and consistent with national policy.

Darlington town centre fringe

181. Policy TC6 promotes the development and regeneration of around 70 hectares **of land immediately to the east of the town centre. The "town centre fringe"** area comprises a variety of commercial and residential buildings and land, some disused. Two specific opportunities for development within the area have been identified and are allocated in the Plan. Whilst the policy sets out a positive approach towards development elsewhere in the fringe area, and the Council is working proactively with partners to address land ownership and funding issues, it cannot be relied on to make a greater contribution to meeting identified development needs during the plan period.

182. In order to be effective, the policy needs to be modified to clarify the types of uses that would be allowed, and refer to the sequential test, impact assessment, historic environment and flood risk [MM120 to MM122].

Cockerton district centre and Mowden local centre

183. Policy TC4 sets out a variety of main town centre uses that are appropriate in the Cockerton district centre and Mowden local centre; these need to be modified to reflect the changes to the Use Classes Order referred to earlier [MM116]. In order to be effective, the policy also needs to be modified to clarify that a sequential test will be required for main town centre use proposals outside those centres in line with national policy [MM117].

Conclusion

184. Subject to the main modifications described above, the approach to town centres and the development of main town centre uses set out in the Plan is consistent with national policy and will be effective in ensuring that development needs can be met in sustainable locations.

Issue 14: Will the Plan be effective in promoting sustainable transport and ensuring that development is served by safe and suitable access for all users?

Introduction

185. I concluded earlier in this report that the spatial strategy, which involves the development of large numbers of new homes around the western, northern and eastern fringes of the main urban area of Darlington, is justified. However, to help ensure that the approach achieves sustainable development, it is important that the Plan contains effective policies to promote opportunities for sustainable transport both within those new developments and between them and the town centre and other key destinations.

Delivering a sustainable transport network and improving access and accessibility (policies IN1 and IN2)

186. Policy IN1 is aimed at delivering an efficient transport system with a focus on the provision of infrastructure improvements to encourage greater use of sustainable modes and less reliance on single occupancy vehicle journeys. It proposes infrastructure and other improvements relating to cycling, walking, rail and roads. Policy IN2 sets out various requirements for developers aimed at promoting accessibility through prioritising the needs of pedestrians, cyclists, bus and rail users, and people with special needs.
187. Part C(vii) of policy IN1 proposes the provision of new road links to support the large scale developments around the edges of the town. Provided that these are designed appropriately, this will create the opportunity for those developments to be efficiently served by new and improved bus services, as well as providing convenient routes for private cars thereby preventing severe impacts on the existing road network. High quality walking and cycling routes can be created alongside the new roads with links to other parts of the development sites and the existing network of routes in the town.
188. However, to ensure that it is effective in this regard, policy IN1 part C(vii), and the associated reasoned justification, need to be modified to more clearly describe all of the relevant new road links and how they connect to relevant parts of the existing road network to create a new orbital route for buses, other motor vehicles, pedestrians and cyclists [MM157 to MM159].
189. **Policy IN1 part C(v) refers to the potential delivery of a "northern link road"** between the A1 and A66 to the north east of the town. However, paragraph 10.5.9 states that none of the proposals in the Plan are reliant on the provision of such a new road and that a route is not being safeguarded. This was confirmed by the Council during the examination. As that is so, and to ensure that the Plan is justified and unambiguous, references to a northern link road should be deleted from policies IN1 and H10, the reasoned justification (other than 10.5.9), the Skerningham masterplan framework (figure 6.1), and the key diagram [MM62 and MM156].
190. Policy IN1 part A(ii) and paragraph 10.6.4 need to be modified to clarify that **the "strategic priority corridors" referred to** are the key sustainable transport corridors in the town for use for recreation and access for pedestrians and cyclists [MM154 and MM163]. To ensure that the policy can be effectively applied, all six corridors should be defined on the policies map.
191. Policy IN1 part A(iii) and policy IN2 part (b) need to be modified to ensure that they are effective in securing the provision of high quality infrastructure for pedestrians and cyclists on development sites [MM155 and MM160].
192. Policy IN2 part (d), and the reasoned justification, need to be modified to clarify that the requirement for all new development to provide safe and easy access for those who wish to use public transport would be through the provision of bus stop infrastructure and extended bus services where necessary. The expectation that 80% of dwellings should be within 400 metres of a bus stop served by a regular daytime service (every 30 minutes) is reasonable given the size and location of the allocations in the Plan and the existing bus infrastructure and services in the town. Greater walking distances

and/or less frequent services would be less likely to encourage bus use, and would leave future residents who do not have regular access to a car isolated. Requiring financial contributions from developers to achieve this where appropriate will ensure that the policy can be effectively implemented, including through the subsidisation of bus services for five years [MM161 and MM164].

Transport assessments and travel plans

193. Policy IN3 and the reasoned justification need to be modified to clarify the requirements for transport assessments and travel plans and ensure that these are consistent with national policy [MM165 and MM166].

Car and cycle parking requirements (policies IN1, IN2 and IN4)

194. Policy IN4 sets out requirements relating to car and cycle parking, and refers to the *Tees Valley Highway Design Guide* which includes advice about the design and quantity of spaces that may be required⁶⁰. That guide helps ensure a consistent approach across the sub-region. It was last updated in 2018 and is expected to be reviewed again in 2022. Policy IN4 paragraph 3 therefore needs to be modified to refer to proposals having regard to the guide or any successor. Furthermore, national standards for the design of cycle infrastructure have been published since 2018⁶¹ and therefore the reasoned justification needs to be modified to explain that they will be applied until the guide has been updated. To be effective, policy IN4 also needs to be modified to refer to cycle storage and the provision of changing and showering facilities where appropriate [MM167 and MM168].

195. To avoid ambiguity and inconsistency with policy IN4, references to cycle parking / storage in policies IN1 and IN2 should be deleted [MM155 and MM162].

Conclusion

196. Subject to the main modifications recommended above, the Plan will be effective in promoting sustainable transport and ensuring that development is served by safe and suitable access for all users.

Issue 15: Is the approach to renewable and low carbon energy development set out in policy IN9 consistent with national policy, and will it be effective in maximising the potential for such development while ensuring that adverse impacts are addressed satisfactorily?

197. Policy IN9 sets out a positive approach towards renewable and low carbon energy development, including wind turbines, provided that certain criteria are met. This is, in most regards, consistent with national policy. However, to avoid ambiguity, the policy and reasoned justification need to be modified to clarify that the whole Borough is an area identified as suitable for wind turbines and other forms of renewable and low carbon energy provided that the relevant criteria are met⁶². The criteria relating specifically to wind energy development also need to be modified to refer to local community backing and

⁶⁰ SD64.

⁶¹ LTN1/20 Cycle Infrastructure Design.

⁶² NPPF 155(b) and 158(b) and footnote 54.

to the setting of heritage assets to ensure consistency with national policy and effectiveness [MM169 and MM170].

Conclusion

198. Subject to the modifications recommended above, the approach to renewable and low carbon energy development set out in policy IN9 is consistent with national policy, and will be effective in maximising the potential for such development while ensuring that adverse impacts are addressed satisfactorily.

Issue 16: Does the Plan set out a positive strategy for the conservation and enjoyment of the historic environment, are policies ENV1 and ENV2 consistent with national policy, and will they be effective in conserving and enhancing heritage assets?

199. **Policy ENV1 aims to protect, enhance and promote Darlington's historic environment.** Part A is intended to apply to all designated heritage assets, and part B provides additional criteria relating to conservation areas. Parts C and D relate to archaeological sites and non-designated heritage assets, whilst parts E and F deal with heritage at risk and securing optimum viable use. The Council confirmed during the examination that the policy is intended to be consistent with national policy, but also to provide additional details to assist developers and decision makers. A number of modifications are required to the detailed wording of various parts of the policy, reasoned justification, and monitoring indicators in chapter 11 to ensure consistency with national policy and effectiveness [MM123 to MM128 and MM174]. I have amended the detailed wording to reflect representations made about the proposed modifications.

200. Policy ENV2 relates to the part of the historic Stockton and Darlington Railway that runs through the Borough. It aims to ensure that the significance of the railway and its setting is conserved and enhanced, and encourages development which supports its role as a visitor attraction. To be effective, the aim of creating walking and cycling paths along the route should be included in the policy rather than only referred to in the reasoned justification [MM129]. To allow effective implementation of policy ENV2, the policies map should be changed to correctly designate all parts of the railway.

201. Historic England have been actively involved in the development of the two policies and are supportive of them, subject to the main modifications described above.

202. In order to ensure that heritage assets on or close to allocated sites are appropriately taken into account as required by national policy, modifications are required to a number of the allocation statements in appendix B of the Plan [MM187, MM188, MM191 and MM192].

Conclusion

203. I am satisfied, that subject to my recommended main modifications, policies ENV1 and ENV2 are consistent with national policy and will be effective in conserving and enhancing heritage assets. Together with other relevant policies in the Plan and allocation statements in appendix B, policies ENV1 and ENV2 represent a positive strategy for the conservation and enjoyment of the **Borough's historic environment.**

Issue 17: Are policies ENV3 to ENV8 justified and consistent with national policy, and will they be effective in protecting and enhancing the natural environment and ensuring that new development has access to high quality open spaces?

Local landscape character and green infrastructure (policies ENV3 and ENV4)

204. Policy ENV3 aims to protect and improve the character and distinctiveness of the town, villages and rural parts of the Borough and identifies a number of specific areas including three green wedges, five rural gaps, six historic routes and various green corridors and urban and rural parklands. Policy ENV4 relates to green and blue infrastructure which includes all of the areas identified in policy ENV3 along other types of open space. Both policies are lengthy, and between them they contain numerous requirements that may be applicable to development within or that affects the areas referred to, some of which (but not all) are defined on the policies map.

205. In most respects the two policies are consistent with national policy relating to open spaces and the conservation and enhancement of the natural environment. However, policy ENV4 part g(iii) needs to be modified so that the approach to building on existing open space is consistent with national policy⁶³ [MM136]. **The approach to "green corridors" needs to be simplified and clarified, and the detailed wording of other parts of the two policies and reasoned justification need to be modified to ensure they are clear and consistent with each other [MM130, MM133, MM135, and MM137].** Furthermore, the policies map needs to be amended to define the rural gaps and urban and rural parklands so that the specific requirements relating to those can be effectively applied. The green corridors need to be shown as a simple line on the policies map to reflect the fact that their widths will vary significantly depending on their characteristics and surroundings in any particular location as stated in the policy (as modified). It would be disproportionate to attempt to accurately define every part of each corridor on the policies map, and such a specific designation would almost certainly quickly become out of date in relation to some locations. Figure 9.1, which illustrates diagrammatically the location of some of the areas referred to in policies ENV3 and ENV4, should be deleted to prevent ambiguity and avoid any inconsistency with the policies map [MM134]. Subject to the changes proposed by the Council, the relevant designations on the policies map are justified and would be effective in achieving the objectives of policies ENV3 and ENV4.

Green infrastructure standards (policy ENV5)

206. Paragraph 9.4.14 in the Plan states that the Borough is relatively rich in the amount of open space it contains and therefore new open space will only be sought in major developments where the amount and mix of development proposed requires substantial green infrastructure to deliver a sustainable new neighbourhood or to create an appropriate business or leisure environment.

207. Policy ENV5 sets out requirements intended to achieve that aim through on-site provision for developments over a specified size in certain circumstances,

⁶³ NPPF 99.

and through financial contributions from smaller developments to improve existing green infrastructure in areas of open space deficiency. Modifications are required to both parts of the policy to ensure that they are justified and effective, and the reasoned justification needs to include further information **about how the requirements will be applied having regard to the Council's** relevant supplementary planning documents [MM138 to MM142].

Local Green Space (policy ENV6)

208. Table 9.1 in the Plan lists ten areas of Local Green Space which are designated on the policies map and protected from development by policy ENV6. The **Council's Local Green Space Designation Report**⁶⁴ sets out the justification for why the ten sites are included in the Plan, and the reasons why a number of other sites that were assessed are not. The approach taken was systematic and consistent with national policy meaning that each of the areas identified in the Plan is justified. However, policy ENV6 needs to be modified to ensure that the approach to assessing development proposals affecting Local Green Spaces is consistent with national policy [MM143]. Paragraph 9.3.5 should be deleted as it is not required to provide reasoned justification for policy ENV6 [MM132].

209. I have already concluded that modifications are needed to the developer requirements in appendix B of the Plan relating to the Blackwell Grange East housing allocation (ref 403), along with changes to the policies map, to ensure that the Plan is effective in protecting the historic parkland and setting of the Grade II* listed building. It is not necessary to further modify the Plan to designate the area as Local Green Space due to the provisions of policy ENV3 parts A and C relating to green wedges and urban and rural parklands, and the requirement for the housing development to secure the restoration of the remaining parkland.

Biodiversity and geodiversity (policies ENV7 and ENV8)

210. Policy ENV7 sets out strategic requirements for development aimed at protecting and avoiding significant harm to biodiversity and geodiversity. Policy ENV8 provides more detailed development management criteria and a specific step by step approach to achieve those strategic requirements and secure net gains for biodiversity. A number of changes are required to the detailed wording of the two policies and reasoned justification to ensure consistency with national policy and effectiveness [MM144 to MM153].

Conclusion

211. Various modifications, as described above, are required to ensure that policies ENV3 to ENV8 are justified, consistent with national policy, and effective in protecting and enhancing the natural environment and ensuring that new development has access to high quality open spaces.

Other soundness issues

212. Main modifications are required to various other policies that refer to existing supplementary planning documents and other guidance documents that do not form part of the statutory development plan. This is to ensure that they are

⁶⁴ SD28.

given appropriate weight in decision making, consistent with national policy and reflecting their status [MM11, MM12, MM15, MM40, MM51, MM131 and MM167].

213. The reasoned justification to policy DC1 needs to explain that the *Darlington Design of Development Supplementary Planning Document* is to be updated in 2022 and that in the meantime current national guidance will take precedence, with reference to the *National Design Guide* also made in the policy [MM11 and MM13]. This will ensure consistency with national policy and prevent any ambiguity about certain standards in the existing supplementary planning document that are now out of date and/or not justified.
214. In order to ensure that policy DC1 is justified having regard to national policy, paragraph 5.1.8 needs to be modified to refer to the national commitment to net zero carbon emissions by 2050 and aim 6 needs to be modified accordingly [MM9 and MM14].
215. The reasoned justification to policy DC2 needs to be modified so that it accurately reflects the requirements relating to the management of foul and surface water flows and sustainable urban drainage systems [MM15 and MM16].
216. Policy DC3 needs to be modified so that the requirements for health impact assessments are proportionate to the scale of development and apply only to schemes of 150 or more homes. The reasoned justification needs to refer to current national guidance. These changes will ensure that the approach is justified and consistent with national policy [MM17 and MM18].
217. The reference to excessive movements of heavy goods vehicles in policy DC4 is not justified or necessary and should therefore be deleted [MM19].
218. Policy DC5 and reasoned justification need to be modified to ensure that the approach to the provision of employment skills and training initiatives is consistent with national policy and legislation relating to the use of planning obligations [MM20 and MM21].
219. The approaches to seeking planning obligations to secure additional school capacity; protecting existing community facilities; and the location of new community facilities in policy IN10 need to be clarified to ensure effectiveness and that they are justified [MM171 to MM173].
220. Various changes and additions are required to the Glossary in section 12 of the Plan to ensure consistency with national policy and that all policies can be effectively applied [MM175 and MM176].

Conclusion

221. The main modifications to the various parts of the Plan that I have described above are all required to ensure soundness. No other main modifications are required.

Overall Conclusion and Recommendation

222. The Plan has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.
223. The Council has requested that I recommend main modifications to make the Plan sound and legally compliant, and therefore capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the *Darlington Borough Local Plan 2016-2036* satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

William Fieldhouse

Inspector

This report is accompanied by an Appendix containing the main modifications

The modifications below are expressed either in the form of ~~striking through~~ for deletions and underlining for additions of text, or by describing the modification in *italics*.

The page, paragraph and policy numbers refer to the submission local plan, and do not take account of the deletion or addition of text.

Mod Ref	Part of Plan	Modification
MM1	All	<i>Amend any cross-referenced housing figures in the plan to reflect the updated Appendix A Housing Trajectory (at end of this schedule).</i>
MM2	Para 1.01 & 1.02	<p>This document contains policies and proposals for using and developing land throughout the Borough of Darlington. When finalised and adopted it will <u>This Local Plan replaces</u> the Darlington Local Development Framework (LDF) Core Strategy (May 2011) and the saved policies of the Borough of Darlington Local Plan (1997, including adopted alterations 2001), and will <u>provides</u> an up to date statutory development plan for the Borough. <u>Appendix F sets out the specific local planning policies that have been superseded.</u></p> <p>All applications for development must, by law, be determined in accordance with the statutory development plan, unless there are material considerations that indicate otherwise. Figure 1.1 shows the documents that will make up the statutory development plan for Darlington when this document is adopted.</p>
MM3	Figure 1.1	<i>Delete references in Figure 1.1 to the "Core Strategy Development Plan Document" and "Saved Policies in the Darlington Local Plan"; and amend the reference to the "draft Local Plan" to "the adopted Local Plan".</i>
MM4	Figure 1.2	<i>Modify Figure 1.2 to delete references to "this document" and the last 4 stages as being "future stages"; amend dates to factually reflect when stage actually took place.</i>
MM5	Para 1.0.4 – 1.0.13	<p>Proposed Submission Local Plan (Regulation 19)</p> <p>1.0.4 The next phase of plan preparation is the publication of the Proposed Submission Local Plan for a statutory six-week period to allow comments and representations under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 to be received prior to submission for independent examination.</p> <p>1.0.5 A Policies Map accompanies this document. It shows, on an OS base map, where each site allocation is, and where each policy or proposal applies. The Policies Map can be accessed online via www.darlington.gov.uk/localplan.</p> <p>1.0.6 This allows local communities, businesses and other interested stakeholders the opportunity to comment on the policy content on the Council's final version of the draft Local Plan, within a specific remit. The remit of representations under this public consultation is limited and relates to the 'Tests of Soundness' and also includes legal compliance, as set out in the National Planning Policy Framework. The Proposed Submission Local Plan has been refined and amended following feedback received at each of the several consultation stages during its preparation (Figure 1.2).</p> <p>1.0.7 Once the Regulation 19 representation period is complete, the Proposed Submission Local Plan and a Schedule of any Proposed Modifications based on comments received is then submitted to the Secretary of State for the Ministry for Housing, Communities and Local Government. They will then appoint an independent Planning Inspector from the Planning Inspectorate to undertake a 'public examination' of the Local Plan.</p> <p>1.0.8 During the examination process, the Planning Inspector will use the National Planning Policy Framework and the comments and representations submitted during the Regulation 19 consultation to determine whether a Local Plan is sound and legally compliant.</p> <p>1.0.9 The Inspector, in examining the plan and taking account of representations made, may conclude that modifications are required to make it sound and capable of adoption. It is proposed that the Director of Economic Growth and Neighbourhood Services, in consultation with the</p>

		<p>Portfolio holder for Economy and Regeneration, be the delegated authority to recommend to the Inspector such modifications to the draft Local Plan submission documents as may be necessary to satisfy the requirements as to its soundness.</p> <p>1.0.10 The independent examination of the Local Plan will test the soundness of the Plan. The examination will take the form of an informal hearing led by a Government appointed Inspector who will identify the main matters and issues requiring discussion. On completion of the hearing sessions the Inspector will consider all representations received in the publication stage and in the discussions held during the hearing in preparing their report on the soundness of the Plan.</p> <p>1.0.11 The elements of the test of soundness are set out in the government's National Planning Policy Framework (NPPF), namely:</p> <ul style="list-style-type: none"> Positively prepared – the plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, and be consistent with achieving sustainable development. Justified – the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence. Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities. Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF. <p>1.0.12 Representations can be submitted in a number of ways:-</p> <ul style="list-style-type: none"> On line at https://darlington-consult.objective.co.uk/portal By email to planning.policy@darlington.gov.uk By post/response form to Town Hall, Darlington, DL1 5QT. <p>1.0.13 A sustainability appraisal has also been prepared to support the Local Plan. This is available on line at https://darlington-consult.objective.co.uk/portal and on request by telephoning or emailing the planning policy team. Background evidence is available on the Local Plan website www.darlington.gov.uk/localplan.</p>
MM6	Para 1.7.2	<p>The Local Plan 2016-36 recognises the contribution that housebuilding makes to the local economy. Land is allocated for approximately 6,700 <u>5,764</u> homes with an additional 4,300 <u>5,440</u> (approx.) already committed via existing planning permissions or completed over the first three <u>five</u> years of the plan period. A range of previously developed land and greenfield sites provide choice both within and on the edge of the urban area and at the large service villages.</p>
MM7	Para 1.7.3	<p>Our ambition is to achieve 7,000 <u>net additional jobs between 2016-2036*</u> requires suitable locations to grow the economy which are identified through the Local Plan 2016-2036.</p> <p><u>*Footnote: Based on net increase from 56,000 jobs in Darlington Borough in 2016 (Source : NOMIS – Official Labour Market Statistics from Office of National Statistics) to 63,000 jobs by 2036.</u></p>
MM8	Aim 2	<p>Meeting Housing Needs – enable the development of at least 10,000 <u>9,840</u> new homes....</p>
MM9	Aim 6	<p>...Support the <u>national commitment for net zero carbon and greenhouse gas emissions by 2050 through the</u> continued move towards a low <u>net zero</u> carbon community by encouraging efficient use of resources, good design and well-located development, whilst increasing resilience to impacts from climate change.</p>
MM10	Policy SD1	<p>A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the Darlington Borough.</p>

		<p>Planning applications that accord with the policies in the Darlington Local Plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at a time of making the decision then permission will be granted unless material considerations indicate otherwise — taking into account whether:</p> <p><u>Planning applications that accord with policies in the up to date development plan* will be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, the Council will grant planning permission unless the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.</u></p> <p>i. — any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole, or</p> <p>ii. — specific policies in that Framework indicate that development should be restricted.</p> <p>This policy will be implemented and monitored by making and reviewing decisions on planning applications.</p> <p><u>* the Darlington Borough development plan consists of the Local Plan, Tees Valley Joint Minerals and Waste Core Strategy Development Plan Document (DPD), Tees Valley Joint Minerals and Waste Policies and Sites DPD and made neighbourhood plans.</u></p>
MM11	Policy DC1 1 st para	All development will be required to follow <u>have regard to</u> the design principles of in the Darlington Design of New Development SPD <u>and National Design Guide (or successors)</u> by demonstrating that:
MM12	Policy DC1 Part c	Energy efficiency measures and low carbon technologies will be encouraged <u>supported</u> ...
MM13	Para 5.1.1	<u>... Development proposals should have regard to the principles in the National Design Guide and Darlington Design of New Development SPD in considering design. The Darlington Design of New Development SPD is to be updated in early 2022 to reflect latest national standards, and until such time latest national guidance should take precedence.</u>
MM14	Para 5.1.8	Minimising the impact of and increasing resilience to the effects of climate change is an objective of the Local Plan <u>in order to contribute towards the achievement of the national commitment of net zero carbon and greenhouse gas emissions (100% reduction relative to 1990 levels) by 2050.</u>
MM15	Policy DC2 Part f	SuDS accord with <u>have regard to</u> the Tees Valley Authorities Local Standards for Sustainable Drainage (2015) and national standards
MM16	Policy DC2 8 th para	Major developments (development of 10 or more dwellings and other developments with a floor space of 1,000m² or more) will be required to submit a drainage scheme to show the site drainage can be adequately dealt with. The proposed drainage scheme will be required to incorporate SuDS unless it can be demonstrated that it would be inappropriate. Developers will be required to submit drainage details for consideration by the Council, in consultation with the Environment Agency and Northumbrian Water Ltd, to ensure adequate management of foul and surface water flows. Major developments (development of 10 or more dwellings and other developments with a floor space of 1,000² or more) will be required to incorporate SuDS unless it can be demonstrated that it would be inappropriate.
MM17	Policy DC3 Part (g)	Require, in the case of development of 400 <u>150</u> or more homes and all other <u>non-residential</u> 'major' development, the submission of a Health Impact Assessment (HIA)(10) as part of the application to explain how health considerations have informed the design. <u>Assessments should be proportionate to the scale of development proposed and undertaken in line with current government guidance. ⁽¹⁰⁾</u>

MM18	Policy DC3 Footnote 10	To be undertaken in line with Department of Health and Social Care <u>Public Health England, Health Impact Assessment in spatial planning,</u> <u>October 2020 (or subsequent replacement)</u> https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/929230/HIA_in_Planning_Guide_Sept2020.pdf
MM19	Policy DC4 Penultimate sentence	Proposals which would result in excessive movements of Heavy Goods Vehicles (HGVs) on residential roads.
MM20	Policy DC5	The Borough Council will encourage all local employers to participate in skills and employment training initiatives to increase access to employment for those who live within the area. Where development proposals would generate a significant number of construction and operational phase jobs, the Borough Council will seek to enter into a S106 Agreement to secure appropriate commitments and targets for employment skills and training, including apprenticeships appropriate to the development proposed.
MM21	Para 5.5.3	A key element of achieving this will be through continued working with the Borough Council and other partners to promote utilisation of jobs, skills and employment training, and where appropriate using the planning system <u>undertaking negotiations through the planning application process</u> to secure targets and commitments <u>via agreement</u> in relation to associated job and training opportunities, both for construction-related employment and training that will increase access to employment.
MM22	Paragraph 6.0.2	The NPPF also requires Local Planning Authorities to identify and update annually a five-year supply of deliverable housing sites against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) <u>of 5%, or 20% where there has been significant under delivery of housing over the last three years.</u> This buffer should be 5% where a local planning authority wishes to demonstrate a five year supply of deliverable sites through a recently adopted plan, to account for any fluctuations in the market during that year.
MM25	Policy H1	<p>Housing will be delivered to meet a minimum requirement of 422 <u>492</u> net additional dwellings per annum over the plan period from 2016 to 2036. This results in a total net minimum requirement of 8,440 <u>9,840</u> dwellings.</p> <p>The minimum requirement will be met through: completions already achieved since April 2016, sites with planning permission (commitments), housing land allocations and mixed use allocations set out in Policy H 2.</p> <p>The Local Planning Authority also has a Local Plan housing target of 492 net additional dwellings per annum over the plan period from 2016 to 2036. This results in a total net target of 9,840 dwellings over the plan period. The housing target makes an allowance for economic growth and 7,000 full time equivalent additional jobs over the plan period. The increased housing target reflects the additional new homes required to meet the need of additional workers. The housing target will also be met by the sites outlined above.</p> <p>The above approach has been taken to provide a housing requirement range rather than a single figure. The housing target is not a restrictive maximum figure.</p> <p>It is anticipated that the sites will be delivered in accordance with the housing trajectory in APPENDIX A which indicates that a continuous five year supply of housing will be maintained throughout the plan period. The trajectory is an approximation of delivery and does not place any phasing restrictions on the sites.</p> <p>At any point in the Local Plan period where there is no longer a demonstrable supply of sites to fully meet the five year land requirement, sustainable housing sites located beyond development limits, that would make both a positive contribution to the five year supply of housing</p>

		<p>land and be well related to the development limits <u>built form</u> of the main urban area or service villages (as defined in Policy SH 1) will be supported. Such proposals should comprise of sustainable development and be consistent with relevant national and Local Plan policies.</p> <p>The NPPF states that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The table below outlines the <u>minimum</u> housing requirement for the neighbourhood areas in the Borough, following the above approach.</p> <p>Table 6.1 Neighbourhood Area Housing Requirements</p> <table><tr><td>Low Coniscliffe & Merrybent</td><td>1520 <u>962</u></td></tr><tr><td>Blackwell</td><td>0 <u>45</u></td></tr><tr><td>Hurworth</td><td>625 <u>816</u></td></tr><tr><td>Middleton St George</td><td>260 <u>860</u></td></tr><tr><td>Sadberge</td><td>0 <u>71</u></td></tr><tr><td></td><td></td></tr></table>	Low Coniscliffe & Merrybent	1520 <u>962</u>	Blackwell	0 <u>45</u>	Hurworth	625 <u>816</u>	Middleton St George	260 <u>860</u>	Sadberge	0 <u>71</u>		
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Sadberge	0 <u>71</u>													
MM26	Para 6.1.9	Further information and details on how the housing target <u>requirement</u> was derived can be found in the SHMA Update (2017). It is considered that the minimum housing requirement and target within Policy H 1 strikes a balance between realistic achievability and aspiration.												
MM27	New paras after 6.1.9	<p><u>With regards to the neighbourhood area housing requirements, the Council has followed policy and guidance in the NPPF and NPPG in setting the figures. The requirements are based on the number of dwellings that are expected to be built on housing allocations and commitments in that neighbourhood area between 2021 and 2036. This approach follows the guidance in reflecting the plan’s spatial strategy and supporting evidence base (e.g. HELAA and SA). The neighbourhood planning body does not have to make specific provision for housing or seek to allocate sites to accommodate the requirement. The requirements are met through the allocations in policy H 2 and the housing commitments set out in table 6.4. If monitoring indicated that the committed and allocated sites were not delivering the number of homes set out in table 6.1, there should not be an automatic expectation that development will be allowed on non-allocated sites within the neighbourhood area. Monitoring of housing completions is undertaken yearly and if such a situation was to occur it would be addressed through a review of the Local Plan.</u></p> <p><u>The scope of neighbourhood plans is up to the neighbourhood planning body. Groups are not required to plan for housing. If they wish to do so a neighbourhood plan can allocate additional sites to those in a local plan where this is supported by evidence to demonstrate need above that identified in the Local Plan. Consequently, it is important to note that the neighbourhood area housing requirements are not a restrictive maximum figure. Groups can plan for additional sites if they wish and other suitable windfall sites can be brought forward by developers. Early engagement with the Council is encouraged, where groups wish to exceed their housing requirement figures, to assess whether the scale of additional housing numbers is considered to be in general conformity with the strategic policies.</u></p>												
MM28	Policy H2 Table 6.2 Expected Housing Delivery	<p><i>Replace table 6.2 with the updated version below.</i></p> <table><tr><td>Period</td><td>No of dwellings</td></tr><tr><td>2021/22 - 2025/26</td><td>2920</td></tr><tr><td>2026/27 - 2030/31</td><td>3547</td></tr><tr><td>2031/32 - 2035/36</td><td>2791</td></tr><tr><td></td><td></td></tr></table>	Period	No of dwellings	2021/22 - 2025/26	2920	2026/27 - 2030/31	3547	2031/32 - 2035/36	2791				
Period	No of dwellings													
2021/22 - 2025/26	2920													
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2031/32 - 2035/36	2791													
MM29	Para 6.2.2	There is the need to allocate sufficient land to accommodate a minimum of 8,440 dwellings and a target of 9,840 dwellings within the plan period.												
MM30	Para 6.2.2	The allocations and existing commitments have the potential to deliver approximately 10,000 <u>8,883</u> homes up to 2036. The build out of a number of the strategic sites will also extend beyond 2036. Taking this into consideration the plan has sufficient land for approximately 16,000 <u>14,836</u> homes.												
MM31	Para 6.2.3	<i>Add to the end of the paragraph:</i>												

A small sites windfall allowance of 25 dpa has been included within the housing supply and is set out within the housing trajectory (appendix A).

The housing requirement ~~and housing target are~~ is a 'net' figures and must take into account any dwellings that are lost during that period through demolition or change of use.

There is a requirement to continually monitor delivery and the supply of housing sites to ensure a rolling five year supply throughout the plan period. The Local Planning Authority will produce a housing position statement at the beginning of each financial year to set out the current five year housing land supply. The five year requirement on 1 April 2021 based on the target of delivering 9,840 net additional dwellings between 2016 and 2036 (492 dwellings per year) was 546 dwellings per annum which includes a 5% buffer. Table [insert figure] below sets out how the figure was arrived at.

Table ?: Five year requirement on 1st April 2021

<u>Local Plan Housing Requirement</u>	<u>9840 (492 dwellings per annum)</u>
<u>Requirement 2016/17 – 2020/21</u>	<u>2,460 (492 x 5)</u>
<u>Net Completions 2016/17 – 2020/21</u>	<u>2,321</u>
<u>Shortfall 2016/17 – 2020/21</u>	<u>139 (2,460 – 2,321)</u>
<u>Requirement 2021/22 – 2025/26</u>	<u>2,599 (2,460 + 139)</u>
<u>Requirement 2021/22 – 2025/26 plus 5% buffer</u>	<u>2,729 (2,599 x 1.05)</u>
<u>Annual requirement plus 5% buffer</u>	<u>546</u>

The five year housing land supply on 1st April 2021 was 2920 dwellings. Table [insert] below provides a break down of the categories of sites in the five year supply. At this point in time the Council could demonstrate a 5.3 year housing land supply, based on the type of evidence relating to deliverable sites required by national policy.

Table ?: Summary of five year housing land supply on 1st April 2021

	<u>Total expected completions</u> <u>2021/22-2025/26</u>
A. <u>Sites of <10 dwellings with outline or full planning permission</u>	<u>0</u>
B. <u>Sites of 10 or more dwellings with detailed planning permission</u>	<u>910</u>
C. <u>Sites of 10 or more dwellings with outline planning permission</u>	<u>760</u>
D. <u>Sites with a grant of planning permission in principle</u>	<u>0</u>
E. <u>Allocations without planning permission</u>	<u>1,125</u>
F. <u>Small sites windfall allowance</u>	<u>125</u>

		<table><tr><td></td><td></td></tr><tr><td><u>Total</u></td><td><u>2,920</u></td></tr></table>			<u>Total</u>	<u>2,920</u>						
<u>Total</u>	<u>2,920</u>											
		If the situation arose where the Local Planning Authority were unable to demonstrate a five year supply of deliverable housing sites, there is a fall-back position within Policy H 1. The policy states, in this situation sites which are not allocated, are located beyond development limits but are well related to the limits built form of the main urban area or service villages will be supported. This is providing they comprise of sustainable development and are consistent with relevant national and Local Plan policies.										
MM34	Para 6.2.6	In the above circumstance, proposals will not be required to accord with Policy H 7 Residential Development in the Countryside but will have to demonstrate that they will be deliverable in the short term, therefore contributing to the five year supply. The Local Planning Authority may reduce implementation or submission of reserved matters timescales to ensure delivery takes place within the five year period <u>and to ensure the site makes a positive contribution to the five year supply.</u> It is important to note that small sites can make a positive contribution to the <u>housing land supply.</u> If an application is granted under this situation and subsequently expires, it will not necessarily be renewed automatically if permission is sought again.										
MM35	Policy H2 Table 6.3 Housing Allocations	<i>Replace Table 6.3 with an updated version which is set out towards the end of this schedule.</i>										
MM36	Policy H2	<i>Delete references to housing allocations being labelled as "strategic" in policy H2. Other references to "strategic" sites also to be deleted as necessary to ensure a consistent approach (e.g. within policies H10, H11, E1, E2).</i>										
MM37	Para 6.2.11	<p>The policy above indicates that the allocations are capable of accommodating around 6,709 <u>5,764</u> homes in the Borough throughout the plan period. An additional 5,545 homes are anticipated to be delivered post 2036. The housing requirement will also be met by existing commitments on major sites (table 6.7), some of which are currently being built out, net completions since 1st April 2016 and a small sites allowance of 25 dwellings per annum. The table below provides a summary of the overall housing supply expected in the period 2016 to 2036, highlighting that the total supply ensures that the housing requirement will be met and exceeded. The figure of 3,119 homes on commitments is the total capacity of those sites based on the planning permissions as at 1st April 2021 (with the exception of site 68 West Park Garden Village, the development of which is assumed to continue after 2036). Historically lapse rates in the Borough have been around 14% and if a similar lapse rate were applied to existing commitments this would reduce the overall supply summarised in table 6.6 by around 440 dwellings. It is important to note that extra capacity exists on 6 allocations as well as West Park Garden Village; collectively these 7 sites are expected to deliver over 5,600 dwellings after 2036. Furthermore, no allowance is made for windfalls over one hectare, and the small site allowance of 25 dwellings per year is below the historic average of 37 dwellings per year on such sites.</p> <p><u>Table 6.6 Overall housing supply 2016-2036</u></p> <table><tr><td><u>Net Completions 1 April 2016 to 31 March 2021</u></td><td><u>2,321</u></td></tr><tr><td><u>Commitments (major sites) 1 April 2021 to 31 March 2036</u></td><td><u>3,119</u></td></tr><tr><td><u>Allocations 1 April 2021 to 31 March 2036</u></td><td><u>5,764</u></td></tr><tr><td><u>Small sites windfall allowance 1 April 2021 to 31 March 2036</u></td><td><u>375*</u></td></tr><tr><td><u>Total</u></td><td><u>11,579</u></td></tr></table>	<u>Net Completions 1 April 2016 to 31 March 2021</u>	<u>2,321</u>	<u>Commitments (major sites) 1 April 2021 to 31 March 2036</u>	<u>3,119</u>	<u>Allocations 1 April 2021 to 31 March 2036</u>	<u>5,764</u>	<u>Small sites windfall allowance 1 April 2021 to 31 March 2036</u>	<u>375*</u>	<u>Total</u>	<u>11,579</u>
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		<u>*Remaining 15 years multiplied by small sites allowance of 25 dwellings per annum (15 x 25 = 375).</u>		
MM38	Para 6.2.15	The allocations are in addition to the supply of dwellings from existing commitments, some of which are currently being built out. These sites are shown in the Table 6.4 below. It is important to note that the total number of dwellings set out in Policy H 2 above, up to 2036, is not the same as the housing target. This is because the policy does not include the commitments which already have planning permission, some of which are already being developed. These sites will also contribute to meeting the housing target and taken with the allocations will surpass the target of 9,840 dwellings. Some of the allocations and commitments are also likely to deliver dwellings beyond the plan period (post 2036).		
MM39	Policy H2 Table 6.4 Housing Commitments	<i>Replace table 6.4 with an updated version which is set out towards the end of this schedule.</i>		
MM40	Policy H4 1 st para	Proposals for housing development will be expected <u>encouraged</u> to provide an appropriate mix of housing types, sizes and tenures which <u>have regard to meet</u> local needs as identified within the most up to date Strategic Housing Market Assessment <u>or other relevant evidence</u> or by other evidence submitted in support of a planning application . A suitable housing mix should also give consideration to a site's location, physical constraints, <u>character</u> and surrounding context.		
MM41	Policy H4 Part (a)	80% <u>45%</u> of all new dwellings will meet category 2 requirements (accessible and adaptable dwellings).		
MM42	Additional text following para 6.4.5	<u>The evidence to support the percentage requirements for accessible and adaptable homes is set out in the SHMA 2020. Modelling work was undertaken in the assessment which utilised national and local data on housing, long term illness and disability, to estimate the number of households likely to require adaptations or needing to move to a more suitable home in the housing market area. The assessment indicated that at least 4,948 households will require adapted homes by 2036. This represents 54% of the overall housing need for Darlington between 2016 and 2036. More detailed analysis of the data also indicated that at least 790 wheelchair adapted homes will be required over the plan period which results in 9% of overall housing need for Darlington needing to be M4(3) standard. Subsequently this implies a need for 45% of all new homes to be M4(2) standard (54% minus 9%).</u>		
MM43	Policy H5 Table 6.5	Table 6.5 Affordable Housing Requirement		
		Location (Wards)	Affordable Requirement	<u>Tenure Split of the Affordable Requirement</u>
		Bank Top and Lascelles, Northgate, Park East, Stephenson.	10%	<u>100% affordable home ownership</u>
		Brinkburn and Faverdale, Cockerton, College, Eastbourne, Harrowgate Hill, Haughton and Springfield, Heighington and Coniscliffe, North Road, Pierremont, Red Hall and Lingfield, Sadberge and Middleton St George and Whinfield,	20%	<u>50% affordable rent and 50% affordable home ownership</u>
		Hummersknott, Hurworth, Mowden and Park West.	30%	<u>65% affordable rent and 35% affordable home ownership</u>
		The affordable housing requirement shall be provided on site with approximately 50% as affordable rent and 50% as other affordable products (as defined in the NPPF). <u>The tenure split to be provided on site is set out within table 6.5 and differs across the three requirement areas. In determining the type and size of affordable housing to be provided, the Council will also have regard to the evidence in the most recent SHMA.</u>		

MM44	Policy H5	<p>Affordable housing will normally be provided on-site alongside market housing to create balanced communities. As such, the affordable housing should be distributed across sites in small clusters of dwellings. Exceptions to the requirement for on-site provision will be:</p> <p>a. Executive housing schemes;</p> <p>ba. Schemes which involve the conversion of a building which is not able to physically accommodate units of the size and type of affordable housing which is required within that locality;</p> <p>eb. Specialist accommodation where the management of the building(s) would make it difficult to provide affordable housing on-site (such as sheltered accommodation); and</p> <p>dc. Any other circumstances where the Council considers off-site provision to be preferable to on-site provision; for example where a contribution would result in the delivery of more affordable homes off-site or in a more suitable location when compared to the policy requirement for on-site provision. <u>Such an approach would be required to contribute to the objective of creating mixed and balanced communities.</u></p>
MM45	Para 6.5.2	<p>Darlington Borough does have a substantial need for affordable homes and detailed evidence is provided in Part 4 of the SHMA (2015) (2020). The assessment provides an analysis of the social, economic, housing and demographic situation across the Borough and identifies a need of 160 233 affordable dwellings per annum over the plan period, <u>a total of 4,646</u>. This would equate to approximately 33 <u>47.2</u>% of the overall housing target figure (492 dwellings per annum as outlined in Policy H 1). <u>The affordable need is broken down into 3,252 dwellings for households unable to afford (163 dwellings per annum) and 1,394 dwellings for households aspiring to homeownership (70 dwellings per annum).</u> Given the level of affordable housing need identified, it is important to maximise the amount of affordable housing that can be delivered through market housing led developments. Key to this is the economic viability of such developments.</p>
MM46	Policy H6	<p>Rural Exceptions <u>Exception Sites</u> (Strategic Policy)</p> <p><u>Rural Exception Sites</u></p> <p>Affordable housing schemes closely related to the identified development limits of the service villages and rural villages will be permitted providing:</p> <ul style="list-style-type: none"> a. Affordable housing need in the local area has been demonstrated; b. Local need cannot be met on sites within the settlement limits; c. The type and size of housing provided reflects identified local need; d. Arrangements exist to ensure the housing will remain affordable in perpetuity; and e. The site is well-related to the settlement and local services and does not conflict with other policies in the Local Plan. <p>In exceptional circumstances, a small proportion of market or self/custom build housing may be provided, if it can be demonstrated via a detailed viability assessment that a 100% affordable scheme would be unviable and the market homes would support delivery.</p> <p><u>Entry-Level Exception Sites</u></p> <p><u>Entry-Level affordable housing schemes closely related to the identified development limits of the Darlington urban area, services villages and rural villages will be permitted providing:</u></p> <ul style="list-style-type: none"> a. <u>It is demonstrated, through an up to date housing needs assessment, that the need for the housing proposed is not already being met in the Borough by existing commitments or policies and allocations in this Plan;</u>

		<p>b. <u>It consists of one or more types of affordable housing types suitable for first time buyers and first time renters;</u></p> <p>c. <u>The site is not already allocated for housing and is not larger than 1 hectare in size or is for more than 5% of the number of existing homes in the settlement.</u></p> <p>d. <u>It does not conflict with other policies in the Local Plan</u></p>
MM47	Paras 6.6.1 and 6.6.2	<p><u>Rural Exception Sites</u></p> <p>6.6.1 The housing market can be stronger in rural areas with prices generally higher than similar properties in urban areas and suburbs. This can make it difficult for people who want to live close to their families in such areas or for those whose employment is based in the rural area. It can also result in younger people moving out of village areas subsequently resulting in an imbalance in the age structure of the rural population.</p> <p>6.6.2 In Part 1 of the SHMA (2015 2020) there is limited spatial evidence for the distribution of additional affordable housing needed. As such, there is no evidence of specific unmet needs for additional affordable housing in the service villages or any of the other villages / hamlets in the Borough. If it can be demonstrated by a local needs survey that there is a need for additional affordable homes in these areas, Policy H 6 allows for the provision of affordable dwellings on the edges of villages. The survey would normally be carried out by a parish council or Registered Provider and would have to satisfy the Borough Council. Where supported by a detailed viability assessment, a small proportion of market housing may be provided if it can be demonstrated that it is necessary to deliver the affordable dwellings.</p> <p><u>Entry-level Exception Sites</u></p> <p>6.6.3 National policy requires the Council to support the development of entry-level exception sites. Such sites are expected to help meet the affordable housing needs of first time buyers, or those looking to rent their first home, where this need is not being provided for through existing or planned development. As such proposals for entry-level sites will be expected to provide information that details the need is for affordable housing that meets the needs of first time buyers and first time renters and the extent to which allocations in the development plan and sites with extant planning permission will meet that need.</p> <p>6.6.4 The type of homes proposed will be based on evidence from an up to date needs assessment. It is expected that entry-level schemes will consist of more than one or more type of affordable housing. From the SHMA (2020) it is considered likely that the types to be included will be shared equity and social rented as these types are considered to best meet the needs of first time buyers and first time renters respectively.</p> <p>6.6.5 In line with national policy, entry-level scheme should be limited either to sites of 1 hectare or less in size or to consist of no more than 5% of the total number of homes in the settlement, based on the latest available data. In relation to this, proposals will be expected to not be in conflict with other policies in the plan and be designed taking account of the requirements of policy DC1: Sustainable Design Principles and Climate Change.</p>
MM48	Policy H7 1 st para	<p>New Isolated Dwellings in the Countryside will be avoided. New permanent dwellings will only be permitted where they meet the criteria set in national policy (para 79 80, NPPF 2019 2021). <u>Proposals for rural workers dwellings will need to demonstrate:</u></p> <p>i. <u>an essential need to live permanently at or near their place of work in the countryside; and;</u></p> <p>ii. <u>provide evidence as to why the need for on-site accommodation cannot be dealt with by other means, such as CCTV surveillance, or met in another way through alternative accommodation in the existing local housing stock within a reasonable distance; and;</u></p>

		iii. <u>the location of the proposed residential accommodation has been carefully considered to minimise visual impact on the countryside and any neighbouring land uses.</u>
MM49	Policy H7 2 nd para and part (h)	2 nd para: The replacement of residential buildings in the open countryside will only be permitted in exceptional circumstances and providing: h. The proposed use does not detract from its setting in the immediate and wider landscape;
MM50	Policy H8 Part (b)	The development of a rear residential garden for a new dwelling will not normally be permitted. Exceptionally, A limited scale of backland garden development may be acceptable providing it does not have a significant adverse impact upon the following:
MM51	Policy H8 Final para.	All development proposals should also be compliant with <u>have regard to</u> the Design of New Development SPD (2011) or more recent version.
MM52	Policy H9 Part c	c. <u>The extension to existing Council sites at Honeypot Lane (8 anticipated pitches) and an extension to the Rowan West / East complex site (25 anticipated pitches) off Neasham Road, and;</u> e- d. Allowing new sites to provide accommodation for Gypsies, Travellers and/or Travelling Showpeople where:
MM53	Para 6.9.5	The most recent Gypsy and Traveller Site Needs Assessment (GTAA 2017) (20) came to the conclusion that Darlington Borough is well catered for in terms of supply for Gypsy and Traveller pitches. An annual need of 1 pitch per 5 years was identified from 2017-2022. The need could be met by extending Honeypot Lane by adding neighbouring unused allotment land to the south of the site.
MM54	Policy H10 1 st para	Skerningham – Strategic Site Allocation (Strategic Policy) <u>An strategic allocation is identified on the North side of Darlington at Skerningham (Site Reference: 251) to secure the delivery of up to 4,500 dwellings. During the plan period to 2036 this site is expected to deliver approximately 1,650 1,800 dwellings of which 600 dwellings are to be delivered on land adjacent to the A167 and west of the East Coast Mainline on the western part of the allocation; and 1,050 dwellings to be delivered on land to the east of the east coast mainline on the eastern part of the allocation with initial phases located on land adjoining Barmpton Lane.</u>
MM55	Policy H10 3 rd para	A comprehensive masterplan <u>including an infrastructure phasing plan shall be prepared in consultation with the community prior to the submission of</u> must be submitted to accompany any planning application relating to this site, that informs the mix of uses, layout, scale, design, provision of local and strategic infrastructure including social and community facilities and phasing of the proposed development. The masterplan <u>shall be led by the applicant(s) and should be based on</u> <u>the design approach and principles established in the Council's Design Code,</u> a strong understanding of the characteristics of the site and its surrounds <u>and incorporate the key principles for the development as set out in points a to i below,</u> and adopt the Healthy New Town approach to site design. To ensure that a cohesive development is delivered at Skerningham, the Council will only approve planning applications that adhere with the <u>comprehensive masterplan and the Council's design code</u> and deliver the necessary local and strategic infrastructure <u>including social and community facilities at the appropriate phase of the development identified in the infrastructure phasing plan</u> to support the <u>coordinated provision of infrastructure and housing</u> development.
MM56	Policy H10 Part a	A mix of housing types, tenures and sizes, including <u>20% affordable housing</u> and self/custom build housing, informed by up-to-date evidence of the housing needs of the Borough and Policies H 4 and H 5, with higher densities being incorporated close to public transport routes and neighbourhood centres;
MM57	Policy H10 Part b	A centrally located and well connected neighbourhood centre providing local community facilities including a health hub <u>for GPs and Dentists,</u> clustered with other facilities and services to meet the day to day needs of residents, education, employment opportunities, and retail <u>and food and drink (excluding hot food takeaways)</u> facilities. These facilities should be of a scale and type proportionate to the nature of the development <u>and shall be delivered in accordance with the infrastructure phasing plan.</u> Policies TC1, TC4 and TC5 will not apply to proposals in accordance <u>with these requirements.</u>

MM58	Policy H10 Part c	Other local community facilities to serve residential areas as required, closely related to public transport, walking and cycling facilities, <u>and shall be delivered in accordance with the infrastructure phasing plan;</u>
MM59	Policy H10 Part d	Space for t <u>Two primary schools, associated nursery provision (a total of 5.6 hectares) and a reserved space for a secondary school (5 hectares), with the first primary school being delivered on land to the east of the East Coast Mainline before the occupation of the 450th dwelling on land to the east of the East Coast Mainline subject to available capacity within existing or other newly created local schools (see Policy IN 10) and the phasing requirements established in the infrastructure phasing plan. The timescales for the delivery of the additional primary school and secondary school would be identified in the infrastructure phasing plan and/or through the review of infrastructure requirements prior to the occupation of the 1,650th dwelling where the education requirements and capacity levels will be considered;</u>
MM60	Policy H10 Part e	An integrated transport network focused on sustainable transport modes, including public transport, walking and cycling with strong links to adjoining communities, employment locations and Darlington town centre, <u>shall be delivered in accordance with the infrastructure phasing plan;</u>
MM61	Policy H10 Part f	Principal vehicular access points from the A167, A1150 and Barmpton Lane and include appropriate measures to mitigate the impact of development on the local road network. <u>The phased implementation of the highways works and improvements will be linked to appropriate phases of development within the plan period. This shall include, but not be limited to, the following schemes from the Infrastructure Delivery Plan, exact details to be identified as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site:</u> <ul style="list-style-type: none"> i <u>A66/Little Burdon Circulatory Upgrade</u> ii <u>A1150/ Thompson Street East Roundabout Improvements</u> iii <u>A167/Burtree Lane Junction Improvements</u> iv <u>Barmpton Lane upgrade works including its junction with Whinbush Way</u>
MM62	Policy H10 Part g	A local distributor road between the A167 and A1150, close to the Little Burdon roundabout, which is to include a crossing of the East Coast Mainline <u>and a junction on the A1150. This will be achieved through the following:</u> <ul style="list-style-type: none"> i <u>Prior to the occupation of the first dwelling on land on the western part of the allocation (between the A167 and the East Coast Mainline) the section of the local distributor road between the A167 and the primary development access point shall be delivered.</u> ii <u>Prior to the completion of the development on the western part of the allocation (between the A167 and East Coast Mainline) the remaining section of the local distributor road to the East Coast Mainline shall be delivered.</u> iii <u>Development of the initial phases of development on the eastern part of the allocation will be accessed via Barmpton Lane and/or Bishopton Lane. Prior to the occupation of between the 200th and 450th dwelling on the eastern part of the allocation the section of the local distributor road between Barmpton Lane and Bishopton Lane shall be delivered.</u> iv <u>Prior to the occupation of between the 900th and 1500th dwelling the local distributor road between the A167 and the A1150 (including the bridge crossing of the East Coast Mainline) shall be completed in its entirety.</u> <p><u>Precise details of the road and development access points, together with a timetable for its implementation, shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site; and a corridor to enable the provision of a connection across the River Skerne to the Northern Relief Road route;</u></p> <p><i>Modify Figure 6.1 to delete the proposed northern link road route and potential link road connection.</i></p>
MM63	Policy H10 Part i	A network of green and blue infrastructure, <u>the phasing of which is to be agreed with the Council as part of the Infrastructure phasing plan,</u> that:

MM64	Policy H10 Part i ii	protects and enhances the River Skerne, its valley setting (see Policy ENV 7), and the green corridors <u>(see Policy ENV3)</u> . Where infrastructure crosses these corridors mitigation measures should be provided along the railway line ;
MM65	Policy H10 Part i iii	delivers a net gain in the area of <u>publicly accessible</u> community woodland on the site;
MM66	Policy H10 Part i iv	provides a pattern of well-integrated and inter-connected green spaces <u>(along with provision for their long term maintenance)</u> across the site providing for the green infrastructure needs of the local community, including wildlife friendly natural spaces, sport and recreation facilities <u>and allotments</u> in accordance with Policies ENV 4, ENV 5 and ENV 9;
MM67	Policy H10 Part i vii	provides for the <u>potential</u> relocation of Darlington Golf Club to a suitable location within the allocation boundary; and
MM68	Policy H10 Part i x	Additional bullet stating: <u>Retains the openness and separation of the rural gaps between Darlington and the villages of Great Burdon and Barmpton (see Policy ENV3)</u>
MM69	Policy H10 Last para	The site, design and layout will be required to conserve and enhance the designated heritage assets on and adjacent to the site, together with their settings, in accordance with Policy ENV1. Proposals will be required to conserve, and where appropriate enhance designated and non-designated heritage assets within and in the vicinity of the site including their settings in accordance with policy ENV1. The design and layout should be carried out in accordance with the recommendations of the Darlington Local Plan Heritage Impact Assessment (2019) to avoid and minimise harm and provide opportunities for enhancement where appropriate.
MM70	Policy H10 End of last para	<i>Addition of</i> <u>"development should be located outside of areas of flood risk, and should be planned sequentially (Policy DC2), placing the most vulnerable development in the lowest areas of flood risk, and proposals should be supported by a Flood Risk Assessment"</u> .
MM71	Policy H10 End of last para	<u>As the development is expected to extend beyond the plan period, in line with national policy and guidance, infrastructure requirements and the infrastructure phasing plan will be kept under review. Any proposal in advance of a plan review or preparation of a subsequent plan, which exceeds 1650 dwellings, would need to carry out a review of all associated infrastructure requirements. If significant additional infrastructure is required, the Council will seek to update the policy as part of any subsequent review of the plan.</u>
MM72	Para 6.10.1	The Skerningham strategic allocation is a 487 hectare site bordered by the Skerne River and Barmpton village to the north, the A167 to the west, Darlington's urban edge and the A66 to the south and agricultural land to the east, and is bisected by the East Coast mainline. Most of the site is situated within the Sadberge and Middleton St George Ward, with the remainder located in the wards of Harrogate Hill and Whinfield. The majority of the site is currently in agricultural use, but the site also includes Darlington Golf Club, areas of recreational open space, Skerningham Community Woodland and a network of formal and permissive Public Rights of Way.
MM73	Para 6.10.3	<u>...The finalised comprehensive masterplan including infrastructure phasing plan is to be prepared by the applicant(s) in consultation with the community and is to be agreed with the Council in advance of any planning application being submitted for the Skerningham strategic allocation site, either as a whole or in part. The infrastructure phasing plan is required to set out in further detail the appropriate phases of the development that the infrastructure requirements set out in parts a-i of Policy H10 will be provided. This includes community and social facilities including neighbourhood centre, health hub, schools and other community facilities; green infrastructure and transport network including sustainable transport. A design code will be developed for the site in consultation with the community, within around six months of the Local Plan being adopted. The Council will adopt the design code as a Supplementary Planning Document and expect the comprehensive masterplan and planning applications to have regard to it.</u>

MM74	Para 6.10.4	The following Masterplan Framework illustrates the key principles for development of the Skerningham site emerging from the masterplan process and reflected in the policy, <u>should the golf club be relocated.</u>
MM75	Para 6.10.5	<i>Insert new paragraph:</i> <u>The preferred approach for the development of the Skerningham site is for the golf club to be relocated. However, should it be demonstrated that this is not possible, the following alternative masterplan framework illustrates how the key principles for the development of the Skerningham site can still be achieved.</u> <i>Modify Figure 6.1 to indicate the relocated Golf Club further from the northern boundary of the site and close to the proposed distributor road.</i> <i>Insert additional Figure: "Alternative masterplan framework if the Golf Club is not relocated" (at the end of this schedule)</i>
MM76	Para 6.10.5	Due to the scale and complexity of this site, and the level of supporting community and physical infrastructure required to support the development, in the order of 4,800 <u>1,650</u> homes are expected to be delivered on this site during the plan period (as set out in the Housing Trajectory at Appendix A).
MM77	Para 6.10.5	...This is not regarded as the maximum number of homes that the site could deliver during the plan period, additional homes could be provided subject to <u>a review being undertaken by the Council and developers of all associated infrastructure requirements to ensure the delivery and appropriate phasing of required supporting infrastructure (see Policy H 2). The site has been allocated as a whole to ensure that it is planned as a single cohesive sustainable development, fully supported by necessary infrastructure provision and with appropriate mitigation measures, as required, delivered in a coordinated phased manner alongside development. It is expected that 600 homes delivered during the plan period will be located on the land adjacent to the A167 and west of the East Coast Mainline, with the remaining 1,050 homes delivered during the plan period on the eastern part of the allocation with initial phases located on land adjoining Barmpton Lane.</u>
MM78	Para 6.10.6	The Masterplan Frameworks shows the potential location of a new neighbourhood centre to serve both new and existing communities in the area through the co-location of community services, local scale retail, <u>food and drink (excluding hot food takeaways)</u> and employment facilities, schools and a health hub <u>for GPs and Dentists</u> . The neighbourhood centre is to be located to coincide with sustainable transport routes and the green infrastructure network. A number of smaller centres providing local community facilities to meet the needs of residential areas will also be provided where required, located along walking, cycling and public transport routes.
MM79	Para 6.10.7	An assessment of the likely education requirements for this site by the Council has indicated that the site should make provision for land to accommodate two 525 place primary schools, each with a 52 place nursery school, a combined total land requirement of 5.6 hectares. This level of provision would allow sufficient flexibility for future demand. It will also be necessary to reserve 5 hectares of land for a 600 place secondary school. <u>The first primary school is expected to be delivered on land to the east of the East Coast Mainline before the occupation of the 450th dwelling on land to the east of the East Coast Mainline subject to available capacity within existing or other newly created local schools and any further phasing requirements established through the infrastructure phasing plan at the comprehensive masterplanning stage. The timescales for the phasing of the remaining education provision will be established through the infrastructure phasing plan and/or the review of infrastructure requirements prior to the occupation of the 1,650th dwelling.</u>
MM80	Para 6.10.10	The site will require the delivery of a new internal <u>local</u> distributor road between the A167 north of Beaumont Hill and the A1150 close to the Little Burdon roundabout. The specification of this road will be determined by the Transport Assessment submitted with a planning application for the site. <u>Whilst the precise details and timetable for implementation of the local distributor road are to be agreed with the Council through the comprehensive masterplan, infrastructure phasing plan and planning applications stages it is expected, based on the modelling undertaken to date that the internal distributor road will need to be fully operational prior to the occupation of between the 900th and 1500th dwelling. As set out in the Transport and Infrastructure section and illustrated on the Key Diagram (Figure 4.1), there are aspirations to improve the</u>

		strategic road network across the Tees Valley including the potential for a new Northern Link Road improving the connectivity between the A1(M) and the A66. A business case, and detailed alignment and specification, for the Northern Link Road are being explored by the Tees Valley Combined Authority in conjunction with Highways England and Transport for the North, with a view to delivering the link road over the next 10 years. It is anticipated that the Northern Link Road will include a connection into the centre of the Skerningham Strategic Allocation site across the River Skerne. It is therefore important that the proposals for the Skerningham site do not compromise the delivery of the Northern Link Road, and make suitable provision for it in the masterplan for the site.
MM81 *	Para 6.10.11	The masterplan must deliver a high quality, landscape led design that responds to, respects, and enhances its landscape and biodiversity context and builds upon the existing local green infrastructure assets in the area providing an attractive green edge to the town. Around 45% of the site area is expected to be retained and enhanced as accessible green infrastructure, managed agricultural land and/or the relocated golf club, as part of a wide green corridor on the south side of the River Skerne forming the river valley, and along the East Coast Mainline. In addition, further green space will be provided within the remainder of the site, creating an extensive network of green infrastructure connecting residential areas and community facilities, delivered in line with Policy ENV 4. <u>Should the golf club remain in situ around 55% of the site area is expected to be retained and enhanced as accessible green infrastructure, managed agricultural land and the existing golf club.</u>
MM82	Para 6.10.12	...The site is expected to deliver an increase in the area of woodland adjacent to the river, to offset any loss resulting from the <u>potential</u> relocation of Darlington Golf Course, and to help meet the sites wider green infrastructure needs.
MM83	Policy H11 1 st para	Greater Faverdale – Strategic Site Allocation (Strategic Policy) A strategic site allocation is identified at Greater Faverdale (Site Reference: 185) to support a Mixed Use development of approximately 2,000 homes and approximately 200,000 square metres of employment space on a 177.8 hectare site in North West Darlington.
MM84	Policy H11 3 rd para	A comprehensive masterplan and infrastructure phasing plan must be submitted to accompany any planning application relating to this site, that informs the mix of uses, layout, scale, design, provision of local and strategic infrastructure including social and community facilities and phasing of the proposed development, and which incorporates the key principles for the development as set out in points a-j below, shall be prepared prior to the submission of any planning application relating to this site. The masterplan shall be led by the applicant(s), informed by community consultation and should be based on a strong understanding of the characteristics of the site and its surrounds. It should also have regard to the strategic design requirements established in the Greater Faverdale Design Code. adopt the Healthy New Town approach to site design.
MM85	Policy H11 3 rd para	<i>Create as new paragraph 4:</i> To ensure that a cohesive development is delivered at Greater Faverdale, the Council will only approve planning applications that adhere with <u>to the comprehensive masterplan or any updated masterplan agreed with the Council</u> and deliver the necessary local and strategic infrastructure <u>identified in points a-j below including social and community facilities at the appropriate phase of the development identified in the infrastructure phasing plan</u> to support the <u>coordinated provision of infrastructure and</u> development.
MM86	Policy H11 Part a	A mix of housing types, tenures and sizes, including <u>20% affordable housing</u> and self/custom build housing, informed by up-to-date evidence of the housing needs of the Borough and Policies H 4 and H 5, with higher densities being incorporated close to public transport routes and the neighbourhood centre;
MM87	Policy H11 Part b	<u>Approximately 70 hectares (gross) / 49 hectares (net) of employment land to accommodate approximately 200,000 square metres of employment space covering for B+ E(g), B2 and B8 use classes;</u>

MM88	Policy H11 Part c	Space for a well located and connected neighbourhood centre providing community facilities, including the potential for a health hub, primary school and local retail <u>and food and drink</u> facilities of a scale and type proportionate to the nature and scale of the development <u>and should be provided at appropriate phases of the development identified in the infrastructure phasing plan. Policies TC1, TC4 and TC5 will not apply to proposals in accordance with these requirements. The requirement and timetable for the provision of the primary school shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site subject to the capacity of existing local schools (see Policy IN10);</u>
MM89	Policy H11 Part f	A link road between Rotary Way and Burtree Lane <u>the precise details of which including development access points, together with a timetable for its implementation, shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;</u>
MM90	Policy H11 Part g	Further enhancements to the local road network of Burtree Lane, to include the: <ul style="list-style-type: none"> i. western connection to the A68; and ii. connectivity over the Bishop Line towards Harrowgate Hill <u>improvements to Burtree Lane, including a new or improved pedestrian and cycleway crossing over the Bishop Line to connect the site to the Harrowgate Hill area, or provide a suitable alternative route.</u> <u>The implementation of these enhancements to the local road network of Burtree Lane will be linked to appropriate phases of development with the exact details to be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;</u>
MM91	Policy H11 Part i	An integrated transport network focused on sustainable transport modes; including public transport, walking and cycling with strong links to <u>established networks,</u> adjoining communities, employment locations and Darlington town centre, <u>which should be provided at the appropriate phases of the development identified in the infrastructure phasing plan;</u>
MM92	Policy H11 Part j	A network of connected <u>and good quality</u> green and blue infrastructure, <u>the phasing of which is to be agreed with the Council as part of the comprehensive masterplan and infrastructure phasing plan,</u> that: <ul style="list-style-type: none"> i. retains and enhances the network of safe, attractive and accessible public rights of way, footpaths and cycle routes across the site; ii. provides a pattern of well-integrated and inter-connected green spaces <u>(along with their long term maintenance)</u> across the site providing for the recreational needs of the local community, including nature friendly natural spaces, in accordance with Policies ENV 4, ENV 5 and ENV 9; iii. protects the amenity of existing residential properties (see Policy DC 3); iv. retains and enhances hedgerows and trees (see Policy ENV 7); v. mitigates the impact on biodiversity (see Policy ENV 7); vi. incorporates sustainable drainage systems; <u>and</u> vii. <u>incorporates improved pedestrian access and interpretation alongside the Stockton and Darlington Railway (see Policy ENV2).</u>

MM93	Policy H11 Final paragraph	The site design and layout <u>will be required to conserve, and where appropriate enhance designated and non-designated heritage assets, within and in the vicinity of the site including their setting in accordance with policies ENV1 and ENV 2 and the recommendations of the Darlington Local Plan Heritage Impact Assessment (2019)</u>
MM94	Policy H11 End of last para	<i>Addition of: "Development should be located outside of areas of flood risk, and should be planned sequentially (Policy DC2), placing the most vulnerable development in the lowest areas of flood risk, and proposals should be supported by a Flood Risk Assessment".</i>
MM95	Policy H11 Additional paragraph	<u>As the development is expected to extend beyond the plan period, in line with national policy infrastructure requirements, the infrastructure phasing plan will be kept under review. Any proposal, in advance of a plan review, which exceeds 750 dwellings or 24 hectares (net) of employment land would need to carry out a review of all associated infrastructure requirements. If significant additional infrastructure is required the council will seek to update the policy as part of a review of the plan.</u>
MM96	Para 6.11.1	Greater Faverdale is a 177.8 hectare site (Site Reference: 185) in the North West of Darlington in the Brinkburn and Faverdale Ward and the Heighington and Coniscliffe Ward. The site is currently in agricultural use and is bordered to the west by the A1(M) and the A68 in the south by Rotary Way, to the north by Burtree Lane and the east by the <u>operational Bishop Line of the Stockton and Darlington Railway rail line</u> .
MM97	Para 6.11.2	The Greater Faverdale strategic allocation in the North West of Darlington was identified as having potential for mixed use development as part of the Local Plan Issues and Scoping consultation held in August 2016. In November 2016, the Council's Cabinet agreed to engage with the Advisory Team for Large Applications (ATLAS), now part of Homes England, to investigate how this part of the Borough could contribute to meeting the Borough's housing needs in a planned, sustainable way.
MM98	Figure 6.2	<i>Delete "Railways" in key and insert "<u>Stockton & Darlington Railway Bishop Line</u>"</i> <i>Move arrow indicating potential principal access point from Burtree Lane further down on diagram so that it is clear that access is from Burtree Lane rather providing access in to the field to the North.</i>
MM99	Para 6.11.6	Further progress of the Masterplan Framework towards a comprehensive masterplan <u>including infrastructure phasing plan with design, scale, suggested mix of uses, indicative phasing and development direction will be required to be prepared in consultation with the community in advance of the first planning application being submitted for this site</u> support any planning application for this strategic site. <u>The infrastructure phasing plan shall set out in further detail the appropriate phases of the development that the community and social facilities; green infrastructure and transport network requirements shall be provided.</u>
MM100	Para 6.11.7	The <u>comprehensive masterplan should be based on</u> be based on <u>have regard to the strategic design requirements established in the Greater Faverdale Design Code and be based on</u> a strong understanding of the characteristics of the site and its surrounds, and adopt the Healthy New Town approach principles to site design.
MM101	Para 6.11.10	Development proposals should incorporate the route of the Stockton and Darlington Railway, providing improved access and interpretation, and aim to avoid creating a continuous area of urban development with the permitted development to the east of the rail line in a predominantly rural <u>to conserve and enhance its setting.</u>
MM102	Para 6.11.11	<u>Should development progress above the 750 dwellings or 24 net hectares of employment land in the Local Plan to 2036 it will be necessary to undertake a proportionate review of the infrastructure phasing plan to accompany any planning application for accelerated development. This could include evidence from a Transport Assessment for highways infrastructure but should also consider other additional infrastructure</u>

		<u>requirements where necessary. Significant additional infrastructure requirements for development not considered in this plan may necessitate the need for a plan or policy review.</u>					
MM103	Policy E1 – 1 st para	The following existing employment areas, as shown on the Policies Map, are promoted and safeguarded for existing and ongoing economic investment. Within these areas, planning permission will be granted <u>on available land and for the change of use of existing buildings or developed land (subject to any permitted development rights)</u> in line with the 'suggested uses' of each site set out below. Proposals for other employment uses not falling within the 'suggested uses' of specific sites will only be permitted where the Borough Council is satisfied that they will not have a detrimental effect on the amenities of the occupiers of adjoining or nearby properties or prejudice the development of adjacent sites.					
MM104	Policy E1	<i>Insert new sentence:</i> <u>The Council will consider the use of planning conditions for applications which are for offices, research and development or light industrial uses (Use Class E(g)) to ensure that they remain in that use in perpetuity.</u>					
MM105	Policy E1 Table 7.2	Site Ref	Name	Total Site	Gross Available	Net Available	Suggested Use
		342	Faverdale East Business Park	65.87 ha	6.08 ha	4.26 ha	B1 , B2, B8, <u>E(g)</u>
		343	Faverdale Industrial Estate	60.32 ha	11.19 ha	7.83 ha	B1 , B2, B8, <u>E(g)</u>
		346	Meynell Road West	8.5 ha	0 ha	0 ha	B1 , B2, <u>E(g)</u>
		347	Cleveland Industrial Estate	14.6 ha	0 ha	0 ha	B1 , B2, B8, <u>E(g)</u>
		348	Red Barnes Way	3.03 ha	0 ha	0 ha	B1 , B2, B8, <u>E(g)</u>
		351	SW Town Centre Fringe	0.62 ha	0.16 ha	0.11 ha	B1 , <u>E(g)</u>
		352	Barton Street/Haughton Road	1.24 ha	0 ha	0 ha	B1 , B2, <u>E(g)</u> , Sui Generis
		353	Haughton Road/ Blackett Road	11.58 ha	0 ha	0 ha	B1 , B2, B8, <u>E(g)</u>
		354	McMullen Road East	2.72 ha	0 ha	0 ha	<u>Sui Generis</u>
		355	Lingfield Point	33.6 ha	2.74 ha	1.92 ha	<u>Mixed Use</u>
		357	Morton Park	18.28 ha	5.79 ha	4.05 ha	B1 , B2, B8, <u>E(g)</u>
		358	Yarm Road Industrial Estate	63.86 ha	1.87 ha	1.31 ha	B1 , B2, B8, <u>E(g)</u> , Sui Generis
		359	Morton Palms Business Park	11.90 ha	6.08 ha	4.26 ha	B1 , B2, <u>E(g)</u>
363	Aycliffe	15.33 ha	0 ha	0 ha	B2		
364	Yarm Road South	34.69 ha	0 ha	0 ha	B1 , B2, <u>E(g)</u>		

		366	Meynell Road East	10.28 ha	0 ha	0 ha	B1, B2, B8, <u>E(g)</u>	
		367	Link 66 / Symmetry Park (strategic)	36.03 ha	13.10 ha	9.17 ha	B1, B2, B8, <u>E(g)</u>	
		376	Whessoe Road	4.88 ha	0 ha	0 ha	B1, B2, <u>E(g)</u>	
		378	Longfield Road	2.41 ha	0 ha	0 ha	B2	
		379	Banks Road	9.70 ha	0 ha	0 ha	B1, B2, <u>E(g)</u> , Sui Generis	
		380	Albert Hill Industrial Estate	16.02 ha	0 ha	0 ha	B1, B2, B8, <u>E(g)</u>	
		404	Teesside International Airport North	53.96 ha	6.73 ha	4.71 ha	B1, B2, <u>E(g)</u> and Airport related uses	
		409	Drinkfield Industrial Estate	13.51 ha	0 ha	0 ha	B1, B2, <u>E(g)</u>	
MM106	Para 7.1.14	7.1.14 The Local Plan, whilst planning for employment development in specific locations, recognises that employment uses outside of the employment areas identified can make a contribution to the local economy, where they are in suitable locations with compatible uses able to co-exist alongside one another. To this extent it is required that employment uses outside of employment areas will be suitable where they comply with the other policies in the plan and have no adverse effect on the amenity of adjacent occupiers, the character of the area, and the surrounding environment.						
MM107	Policy E2 – End of 1 st para	<i>Insert new sentence:</i> <u>The Council will consider the use of planning conditions for applications which are for offices, research and development or light industrial uses (Use Class E(g)) to ensure that they remain in that use in perpetuity.</u>						
MM108	Policy E2 – Table 7.3	Site Ref	Site Name	Total Site	Gross Available	Net Available	Suggested Use	
		80	East of Lingfield Point	10.30 ha	10.30 ha	7.21 ha	B1, B2, B8, <u>E(g)</u>	
		185	Greater Faverdale (Strategic Mixed Use)	70.0 ha of gross 177.8ha site	70.00 ha for Employment	49.00 ha for Employment	Mixed Use <u>E(g)</u> , B2 & B8	
		356	Ingenium Parc (strategic)	40.80 ha	40.80 ha	28.56 ha	B1, B2, <u>E(g)</u>	
		360	Heighington Lane North	5.70 ha	5.70 ha	3.99 ha	B1, B2, B8, <u>E(g)</u>	
		362	Teesside International Airport South	39.3 ha	39.3 ha	27.51ha	B2, B8, <u>E(g)</u> & Airport related Uses	
		368	Central Park South (strategic)	9.8 ha	6.01 ha	4.21 ha	B1, B2, <u>E(g)</u>	

MM109	Policy E3	<p>The Policies map shows the site <u>of the relocated where the</u> Darlington Farmers Auction Mart is to be relocated and where ancillary and related uses for rural economic development will be allowed, including:</p> <ol style="list-style-type: none"> Use Class A1 E(a) - small scale retail (rural based); Use Class A2 E(c)/B1 E(gi) - small scale office; Use Class A3 E(b) - food and drink; <p>Other use classes would have to be defined and <u>uses including agricultural related services will be considered in through</u> the planning application process in relation to <u>on their individual merits based on their relationship with the primary purpose of the site, scale, dimension, need, rural impact and added value to the rural economy.</u></p>
MM110	Policy E4	<p>Economic Development in the Open Countryside (Strategic Policy)</p> <p>A) <u>Proposals for the conversion and re-use of buildings for economic development the sustainable growth and expansion of all types of businesses located in the open countryside including the development and diversification of agricultural and other land-based rural businesses will be supported where should:</u></p> <ol style="list-style-type: none"> be largely accommodated within the <u>they enable the conversion or re-use of</u> existing building(s), <u>providing the buildings are:</u> <ol style="list-style-type: none"> buildings are sympathetic to their surroundings or can be made so, without significant demolition or rebuilding, and; <u>remain in keeping with their</u> surroundings and makes use of retained features that contribute to local distinctiveness and historic interest if appropriate, and; <u>capable and be</u> large enough for conversion without significant alteration and the need for additional buildings. Substantial new extensions will not be permitted and any extensions that are required must be subordinate in scale and proportion to the original building; <p>Where possible and appropriate, existing buildings including designated or non-designated heritage assets shall be retained and re-used. Any necessary new buildings</p> <ol style="list-style-type: none"> where new buildings are well-designed and are necessary they must be wherever possible are located physically well-related to existing rural settlements and/or existing buildings and building groups. The character, scale and design of the all proposed new buildings proposal should be is <u>must be</u> appropriate to its open countryside surroundings <p>All proposals there should be <u>sensitive to their surroundings</u>, provide satisfactory access from <u>and not have an unacceptable impact on the local road network. Proposals must also not</u> unacceptably affect amenity, and not prejudice any viable agricultural operations on an active farm unit. Proposals must not and not prejudice any planned community use.</p> <p>Proposals that demonstrate that they will directly and significantly contribute to the retention and / or development of local services, community facilities and infrastructure <u>which make a location more sustainable</u> will be supported.</p> <p>BA) <u>If the proposals are for equestrian related development then, in addition:</u></p> <ol style="list-style-type: none"> There must be adequate land for commercial uses, adequate off- road riding facilities available safely nearby that is proportionate to the number of horses to be kept on the land <u>and located where there is, or could be, ready and safe access to the bridleway network;</u> and Any buildings required should be commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses; and

		<p>iii. An agreed comprehensive scheme of management for any ancillary development including hard standing, access roads, parking, fencing, lighting, storage, waste disposal, ménages and the subdivision of fields will be required; and</p> <p>iv. The proposal, either on its own or cumulatively, taking account of any other horse related uses in the area, is compatible with its surroundings and protects water courses, groundwater and the safety of all road users.</p> <p>EB) If the proposals are for tourist accommodation then, in addition:</p> <p>i. New static and touring caravan sites, camping sites and chalet type accommodation or extensions to existing sites of this nature should be sited and screened through topography and/or vegetation in order to minimise visual impact. The materials and colours of the chalets or static caravans and associated site services and infrastructure should blend with its surroundings. All sites should have good access to the road and footpath network and will be subject to conditions to prevent the permanent occupancy of the site.</p> <p>ii. Other tourist accommodation should be located within development limits unless it can be demonstrated that the need is not met by existing facilities in Service Villages and villages with settlement limits. If located in an area susceptible to flooding it should provide a specific Flood Risk Warning and Evacuation Plan.</p> <p>EC) Proposals for outdoor leisure uses will also be supported in appropriate locations, provided that their impact on the open countryside is minimised and they provide satisfactory access arrangements and protect amenity.</p> <p>ED) Development will normally be permitted <u>If proposals are for the establishment or expansion of retail development outside of development limits where it is then, in addition, it should be demonstrated that:</u></p> <p>i. The proposal is connected to or adjacent to the primary <u>agricultural holding or existing rural business</u>;</p> <p>ii. The proposal is economically related to the primary <u>agricultural holding or existing rural business</u> and is ancillary to the primary existing use; and</p> <p>iii. <u>For proposals over 500sqm the sequential approach (Policy TC1) has been applied and there would be no significant adverse impact on the vitality or viability of retail centres (policies TC1 and TC4); and or village shops within the locality</u></p> <p>iv. <u>The proposal will not affect the retention of local village shops.</u></p>
MM111	Para 7.2.8	<p>7.2.8 There can be instances where new economic activity in the open countryside requires associated residential accommodation (see Policy H 7). In order to demonstrate this, evidence will need to be submitted to explain why the need arises and why the need for on-site accommodation cannot be dealt with by other means, such as CCTV surveillance. If a need for on site accommodation then evidence will need to be provided that the need couldn't be met in another way, this could include alternative accommodation within the existing local housing stock within a reasonable distance. Finally proposals must demonstrate that the location of residential accommodation has been carefully considered to minimise visual impact on the countryside and any neighbouring land uses.</p>
MM112	Para 8.1.5	<p>The Town Centre is the defined area where main Town Centre uses will be located. Main town centre uses(24) are retail development (including warehouse clubs and factory outlet centres); leisure, and entertainment facilities; the and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); <u>offices</u>; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). Strengthening the town centre by channelling new main town centre uses is vital if Darlington is going to fulfil its role as a Sub-Regional Centre. The definition of the Town Centre has been tested and approved by two Town Centre Conference events in 2015 and 2017.</p>

MM113	Policy TC1 2 nd para	Where main town centre uses are proposed outside of the Town Centre boundary a sequential test should be applied <u>in accordance with national policy</u> . using the following sequence of locational priorities: 1st: Within the Town Centre Boundary 2nd: Edge of the Town Centre Boundary 3rd: Out of Centre
MM114	Policy TC2 Parts a and c	The Policies Map defines the Primary Shopping Area within the Town Centre. To maintain vitality and viability, the Local Planning Authority will permit non-retail uses in shopping frontages where appropriate, subject to: a. Its position and attractiveness within the frontage; <u>and</u> b. The relative pedestrian flow associated with the unit compared with the wider centre; c. The length of time that the unit has been actively marketed on competitive terms.
MM115	Policy TC3 Part A	Add to end .. <u>and taking account of the key recommendations of the Darlington Local Plan Heritage Impact Assessment (2019).</u>
MM116	Policy TC4 2 nd para	Types of uses that will be acceptable within the boundaries of these centres include shops, financial services, restaurants and cafes, drinking establishments, hot food takeaways, and a range of community and leisure facilities (included within <u>class E(a-f) and sui generis classes A2-A5, D1 and D2</u> of the Use Classes Order) providing they:
MM117	Policy TC4 Last para	Insert: <u>Where main town centre uses are proposed outside the district or local centre boundary a sequential test should be undertaken in accordance with national policy.</u>
MM118	Policy TC5	Proposals for retail (convenience and comparison) and leisure development generating over 500sqm additional floorspace <u>outside Darlington town centre and which are not identified in the Local Plan policies</u> will be required to undertake an Impact Assessment.
MM119	Para 8.2.6	<u>8.2.6 An impact assessment would not need to be undertaken for proposals to create the neighbourhood centres required by policies H10 and H11 at Skerningham and Greater Faverdale where proposals satisfy the requirements established in these policies.</u>
MM120	Policy TC6 1 st para	Development and regeneration of the Town Centre Fringe will be promoted throughout the plan period to deliver a range of mixed use development and environmental improvements. <u>The uses likely to be acceptable include economic, commercial and residential (main town centres use proposals would, where relevant, need to satisfy the sequential approach (Policy TC1) and Impact assessment (Policy TC5)).</u>
MM121	Policy TC6 Part a	Manage flood risk along the whole of the river corridor <u>that avoids most vulnerable development in areas at highest risk of flooding and that</u> incorporates enhanced river habitat and green infrastructure within the River Skerne Strategic GI corridor
MM122	Policy TC6 Part B	B. Conserve historic buildings <u>and where appropriate enhance the historic environment</u> in the area, with an emphasis on creating opportunities for the celebration of Darlington's heritage
MM123	Policy ENV1 1 st sentence	<u>When considering P</u> proposals affecting a <u>all</u> designated heritage assets (Listed Buildings, Historic Registered Parks and Gardens, Scheduled Monuments and Conservation Areas, or an archaeological sites of national importance) <u>or non-designated heritage assets of archaeological interest, demonstrably of equivalent significance to scheduled monuments, great weight will be given to the asset's conservation.</u> Proposals should conserve those elements which contribute to its <u>such asset's</u> significance, including any contribution made by its <u>their setting in a manner appropriate to their significance irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.</u> Proposals resulting in less than substantial harm to such elements <u>designated heritage assets</u> will be permitted only where this <u>harm</u> is clearly justified and outweighed by the public benefits of the proposal. <u>Proposals resulting in substantial harm to or total loss to of the significance of a designated heritage asset (or an archaeological site of national importance) will only be permitted only in exceptional circumstances.</u> where this is necessary to achieve substantial public benefits that outweigh the harm or loss, or, all of the following apply: <ul style="list-style-type: none"> <u>the nature of the heritage assets prevents all reasonable uses of the site;</u>

		<ul style="list-style-type: none"> • <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;</u> • <u>conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</u> • <u>the harm or loss is outweighed by the benefit of bringing the site back in to use</u>
MM124	Policy ENV1 Part B	<u>In addition to the requirements in part A proposals affecting a conservation area involving the alteration, extension or change of use of a building or construction of any structure should preserve and enhance those elements identified in any conservation area appraisal as making a positive contribution to the significance of that area.</u>
MM125	Policy ENV1 Part B 3 rd para	But Development will not be permitted <u>that would lead to the loss of</u> on public and or private open spaces within or adjacent to conservation areas where they <u>the existing openness makes</u> a positive contribution to <u>the character or appearance of the area or its setting,</u> as identified in the conservation area appraisal, including landscape and townscape and views and vistas into <u>or</u> from or within the conservation area, unless it can be demonstrated that the public benefit demonstrably outweighs the harm.
MM126	Policy ENV1 Part D	<p>Proposals which would remove <u>or</u> harm or undermine the significance of a non-designated heritage asset will only be permitted where the benefits are considered to outweigh the harm to the character of the local area. Proposals must protect and enhance the <u>should seek to avoid harm to those features, including setting, which contribute to the</u> significance of a non-designated heritage asset, including its setting, through <u>measures such as</u> good design.</p> <p>Applications involving the demolition of a non-designated heritage building or structure must demonstrate that there is no sustainable use of the building.</p>
MM127	Policy ENV1 Part F and Para 9.1.28	<p>If the existing or original use of a heritage asset is no longer viable development proposals will be required to secure the optimum viable alternative use <u>consistent with its conservation.</u></p> <p>9.1.28 For statutorily protected buildings, those within conservation areas and non-designated heritage assets, the Council will seek to secure the optimum viable use. Keeping a building in its original use is preferred, as it generally has the least impact on its character or appearance. It may be converted to a new use, if it can be demonstrated that it will be <u>consistent with its conservation and</u> compatible with the significance and the setting of the historic building, and not detract from other evidential, historic, aesthetic or communal heritage values, or unless there are public benefits which outweigh the harm.</p>
MM128	Para 9.1.24	Outside of the identified Areas of High Archaeological Potential, Durham County Council take the approach that desk-based assessment and- where necessary, <u>field evaluation (consisting of geophysical survey followed up by targeted trial-trenching)</u> is required for all development proposals affecting an area of 1 hectare or more, unless it is already known to have been archaeologically sterilised by previous development such as mineral extraction. The reasoning underpinning this is that archaeological investigation and research in recent decades has shown right across the country that the number and geospatial density of archaeological sites is far higher than previously imagined and so the likelihood of encountering archaeology on a site of this size or larger has increased.
MM129	Policy ENV2 3 rd para	Development proposals that support the development of the S&DR as a visitor attraction <u>including the creation of a walking and cycling paths along its route</u> will be encouraged.
MM130	Policy ENV3 Part B and	B)1. The existing strategic and local green corridors and their buffer zones in line with Policy ENV4; and

	Para 9.3.6	9.3.6. The existing strategic and local green corridors identified in Darlington's Green Infrastructure Strategy have a unique character that contributes to the identity and setting of adjoining neighbourhoods, such as the River Tees and the former Darlington and Stockton Railway corridor. Their length, distinctiveness and buffer zones width vary (see Policy ENV 7).
MM131	Policy ENV3 Part E	Seeking high quality design in areas of low landscape quality in the urban area, to strengthen local character and distinctiveness, in accordance with having regard to the Darlington Characterisation Study, Darlington Landscape Character Assessment and the Revised Design of New Development SPD, or their subsequent replacement.
MM132	Para 9.3.5	Local Green Spaces are a relatively new designation; national planning policy indicates that they should be close to the community they serve, be local in character, have significance because of attractiveness, heritage, recreational or biodiversity value, not be extensive in size and complement investment in homes, jobs and essential services. But their primary role is to maintain the openness and permanence of the landscape.
MM133	Paras 9.4.3-9.4.6	<p>9.4.3 The Green Infrastructure network in Darlington is made up of numerous public and private green spaces, landscapes and features (see Figure 9.1 taken from Darlington's Green Infrastructure Strategy) including:</p> <ul style="list-style-type: none"> • Strategic and local Green corridors; <p>9.4.4 At the heart of Darlington's green infrastructure network is a network of green corridors. Four strategic green corridors including the River Tees and the River Skerne function within and across the Borough's boundaries, and eight local green corridors, including the former Barnard Castle Trackbed, connect neighbourhoods to the urban and rural areas. Most are used now, but some will be new corridors (or parts of) added over the lifetime of this plan. In particular these will connect the strategic development locations and the urban fringe, provide connectivity within the inner urban area and enhance biodiversity (see Policy ENV 7) and movement (see Policy IN 1) across the Borough.</p> <p>9.4.5 The widths of the Each green corridors has a buffer zone defined in the Green Infrastructure Strategy; strategic corridors are wider than local corridors reflecting the minimum width needed for habitats within or adjacent to the corridor to function, for a distinct landscape to be recognised, and to provide appropriate and sufficient space for access and recreation. have not been defined on the policies map as they are distinct, and this will vary along the length of each corridor depending on its qualities, characteristics and surroundings in any particular location.</p> <p>9.4.6 Development proposals on sites crossed by, or immediately adjacent to a strategic or local green corridor should positively protect, incorporate and enhance the functions and features of the corridor <u>as appropriate</u>. Sites related to a proposed strategic or local green corridor will be expected to actively incorporate the corridor into the layout and design of the development, responding to the specific landscape characteristics of the site (see Policy ENV 3), retaining existing natural assets and distinctive features as appropriate. In all cases, developments will be expected to respond to the priorities for each corridor, and seek to deliver the projects identified in the Green Infrastructure Strategy⁽⁴⁰⁾.</p>
MM134	Figure 9.1	<i>Delete Figure 9.1</i>
MM135	Policy ENV4 Parts a and b	<p>a. All new development Development proposals within, or immediately adjacent to, the buffer of an existing strategic or local green corridor (as defined in Darlington's Green Infrastructure Strategy on the policies map) <u>will, should through good design, conserve and enhance the its function, setting, biodiversity, landscape, access and recreational value of the corridor as appropriate to that location;</u></p> <p>b. All new development that is Development proposals that are crossed by an <u>existing or</u> proposed strategic or local green corridor (as defined in Darlington's Green Infrastructure Strategy on the policies map) <u>will should incorporate the green corridor it into the sites layout and design having regard to green infrastructure functions appropriate to that location;</u></p>

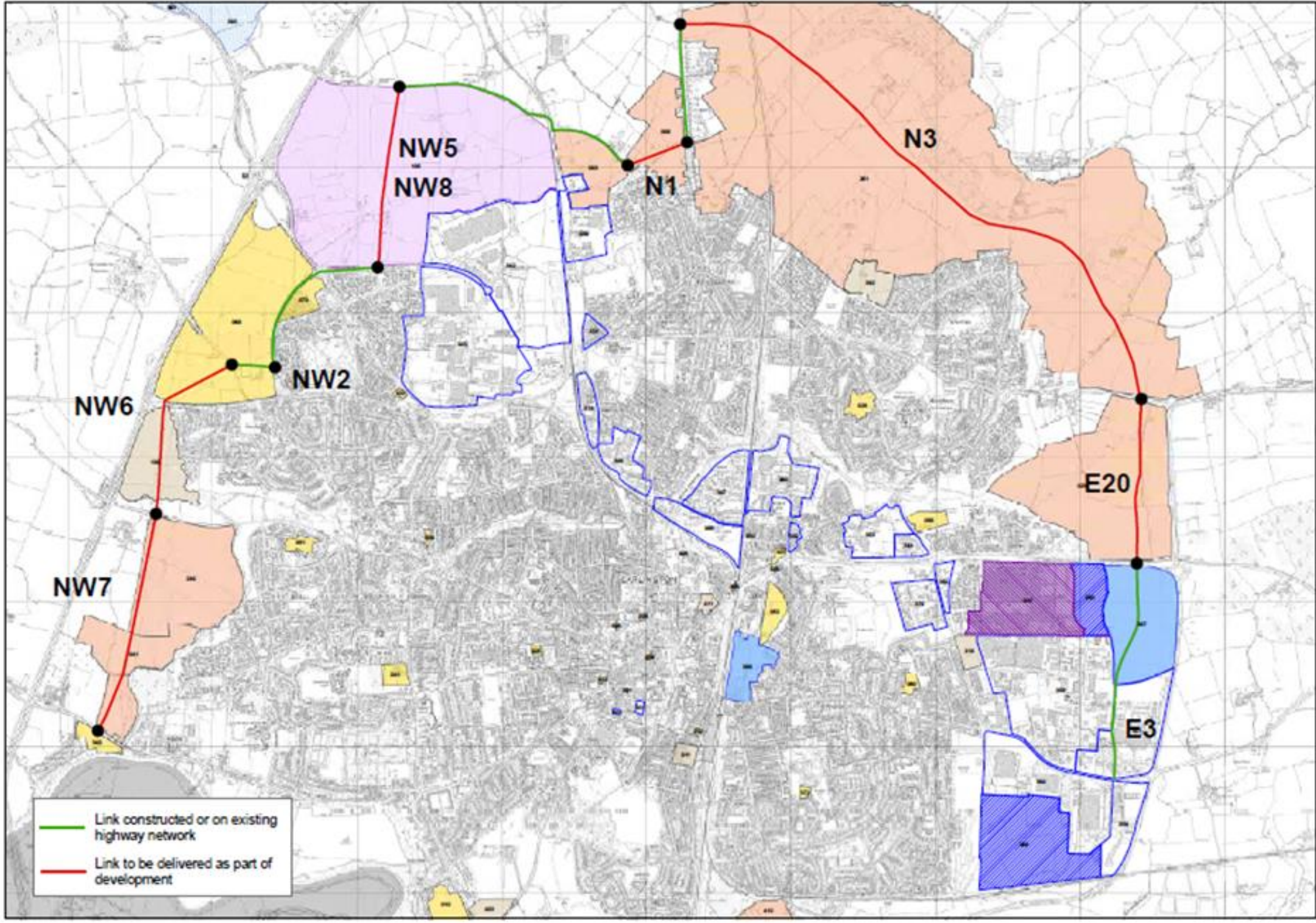
MM136	Policy ENV4 Part g iii.	Refusing planning permission for development that would result in the loss of existing green space ⁽³⁹⁾ unless it can be demonstrated that the loss of the space would not cause significant harm to the character and appearance of the area or to local biodiversity (in line with Policy ENV 7), and one or more of the following criteria are met: <ul style="list-style-type: none"> i. there is an identified surplus of that type of green space in the area and that its loss would not adversely affect the recreational needs of residents; ii. satisfactory replacement green space is provided in a suitable location, accessible to current users and at least equivalent in terms of size, usefulness, attractiveness and quality; iii. for development involving the loss of playing fields:- <ul style="list-style-type: none"> the sports facilities on the site would be best retained and enhanced through the development of land that is incapable of forming part of a playing pitch and will not prejudice the use of the playing field, where the benefits of the development to sport and recreation clearly outweigh the loss of the land; or the proposal involves the development of an alternative outdoor or indoor sports facility on the site, and the benefits of the development to sports and recreational provision, the benefits of which clearly outweigh the loss of the playing field current or former use.
MM137	Policy ENV4 Footnote 39	For the purpose of Policy ENV 4 criterion F the term green space refers to all public and private, formal and informal, types of green infrastructure listed under paragraph 9.4.3, including component parts of the strategic and local green corridors, but excluding urban fringe, agricultural land, open countryside and private gardens.
MM138	Policy ENV5 1 st para	Developments including 20 dwellings (or 0.2 hectares) or more, or non-residential developments of 1,000 sqm gross floorspace or more, will, <u>subject to the quantity, quality and accessibility of existing provision, be expected to deliver new green infrastructure, to meet the additional need generated in line calculated using the formula set out in paragraph 9.4.15 and having regard to</u> with <u>of the standards and costs contained in the adopted Planning Obligations SPD, or its replacement. Proposals should also ensure arrangements are in place for the maintenance of new green infrastructure provided in the longer term.</u>
MM139	Policy ENV5 2 nd and 3 rd paras	<p><u>Green infrastructure should be delivered on-site and designed as multi-functional blue-green space to perform a range of green infrastructure functions where possible. and, prioritise Provision should be prioritised subject to need and having regard to the types and quantities of existing green infrastructure in the area as identified in the Darlington Green Infrastructure and Open Space Strategies and/or Planning Obligations SPD (as relevant) along with any other relevant evidence.</u> of green space types in the following order:-</p> <ol style="list-style-type: none"> 1. Wildlife friendly green space; 2. Space associated with flood & water management systems; 3. Public access, countryside access and formal rights of way; 4. Play and informal recreational space; 5. Other types of green space (including amenity open space, allotments, playing pitches etc.); <p>Green infrastructure should be designed as multi-functional blue-green space performing a range of the above functions.</p>
MM140	Policy ENV5 Last paragraph	<u>In areas of open space deficiency (identified in the Planning Obligations SPD or equivalent), schemes of between 11 and 19 dwellings (or 0.1 to 0.2 ha) or more, or non-residential development of 500sqm to 1000sqm gross floorspace or more, will be required to make provision for a financial contribution towards the improvement of off-site green infrastructure in the local area, calculated using the formula set out in paragraph 9.4.15. This should be equivalent to the additional need generated by the development and where this would deliver greater benefits to the wider community than on-site provision.</u>

MM141	New para below 9.4.14	<p><u>Proposals where it has been identified green infrastructure provision is required should use the following formula to establish the amount of green infrastructure type to be provided by each new home and the financial contribution required in circumstances where an off-site financial contribution is required. Where proposals are providing a contribution towards quality improvement costs only this will be 50% less of the standard charge for quantitative provision. The same formula below will be applied to proposals for non-residential development where green infrastructure provision is required by replacing the dwelling occupancy with the employee occupancy of the proposal and applying a lower green infrastructure type standard per employee reflecting the lower level of usage. Further information on the inputs to the formula is available in the Planning Obligations SPD or its replacement.</u></p> <p><u>Step 1 – Establish quantity required</u></p> <p><u>Dwelling Occupancy multiplied by (x) green infrastructure type standard per resident equals (=) amount of green infrastructure type required per proposed dwelling</u></p> <p><u>Step 2 – Determine financial contribution required for off-site provision</u></p> <p><u>Amount of green infrastructure required per proposed dwelling multiplied by (x) cost of provision equals (=) standard charge per proposed dwelling</u></p> <p><u>Step 3 – Determine financial contribution required for off-site quality improvement costs</u></p> <p><u>Standard charge per proposed dwelling divided (/) by 2 equals (=) quality improvement costs per proposed dwelling</u></p>
MM142	Para 9.4.16	<p>Provision should also be made for the maintenance of green spaces to ensure quality remains in the long term. For new large greenspaces, particularly those in the strategic locations, a maintenance levy(44) will typically be applied to each household and/or business, to ensure long term maintenance by a management company. Elsewhere, a one off maintenance contribution may be sought so that maintenance can be undertaken by the Council <u>and in these circumstances the formula below should be used to calculate a contribution equivalent to 10 years maintenance. Where the maintenance sum is for off-site quality improvements costs the amount will be reduced by 50%. The same formula below will be applied to proposals for non-residential development where green infrastructure provision is required by replacing the dwelling occupancy with the employee occupancy of the proposal. Further details on the approach to implementation can be found in the Planning Obligations SPD or its replacement.</u></p> <p><u>Step 1 – Establishing maintenance sum required</u></p> <p><u>Dwelling occupancy multiplied by (x) average maintenance cost equals (=) maintenance cost per dwelling multiplied by (x) 10 = one off maintenance sum</u></p> <p><u>Step 2 – Determining maintenance sum for off-site quality improvement costs</u></p> <p><u>One off maintenance sum divided (/) 2 equals (=) quality improvement maintenance sum</u></p>
MM143	Policy ENV6 1 st para	<p>Development will not be permitted within a Local Green Space, designated either within the Darlington Borough Local Plan or a Neighbourhood Plan, unless there are very special circumstances where the public benefits of the development proposed would outweigh the harm that would be caused by the development. <u>it is consistent with the National Planning Policy Framework approach for Green Belts.</u></p>
MM144	Policy ENV7 7 th para	<p><u>Development proposals located within the areas listed below are encouraged, where relevant, to support the achievement of these specific actions-will be taken as follows:</u></p>

MM145	Policy ENV7 Parts A&B and Para 9.6.5	<p>A) River Tees <u>Existing Strategic Green Corridor</u></p> <p>B) River Skerne <u>Proposed Strategic Green Corridor</u></p> <p>9.6.5 'More, better, bigger and connected sites'⁽⁴⁸⁾ across the Borough, linked by wildlife corridors, smaller wildlife rich 'stepping stones' and 'buffer zones', such as along the <u>existing and proposed strategic green corridors</u>, will help establish healthy ecological networks for all species⁽⁴⁹⁾, including the Brown Trout, Little Grebe and Grey Wagtail, and allow ecosystems to be sustained, with attendant benefits⁽⁵⁰⁾</p>
MM146	Policy ENV7 Part D (i)	<p>i. <u>Sites of Special Scientific Interest (SSSIs)</u> Development likely to have an adverse effect on any of the Borough's or neighbouring SSSI's, either individually or in combination with other <u>developments</u>, will not normally be permitted unless it can be demonstrated that the <u>benefits of the proposed development is required</u> in that <u>particular location</u>, the benefits would significantly and demonstrably clearly outweigh the adverse impact its likely impact on the features of the site that make it of special scientific interest and a significant contribution could be made to the management of the site, protection of species and the broader network of SSSI's within the Borough. <u>and any broader impacts on the network of sites.</u></p>
MM147	Policy ENV7 Part D (ii)	<p>Development likely to have an adverse effect on <u>result in significant harm to</u> any of the Borough's Local Nature Reserves or Local Wildlife Sites <u>should be avoided by being relocated to an alternative site of less harmful impacts. Where this is not possible, and it is demonstrated development is required in that location it will only be permitted if the significant harm it can be shown that the reasons for the development, or benefits to the local community from the development, outweigh the interest or value of the site and any harm can be overcome by adequate mitigation or as a last resort appropriate compensation measures.</u></p>
MM148	Policy ENV7 Part D (iii)	<p>iii. <u>Community Woodlands and Ancient Woodland</u> New development will be expected to retain existing woodlands. Development will not be permitted that would result in the loss of woodland unless the benefits clearly outweigh the loss and suitable replacement planting can be undertaken (current compensation measure within policy only considers woodland types on NERC list). <u>which provides woodland types matching those identified as Priority Habitats in the NERC List [Insert footnote] that are found locally.</u></p> <p><u>Ancient woodlands, ancient and veteran trees are irreplaceable habitats and new development will not be permitted that would result in their loss, fragmentation, isolation or deterioration of ancient woodland or ancient or veteran trees unless there are wholly exceptional reasons (as defined in national policy) and a suitable compensation strategy exists. Ancient woodlands are irreplaceable habitats and loss cannot be compensated.</u></p> <p><u>[Insert Footnote]: Identified under Section 41 of the Natural Environment and Rural Communities Act (2006) on the England Biodiversity List as habitat of principal importance for the conservation of biodiversity</u></p>
MM149	Policy ENV8 New 1 st para	<p><u>Development proposals will be required to provide net gains in biodiversity (prevailing in national policy) and demonstrate achievement of this using the Defra Biodiversity Metric.</u></p>
MM150	Policy ENV8 Part 4	<p>Take account of, and reflect the detailed advice set out in, Darlington's Green Infrastructure Strategy and the revised Design of New Development SPD or successor documents.</p>
MM151	Policy ENV8 Point 4 and Para 9.6.15	<p><u>Addition of Point 5: 5. Provide a masterplan, management and maintenance plan for applications of 100 dwellings or more where relevant showing how the quality of biodiversity features will be maintained in the long term. Maintenance contributions where required will be secured via a Section 106 agreement.</u></p> <p>9.6.15 To ensure suitable schemes are brought forward and that the long term quality of all biodiversity features proposed is maintained, a masterplan, showing how the features will be designed should be submitted with any major planning application <u>for 100 dwellings or more,</u></p>

		together with a management and maintenance plan, showing how the features will be maintained in the long term, and this should be submitted with any planning application. A maintenance contribution secured via a Section 106 agreement may be required.
MM152	Policy ENV8 2 nd , 3 rd and 4 th paras	<p>Where a development proposal will have a negative impact cannot avoid significant harm to or biodiversity following the consideration of avoidance measures and mitigation, <u>as a last resort</u>, suitable compensatory measures must be incorporated, including the creation of priority habitats ⁽⁵³⁾, with the first priority being on-site provision. Only with adequate reasoned justification will any off-site compensatory measures be permitted, with any such provision, <u>agreed to be adequate and appropriate</u>, secured by Section 106 contribution or Community Infrastructure Levy (or any other future delivery mechanism). This ensures the Council can fulfill its planning duties in relation to minimising impacts on, and providing net gains for, biodiversity.</p> <p>Where developers identify the presence of non-native invasive species on-site, measures will be required to contain the species and ensure it is effectively managed, or where possible, eradicated during development.</p> <p>Where <u>adequate compensation measures cannot be provided</u>, and significant harm <u>avoided</u> resulting from a development proposal cannot be avoided, adequately mitigated, or, as a last resort, compensated for planning permission will be refused.</p> <p><u>Where developers identify the presence of non-native invasive species on-site, measures will be required to contain the species and ensure it is effectively managed, or where possible, eradicated during development.</u></p>
MM153	Para 9.6.8	Darlington's Green Infrastructure Strategy includes a number of measures to improve the environmental and recreational value of the Borough's strategic and local green corridors, and should be read alongside this policy when considering development proposals affecting a green corridor
MM154	Policy IN1 Part A ii	Supporting the development of the 'Strategic' priority <u>key sustainable transport corridors...</u>
MM155	Policy IN1 Part A iii	All new developments will provide permeability and connectivity for pedestrians and cyclists to make walking and cycling the first choice for short journeys, including cycle parking provision at new commercial developments, and residential developments should give consideration as to where bicycles will be stored;
MM156	Policy IN1 Part C v	<p>Part C v be deleted:</p> <p>v) Working with Highways England and TVCA to ensure development within the plan period does not compromise the potential delivery of a Northern Link Road between the A1 and A66.</p>
MM157	Policy IN1 Part C vii	Provision of key routes <u>as part of some development proposals within the plan, in conjunction with existing infrastructure, provide additional for new road, and public transport and high quality cycle and footpath links to support specific developments included in the Local Plan create an orbital route of the northern urban area of Darlington.</u> These include <u>routes are:</u>
MM158	Policy IN1 Part C vii	<p><i>Modify and re-order the list of routes as follows:</i></p> <ul style="list-style-type: none"> • Coniscliffe Park - link road connecting A67 to Staindrop Road; • Stag House Farm - link road connecting Newton Lane to Staindrop Road; • West Park Garden Village - link road connecting Edward Pease Way to Newton Lane; • Faverdale link road - <u>connecting Rotary Way to Burtree Lane;</u>

		<ul style="list-style-type: none">• Berrymede Farm – <u>connecting Burtree Lane to the A167;</u>• Skerningham access roads – <u>including local distributor road between the A167 and A1150 close to the Little Burdon roundabout in the broad location identified in the Skerningham Masterplan Framework;</u>• Burdon Hill - link road connecting A1150 to B6279 Tornado Way and new link road to Red_Hall; <u>and</u>• Link 66 / Symmetry Park - link road connecting the B6279 Tornado Way to B6280 Yarm Road
MM159	Paras 10.5.10 and 10.5.11	<p>Local roads will need to be managed to ensure that junctions work as efficiently as possible to allow all traffic to move. Some improvements have already been secured or are in the process of being built. Darlington Borough Council made a successful bid to the Department for Transport National Productivity Innovation Fund (NPIF) which will make improvements to three junctions to create capacity and improve traffic flow. The schemes are:</p> <ul style="list-style-type: none">• Lingfield Way / Yarm Road Junction improvements; this scheme is aimed at improving the flow of buses but also includes improvements for pedestrians and cyclists.• Haughton Road roundabout improvements.• McMullen Road / Yarm Road roundabout to open up access to Ingenium Parc. <p><u>The highway schemes detailed in Policy IN1 part C(vii) are intended to serve a dual function in creating access to development sites but also providing travel choices for local trips. Through creating an interconnected orbital route this will improve connectivity for all forms of transport to the North of Darlington. These routes will be integrated into proposals for relevant sites and provide access to the development by road (including where appropriate public transport), cycleway and footpath. Figure 10.2 shows the sections of network already in place and those requiring delivery during the plan period.</u></p>



In addition the Borough Council will seek proposals to deliver the following link roads associated with the following developments: The schemes detailed in Policy IN1 and Figure 10.2 are from west to east:

- Coniscliffe Park (NW7) - link road connecting A67 to Staindrop Road;
- Stag House Farm (NW6) - link road connecting Newton Lane to Staindrop Road;
- West Park Garden Village (NW2) - link road connecting Edward Pease Way to Newton Lane;

		<ul style="list-style-type: none"> • <u>Faverdale link road (NW5/NW8) connecting Burtree Lane to Rotary Way;</u> • <u>Berrymede Farm (N1) – connecting Burtree Lane to the A167 and improvements to A167/Burtree lane junction;</u> • <u>Skerningham access roads (N3) – including local distributor road between the A167 and A1150 close to the Little Burdon roundabout in the broad location identified in the Skerningham Masterplan Framework;</u> • <u>Burdon Hill (E20) - link road connecting A1150 to B6279 Tornado Way and new link road to Red Hall and;</u> • <u>Skerningham – link road connecting A167 Beaumont Hill to A1150 at Little Burdon;</u> • <u>Link 66 / Symmetry Park (E3) - link road connecting the B6279 Tornado Way to B6280 Yarm Road.</u>
MM160	Policy IN2 Part b	b. Ensure that all new neighbourhoods are permeable and <u>by providing high quality, safe and</u> easily accessible, safe walking and cycling routes to important local services such as shops, particularly those selling fresh food, schools, primary health care, and leisure <u>and employment</u> opportunities.
MM161	Policy IN2 Part d	d) All new major development should provide easy and safe access for those who wish to use <u>be accessible by public transport. Accessibility is based on</u> It is therefore expected that 80% or more of the <u>dwelling</u> s on a site being <u>will be</u> within <u>a</u> 400 metres walking distance of a bus stop served by a regular <u>daytime</u> service (at least every 30 minutes). <u>Where appropriate, financial contributions to provide a supported or extended bus service for up to 5 years, and bus stop infrastructure, will be sought where sites are not currently served by regular services.</u>
MM162	Policy IN2 Part e	e. All new development (excluding extensions) should include secure cycle storage facilities to encourage cycle travel and employment uses should accommodate secure cycle storage and where possible, changing and shower facilities.
MM163	Para 10.6.4	Physical infrastructure interventions, such as cycle routes and bus stops, will be combined with travel information and marketing measures to encourage walking, cycling and the use of public transport wherever possible, particularly on or near Key Public <u>Sustainable</u> Transport Corridors (as identified on the Policies map).
MM164	New paragraph between 10.6.5 and 10.6.6	<u>Developments that are not within a reasonable walking distance of existing bus services will be expected to contribute to provide a supported bus service for 5 years. A reasonable walking distance is considered to be 400m, but other material considerations will be taken into account at the planning application stage including the distance to local services on foot, the frequency of existing bus services on routes further than 400m away and the likelihood, or otherwise, that a supported service will become commercially viable.</u>
MM165	Policy IN3 1 st para	The Local Planning Authority will <u>require</u> support the preparation and implementation of Travel Plans, Transport Assessments and other schemes and agreements to promote the use of sustainable transport for journeys to work, training and education.
MM166	Policy IN3 Final para	To ensure Travel Plans are delivered successfully a robust management strategy must be in place. Travel Plans should identify the specific <u>required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate. They should also consider what additional measures may be required to offset unacceptable impacts if the targets should not be met. A travel plan co-ordinator should be appointed to identify opportunities for the effective promotion and delivery of sustainable transport initiatives and to fulfil the management and monitoring requirements. The Council will work with businesses and specifically the travel plan co-ordinators to ensure the travel plans are being developed, maintained and monitored.</u>
MM167	Policy IN4 3 rd para	Safe, secure and appropriate <u>provision for cycle parking and storage, and where appropriate changing and showering facilities</u> will be provided <u>encouraged</u> , having regard to, standards set out in the Tees Valley Highway Design Guide or any successor within all new developments, including shared facilities within flats.
MM168	Para 10.8.3	<i>Delete paragraph 10.8.3 and replace with the following:</i>

		There are already local parking standards for new development and changes of use in place, set out in the Tees Valley Highway Design Guide, and further advice on integrating parking within new development is included in the Council's Design of New Development SPD. Development should also include appropriate provision for disabled parking and secure motorcycle parking. <u>Local parking standards for new development and changes of use will be set out in the Tees Valley Highway Design Guide (due to be updated 2021/22), in the meantime nationally defined parking standards will be applied in the Borough.</u>
MM169	Policy IN9 1 st para and part a	Renewable and low carbon energy development in appropriate locations <u>including community-led initiatives</u> will be supported <u>across the Borough, where proposals are in accordance with the following relevant criteria</u> . In determining planning applications for such projects significant weight will be given to the achievement of wider social, environmental and economic benefits. a. Wind energy development will be granted planning permission if the applicant can demonstrate that, <u>following consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing, and</u> the proposal will not have unacceptable impact, either individually or cumulatively upon: i. shadow flicker; ii. visual dominance; iii. protected species and habitats; iv. landscape character and fabric; v. <u>the historic environment, including heritage assets and their settings</u> ; vi. communication links; and vii. aviation and radar.
MM170	Para 10.10.23	Insert new para: <u>The whole of Darlington Borough is identified as suitable for wind energy development subject to proposals complying with the relevant criteria set out in Policy IN9 including demonstrating in accordance with footnote 54 of the NPPF (2021) that, following consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing. Whether the proposal has the backing of the affected local community will be a judgement at the planning application determination stage.</u> <i>Insert new footnote at end of last sentence referring to <u>PPG ID: 5-033-150618</u></i>
MM171	Para 10.11.1	10.11.1 Community and social infrastructure encompasses a range of community facilities including schools, community centres, libraries, health care facilities (considered separately in Policy DC 3), indoor sports facilities, cemeteries and arts and cultural facilities. Access to a wide range of good quality community facilities is identified as a key contributor to the health and well-being of people who live and work in the Borough and is one of the key objectives of the Draft Local Plan vision, aims and objectives (Section 2). The timely provision and upgrading of facilities is required to ensure Darlington's future growth brings more prosperity, safety, sustainability and inclusiveness and maintains and improves health and well-being.
MM172	Policy IN10 Part a	If need is demonstrated then a planning obligation will be sought based on a calculation of: • <u>(Pupil place generation per family dwelling) – (existing spare capacity in local schools) x (Department for Education (DfE) standard cost per place)</u> ; If existing need can be met in part then appropriate adjustment will be made.
MM173	Policy IN10 Parts B and C	B) Provision and Protection of Existing Community Facilities Proposals for new and expanded community services and facilities will be supported in accessible locations, providing that the scale of development is appropriate to the area in which it is proposed. The loss of any community facilities will only be permitted if it can be demonstrated that: i. there are sufficient other suitable alternative community facilities either within the neighbourhood or accessible nearby; or ii. the community facility is no longer needed; and or

		<div>iii. there is no management and funding resources <u>existing or that could be generated</u> within the local community or that could be generated by partial redevelopment that could <u>secure and</u> sustain a facility that meets identified local needs; <u>or</u></div> <div>iv. <u>the community facility cannot be secured or sustained through the partial redevelopment of the site.</u></div> <div>C) Other Community Facilities including Indoor Sport, Art & Culture and Cemeteries <u>Provision of new community facilities</u> <u>Proposals for new and expanded community services and facilities will be supported in accessible locations, providing that the scale of development is appropriate to the area in which it is proposed.</u></div> <div>For new indoor sports provision and arts and cultural facilities, priority will be given to new proposals according to the locational strategy <u>settlement hierarchy</u> set out in the plan. Proposals will be permitted elsewhere if it is demonstrated that:<div>i. it cannot be provided in the priority locations; or</div><div>ii. there is a need for it in the location proposed; and</div><div>iii. it will be easily accessible by a choice of means of transport; and</div><div>iv. for arts and cultural facilities that, through market research and/or an impact assessment, it can be shown that there would not be any damaging impact on the vitality and viability of the Town Centre, including the evening economy.</div></div> <div>Secure community access, outside of core school hours, will be required for any new provision on educational sites.</div> <div>2.4 hectares of land (as identified on the Policies Map) will be reserved at West Cemetery for future burial space.</div>										
MM174	Chapter 11	<div>Add additional monitoring indicators for Policy ENV1:</div> <div><ul style="list-style-type: none">• <u>reduction in the number of assets that are classified as heritage at risk</u>• <u>preparation of a local list</u>• <u>completion of conservation area action plans and management plans where one has not been produced and review others where necessary</u></div>										
MM175	Glossary	<table><tr><th>Term</th><th>Current Definition</th></tr><tr><td>Geodiversity</td><td>Is the variety of earth materials, landforms and processes that constitute and shape the Earth. Relevant materials include minerals, rocks, sediments, fossils, soils and water. The range of rocks, minerals, fossils, soils and landforms.</td></tr><tr><td>PDL – Previously Developed Land</td><td><div>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.</div><div><u>This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for mineral extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built up areas such as residential gardens, parks, recreation grounds, and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</u></div></td></tr><tr><td>Non-designated heritage assets</td><td><div>Parts of the historic environment including buildings, structures, areas and archaeology that are considered by the Local Planning Authority to be locally significant. They are identified through strategic planning, development management and can include a Local List.</div><div><u>Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by the Local Planning Authority as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.</u></div></td></tr><tr><td>Strategic Policies</td><td>A policy site aimed at facilitating change in/over the long term. Policies and site allocations which address strategic</td></tr></table>	Term	Current Definition	Geodiversity	Is the variety of earth materials, landforms and processes that constitute and shape the Earth. Relevant materials include minerals, rocks, sediments, fossils, soils and water. The range of rocks, minerals, fossils, soils and landforms.	PDL – Previously Developed Land	<div>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.</div> <div><u>This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for mineral extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built up areas such as residential gardens, parks, recreation grounds, and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</u></div>	Non-designated heritage assets	<div>Parts of the historic environment including buildings, structures, areas and archaeology that are considered by the Local Planning Authority to be locally significant. They are identified through strategic planning, development management and can include a Local List.</div> <div><u>Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by the Local Planning Authority as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.</u></div>	Strategic Policies	A policy site aimed at facilitating change in/over the long term. Policies and site allocations which address strategic
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			<u>priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.</u>																				
		Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures <u>that will be needed to be taken</u> to deal with the anticipated transport impacts of the development.																				
		Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that <u>and</u> is regularly reviewed.																				
		Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available as circumstances arise. These sites are assessed against planning policies at that time. <u>not specifically identified in the development plan.</u>																				
MM176	Glossary	<i>Add the following definitions to the glossary:</i> <table><tr><td><u>Term</u></td><td><u>Recommended Definition</u></td></tr><tr><td><u>Ancient or Veteran Tree</u></td><td><u>A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.</u></td></tr><tr><td><u>Ancient Woodland</u></td><td><u>An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).</u></td></tr><tr><td><u>Amenity</u></td><td><u>A broad concept that refers to the pleasant or satisfactory aspects of a place which add positively to its overall character and to the enjoyment of residents or visitors. For example, it encompasses human health, quality design, provision and protection of local services, local economy and the protection of the countryside, historic environment, environmental character and visual, air and noise quality. Amenity also encompasses leisure and sporting areas, such as playing fields and other open spaces used for sport.</u></td></tr><tr><td><u>Climate Change Adaption</u></td><td><u>Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.</u></td></tr><tr><td><u>Climate Change Mitigation</u></td><td><u>Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.</u></td></tr><tr><td><u>Conservation Area</u></td><td><u>A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole</u></td></tr><tr><td><u>Entry-level exception sites</u></td><td><u>A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 72 or successors of the NPPF</u></td></tr><tr><td><u>Historic Environment</u></td><td><u>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</u></td></tr><tr><td><u>Local Green</u></td><td><u>A designation either in a local plan or neighbourhood development plan that provides special protection against</u></td></tr></table>		<u>Term</u>	<u>Recommended Definition</u>	<u>Ancient or Veteran Tree</u>	<u>A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.</u>	<u>Ancient Woodland</u>	<u>An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).</u>	<u>Amenity</u>	<u>A broad concept that refers to the pleasant or satisfactory aspects of a place which add positively to its overall character and to the enjoyment of residents or visitors. For example, it encompasses human health, quality design, provision and protection of local services, local economy and the protection of the countryside, historic environment, environmental character and visual, air and noise quality. Amenity also encompasses leisure and sporting areas, such as playing fields and other open spaces used for sport.</u>	<u>Climate Change Adaption</u>	<u>Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.</u>	<u>Climate Change Mitigation</u>	<u>Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.</u>	<u>Conservation Area</u>	<u>A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole</u>	<u>Entry-level exception sites</u>	<u>A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 72 or successors of the NPPF</u>	<u>Historic Environment</u>	<u>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</u>	<u>Local Green</u>	<u>A designation either in a local plan or neighbourhood development plan that provides special protection against</u>
<u>Term</u>	<u>Recommended Definition</u>																						
<u>Ancient or Veteran Tree</u>	<u>A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.</u>																						
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		<u>Space</u>	<u>development for green areas of particular importance to local communities.</u>
		<u>Main Town Centre Uses</u>	<u>Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</u>
		<u>Major Development</u>	<u>For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</u>
		<u>Material Consideration</u>	<u>A material consideration is a matter which the decision maker must take into account when assessing a planning application.</u>
		<u>Neighbourhood Plan</u>	<u>A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.</u>
		<u>Open Space</u>	<u>All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity</u>
		<u>Primary Agricultural Holding</u>	<u>An applicants main holding registered as an agricultural holding used solely or mainly for the purposes of agriculture, horticulture</u>
		<u>Rural Exception Sites</u>	<u>Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.</u>
		<u>Setting of a heritage asset</u>	<u>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</u>
		<u>Significance (for heritage policy)</u>	<u>The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</u>
		<u>Site of Special Scientific Interest</u>	<u>Sites designated by Natural England under the Wildlife and Countryside Act 1981.</u>
		<u>Stepping Stones</u>	<u>Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.</u>

		<u>Wildlife Corridor</u>	<u>Areas of habitat connecting wildlife populations.</u>	
MM177	Appendix A Housing Trajectory	<i>Replace Appendix Housing Trajectory with updated version set out at the end of this schedule.</i>		
MM178	Appendix A Housing Trajectory	<p><i>Additional text to be added to the second sentence of para one:</i></p> <p>It is an estimate and outlines the amount of dwellings expected to be delivered <u>each financial year</u>.</p> <p><i>Alter year reference within the trajectory table to be clear that it is a financial year e.g. 2017 will be altered to 2016/17.</i></p>		
MM179	Site 20 Great Burdon Part d	<p><i>Add to end of part d:</i></p> <p><u>No development should be within FZ3b (with exception to essential infrastructure or water compatible development).</u></p>		
MM180	Site 20 Great Burdon Part i	Appropriate easements <u>or diversions</u> should be provided.		
MM181	Site 20 Great Burdon Parts o and p	<p><u>o. A robust and appropriately landscaped boundary would be required along the north western edge of the site to maintain the openness and green infrastructure function of the adjoining Great Burdon Rural Gap (see policy ENV3)</u></p> <p><u>p. The openness and green infrastructure functions of the Haughton/Red Hall green wedge on the western part of the site should be retained and enhanced (see Policy ENV3).</u></p>		
MM182	Site 41 – Coniscliffe Park South	<p>The site is an urban extension to the south west of the main urban area. It is bound by Coniscliffe Road to the south and the A1(M) to the west. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 535 dwellings, 420 of which are estimated to be delivered during the plan period.</p> <p>Issues and requirements</p> <p>a. Vehicle access is to be taken from Coniscliffe Road.</p> <p>b. Allowance should be made in the site layout for a distributor road which would run north south through the site. This should link to site 249 (Coniscliffe Park, North) to the north.</p> <p>c. A small part of the site on the eastern edge adjacent to Baydale Beck valley is within flood zone 2 and 3. This should be reflected in the site layout and development directed away from this area in line with the sequential approach. <u>No development should be within FZ3b (with exception to essential infrastructure or water compatible development).</u></p> <p>d. A development scheme should give adequate buffering and protection to Baydale Beck. There is also the opportunity to enhance the green infrastructure network along this existing corridor and create new linkages to it.</p> <p>e. A public right of way crosses the site north south and across the centre of the site. This should be considered in site layout. <u>The development will also provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck.</u></p> <p>f. Eastern edge of site is within an area of interest with regards to Great Crested Newts. An ecological survey would be required to support a planning application.</p> <p>g. The site is adjacent to Broken Scar Local Wildlife Site. There is the opportunity to create enhanced habitat links to this site.</p>		

		<p>h. Waste water treatment works are located to the east of the site and should be given consideration in layout.</p> <p>i. The development will provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck. Appropriate landscaping should be provided as part of a development scheme on the western boundary with the adjoining Local Green Space (ref LGS14 Merrybent Community Woodland) and with the agricultural land to the north.</p> <p>j. The frontage to the A67 should be carefully designed in order to mitigate landscape and visual impacts. <u>Development should be set back from the A67 with appropriate landscaping on the southern part of the site.</u></p>
MM183	Site 100 Hall Farm, Branksome	The site is an urban extension to the west of the main urban area. It is bound by the A1(M) to the west and Malvern Crescent to the east. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 495 <u>450</u> dwellings; 270 of which are estimated to be delivered during the plan period.
MM184	Site 100 Hall Farm, Branksome Part b	<p><i>Add to end of part b:</i></p> <p><u>No development should be within FZ3b (with exception to essential infrastructure or water compatible development).</u></p>
MM185	Site 249 Coniscliffe Park North	<p>The site is an urban extension to the south west of the main urban area. It is bound by the A1(M) to the west and Staindrop Road (B6279) to the north. It is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 985 dwellings; 630<u>516</u> are estimated to be delivered during the plan period.</p> <p>Issues and requirements</p> <p>a. Vehicle access is to be taken from Staindrop Road.</p> <p>b. Land is to be reserved on the site for 1 primary school.</p> <p>c. Allowance should be made in the site layout for a distributor road which would run north south through the site, linking to site 41 to the south (Coniscliffe Park, South).</p> <p>d. Electricity pylons cross the site; appropriate easement should be provided.</p> <p>e. The A1(M) lies to the west of the site; a suitable landscape buffer should be provided. <u>A robust boundary would also be required along the western edge of the site to distinguish between the main urban area and surrounding countryside.</u></p> <p>f. A small area of the site along the eastern edge is within flood zone 2 and 3. Development should be directed away from this area in line with the sequential approach. <u>No development should be within FZ3b (with exception to essential infrastructure or water compatible development).</u></p> <p>g. Baydale Beck and wildlife friendly open space runs along the eastern boundary of the site. This part of the green infrastructure network should be protected and enhanced. There is also the opportunity to create improved connectivity with the Cocker beck corridor and the river Tees.</p> <p>h. There has been recent record of Great Crested Newts on the site. An ecological survey should support a planning application.</p> <p>i. Public rights of way cross the site in a number of areas. These should be accommodated in site layout.</p> <p>j. The development will provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck.</p> <p>k. The frontage to the B6279 should maintain the openness of the approach into Darlington.</p> <p>l. A robust boundary would be required along the western edge of the site to distinguish between the main urban area and surrounding countryside.</p>
MM186	Site 355 Lingfield Point	...It is proposed for allocation for mixed use development with an indicative yield of 331 dwellings and potential B1 and B2 <u>and E(g)</u> Uses.

	Para 1	
MM187	Site 356 Ingenium Parc Para 1	A masterplan for Ingenium Parc sets out <u>potential</u> design principles and requirements for the sites development.
MM188	Site 356 Ingenium Parc Part e	Development should be <u>appropriately scaled and designed and</u> set back from the sites northern boundary to reflect the original designed landscape setting of the Cummins Engine Factory. Retain and enhance the existing landscaping.
MM189	Site 360 Heighington Lane North Part d	<i>Add to end of part d:</i> <u>No development should be within FZ3b (with exception to essential infrastructure or water compatible development).</u>
MM190	Site 392 Elm Tree Farm	<p>The site is within the Skerningham Masterplan area which is a strategic extension <u>an urban extension</u> to the north east of the main urban area (see policy H 10). The site is to the north of Sparrow Hall Drive. It is a greenfield site which is largely in agricultural use and is proposed for allocation for residential development with an indicative yield of 150 dwellings.</p> <p>Issues and requirements</p> <p>a. Vehicle access is to be taken from Sparrow Hall Drive.</p> <p>b. Older farm buildings should be retained and converted where possible.</p> <p>eb. The Green Lane historic track runs adjacent to the site <u>and</u>. This should be protected and accommodated in an appropriate site layout.</p> <p>d. The site is within an area of high landscape sensitivity, a development scheme will require suitable mitigation in terms of design and layout.</p> <p>ec. Old farm buildings on site could contain biodiversity interest. An ecological survey may be required to support a planning application.</p> <p>f. Development should be in broad alignment with the Skerningham Masterplan Framework (Figure 6.1) and the development principles contained in Policy H 10: Skerningham Strategic Allocation.</p> <p>gd. There is opportunity for reinforcement of local recreational and green infrastructure links particularly west towards Springfield Park and north towards the River Skerne.</p>
MM191	Site 403 Blackwell Grange East Parts a, b and c	<p>a. The site forms part of the grounds to the Grade II* listed Blackwell Grange Hotel (and Grade II listed outbuildings). Development will affect <u>should protect</u> the setting of the Grade II* listed Blackwell Grange and its parkland curtilage. Significant mitigation and public benefit are required to offset the harm caused. <u>Proposals should be informed by the recommendations of the Heritage Impact Assessment (2020).</u> There is potential to better reveal the approach to Blackwell Grange along the historic drive from Grange Road.</p> <p>b. A development scheme would need to restore the remaining parkland area to the Grade II* Listed Building, <u>undertake an ecological survey and propose adequate mitigation for any impact on the adjacent Local Wildlife Site.</u></p> <p>c. The site is designated a Local Wildlife site contains biodiversity habitat and any development should provide mitigation. Habitat improvements required on parkland area designated as Local Wildlife Site to the north. <u>Any development will be required to be of the highest quality, ensuring it is low lying, wooded in character including the planting of a perimeter tree canopy, and creative and innovative in design.</u></p>

MM192	Site 95 Beech Crescent East, Heighington Part b	The impact on the Heighington conservation area and the grade II listed buildings to the south should be carefully considered in the development of this site. Any scheme would require appropriate design and layout to mitigate any harm to these heritage assets <u>and should be undertaken in accordance with the recommendations of the Heritage Impact Assessment.</u>
MM193	Site 368 Central Park South Part a	Comply with the revised Masterplan for Central Park South (2016), providing plots for B1 and B2 <u>and E(g)</u> land uses
MM194	Site 411 Chesnut Street Car Park	<i>Add to end of part f:</i> <u>No development should be within FZ3b (with exception to essential infrastructure or water compatible development).</u>
MM195	Appendix C - Registered Parks and Gardens	<i>Add the following to the list of Registered Parks and Gardens:</i> <u>Landscape at Cummins Engine Factory</u>

MM196	Appendices	<p><i>Insert new appendix:</i></p> <p><u>Appendix F: Table of Superseded Policies</u></p> <p>The Darlington Local Plan (2016 - 2036) will upon adoption replace all saved policies within the Darlington Local Plan 1997 (Incorporating Adopted Alterations 2001) and the Darlington Local Development Framework Core Strategy (2011). The following table sets out the local planning policies that will be superseded and no longer saved upon the adoption of the Darlington Local Plan (2016 - 2036).</p> <table><tr><th><u>Current Document</u></th><th><u>Superseded Policy Ref</u></th><th><u>Superseded Policy Name</u></th></tr><tr><td rowspan="19"><u>Darlington Local Development Framework Core Strategy (2011)</u></td><td><u>CS1</u></td><td><u>Darlington’s Sub-Regional Role and Locational Strategy</u></td></tr><tr><td><u>CS2</u></td><td><u>Achieving High Quality Sustainable Design</u></td></tr><tr><td><u>CS3</u></td><td><u>Promoting Renewable Energy</u></td></tr><tr><td><u>CS4</u></td><td><u>Developer Contributions</u></td></tr><tr><td><u>CS5</u></td><td><u>The Provision of Land for Employment Uses</u></td></tr><tr><td><u>CS6</u></td><td><u>Vibrant Cultural and Tourism Offer</u></td></tr><tr><td><u>CS7</u></td><td><u>The Town Centre</u></td></tr><tr><td><u>CS8</u></td><td><u>Additional Retail Provision</u></td></tr><tr><td><u>CS9</u></td><td><u>District and Local Centres and Local Shops and Services</u></td></tr><tr><td><u>CS10</u></td><td><u>New Housing Development</u></td></tr><tr><td><u>CS11</u></td><td><u>Meeting Housing Needs</u></td></tr><tr><td><u>CS12</u></td><td><u>Existing Housing</u></td></tr><tr><td><u>CS13</u></td><td><u>Accommodating Travelling Groups</u></td></tr><tr><td><u>CS14</u></td><td><u>Promoting Local Character and Distinctiveness</u></td></tr><tr><td><u>CS15</u></td><td><u>Protecting and Enhancing Biodiversity and Geodiversity</u></td></tr><tr><td><u>CS16</u></td><td><u>Protecting Environmental Resources, Human Health and Safety</u></td></tr><tr><td><u>CS17</u></td><td><u>Delivering a Multifunctional Green Infrastructure Network</u></td></tr><tr><td><u>CS18</u></td><td><u>Promoting Quality, Accessible Sport and Recreation Facilities</u></td></tr><tr><td><u>CS19</u></td><td><u>Improving Transport Infrastructure and Creating a Sustainable Transport Network</u></td></tr><tr><td rowspan="6"><u>Darlington Local Plan 1997 (Incorporating Adopted Alterations 2001)</u></td><td><u>E2</u></td><td><u>Development Limits</u></td></tr><tr><td><u>E3</u></td><td><u>Protection of Open Land</u></td></tr><tr><td><u>E4</u></td><td><u>New Buildings in the Countryside</u></td></tr><tr><td><u>E5</u></td><td><u>Change of Use of Buildings in the Countryside</u></td></tr><tr><td><u>E9</u></td><td><u>Protection of Parklands</u></td></tr><tr><td><u>E12</u></td><td><u>Trees and Development</u></td></tr></table>	<u>Current Document</u>	<u>Superseded Policy Ref</u>	<u>Superseded Policy Name</u>	<u>Darlington Local Development Framework Core Strategy (2011)</u>	<u>CS1</u>	<u>Darlington’s Sub-Regional Role and Locational Strategy</u>	<u>CS2</u>	<u>Achieving High Quality Sustainable Design</u>	<u>CS3</u>	<u>Promoting Renewable Energy</u>	<u>CS4</u>	<u>Developer Contributions</u>	<u>CS5</u>	<u>The Provision of Land for Employment Uses</u>	<u>CS6</u>	<u>Vibrant Cultural and Tourism Offer</u>	<u>CS7</u>	<u>The Town Centre</u>	<u>CS8</u>	<u>Additional Retail Provision</u>	<u>CS9</u>	<u>District and Local Centres and Local Shops and Services</u>	<u>CS10</u>	<u>New Housing Development</u>	<u>CS11</u>	<u>Meeting Housing Needs</u>	<u>CS12</u>	<u>Existing Housing</u>	<u>CS13</u>	<u>Accommodating Travelling Groups</u>	<u>CS14</u>	<u>Promoting Local Character and Distinctiveness</u>	<u>CS15</u>	<u>Protecting and Enhancing Biodiversity and Geodiversity</u>	<u>CS16</u>	<u>Protecting Environmental Resources, Human Health and Safety</u>	<u>CS17</u>	<u>Delivering a Multifunctional Green Infrastructure Network</u>	<u>CS18</u>	<u>Promoting Quality, Accessible Sport and Recreation Facilities</u>	<u>CS19</u>	<u>Improving Transport Infrastructure and Creating a Sustainable Transport Network</u>	<u>Darlington Local Plan 1997 (Incorporating Adopted Alterations 2001)</u>	<u>E2</u>	<u>Development Limits</u>	<u>E3</u>	<u>Protection of Open Land</u>	<u>E4</u>	<u>New Buildings in the Countryside</u>	<u>E5</u>	<u>Change of Use of Buildings in the Countryside</u>	<u>E9</u>	<u>Protection of Parklands</u>	<u>E12</u>	<u>Trees and Development</u>
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			<u>E14</u>	<u>Landscaping of Development</u>	
			<u>E17</u>	<u>Landscape Improvement</u>	
			<u>E18</u>	<u>The River Skerne</u>	
			<u>E20</u>	<u>Sites of Nature Conservation Importance</u>	
			<u>E21</u>	<u>Wildlife Corridors</u>	
			<u>E22</u>	<u>Local Nature Reserves</u>	
			<u>E36</u>	<u>Designation of Further Conservation Areas</u>	
			<u>E37</u>	<u>Enhancement of the Built Environment</u>	
			<u>E38</u>	<u>Alterations to Business Premises</u>	
			<u>E39</u>	<u>Advertisements in Built-up Areas</u>	
			<u>E40</u>	<u>Advertisements in the Countryside</u>	
			<u>E41</u>	<u>Poster Hoardings</u>	
			<u>E42</u>	<u>Street Furniture</u>	
			<u>E43</u>	<u>Vacant Upper Floors</u>	
			<u>E51</u>	<u>Broken Scar Development Limitation Zone</u>	
			<u>E53</u>	<u>Satellite Antennae</u>	
			<u>H5</u>	<u>New Housing Development Sites</u>	
			<u>H7</u>	<u>Areas of Housing Development Restraint</u>	
			<u>H10</u>	<u>Affordable Housing in the Rural Area</u>	
			<u>H12</u>	<u>Alterations and Extensions to existing dwellings</u>	
			<u>H13</u>	<u>Backland Development</u>	
			<u>H17</u>	<u>Concentration of Houses in Multiple Occupation</u>	
			<u>H18</u>	<u>Houses in Multiple Occupation in other areas</u>	
			<u>H19</u>	<u>Special Care Accommodation</u>	
			<u>R3</u>	<u>Provision of Public Facilities in New Buildings</u>	
			<u>R4</u>	<u>Open Space Provision</u>	
			<u>R11</u>	<u>Artificial Turf Playing Pitch</u>	
			<u>R12</u>	<u>Access to Open Land and Countryside</u>	
			<u>R14</u>	<u>Recreation Development in the Countryside</u>	
			<u>R15</u>	<u>Horse-Related Development</u>	
			<u>R16</u>	<u>Stressholme Golf Course</u>	
			<u>R23</u>	<u>Off-Road Motorcycle Facility</u>	
			<u>R27</u>	<u>Sites for New Community Facilities</u>	
			<u>R28</u>	<u>School Provision at Brinkburn</u>	
			<u>R29</u>	<u>Village Community Halls</u>	
			<u>R30</u>	<u>West Cemetery Extension</u>	
			<u>EP2</u>	<u>Employment Areas</u>	
			<u>EP3</u>	<u>New Employment Areas</u>	
			<u>EP4</u>	<u>Haughton Road</u>	
			<u>EP6</u>	<u>Prestige Employment</u>	
			<u>EP7</u>	<u>Office / Business Park Development</u>	
			<u>EP8</u>	<u>Reserve Employment Site</u>	
			<u>EP9</u>	<u>Teesside Airport Employment Land – North</u>	
			<u>EP10</u>	<u>Teesside Airport Employment Land - South</u>	
			<u>EP11</u>	<u>Central Area Development Sites</u>	
			<u>EP12</u>	<u>Office Development Limits</u>	

			<u>S3</u>	<u>Abbots Yard Development</u>	
			<u>S4</u>	<u>Town Centre Service Uses</u>	
			<u>S5</u>	<u>Town Centre Food and Drink Uses</u>	
			<u>S6</u>	<u>Non-Retail Uses</u>	
			<u>S7</u>	<u>Mechanic's, Clark and Buckton's Yards</u>	
			<u>S8</u>	<u>Window Displays</u>	
			<u>S9</u>	<u>Fringe Shopping Areas</u>	
			<u>S10</u>	<u>Safeguarding the District and Local Centres</u>	
			<u>S11</u>	<u>New Development in the District and Local Centres</u>	
			<u>S15</u>	<u>Shopping Trolleys</u>	
			<u>S19</u>	<u>Amusement Centres</u>	
			<u>S20</u>	<u>Sale of Large Items</u>	
			<u>S21</u>	<u>Petrol Filling Stations</u>	
			<u>S22</u>	<u>Garden Centres</u>	
			<u>S23</u>	<u>Sales from Factories</u>	
			<u>T5</u>	<u>Environmental Appraisal of Major Road Schemes</u>	
			<u>T6</u>	<u>Safeguarding Major Road Schemes</u>	
			<u>T7</u>	<u>Traffic Management and Main Roads</u>	
			<u>T8</u>	<u>Access to Main Roads</u>	
			<u>T9</u>	<u>Traffic Management and Road Safety</u>	
			<u>T10</u>	<u>Traffic Calming – Existing Roads</u>	
			<u>T11</u>	<u>Traffic Calming – New Development</u>	
			<u>T14</u>	<u>Private Car Access to Town Centre</u>	
			<u>T15</u>	<u>Improvements for Pedestrians</u>	
			<u>T17</u>	<u>Rear Servicing</u>	
			<u>T18</u>	<u>Collection / Distribution Centre</u>	
			<u>T19</u>	<u>Multi-Storey Car Parks</u>	
			<u>T20</u>	<u>Town Centre Surface Car Parks</u>	
			<u>T21</u>	<u>Public Use of Private Car Parks</u>	
			<u>T22</u>	<u>Priority in Central Car Parks</u>	
			<u>T23</u>	<u>Albert Road Car Park</u>	
			<u>T26</u>	<u>Town Centre Fringe Parking</u>	
			<u>T27</u>	<u>On-Street Parking Control</u>	
			<u>T28</u>	<u>Residents Parking Schemes</u>	
			<u>T29</u>	<u>On-Street Short Stay Parking</u>	
			<u>T32</u>	<u>Feethams Bus Station</u>	
			<u>T35</u>	<u>Taxi Offices</u>	
			<u>T36</u>	<u>Cycle Route Network</u>	
			<u>T40</u>	<u>New Development and Lorries</u>	
			<u>T41</u>	<u>Overnight Parking at Chestnut Street</u>	
			<u>T42</u>	<u>Lorry Parks</u>	
			<u>T43</u>	<u>Residential Areas and Lorries</u>	
			<u>T44</u>	<u>Passenger Railways</u>	
			<u>T46</u>	<u>North Road Railway Station</u>	
			<u>T47</u>	<u>Road / Rail Freight Depot</u>	
			<u>T49</u>	<u>Teesside Airport</u>	
			<u>T50</u>	<u>Overhead Lines</u>	

			<u>T51</u>	<u>Location of Services</u>	
			<u>T52</u>	<u>Drainage Infrastructure</u>	
			<u>T55</u>	<u>Broken Scar Water Treatment Works</u>	

Delete Table 6.3 Housing Allocations from policy H2 and insert new Table 6.3:

Table 6.3: Housing Allocations

Location	Site ref	Site name	Site area (ha)	Indicative site yield (by 2036)	Indicative site yield (after 2036)
Urban Extensions	20	Great Burdon	88.39	500	750
	41	Coniscliffe Park South	28.32	420	115
	100	Hall Farm, Branksome	21.89	270	180
	185	Greater Faverdale (mixed use)	178.48	750	1250
	249	Coniscliffe Park North	50.08	516	469
	251	Skerningham	492.19	1650	2850
	392	Elm Tree Farm	7.1	150	
	410	Snipe Lane, Hurworth Moor	34.47	700	
Urban Area	11	Cattle Mart	2.16	76	
	355	Lingfield Point (mixed use)	33.6	331	
	403	Blackwell Grange East	5.26	72	
	411	Chesnut Street Car Park	1.37	34	
	412	12-18 Skinnergate	0.22	15	
Villages	95	Beech Crescent East, Heighington	1.53	20	
	99	Maxgate Farm, MSG	13.71	260	
		Total		5,764	5,614

Delete Table 6.4 Housing Commitments and insert new Table 6.4:

Table 6.4: Housing Commitments (10 or more dwellings)

Site number	Site name	Size (ha)	Total Number	Remaining dwellings at April 2021 (to be completed pre 2036)
3	South of Burtree Lane	17.02	380	380
8	Berrymead Farm	21.42	370	370
10	Blackwell Grange West	9.75	59	45
16	Lancaster House, DTVA	1.88	55	24
25	Former Arts Centre, Vane Terrace	0.47	38	4
28	Springfield School	2.93	80	15
45	High Stell	8.49	198	186
51	Mowden Hall	1.98	30	11
52	Central Park	4.47	359	85
60	NW of Heron Drive	1.34	35	24
63	School Aycliffe West	3.97	101	10
65	Land between Middleton Lane and Neasham Road	2.49	27	19
68	West Park Garden Village	79.32	1200	840

73	West Park Remainder	4.78	164	48
78	East of Middleton Road, Sadberge	0.75	25	25
89	Land West of Oak Tree, MSG.	2.66	61	61
91	Walworth Road, Heighington	3.34	75	15
103	East of Roundhill Road	5.79	95	47
146	Land South of Railway, MSG	14.8	330	330
228	Northgate House, Town Centre	0.14	96	96
241	St Clares Abbey, Carmel Road North.	2.49	10	10
318	N. of Allington Way	3.37	85	55
333	E. of Roundhill Road (phase 2)	5.17	100	65
340	E. of Gate Lane, Low Coniscliffe	3.38	37	26
386	Land between Yarm Road and railway line East, MSG	0.64	20	4
391	Chancery House, 4 - 6 Horsemarket	0.04	11	11
394	Lakeside, The Old Brickworks, Neasham Road	5.59	118	79
395	Dr Piper House, King Street	0.13	30	30
406	Northern Echo Building	0.15	52	52
420	Former Nu-Interiors, Leadenhall Street	0.1	30	30
421	Elegant House, Whessoe Road	0.18	22	22
422	Reservoir (Disused) Darlington Road, Sadberge	2.8	46	46
423	213 - 217 Haughton Road	0.2	12	12
424	182 Northgate	0.1	24	24
425	Former Rise Carr Club, Eldon Place	0.05	18	18

	Total			3,119

Delete Housing Trajectory (Appendix A) and insert new Housing Trajectory:

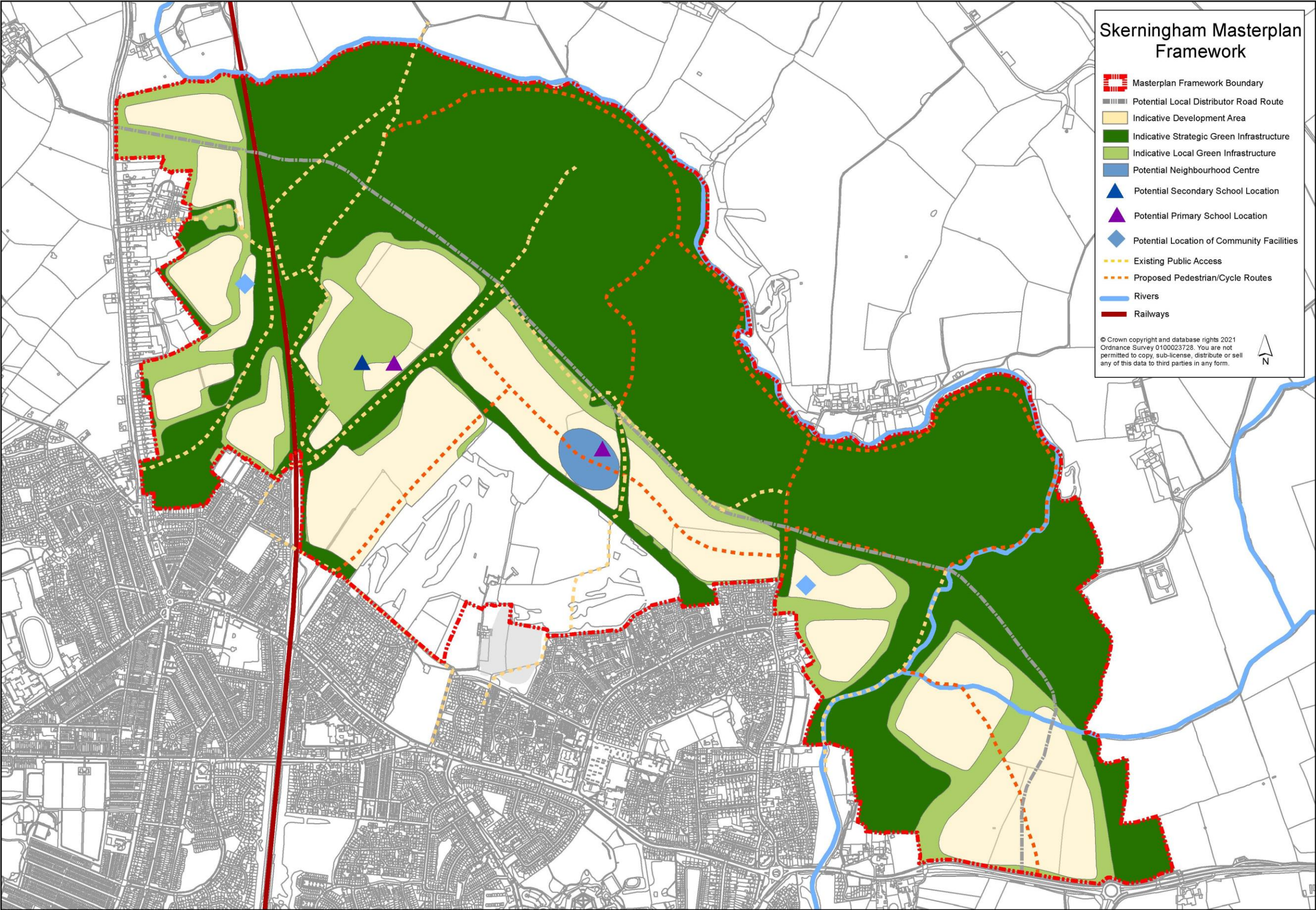
Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
	North Farm	Complete	Village	13	1	1																				1
	West Park	Complete	Urban	36	1.57	14	8																			22
	Middleton Hall Retirement Village	Complete	Village	36	10.64	9	1																			10
	Lingfield Point Phase 1	Complete	Urban	273	9.33	47	71	67																		185
	Land North of Badminton Close	Complete	Urban	12	0.39	12																				12
	96 Carmel Road North	Complete	Urban	36		1	35																			36
	West of Hammond Drive	Complete	Urban	18	0.62		18																			18
	Lime Avenue	Complete	Urban	16	0.48		16																			16
	Fenby Avenue	Complete	Urban	28	0.65		28																			28
	Sugar Hill Grove, Alderman Leach	Complete	Urban	34	0.8		31	3																		34
	West of Aintree Court, Anfield Court	Complete	Urban	21	0.48		21																			21
	Land South of Sherbourne Close	Complete	Urban	18	0.68		18																			18
	Land Adjacent to Bellburn Lane	Complete	Urban	40	1.43		14	26																		40
	Land Adjoining Alexander Street	Complete	Urban	66	2.65		8	58																		66
	Former Eastbourne School Phase 2	Complete	Urban	60	2.11		29	31																		60
	Land adjacent 125 - 165 Haughton Road	Complete	Urban	73	2.31			73																		73
	Land West of 37 Allington Way, Earl Carlson Way	Complete	Urban	62	1.9			62																		62
	St. James Court	Complete	Urban	12	0.11			12																		12
	Woodburn Nursery	Complete	Urban	25	1.83			10	15																	25
	Former Darlington Football Club	Complete	Urban	82	2.18	23	19	15	5																	62
	Blanche Pease Annexe, Arts Centre	Complete	Urban	34	0.28				34																	34
	Land between	Complete	Village	44	1.2			12	32																	44

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
	Yarm Road and railway line West, MSG																									
	Beech Crescent West, Heighington	Complete	Village	43	2.06				22	21																43
	Neasham Nursery	Complete	Village	10	0.64				4	6																10
	North of Red Hall	Complete	Urban	81	2.92			20	49	12																81
	Rear of Cockerton Club	Complete	Urban	20	0.39					20																20
	The Paddocks, Sadberge Road	Complete	Village	234	10.41		68	73	75	18																234
	Alviston House, Haughton Road	Complete	Urban	13	0.08					13																13
	Coachman Hotel, Victoria Road	Complete	Urban	39	0.12					39																39
	Former Nestfield Club	Complete	Urban	15	0.08					15																15
	Fenby Avenue (phase 2)	Complete	Urban	14	0.49					14																14
	Oak Tree, MSG	Complete	Village	12	0.37				7	5																12
	West Park Flats	Complete	Urban	40	0.42					40																40
	Land west of 153 East Mount Road	Complete	Urban	12	0.04					12																12
	Barton Street	Complete	Urban	16	0.67					16																16
3	South of Burtree Lane	Commitment	Urban Extension	380	17.02						15	30	30	30	30	30	30	30	30	30	30	30	30	5		380
8	Berrymead Farm	Commitment	Urban Extension	370	21.24						10	60	60	60	60	60	60									370
10	Blackwell Grange West	Commitment	Urban	59	9.75				3	11	15	15	15													59
16	Lancaster House, DTVA	Commitment	Village	55	1.88				4	27	24															55
25	Former Arts Centre, Vane Terrace	Commitment	Urban	38	0.47			1	33	0	4															38
28	Springfield School	Commitment	Urban	80	2.93				33	32	15															80
45	High Stell	Commitment	Village	198	8.49					12	20	18		30	30	30	30	28								198
51	Mowden Hall	Commitment	Urban	30	1.98					19	11															30
52	Central Park	Commitment	Urban	359	4.47	50	52	1	30	32	30	30	25													250
60	North West of Heron Drive	Commitment	Urban	35	1.34				10	1	10	10	4													35
63	School Aycliffe West	Commitment	Village	101	3.97			25	43	23	10															101
65	Land between Middleton Lane and Neasham Road	Commitment	Village	27	2.49			6		2	10	9														27

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
68	West Park Garden Village	Commitment	Urban Extension	1200	79.32					21	30	30	60	60	60	60	60	60	60	60	60	60	60	60	60	861
73	West Park (remainder)	Commitment	Urban	164	4.78		34	15	18	9	20	20	8													124
78	East of Middleton Road, Sadberge	Commitment	Village	25	0.75						5	20														25
89	Land west of Oak Tree, MSG	Commitment	Village	61	2.66						10	30	21													61
91	Walworth Road, Heighington	Commitment	Village	75	3.34				19	41	15															75
103	East of Roundhill Road (Phase 1)	Commitment	Village	95	5.79			16	16	16	15	15	15	2												95
146	Land South of Railway, MSG	Commitment	Village	330	14.8						15	30	30	30	30	30	30	30	30	30	30	15				330
228	Northgate House, Town Centre	Commitment	Urban	96	0.14												96									96
241	St Clares Abbey, Carmel Road North.	Commitment	Urban	10	2.49						10															10
318	N. of Allington Way	Commitment	Urban	85	3.37				30		30	25														85
333	East of Roundhill Road (phase 2)	Commitment	Village	100	5.17				21	14	15	15	15	15	5											100
340	East of Gate Lane, Low Coniscliffe	Commitment	Village	37	3.38					11	15	11														37
386	Land between Yarm Road and railway line East, MSG	Commitment	Village	20	0.64					16	4															20
391	Chancery House, 4 - 6 Horsemarket.	Commitment	Urban	11	0.04						11															11
394	Lakeside, The Old Brickworks, Neasham Rd.	Commitment	Village	118	5.59	2	1	33	3	0	10	10	10	10	10	10	10	9								118
395	Dr Piper House, King Street.	Commitment	Urban	30	0.13											30										30
406	Northern Echo Building	Commitment	Urban	52	0.15								52													52
420	Former Nu-Interiors, Leadenhall Street	Commitment	Urban	30	0.1								30													30
421	Elegant House, Whesoe Road	Commitment	Urban	22	0.18								22													22
422	Reservoir (Disused) Darlington Road, Sadberge	Commitment	Village	46	2.8											20	26									46

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
423	213 - 217 Haughton Road	Commitment	Urban	12	0.2						12															12
424	182 Northgate	Commitment	Urban	24	0.1								24													24
425	Former Rise Carr Club, Eldon Place	Commitment	Urban	18	0.05						18															18
11	Cattle Mart	Allocation	Urban	76	2.16										30	30	16									76
20	Great Burdon	Allocation	Urban Extension	1250	88.39											50	50	50	50	50	50	50	50	50	50	500
41	South Coniscliffe Park	Allocation	Urban Extension	535	28.32							30	30	30	30	30	30	30	30	30	30	30	30	30	30	420
95	Beech Crescent East, Heighington	Allocation	Village	20	1.53								20													20
99	Maxgate Farm, MSG	Allocation	Village	260	13.71							15	30	30	30	30	30	30	30	30	5					260
100	Hall Farm, Branksome	Allocation	Urban Extension	450	21.89												30	30	30	30	30	30	30	30	30	270
185	Greater Faverdale	Allocation	Urban extension	2000	178.48								30	60	60	60	60	60	60	60	60	60	60	60	60	750
249	Coniscliffe Park North	Allocation	Urban extension	985	50.08									6	30	30	50	50	50	50	50	50	50	50	50	516
251	Skerningham	Allocation	Urban extension	4500	492.19								30	60	90	120	150	150	150	150	150	150	150	150	150	1650
355	Lingfield Point	Allocation	Urban	331	33.6										30	30	30	30	30	30	30	30	30	30	31	331
392	Elm Tree Farm	Allocation	Urban Extension	150	7.1							30	30	30	30	30										150
403	Blackwell Grange East	Allocation	Urban	72	5.26								15	15	15	15	12									72
410	Snipe Lane, Hurworth Moor	Allocation	Urban extension	700	34.47							60	60	60	60	60	60	60	60			60	60	60	40	700
411	Chesnut Street Car Park	Allocation	Urban	34	1.37							17	17													34
412	12 - 18 Skinnergate	Allocation	Urban	15	0.22						15															15
Small Sites (Less than 10 units)						16	23	37	32	28	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	511
Total Gross Completions						175	495	596	538	546	449	555	708	553	655	780	789	768	635	575	550	590	575	550	526	11608
											2021/22 - 2025/26				2920	2026/27 - 2030/31				3547	2031/32 - 2035/36				2791	
Total Net Completions						171	486	591	536	537											Total dwellings to be completed 2021/22 - 2035/36				9258	

Insert additional, alternative Skertingham Masterplan Framework (if Darlington Golf Club remains in situ):



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Consolidated schedule of proposed minor modifications to Darlington Local Plan 2016-2036 – October 2021

This schedule sets out all minor modifications proposed by the Council during the examination up to 7th October 2021 including those in response to all of the Inspectors action points such as changes necessitated by the publication of a revised NPPF (2021). It supersedes all earlier versions of proposed minor modifications including DBC3.

The modifications below are expressed either in the form of strikethrough for deletions and underlining for additions of text

Mod Ref	Policy/Para/Figure	Modification	Reason
MIN1	Local Plan including Para 1.3.1 Policy H7 Para 6.7.1 Footnote 24 Footnote 25 Footnote 27 Footnote 32 Footnote 34 Footnote 35 Footnote 37 Footnote 54 Footnote 60 Footnote 70 Footnote 73 Footnote 84 Footnote 96 Footnote 97 Glossary affordable housing definition	Replace all references to NPPF 2019 with <u>NPPF 2021</u>	To ensure consistency with national policy.
MIN2	Footnote 3	Alter para number from 57 to <u>58</u> .	To ensure consistency with national policy.

MIN3	Footnote 4	Alter para number from 55 to <u>56</u> .	To ensure consistency with national policy.
MIN4	Policy DC 2 – para 5.2.3 & para 5.2.10	<p>Update Strategic Flood Risk Assessment date of publication to <u>2019</u> in the policy and para 5.2.3</p> <p>Add to the end of para 5.2.10:</p> <p><u>In taking a precautionary approach to groundwater protection, the Environment Agency have advised that they may object to SUDs proposals which seek to include direct pathways to groundwater.</u></p>	Amend error on publication date and supporting text suggested by the Environment Agency for effectiveness.
MIN5	Housing Chapter para 6.0.1	<p>The National Planning Policy Framework (NPPF) requires Local Planning Authorities to support the Government's objective of significantly boosting the supply of housing. It is important that a sufficient amount and variety of land can come forward where it is needed. A key role of the Local Plan, as emphasised by the NPPF, is to provide for objectively assessed needs for both market and affordable housing. This includes meeting the needs of various groups that have different housing requirements. <u>Strategic policies should set out the minimum number of homes required. The size, type and tenure of housing needed for different groups in the community should also be assessed and reflected in planning policies.</u> Many factors have an impact on housing demand including population growth, decreasing household size, an ageing population, migration, economic growth and residents unable to afford homes in the area. These issues, in combination, result in a significant need for new homes of an appropriate mix and type.</p>	Amend supporting text to reflect wording of revised NPPF.

MIN6	Housing Chapter	Replace all references to Strategic Housing Market Assessment, Part 1 & Part 2, ORS, Nov 2015 with <u>Strategic Housing Market Assessment, ORS, Dec 2020.</u>	To ensure policies are justified and refer to most recent evidence.
MIN7	Policy H5 – para 6.5.4	Affordable housing includes different tenures and products. <u>The NPPF sets out a requirement that 10% of major housing development is available for affordable home ownership.</u> The policy therefore sets out the required split which has been derived utilising evidence relating to need from the SHMA and the Local Plan Viability Assessment <u>but also ensures the NPPF requirement is met.</u>	To ensure consistency with paragraph 65 of the NPPF and reflect revised policy wording.
MIN8	Policy H7 – para 6.7.1	Replace paragraph 79 of the NPPF (Feb 2019) with <u>paragraph 80 of the NPPF (2021).</u>	
MIN9	Policy E1 – para 7.1.4	Since the recession of 2007-2013 Darlington is again experiencing substantial new jobs growth, with the number of residents employed returning to pre-recession levels. Current strong employment sectors include business services, subsea, public administration, education and health services, manufacturing, advanced engineering and logistics. Further growth is forecast in these areas and in a number of emerging sectors including digital and media, biologics, telehealth and healthcare. <u>The Local Plan makes an allowance for 7,000 (full time equivalent) jobs over the plan period. This figure comes from projecting the most recent trend on actual number of jobs created in the borough available from national statistics (BRES 2005 – 2015) forward by twenty years. This was considered to be the most</u>	To clarify jobs growth figure in the Local Plan.

		<p><u>realistic and appropriate estimation of jobs growth over the plan period²³.</u></p> <p><u>Footnote 23 As justified in the Darlington Future Employment Needs Report September 2017.</u></p>	
MIN10	Employment for Economic Growth Chapter – para 7.1.8	<ul style="list-style-type: none"> Developed by public and private sector partners, the updated Tees Valley Strategic Economic Plan (SEP) 2016 sets out the ambition and priorities for generating economic growth through transformational change in the Tees Valley. With a target of achieving a net increase of 25,000 new jobs by 2026. over the next ten years, approximately 7,000 of these are based in Darlington up to 2036. (23) <p>Delete associated footnote.</p>	Rectify error on jobs forecast
MIN11	Policy E3 - Para 7.2.3	<p>One of the key rural economic projects has been the relocation of the Darlington Farmers Auction Mart (DFAM) from the Town Centre to Humbleton Farm on the A68. This will <u>deliver a regionally significant facility with</u>have significant rural economic development impacts and outcomes that will benefit the Borough and surrounding areas of North Yorkshire, and County Durham, <u>and beyond.</u>”</p>	Minor factual update
MIN12	Policy E4 -Para 7.2.4	<p>To safeguard the intrinsic character of rural Darlington, development associated with such uses (as set out in Policy E3 <u>4</u>)</p>	Minor correction to policy reference

MIN13	Footnote 25	Alter para reference from 85 to <u>86</u> .	To ensure consistency with national policy.
MIN14	Footnote 32	Alter para reference 193 – 196 to <u>199 – 202</u> .	To ensure consistency with national policy.
MIN15	Footnote 34	Alter para reference from 189 to <u>194</u> .	To ensure consistency with national policy.
MIN16	Footnote 35	Alter para reference from 189 to <u>194</u> .	To ensure consistency with the NPPF.
MIN17	Footnote 37	Alter para reference from 194 to 200	To ensure consistency with the NPPF.
MIN18	Policy ENV4 – Policy Wording – Footnote 39	For the purpose of Policy ENV 4 criterion F <u>G</u> the term green space refers to all public and private, formal and informal, types of green infrastructure listed under paragraph <u>paragraph</u> 9.4.3, including component parts of the strategic and local green corridors, but excluding urban fringe, agricultural land, open countryside and private gardens.	Minor typo correction
MIN19	Policy ENV5 – Para 9.4.14	As the Borough is relatively rich in the amount of open space it contains, new space will only be sought as part of major new development where the amount and mix of development proposed requires substantial green infrastructure to deliver a sustainable new neighbourhood, or to create an appropriate business or leisure environment. The Council recognises it is not always possible to achieve this all on-site; in those cases, equivalent off-site provision will be sought. <u>Also, for certain types of green infrastructure such as playing pitches it may be impractical to deliver as a standalone pitch and more beneficial to contribute to the</u>	To ensure the policy is effective.

		enhancement of an existing off-site facility. For smaller developments in areas of open space deficiency a contribution towards improving the quality and functionality of existing open space may be required to ensure that the space is able to meet the needs of additional residents. This approach will also ensure that the network can continue to provide for other functions that green infrastructure is needed to perform.	
MIN20	Policy ENV8 – Policy Wording - Para 1	Development proposals that are situated within or adjacent to sites of biodiversity importance as identified in Policy ENV 7, or that are likely to have an adverse impact upon such sites ⁽⁵²⁾ or upon sites that have a reasonable likelihood of hosting protected and/or priority species, will need to follow the sequence of actions set out below to identify how harm to biodiversity has be <u>been</u> avoided, or failing that, adequately mitigated.	Minor correction to typo
MIN21	Footnote 54	Alter para reference from 170 to <u>174</u> .	To ensure consistency with the NPPF.
MIN22	Footnote 60	Alter para reference from 97 to <u>99</u> .	To ensure consistency with the NPPF.
MIN23	Policy IN 1 Para 10.5.9	The first sentence in this paragraph is repeated in error. One should be deleted.	Drafting error
MIN24	Footnote 70	Alter para reference from 105 & 106 to <u>107 & 108</u> .	To ensure consistency with the NPPF.
MIN25	Footnote 73	Alter para reference from 84 to <u>85</u> .	To ensure consistency with the NPPF.

MIN26	Policy IN10 – para 10.11.8	Policy TC-4 <u>IN 10</u> seeks to safeguard local services and facilities that meet people’s day to day needs.	Policy reference correction to ensure effectiveness
MIN27	Footnote 84	Alter para refer from 94 to <u>95</u> .	To ensure consistency with the NPPF.
MIN28	Chapter 11 Monitoring Framework	<p>Add the text below to the end of the chapter:</p> <p><u>It is also important to note that as well as the monitoring mechanisms outlined above, the NPPF requires that policies in local plans should be reviewed to assess whether they need updating at least once every five years and updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. The Council will undertake a review within the timescales set out.</u></p>	Requested that this NPPF requirement is made clear in the plan.
MIN29	Footnote 96	Alter reference to footnote 63 to <u>footnote 68</u> .	To ensure consistency with the NPPF.
MIN30	Footnote 97	Alter reference to para 185 to <u>190</u> .	To ensure consistency with the NPPF.
MIN31	ENV 4 - Para 9.4.3	<p>Delete text:</p> <p>The Green Infrastructure network in Darlington is made up of numerous public and private green spaces, landscapes and features (see figure 9.1 taken from Darlington’s Green Infrastructure Strategy) including:</p>	Drafting error.
MIN32	Appendix C Darlington’s Heritage Assets	<p>Delete and alter text:</p> <p>Scheduled Monuments (20) <u>(19)</u></p>	To reflect Historic England reclassification to grade I listed.

		Darlington: Skerne Bridge	
MIN33	Chapter 11 Monitoring Framework – Table 11.1	<p>Alter monitoring targets for:</p> <p>H2 Deliver 422 <u>492</u> dwellings per annum.</p> <p>H4 80<u>45</u>% meet category 2 and 9% for category 3. Alter indicator for:</p> <p>H6 Number of dwellings delivered through rural <u>and entry-level</u> exception schemes.</p>	To reflect changes elsewhere in the plan which ensure policies are justified.



DARLINGTON
Borough Council

Darlington Local Plan (2016 - 2036)
Adopted February 2022



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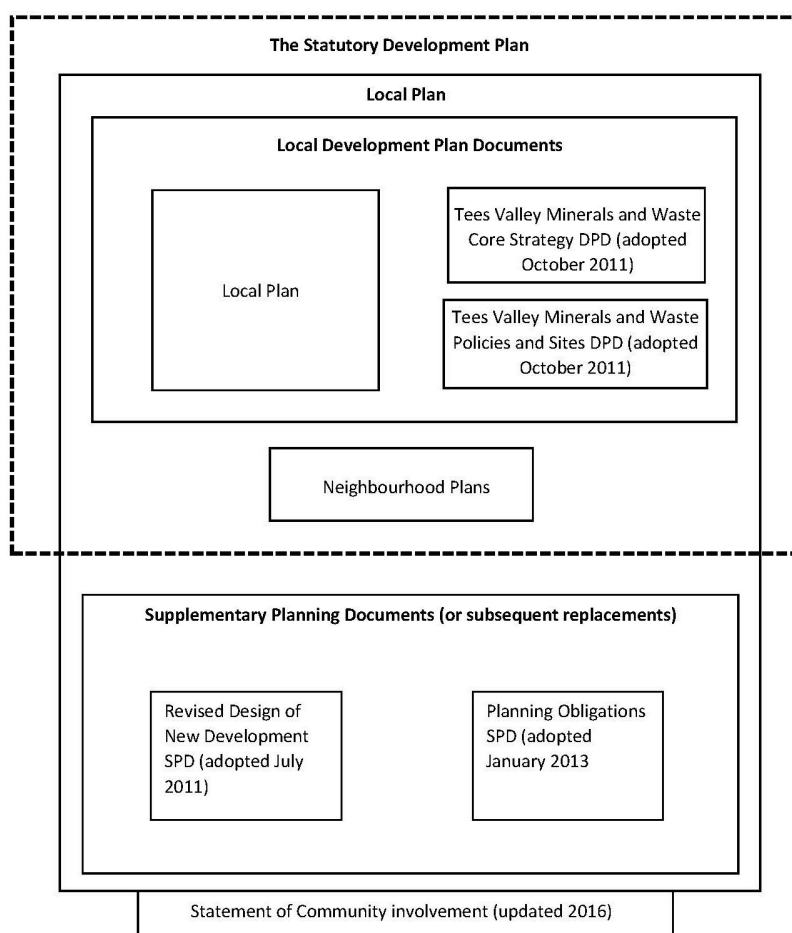
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INTRODUCTION 1

1 INTRODUCTION

- 1.0.1** This document contains policies and proposals for using and developing land throughout the Borough of Darlington. This Local Plan replaces the Darlington Local Development Framework (LDF) Core Strategy (May 2011) and the saved policies of the Borough of Darlington Local Plan (1997, including adopted alterations 2001), and provides an up to date statutory development plan for the Borough. Appendix F sets out the specific local planning policies that have been superseded.
- 1.0.2** All applications for development must, by law, be determined in accordance with the statutory development plan, unless there are material considerations that indicate otherwise. **Figure 1.1** shows the documents that make up the statutory development plan for Darlington.

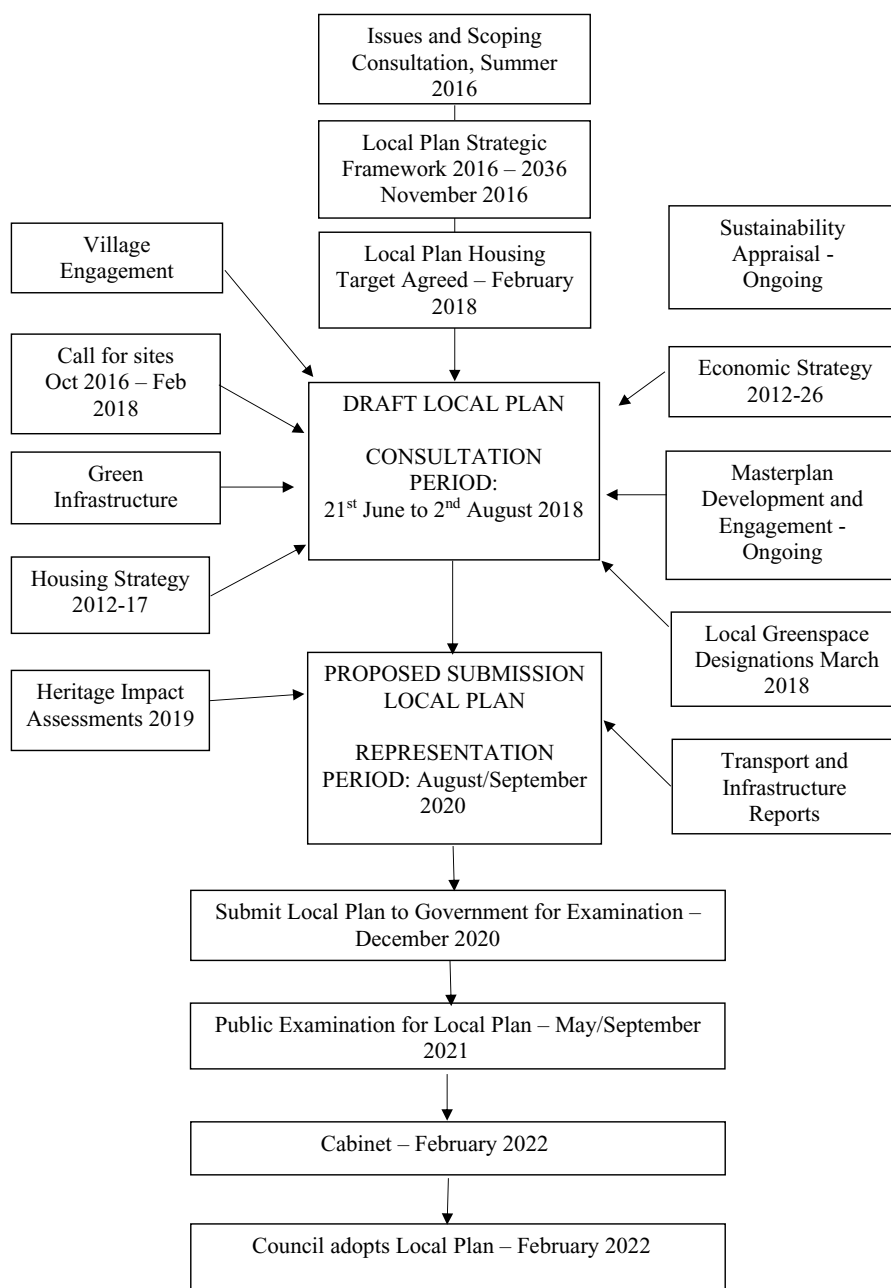
Figure 1.1 Relationship of the Local Plan to other planning policy documents covering Darlington Borough



- 1.0.3** All the policies, proposals and site allocations are designed to address a range of specific issues, problems or challenges. Successful implementation of the policies and proposals in this document will contribute towards economic growth in Darlington and achieving sustainable development. There have been a number of preparation stages leading up to this Local Plan and these are indicated in **Figure 1.2**

1 INTRODUCTION

Figure 1.2 Stages of Preparation of of the Local Plan



INTRODUCTION 1

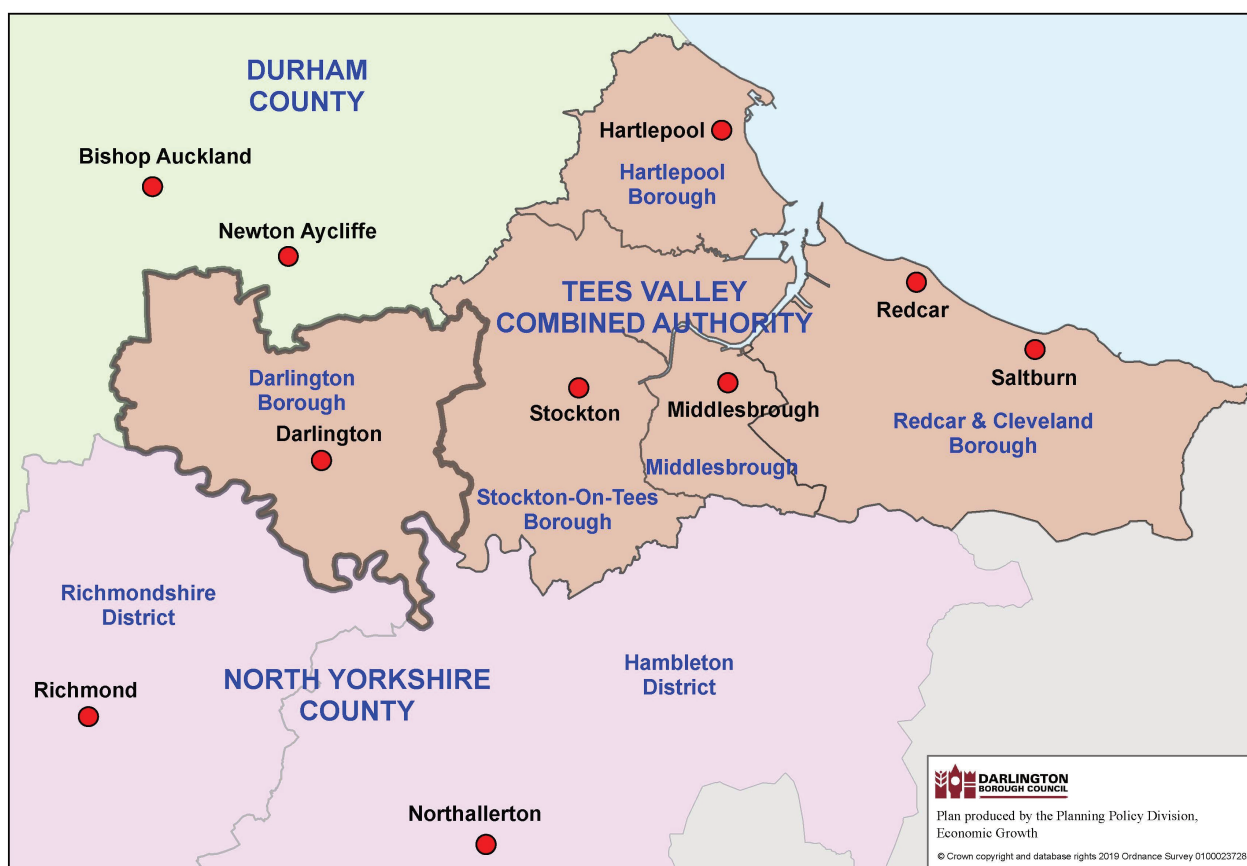
Context

- 1.1.1** The policies and proposals in this document have been prepared with regard to the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), and sub-regional and local strategies, including the Tees Valley Strategic Economic Plan, One Darlington: Perfectly Placed, the Darlington Economic Strategy and the Darlington Housing Strategy.
- 1.1.2** The Local Plan is a framework for growth and aims to ensure that Darlington becomes an even more sustainable location in which people increasingly choose to live, work and visit. Not only does it help to deliver the economic strategy through providing new housing to meet local needs; it supports the needs of our current and future workforce; and delivers other new developments with provision of key infrastructure.
- 1.1.3** The Localism Act 2011 introduced a 'duty to co-operate' requiring the Council to work with neighbouring Local Planning Authorities and other key stakeholders on cross-boundary planning issues and matters of strategic concern. The Act also introduced the concept of neighbourhood planning and the implications of this have also been taken into account in the preparation of this document.

Overview of Darlington Borough

- 1.2.1** Darlington Borough is a unitary local authority area that lies at the western extent of the Tees Valley, a Combined Authority area also comprising the unitary authorities of Hartlepool, Redcar and Cleveland, Middlesbrough and Stockton-on-Tees. The Borough is regarded as the 'gateway' to the Tees Valley and the wider North East region.

Map 1.1



1 INTRODUCTION

- 1.2.2** Darlington is a historic market town, surrounded by open countryside with many attractive rural villages. The town's development has been closely associated with the railway age and manufacturing. This past industrial activity has left a legacy of unused and underused land, but it has also bestowed a wealth of buildings of architectural and historic interest dating from the railway age and the subsequent Victorian period, to complement buildings and urban layouts reflecting the town's Quaker community.
- 1.2.3** The Borough's range of cultural facilities, such as the Dolphin Centre, Hippodrome Theatre and the Head of Steam Railway Museum, contribute to a good quality of life, and help attract visitors. An abundance of street trees and open space within the urban area contribute to the town's distinctiveness and biodiversity, particularly the green corridors along the River Skerne, Cocker Beck and Baydale Beck. Outside the urban area, a magnesian limestone escarpment forms higher land and a rare ecosystem at the northern fringe of the Borough. An attractive, biodiverse and often wooded landscape has evolved along the River Tees corridor, complemented by more recent community woodland planting, especially at the urban fringe. The Borough hosts a variety of habitats and species, including some, like the black poplar and the great crested newt, that are rare and/or declining regionally or nationally.
- 1.2.4** The Borough has excellent national and international transport links by rail (East Coast Main Line), road (A1/M) and air (Teesside International Airport). The town centre provides employment, shops and services for large parts of North Yorkshire and south and west Durham and the western part of the Tees Valley.
- 1.2.5** The Borough's current population is approximately 106,300 (2017), made up of 50,500 households (2016). It has an ageing population, caused by declining birth rates over recent decades and by out-migration of young well educated adults seeking better employment opportunities elsewhere; approximately 20% of the population is over 65. There are also marked contrasts in the life opportunities of people in the Borough, according to where they live. The Borough has five wards that are amongst the 10% most deprived in the country according to the Index of Mass Deprivation (IMD 2015). In contrast there are 2 wards which are amongst the 10% least deprived nationally. There is a near 15-year difference in life expectancy between the most and least deprived wards, and unemployment varies from 8.7% for the urban Northgate ward (April 2018), to 0.8% in the suburban Hummersknott ward.
- 1.2.6** The Borough's economy has performed strongly over recent years shifting from its past reliance on manufacturing to one with a wider, more resilient base. Specialist engineering, the (now dominant) service sector (business and professional services) and public sector employment (public administration, healthcare and education) are the most significant employers, whilst a relatively high proportion of the local workforce (36.4%) are in professional, senior or managerial roles, or professional and technically skilled occupations (NOMIS 2016). The Borough has a projected 'increasing potential' workforce, with relatively high skills and higher education achievements, and has economic activity and overall employment rates consistently above sub-regional and regional levels.

National Planning Policy Context

- 1.3.1** The Local Plan has been prepared so that it is consistent with the principles and policies set out in the National Planning Policy Framework (NPPF, July 2021), including the presumption in favour of sustainable development.

Local Context

One Darlington: Perfectly Placed

- 1.4.1** The Sustainable Community Strategy (2014), 'owned' by Darlington Partnership is the overall vision for Darlington's future agreed by the Partnership members. Commonly known as One Darlington: Perfectly Placed (OD:PP), it sets out the 'outcomes' to be achieved through the strategy. All of them are about creating and maintaining a good quality of life by and for everyone in Darlington (One Darlington), and about making Darlington the best possible place to live and work (Perfectly Placed).

INTRODUCTION 1

1.4.2 One Darlington: Perfectly Placed - Key Outcomes

We will improve quality of life for all and reduce inequality by ensuring we have:

- Children with the best start in life
- More businesses and more jobs
- A safe and caring community
- More people caring for our environment
- More people active and involved
- Enough support for people when needed
- More people healthy and independent
- A place designed to thrive

1.4.3 The Local Plan identifies the Town Centre and the Town Centre Fringe as locations for regeneration in the Borough. The same locations, along with Greater Faverdale, Central Park, Ingenium Parc and Symmetry Park / Link 66 are also identified as strategic locations for employment development. New housing will be focused on the main urban area, but significant additional land is also needed at the North West Urban Fringe and Eastern Urban Fringe. Together these factors have been identified by the Council as Economic Growth Zones (Central, North Western and Eastern) and are aligned with the ambitions and actions supporting the local economic strategy.

1.4.4 The Local Plan also recognises Darlington's distinctive landscapes and townscapes, along with the built, historic and natural environments, and seeks to safeguard and enhance their intrinsic integrity.

Other Policies, Plans, Strategies and Studies

1.5.1 The preparation of this document has been informed by policies, plans, strategies and studies prepared by the Council and its partners. Recent examples include the Tees Valley Strategic Economic Plan (2016-2026), the Darlington Economic Strategy (2016-2026), the Darlington Housing Strategy (2012-2017), One Darlington Community Strategy for Darlington (2016-2022), Darlington Local Transport Plan 3 (2017-2020), Darlington Green Infrastructure Strategy (2013-2026) and the Tees Valley Joint Minerals and Waste Plan (2011) which includes the Coal Authority's coal legacy and resources register.

Duty to Co-operate

1.6.1 The National Planning Practice Guidance (NPPG) states that co-operation should produce effective policies on cross-boundary strategic matters. The Council considers that the Duty to Co-operate affects Darlington in the following ways:

- Working with neighbouring authorities to identify and address strategic cross-boundary issues.
- Developing an evidence base to support the preparation of the Local Plan.
- Working with other public and private sector bodies, along with utility and infrastructure providers.

1.6.2 The full list of bodies included within the Duty to Co-operate is specified in the Town and Country Planning (Local Planning) (England) Regulations (2012).

1.6.3 A full statement of the actions taken by the Council under the Duty to Co-operate will be published in Statements of Common Ground alongside the Local Plan.

1 INTRODUCTION

Sustainable Economic Growth

- 1.7.1** The NPPF states that planning should proactively drive and support sustainable economic development to deliver homes, business and industrial premises, infrastructure and thriving local places. The Local Plan 2016-36 provides that focus with more detailed policies and site allocations, reflecting economic forecasts and priorities identified in the Darlington Economic Strategy (2016-2022) and Tees Valley Combined Authority - Strategic Economic Plan (2016).
- 1.7.2** The Local Plan 2016-36 recognises the contribution that housebuilding makes to the local economy. Land is allocated for approximately 5,764 homes with an additional 5,440 (approx.) already committed via existing planning permissions or completed over the first five years of the plan period. A range of previously developed land and greenfield sites provide choice both within and on the edge of the urban area and at the large service villages ⁽¹⁾.
- 1.7.3** In order to create Economic Growth through further employment options, sites have to be available and have to be able to be flexibly used for different ranges of sectors and commercial development. Opportunities for further investment in Darlington will be accommodated through a diverse portfolio of sites and locations. Our ambition to achieve 7000 net additional jobs between 2016-2036⁽²⁾ requires suitable locations to grow the economy, which are identified through the Local Plan 2016-2036.
- 1.7.4** The significant contribution of Darlington Town Centre and retailing to the local economy is also recognised, as is the potential of railway heritage tourism. A Town Centre Action Plan (2012) and Town Centre Fringe Master Plan (2013) have informed allocations for retail, mixed use, leisure and commercial development, while the work of the Darlington Rail Heritage Group has informed proposals for the Heritage Action Zone (HAZ) area, including North Road and the Railway museum, which will support the Bi-centennial celebration of the Stockton and Darlington Railway in 2025.
- 1.7.5** New development needs to be supported by appropriate infrastructure and this document identifies key investment priorities including highway improvements, vital utility improvements and a new north-south green corridor through the Town Centre Fringe, focused on the River Skerne.

Health and Wellbeing

- 1.8.1** There is an increasing body of evidence linking the quality of the built and natural environment with health and wellbeing outcomes. Access to greenspace, social infrastructure, active travel choices and the availability of local goods and services are all key determinants of both mental and physical health. The links between planning, the environment and health are being explored by a number of bodies including the NHS, Public Health England (PHE), Department for Environment, Food and Rural Affairs (Defra), Local Nature Partnerships and voluntary and community organisations. Both the Royal Town Planning Institute (RTPI) and the Town and Country Planning Association (TCPA) have been actively involved in developing guidance to inform Local Plans and decision making and there is a high degree of commonality between approaches. In the context of an ageing population and lifestyle related disease the importance of planning for health is clear, and the Darlington Local Plan seeks to integrate best practice approaches.
- 1.8.2** Since 2016 Darlington has been an NHS Healthy New Towns pilot site alongside nine others across England. This pilot allowed the sharing of best practice and access to research and development across a number of areas including green infrastructure, design, sustainable transport, placemaking and the public realm. The evidence bases and learning gained through this programme has informed policy development across the Plan. In addition to this, throughout 2017, many of the principles were tested with local stakeholders and developers to ensure that they were aspirational, realistic and deliverable.

1 Defined in Policy SH 1

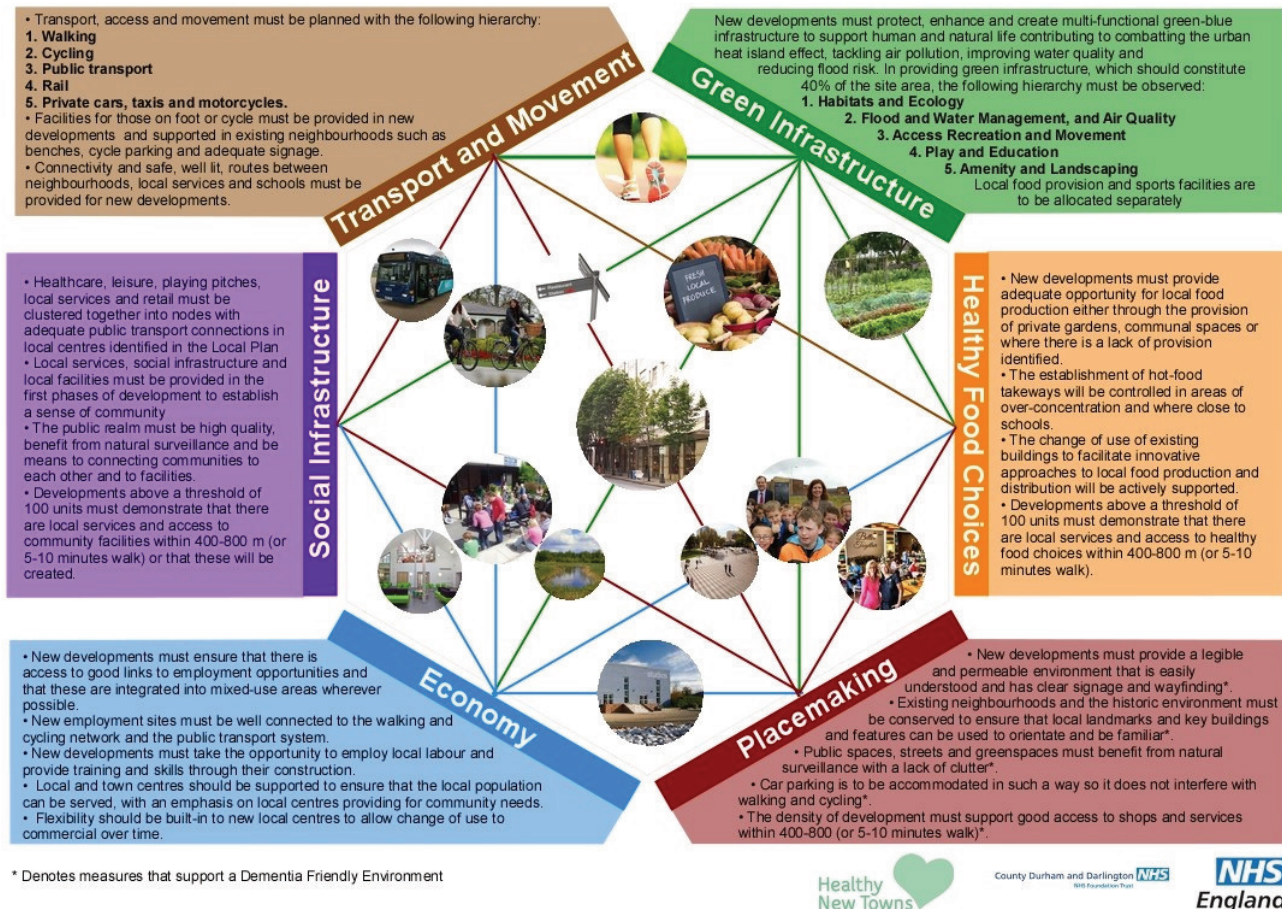
2 Based on net jobs from 56,000 jobs in Darlington Borough (Source : NOMIS – Official Labour Market Statistics from Office of National Statistics) in 2016 to 63,000 jobs by 2036

INTRODUCTION 1

- 1.8.3** Within the Local Plan the six Darlington Healthy New Towns Design Principles (see Figure 1.3) have informed the suite of policies, with a particular emphasis on design, green infrastructure and the strategic allocations to meet the ambition to create a Local Plan that secures better health and wellbeing outcomes for all.

Figure 1.3

HEALTHY NEW TOWNS - DESIGN PRINCIPLES



Neighbourhood Planning

- 1.9.1** The Localism Act 2011 gave local communities the power to help decide where development should go and the type and design of development, by preparing neighbourhood plans for their areas. They can be prepared by Town or Parish Councils, or in areas without a parish by Neighbourhood Forums. The Act requires the Borough Council to support work on neighbourhood plans.

- 1.9.2** Neighbourhood plans must be in general conformity with strategic policies included in the Local Plan, as detailed below;

- SD 1 - Presumption in Favour of Sustainable Development
- SH 1 - Settlement Hierarchy
- DC 1 - Sustainable Design Principles and Climate Change
- DC 2 - Flood Risk and Water Management
- H 1 - Housing Requirement
- H 2 - Housing Allocations
- H 3 - Development Limits
- H 5 - Affordable Housing
- H 6 - Rural Exceptions

1 INTRODUCTION

- H 7 - Residential Development in the Countryside
- H 10 - Skerningham Strategic Allocation
- H 11 - Greater Faverdale Strategic Site Allocation
- E 2 - Employment Allocations
- E 3 - Darlington Farmers Auction Mart Relocation
- E 4 - Economic Development in the Open Countryside
- ENV 1 - Protecting, Enhancing and Promoting Darlington's Historic Environment
- ENV 2 - Stockton and Darlington Railway
- ENV 3 - Local Landscape Character
- ENV 4 - Green and Blue Infrastructure
- ENV 7 - Biodiversity and Geodiversity and Development
- IN 1 - Delivering a Sustainable Transport Network
- IN 2 - Improving Access and Accessibility
- IN 6 - Utilities Infrastructure
- IN 9 - Renewable and Energy Efficient Infrastructure
- IN 10 - Supporting the Delivery of Community and Social Infrastructure

1.9.3 Once made, Neighbourhood Plans become part of the statutory development plan. Currently there is one made Neighbourhood Plan in the Borough the Low Coniscliffe & Merrybent Neighbourhood Plan. Further plans may be made in due course and become part of the Development Plan for Darlington.

Viability and Deliverability

1.10.1 Nationally, planning policy highlights the importance of ensuring plans are deliverable. It states that policies, planning conditions and obligations should not put implementation of the Local Plan at risk⁽³⁾. The National Planning Policy Framework (NPPF)⁽⁴⁾ also states that: "where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable". Viability assessments should be undertaken at plan making stage and should reflect the recommended national approach set by the National Planning Practice Guidance (2019). It will be up to applicants to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. If so this should be based upon, and refer back to, the Local Plan Viability Assessment and will be made publicly available.

1.10.2 National policy highlights the need for local authorities to take account of changes in market conditions over time and notes there is a degree of flexibility required within the planning policy framework, to prevent planned development being stalled.

1.10.3 In negotiating planning conditions early, the overall sustainability of schemes is paramount and conditions should be kept to a minimum as outlined in national policy⁽⁵⁾. These established considerations of conditions will have to inform any negotiations on planning obligations.

Sustainability Appraisal and Habitats Regulations Assessment

1.11.1 The Local Plan must be subject to ongoing Sustainability Appraisal (SA) throughout its preparation, including specific consideration of environmental, health, equalities and rural impacts. This seeks to identify the likely impacts and how they might be addressed to ensure the effectiveness of this document in achieving economic, social and environmental goals. The SA has been used in a proactive way to help shape emerging themes, objectives and actions. A Draft SA report was published alongside the Draft Local Plan in June 2018, with an updated SA produced to accompany the Proposed Submission Local Plan.

3 NPPF, July 2021, para 35.

4 NPPF, July 2021, para 58

5 NPPF, July 2021, para 56.

INTRODUCTION 1

- 1.11.2** Alongside the SA a Habitats Regulations Assessment (HRA) Screening Report has been prepared. The purpose of the HRA is to identify whether the proposed policies set out within the Local Plan, either alone or in combination with other plans and projects, are likely to have an adverse effect on the integrity of any Natura 2000 Sites. The requirement to carry out this assessment is set out within the Conservation of Habitats and Species Regulations. The HRA Screening Report concludes that the emerging Local Plan is not likely to give rise to any negative impacts on any Natura 2000 sites as a result of the adoption of the document in the Borough of Darlington and therefore an Appropriate Assessment is not required.

2 VISIONS, AIMS AND OBJECTIVES

2 VISIONS, AIMS AND OBJECTIVES

Local Plan Vision

- 2.1.1** The Vision for the Local Plan, set out below, reflects comments made during the Strategic Issues and Scoping consultation process and sets out what the Plan is seeking to achieve.

'In 2036, Darlington Borough will have maintained its identity as a cohesive historic market town situated amongst countryside and villages, whilst developing its reputation for ingenuity and its status as an economic driver in the Tees Valley. Its coherent community, natural and historic environment will be enhanced and continue to be cherished protected and celebrated. The opportunities available in Darlington and its links with other centres will make the Borough an attractive place for both residential and commercial investment, with the Borough's needs for housing, jobs and other development being met, supported by new and improved built and green infrastructure and community facilities. Together with excellent national and regional connectivity and accessibility, these characteristics will mean Darlington continues to thrive and be a great place to live, work and invest.'

- 2.1.2** The following Aims and Objectives will provide the link between the Vision and the spatial strategy. They represent a translation of the Vision into specific themes and what this will mean for place making in the Darlington context if it is to be successful.

Overarching Aims

- Deliver sustainable development to meet the Borough's needs through a cohesive plan which makes the best use of land and resources.
- Protect and enhance the quality of Darlington's built, natural and historic environment, and to use it positively to create great places.
- Deliver new development that is capable of facilitating local or strategic infrastructure.
- Contribute to the satisfaction, fulfilment, health and wellbeing of the population of the Borough.

Specific Aims and Objectives

1. Facilitating Economic Growth – facilitate sustainable economic growth of 7,000 new jobs within the Borough.

To achieve this Aim, our Objectives are:

- a. Create the conditions to attract and retain investment, with a range and continuous supply of employment development opportunities in sustainable locations.
- b. Provide a choice and range of sites capable of delivering this growth. These will include established areas of existing economic development but will also be flexible enough to be responsive to accommodate growth industries or the changing needs of established sectors.
- c. Support clusters of economic activity in the context of the Tees Valley Strategic Economic Plan and the Council's Economic Strategy.
- d. Promote Darlington Town Centre as the main location for shopping, leisure, culture and employment and strengthen its role as a regional centre for such activities.

VISIONS, AIMS AND OBJECTIVES 2

- e. Diversify the rural economy to support businesses and existing communities whilst also protecting the Borough's valued open countryside.
- f. Facilitate the delivery of strategic infrastructure that supports economic growth, including the supply of appropriate housing.

2. Meeting Housing Needs – enable the development of 9,840 new homes in order to meet the housing needs and aspirations of those living and working in the Borough.

To achieve this Aim, our Objectives are:

- a. Maintain a supply of land for new housing developments that meets the needs of the growing number of households in Urban and Rural areas of the Borough.
- b. Achieve and maintain a 5 year supply of housing land.
- c. Provide a range of housing products providing types and tenures of homes suitable for all people, including people who are unable to access housing on the open market and for the Borough's ageing population.
- d. To have a portfolio of sites of different sizes, different housing products and delivery rates for the short, medium and long term.

3. A Well Connected Borough – to capitalise on Darlington's excellent existing connections to the national strategic transport network and seek improvements to regional connectivity across the Borough. New development that supports delivery of key infrastructure and a sustainable pattern for growth will be supported.

In order to deliver this Aim we have the following Objectives:

- a. Ensure that new development is in places where it will be reasonably accessible by public transport, cycling and walking.
- b. Maintain and improve transport links between communities within the Borough and further afield.
- c. Support development that enhances regionally and nationally important transport links including those offered by Darlington Station, Teesside International Airport, Teesport and the Strategic Road Network.
- d. To improve the local highway network by managing out strategic highway demands.
- e. Delivery of communication infrastructure, including broadband, to enhance business and social interaction.

4. Create Cohesive, Proud & Healthy Communities – create and support cohesive communities through good place-making to achieve lively, well located and distinctive places with an increased sense of civic pride.

To achieve this Aim, our Objectives are;

- a. Protect, maintain and enhance Darlington's historic environment and identity as a historic market town, set amongst countryside and surrounding villages with strong links to Railway, Quaker and Industrial heritage.

2 VISIONS, AIMS AND OBJECTIVES

- b. Maintain a vibrant, attractive and safe market town centre that embraces its historic character whilst functioning as a modern centre offering retail, culture, leisure, tourism and employment opportunities.
- c. Secure provision of necessary infrastructure to support growth including improvements to existing services.
- d. Ensure convenient access to local goods and services.
- e. Ensure residents have reasonable access to education facilities within the Borough and where necessary developers should contribute to the provision of education facilities in sustainable locations.
- f. Improve access to green spaces for leisure and recreation.
- g. To build healthier homes and environments that support independence at all stages of life.
- h. Tackle unhealthy environments by creating walkable neighbourhoods, delivering improved infrastructure for safe, active travel and more accessible public transport.
- i. Create connected neighbourhoods, with local social infrastructure and inclusive public spaces that enable people of all ages and abilities from all backgrounds to develop strong communities.
- j. Create healthy workplaces, schools and leisure facilities that make the most of opportunities to encourage physical activity, healthy eating and positive mental health and wellbeing.

5. Protect and Enhance the Countryside and Natural Environment – maintain and enhance the biodiversity, character and appearance of the countryside and wildlife habitats.

In order to achieve this Aim, our Objectives are;

- a. Development within and around existing urban areas will be expected to protect, and add to, the Borough's rich and accessible existing Green Infrastructure network.
- b. Improve the amount of quality accessible greenspace where deficiencies in provision are identified.
- c. Protect and enhance biodiversity across the Borough.
- d. Mitigate flood risks through environmental and ecological improvement of the River Skerne and River Tees.

6. Responding to Climate Change and Reducing Energy Consumption – support the national commitment for net zero carbon and greenhouse gas emissions by 2050 through the continued move towards a net zero carbon community by encouraging efficient use of resources, good design and well located development, whilst increasing resilience to impacts from climate change.

In order to achieve this Aim, our Objectives are:

- a. Manage flood risk from all sources.
- b. Maximise opportunities to generate and use renewable energy in all developments.

VISIONS, AIMS AND OBJECTIVES 2

- c. Actively encourage energy and water efficient design in all new and existing housing, industrial and commercial developments.
- d. Locate development in areas not susceptible to flooding and encourage flood resilient design where necessary.

3 SUSTAINABLE DEVELOPMENT

3 SUSTAINABLE DEVELOPMENT

Presumption in Favour of Sustainable Development

- 3.1.1** The NPPF requires policies in local plans to follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.
- 3.1.2** Policy SD 1 will help to ensure that decisions are made in line with the presumption in favour of sustainable development.

Policy SD 1

Presumption in Favour of Sustainable Development (Strategic Policy)

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the Darlington Borough.

Planning applications that accord with policies in the development plan⁽⁶⁾ will be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, the Council will grant planning permission unless the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

This policy will be implemented and monitored by making and reviewing decisions on planning applications.

⁶ the Darlington Borough development plan consists of the Local Plan, Tees Valley Joint Minerals and Waste Core Strategy Development Plan Document (DPD), Tees Valley Joint Minerals and Waste Policies and Sites DPD and made neighbourhood plans.

THE SETTLEMENT HIERARCHY 4

4 THE SETTLEMENT HIERARCHY

- 4.0.1** There is a need to make clear 'spatial' choices for the distribution of new development across the Local Plan area, thereby reflecting and supporting the specific roles and functions of different communities, helping “place-shaping” and ensuring that they are linked by sustainable patterns of transport. Failure to respect the scale and function of places can lead to inappropriate development and result in unsustainable patterns of transportation, loss of environmental quality and local character, reduced economic prosperity and be a barrier to social inclusion and the creation of balanced communities.

Policy SH 1

Settlement Hierarchy (Strategic Policy)

The broad distribution of development in the Local Plan area will be shaped by the role and function of places, based on the following hierarchy of settlements:

1. **Darlington Urban Area** - will remain the focus of future development within the Borough. As a single urban centre within the Borough it will aim to maintain its role as a leading sub-regional centre for transport connectivity, services, employment and retail and leisure. Sustainable and accessible locations will be selected to enable further development;
2. **Service Villages (Heighington, Hurworth and Middleton St George)** - will be maintained as villages that offer a range of facilities and services, where a level of development will meet local needs and facilitate the economic diversification of rural areas. Development should safeguard and reinforce the distinctive character of each settlement and not detract from their landscape setting;
3. **Rural Villages (Bishopton, Brafferton, High Coniscliffe, Low Coniscliffe, Merrybent, Neasham, Piercebridge, Sadberge)** - The character of the Rural Villages, including their relationship to and setting within the surrounding countryside, will be protected and where possible enhanced. Development in these villages will make efficient and sustainable use of existing buildings and infill opportunities. On the edges of Rural Villages, housing development will meet clearly identified local needs, recognising that an element of open market housing may be required to deliver essential affordable units.

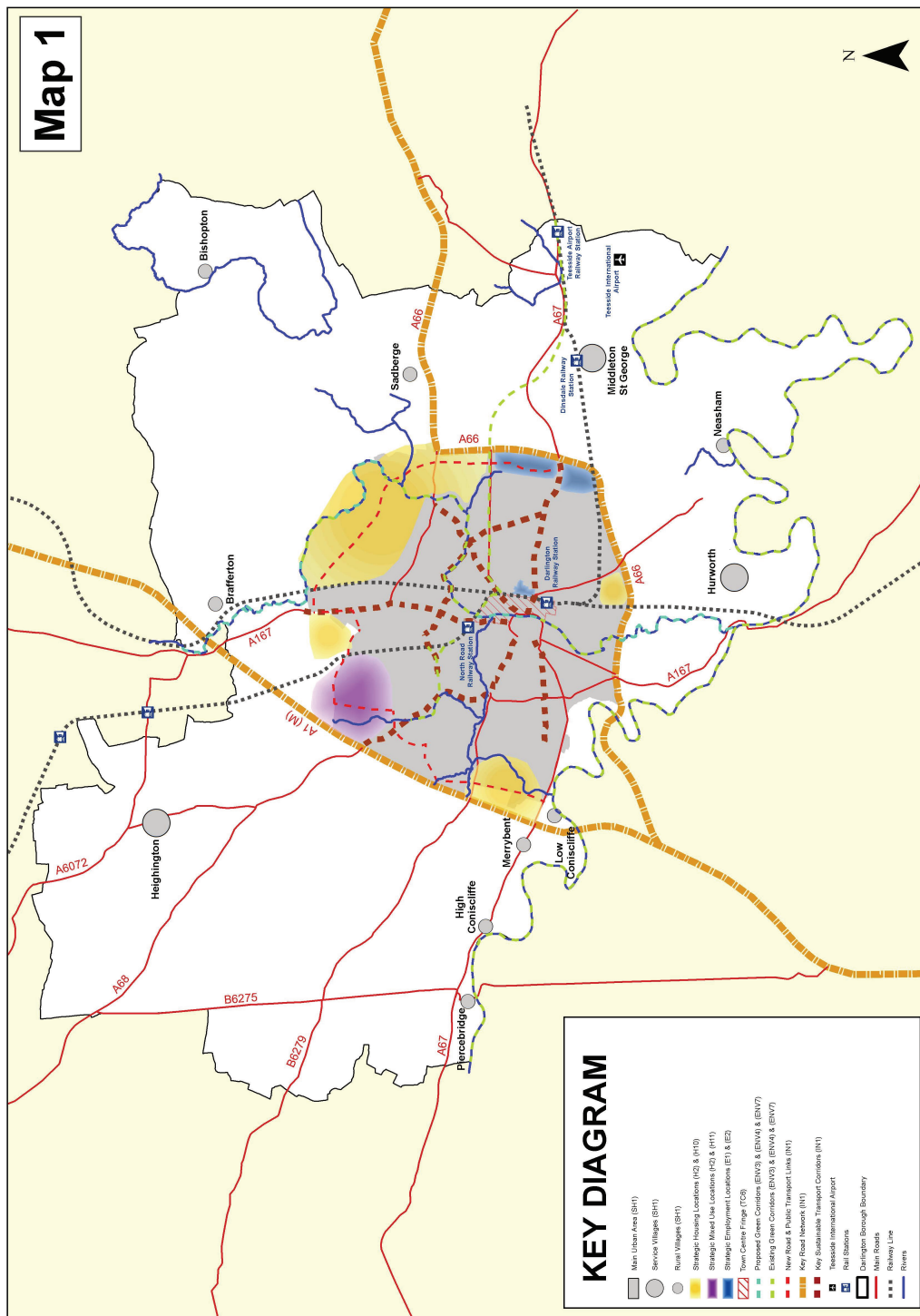
In meeting the objectives for each level of the settlement hierarchy, development should not compromise the ability to meet the objectives for other tiers in the hierarchy.

Only those places with defined Development Limits are classified as settlements for the purposes of this Policy. All areas outside the Development Limits are to be regarded as ‘countryside’ unless specifically identified for other uses in the plan (including Policies E 1, E 2 and E 3). The Development Limits are defined on the Policies Map.

- 4.0.2** The Key Diagram shown overleaf identifies the key strategic locations for development.

4 THE SETTLEMENT HIERARCHY

Map 4.1 Key Diagram



THE SETTLEMENT HIERARCHY 4

Urban Area

- 4.0.3** Darlington has excellent national and international transport links, by rail (East Coast Main Line), road (A1M) and air (Teesside International Airport). Its 'gateway' location, accessibility and attractive environment make it perfectly placed within North East England and the Tees Valley to attract investment and economic activity that might not otherwise come to the region or sub-region. It is a key centre within the Tees Valley City Region, with potential to contribute significantly to regional economic growth across a range of sectors.
- 4.0.4** Darlington is an important location for employment development, a subregional centre for retail and leisure uses, and a strategic public transport hub. The town centre provides employment, shops and services for large parts of North Yorkshire and South and West Durham and the western part of the Tees Valley, and is rated third in North East England in terms of shopping venue quality⁽⁷⁾. The Borough provides housing to meet the needs of local people and many of those who work in the town, and also helps to meet some of the housing needs of a wider area, particularly those arising from those on higher incomes working across the Tees Valley.
- 4.0.5** New land will be required for the employment, services, infrastructure and new housing associated with population and economic growth. Priority will be given to land and buildings in accessible and sustainable locations, where these can accommodate the specific needs of the developments proposed, and where this does not prejudice heritage or nature conservation, or impinge on land protected for recreational purposes.
- 4.0.6** The town centre will continue to be the primary retail centre in the Borough. It will be enhanced and safeguarded as such, and will be expected to accommodate additional retailing for much of the plan period. The Council accepts that the face of retailing is changing and the roles of town centres need to change to reflect that, with a more flexible approach to uses within the high street including encouraging people to live in town centres. The town centre will also continue to be a key location and first priority for office development and other town centre uses, including an office-led scheme on previously developed land in the Beaumont Street/Feethams area.
- 4.0.7** New development and regeneration in the Town Centre Fringe will be key to delivering the vision for Darlington over the medium to longer term. The area is critical to improving links between the town centre, Central Park and the main railway station, which are all close by. It provides opportunities for new employment, leisure/cultural, recreation and housing in a highly accessible location, and for local pockets of deprivation, poor housing and environmental quality to be tackled comprehensively. Development will have to take into account constraints (such as flood risk) which will shape the eventual pattern of redevelopment there.
- 4.0.8** In selecting the broad locations for new housing development, the urban fringe has been identified as the most sustainable, suitable, available and developable, provided that appropriate community infrastructure and sustainable transport provision is made and potential adverse impacts of development there are mitigated.

Outside the Urban Area

- 4.0.9** The Borough's villages and countryside are an integral part of what makes Darlington an attractive place to live. Their vitality and viability need to be safeguarded and strengthened, whether it be by retaining services or supporting new development, such as affordable housing, that help to maintain sustainable communities. The larger villages Heighington, Hurworth/Hurworth Place and Middleton St George have a range of services which means they are well placed to accommodate some development which would also assist in providing for a range of sites within the Borough.
- 4.0.10** Service Villages are those that provide a core set of essential services for local communities. They must contain a school, village/community hall, and convenience store. It is also essential that they are well connected to higher service centres (towns) by public transport.

4 THE SETTLEMENT HIERARCHY

- 4.0.11** Given that the Service Villages are shown to contain essential facilities and services, they are considered to be locations where development opportunities may be acceptable. As centres for activity in the rural area, Service Villages can also play a role in providing small-scale employment opportunities outside of the traditional rural industries. Developments that enhance this role should be supported.
- 4.0.12** The Rural Villages are generally of a very small scale and offer limited, and in some cases, no service provision. Sustainable development opportunities within the defined Development Limits of these villages will be supported, including infill development and the conversion of existing buildings. New housing development on the edge of Rural Villages (outside the defined Development Limits) will be required to meet local and other functional needs, i.e. through the delivery of 'exception(s) sites' (affordable housing schemes), allowing for an element of open market housing where this helps the viability and deliverability of an exception(s) site as a whole. Housing development that meets a functional need includes that which provides essential accommodation for those involved in land management or other countryside activities. The development of new services will be supported, however, the growth of Rural Villages as a sole means of generating additional demand for services will not be supported where such growth would have an adverse impact on the character of the village, or on the viability of a service in a nearby village.

DESIGN, CLIMATE CHANGE AND CONSTRUCTION 5

5 DESIGN, CLIMATE CHANGE AND CONSTRUCTION**Sustainable Design Principles and Climate Change**

- 5.1.1** The National Planning Policy Framework (NPPF) states that “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”. One of the overarching aims of this Local Plan is to ‘create great places’ in which to live, work and invest - the key to achieving this is through promoting good design principles. New buildings and public spaces should reflect these principles and seek to enhance the local character and distinctiveness of the area, whilst also reducing energy consumption and carbon emissions. Development proposals should have regard to the principles in the National Design Guide and Darlington Design of New Development SPD in considering design. The Darlington Design of New Development SPD is to be updated in early 2022 to reflect latest national standards, until such time latest national guidance should take precedence.

Policy DC 1**Sustainable Design Principles and Climate Change (Strategic Policy)**

Good design is required to create attractive and desirable places where people want to live, work and invest. Good design will help to reduce carbon emissions and increase the resilience of developments to the effects of climate change. All development will be required to have regard to the design principles in the Darlington Design of New Development SPD ⁽⁸⁾ and National Design Guide (or successors) by demonstrating that:

- a. An analysis of the constraints and opportunities of the site and the function of development has informed the principles of design, including;
 - i. that the proposal reflects the local environment and creates an individual sense of place with distinctive character;
 - ii. that the detailed design responds positively to the local context, in terms of its scale, form, height, layout, materials, colouring, fenestration and architectural detailing;
 - iii. that the proposal has taken account of the need to safeguard or enhance important views and vistas; and
 - iv. the layout of the development maximises opportunities for natural surveillance.
- b. The layout, orientation and design of buildings (where these factors are not otherwise constrained) helps to reduce the need for energy consumption, how buildings have been made energy efficient and how measures have been implemented to reduce carbon emissions from development;
- c. Energy efficiency measures and low carbon technologies will be supported, where this does not result in harm to the significance of a heritage asset;
- d. Non-residential buildings of 1,000 sqm floorspace or more will be required to meet BREEAM 'Very Good' standard;
- e. The proposal provides suitable and safe vehicular access and suitable servicing and parking arrangements in accordance with Policy IN 4;

5 DESIGN, CLIMATE CHANGE AND CONSTRUCTION

- f. The layout of the proposal, associated green infrastructure, and landscaping has been developed to complement and enhance both the ecological function of the local area and character of the built environment, retaining existing features of interest;
- g. Any associated landscaping scheme has been developed to enhance both the natural and built environment, retaining existing features of interest;
- h. Proposals for development on land affected by contamination will be permitted where the applicant can demonstrate that the site is suitable for the proposed use and development will not result in unacceptable risks to human health or the environment.

Design Fundamentals

- 5.1.2** Design is not just about the architecture or style of a building. It is also about the spaces in and around the development, the quality of the relationships between the development and surrounding areas and the appropriateness of the function of the building in its context. Darlington is experiencing ongoing change and good design will help to maintain a 'sense of place'. In turn this improves the quality of the built environment, its public spaces, its heritage and local distinctiveness, which all contribute to the community's quality of life.
- 5.1.3** Developers will be required to carry out contextual site surveys, which should be used to inform the design concept. Applicants should be able to demonstrate how good design principles and adopted design policy have been applied in terms of influencing the function, scale, detailing and character of development in addition to the materials used in construction and the quality of the public realm. This should include consideration of the Revised Design of New Development SPD⁽⁹⁾. Innovative design solutions will be encouraged where appropriate within the context of the other policy provisions within this plan.
- 5.1.4** Housing developments have in recent decades been criticised for their uniform and standardised appearance. In order to avoid creating homogeneous and sterile neighbourhoods, developers will be required to incorporate a mix of property types of a varying scale, utilising a range of complementary materials wherever possible. Similarly, the layout of development should encourage integration with surrounding areas and not be inward facing.
- 5.1.5** Proposals for the extension or alteration of existing buildings should respect the character and scale of the original building, drawing reference from the materials and detailing used in the original building and ensuring that the original building remains the principal feature of development. However, it is recognised that the use of alternative materials and detailing in extensions and alterations can, in some cases, enhance the character of an existing building and / or the surrounding area. The Local Planning Authority will encourage contemporary and innovative design solutions that enhance local character. For extensions and alterations to residential properties, proposals will be required to accord with the appropriate design guidance.
- 5.1.6** Access and parking are dealt with elsewhere in the plan in Policy IN 2 and Policy IN 4, however they also have design considerations so these policies should be considered in tandem.
- 5.1.7** Physical Infrastructure, such as utilities and telecommunications including broadband provision, also need to be included in the design for new developments and are covered in the plan under the physical infrastructure section.

9 Revised Design of New Development Supplementary Planning Document, Darlington Borough Council, July 2011 (or subsequent replacement).

DESIGN, CLIMATE CHANGE AND CONSTRUCTION 5

Energy Efficient Design and Climate Change

- 5.1.8** Minimising the impact of and increasing resilience to the effects of climate change is an objective of the Local Plan in order to contribute towards the achievement of the national commitment of net zero carbon and greenhouse gas emissions (100% reduction relative to 1990 levels) by 2050. Mitigating climate change is about ensuring that the design and construction of new development (external fabric and structure) and the layout of internal and outdoor space minimises carbon emissions. Whereas, increasing resilience to climate change is about ensuring that buildings can still function effectively in the future when the climate is expected to be different. Mitigation and resilience measures are complementary, they should be integrated into the design of new development.
- 5.1.9** The layout, orientation and design of buildings can reduce the need for energy consumption by maximising the potential to secure the benefits energy provides, e.g. heating, lighting and cooling, through alternative means. Design features such as south facing windows can allow for heat and light from the sun to be captured passively, whilst roof overhangs can provide natural shading, thereby reducing the need for cooling systems. Where layout, orientation and design is not constrained or dictated by other factors, i.e. by the character of the surrounding area or the juxtaposition of adjacent buildings, applicants will be required to demonstrate how the design of the development has reduced the need for energy consumption.
- 5.1.10** A significant reduction in carbon emissions can be achieved by ensuring that buildings use energy more efficiently. By incorporating higher standards of insulation and using combined heat and power systems in buildings, occupiers can get more out of each unit of fuel that they use. Energy efficiency is currently promoted by, and measured against, Part L of the Building Regulations. The regulations were amended in 2010 to reflect improved standards for carbon emission reduction that were then set within the Code for Sustainable Homes. Although the Code has been phased out as part of the Government's wider review of housing standards, and while the national target of 'net zero CO₂ emissions' from 2016 has been scrapped, energy efficiency standards will continue to be promoted through Building Regulations. These standards will be updated over the coming years to further improve the energy efficiency of new homes on an ongoing basis.

Public Realm

- 5.1.11** 'Public realm' refers to the publicly accessible areas between buildings; the streets, paths, squares and parks that people use and move through on a day-to-day basis. Ensuring a high-quality, safe and accessible public realm is an essential part of creating environments that people want to live, work and invest in.
- 5.1.12** Developers will be required to demonstrate a clear and understandable relationship between the design of the public realm and the surrounding built and natural environment, building upon local character and distinctiveness and reinforcing the sense of place.
- 5.1.13** The public realm should be accessible to all members of the community and maximise opportunities for pedestrians and cycling within, to and from development. Within larger developments the public realm should also be considered as a wider network of publicly accessible spaces, which should be linked together in order to create sustainable and accessible neighbourhoods.
- 5.1.14** The design of the public realm can help to promote safe communities by limiting the opportunities for crime and anti-social behaviour to take place. To this end, where appropriate, new development proposals will be required to demonstrate the application of 'Crime Prevention through Environmental Design' and 'Secured by Design' principles, which look at the following aspects of development as a means of creating safe environments:
- environmental quality;
 - natural surveillance;
 - access and footpaths;
 - green infrastructure provision; and
 - lighting.

5 DESIGN, CLIMATE CHANGE AND CONSTRUCTION

- 5.1.15** This policy will be implemented and monitored by making and reviewing decisions on planning applications taking into consideration the Local Authorities obligations as set out in Section 17 of the Crime and Disorder Act 1998.

Development on Brownfield sites and land which may be affected by contamination

- 5.1.16** Brownfield sites selected for redevelopment may be contaminated as a result of previous uses. It is desirable that such sites which are otherwise suitable for development are brought back into productive use, but it is essential that the health and wellbeing of construction workers or the end users of any development are not put at unacceptable risk. Therefore, proposals for development on land which is likely to be affected by contamination will be permitted only if the applicant can demonstrate that the site is or will be made safe for the proposed development and surroundings.
- 5.1.17** The Council will have regard to Government and other appropriate regional guidance when assessing land contamination reports submitted as part of the planning process. In considering outline applications, sufficient information will be required to enable the Council to be satisfied that the development can be carried out and used safely, and that any outstanding problems are capable of solution and can be dealt with as matters of detail.

Flood Risk and Water Management

Policy DC 2

Flood Risk & Water Management (Strategic Policy)

New development will be focused in areas of low flood risk (Flood Zone 1) as identified by the Borough's Strategic Flood Risk Assessment (2019) or most recent assessment. In considering development on sites in higher flood risk areas, the Sequential and Exception Tests must be passed and the sequential approach applied on site. Site specific flood risk assessments will be required in accordance with national policy.

All development proposals will be expected to be designed to mitigate and adapt to climate change. They will be designed to ensure:

- a. They will be safe over the lifetime of the development;
- b. Flood risk is not increased elsewhere and will, where possible, reduce flood risk overall;
- c. Opportunities are taken to mitigate flooding elsewhere;
- d. Full separation of foul and surface water flows;
- e. Sustainable Drainage Systems (SuDS) are prioritised; and
- f. SuDS have regard to the Tees Valley Authorities Local Standards for Sustainable Drainage (2015) and national standards.
- g. Opportunities for rainwater harvesting are utilised.

Where required, the incorporation of SuDS must be integral to the design process and integrated with green infrastructure. Priority should be given to natural drainage features. Where SuDS are provided arrangements must be made for their whole life management and maintenance.

Surface water run-off must be discharged to one or more of the following, listed in order of priority:

1. Discharged into the ground (infiltration); or where not reasonably practicable;
2. Discharged to a surface water body; or where not reasonably practicable;

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3. Discharged to a surface water sewer, highway drain or another drainage system; or where not reasonably practicable;
4. Discharged to a combined sewer.

Disposal to combined sewers should be the last resort once all other methods have been investigated.

To ensure that growth can be accommodated sustainably by the sewerage infrastructure, this policy requires that in all locations surface water should be separated, with any surface water runoff entering the sewerage system being minimised and controlled. The priority is to avoid using public sewers wherever possible for the disposal of surface water. If a connection to the public sewerage network is the only option, there is a need for onsite attenuation to minimise and control the flows leaving the site.

For development proposals on previously developed land, the peak runoff rate from the development to any drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. For developments on greenfield land, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

Developers will be required to submit drainage details for consideration by the Council, in consultation with the Environment Agency and Northumbrian Water Ltd, to ensure adequate management of foul and surface water flows. Major developments (development of 10 or more dwellings and other developments with a floor space of 1,000m² or more) will be required to incorporate SuDS unless it can be demonstrated that it would be inappropriate.

The drainage system must be designed and constructed so surface water discharged does not adversely impact the water quality of receiving water bodies, both during construction and when operational. New development should seek to improve water quality where possible, as well as maintaining and enhancing the biodiversity and habitat of watercourses.

Within critical drainage areas or other areas identified as having particular flood risk issues the Council may:

- h. Support reduced runoff rates.
- i. Seek contributions, where appropriate, towards off-site enhancements directly related to flow paths from the development, to provide increased flood risk benefits to the site and surrounding areas.

New developments should make an assessment of and address via mitigation measures where required, any risks from the construction and proposed use of the site to underlying groundwater, watercourses and other surface waters, in order to protect these resources and prevent contamination.

5.2.1 The NPPF outlines that the planning system plays a key role in the mitigation and adaptation to climate change, including the management of water and flood risk. It goes on to state that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Reducing and mitigating flood risk is an important issue for planning particularly as the effects of climate change are being realised. When addressing flood risk it is important to consider all sources of flooding which include fluvial, surface water, sewer and groundwater flooding.

5.2.2 As required by national policy, Local Plans should apply a sequential approach to the location of development to avoid where possible flood risk to people and property. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development

5 DESIGN, CLIMATE CHANGE AND CONSTRUCTION

in areas with a lower probability of flooding. Any proposal that involves development within an area of risk would require the exception test to be applied and passed if appropriate. The proposal would have to demonstrate wider sustainability benefits which outweigh the flood risk and also demonstrate that the development will be safe for its lifetime without increasing flood risk elsewhere.

- 5.2.3** The Local Plan has been informed by the Darlington Strategic Flood Risk Assessment (2019) which is the basis for the sequential test and identifies areas at risk of flooding from all sources, now and in the future, taking into account the impacts of climate change. This assessment has informed the allocation of sites in the Local Plan and should be taken into account when considering future development proposals, along with catchment flood management plans, surface water management plans and related flood defence plans and strategies.
- 5.2.4** Policy DC 2 seeks to direct new development to areas at lowest risk of flooding in accordance with the sequential test. If it is not possible to direct development to low risk areas, then the exception test must be applied as outlined.
- 5.2.5** Flooding from surface water occurs during extreme rainfall, storms and when heavy snow melts, when the ground or rivers cannot absorb all the surface water or when rainwater rapidly flows into the public sewerage and drainage system, causing overloading and back-up of water to the surface. It is more of a risk in the older built up parts of the Borough with traditional drainage, such as the Town Centre Fringe, and low lying parts of the Borough.
- 5.2.6** Climate change and the significant amount of new development envisaged in the Local Plan could increase the risk, if the increase in impermeable surfaces is not adequately mitigated.
- 5.2.7** Sustainable Drainage Systems (SuDS) are now the preferred approach to managing surface water runoff from hard surfaces. The primary purpose of SuDS is to control surface water runoff close to where it falls and mimic the natural drainage of the site prior to development. They use a number of techniques generally based on natural drainage features to collect, treat, store and then release storm water slowly to the environment. There are many different SuDS features available to suit the constraints of a site. SuDS schemes provide many benefits beyond just reducing flood risk, such as assisting in improving water quality, creating new habitats for wildlife and providing a valuable amenity asset. Further information and technical guidance can be found in the Tees Valley Authorities Local Standards for Sustainable Drainage (2015) and national non-statutory standards.
- 5.2.8** The Council as the Lead Local Flood Authority is responsible for preparing a local flood risk management strategy and maintaining a register of flood risk assets. The Local Flood Risk Management Strategy was published in May 2016. The Strategy sets out how the Council will manage flood risk from surface water runoff, groundwater and ordinary watercourses for which the Borough Council has a responsibility as Lead Local Flood Authority, and other types of flooding where local agents can play a supporting role to lead agencies. The strategy identifies opportunities to reduce and mitigate flood risk; information which can be utilised in the development management process.
- 5.2.9** Part 2 of the 2010 Strategic Flood Risk Assessment identified the Town Centre Fringe (area to the east of the river Skerne) as a Critical Drainage Area (CDA). CDAs are those areas identified from historical flood events and/or modelled data as having a significant risk from surface water flooding or subject to potential large changes in runoff due to development. In these areas and other areas with flood risk issues it may be beneficial to restrict runoff rates to a level to provide flood risk benefits. The Council may also seek contributions towards off-site enhancements directly related to flow paths from the development, to provide increased flood risk benefits to the site and surrounding areas.
- 5.2.10** Water resources are a particularly vulnerable aspect of the environment and it is important that groundwater, watercourses and other surface waters are protected from contamination. Darlington lies across a principal aquifer, Magnesian Limestone, a highly sensitive environmental receptor and an important source of water for a large number of public, private and industrial supplies. Pollutants can easily permeate soils and contaminate groundwater and development can also affect the hydrology

DESIGN, CLIMATE CHANGE AND CONSTRUCTION 5

of the area. Once contaminated, it is very difficult and costly, if not impossible, to clean ground water. In taking a precautionary approach to groundwater protection, the Environment Agency have advised that they may object to SUDs proposals which seek to include direct pathways to groundwater.

- 5.2.11** Where risks to controlled waters are identified as part of a development, appropriate remediation and the implementation of mitigation measures will be required to prevent contamination and to protect resources. If potentially polluting materials are to be used/stored either during construction works or as part of the new land use, sufficient prevention and maintenance measures should be incorporated into the development proposals. Gypsum, which is readily dissolved by flowing underground water, underlies parts of the Darlington area. Developers will need to satisfy themselves and the Local Planning Authority that their proposals for development will not be affected by this geological feature.

Health and Wellbeing

- 5.3.1** Helping to reduce health inequalities is a key local policy objective and providing accessible local healthcare facilities can improve the quality of life and wellbeing of residents in the Borough. Darlington's Sustainable Community Strategy⁽¹⁰⁾ has two key aims directly relating to health and wellbeing. Firstly, to encourage people to be more physically active to improve health; and encouraging people to feel part of their community. Secondly there is an aim to help older people to stay independent and in their own homes for as long as possible.
- 5.3.2** Darlington has a network of primary and community care facilities, such as GP surgeries and dentists, as well as mental health and acute hospital facilities at West Park and Darlington Memorial Hospital respectively; both of these latter two are expected to continue to offer accessible healthcare from their existing sites. There is also a private hospital at Morton Park, and a private mental health facility at the Teesside International Airport site.
- 5.3.3** Many factors influence our health, including the lifestyles we lead, the environment we live in and the opportunities we have to exercise and access health facilities. A wider sense of wellbeing is influenced by a variety of factors such as opportunities for work and recreation, attractive environments, personal relationships and feelings of safety and community.
- 5.3.4** The link between planning and health has been set out in the NPPF and NPPG. The government's public health strategy 'Healthy Lives, Healthy People',⁽¹¹⁾ explicitly recognises that *"health considerations are an important part of planning policy"*. Health and wellbeing is a cross-cutting theme, policies on inclusive design, green space, transport and housing in other chapters will play a key role in reducing health inequalities and encouraging healthy lifestyle choices.
- 5.3.5** Healthy New Towns is an NHS England sponsored programme which is about building healthy communities. Darlington is one of 10 sites selected nationally to take part in this programme. Darlington's Healthy New Towns project has focused on an area including Red Hall, Burdon Hill and Lingfield Point - collectively known as the Eastern Growth Zone. It includes some new development and some refurbishment of existing homes.
- 5.3.6** The Eastern Growth Zone in Darlington was chosen due to the economic and housing development opportunities the area presented but along with some significant challenges in terms of health inequalities compared to the rest of Darlington. These include:
- High premature mortality rates;
 - Higher worklessness than other areas of Darlington;
 - Significantly high emergency hospital admissions;
 - A significantly high number of residents with a life-limiting condition.

10 One Darlington: Perfectly Placed Community Strategy 2008 - 2026, Revised May 2014.

11 Healthy Lives, Healthy People: Our strategy for public health in England, Department of Health and Social Care, 2010.

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5.3.7 There are a number of cross-cutting aims from the Healthy New Towns project that would be supported through development during the plan period including:

- Building of homes that assist citizens to stay informed, live healthily and maintain independence;
- Use the built environment & public realm as a health improvement tool that:
 - encourages healthier lifestyle choices and exercise;
 - aids connections within and between communities, social cohesion and sense of community;
 - harnesses natural benefits of green and blue space;
 - improves access to employment opportunities and employability.

Policy DC 3

Health and Wellbeing

Development that supports improvements to health and wellbeing in Darlington will be supported. In order to achieve this the council will:

- a. Work with the NHS to reduce health inequalities in the areas with poorest health;
- b. Protect existing facilities, where possible, and support the provision of new or improved health facilities in sustainable locations;
- c. Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings;
- d. Ensuring that new developments:
 - i. are age friendly, inclusive, safe and attractive, and easily accessible on foot or by bicycle. Where appropriate this should integrate dementia friendly design principles;
 - ii. have a strong sense of place which encourages social interaction;
 - iii. are designed to promote active travel and other physical activity through the arrangement of buildings and uses, access to open space and landscaping;
 - iv. through the arrangement of buildings and uses, promote access to open space and landscaping, and the provision of facilities to support walking.
- e. Promote improvements and enhance accessibility to the Borough's green spaces and green infrastructure corridors;
- f. All new development that may cause groundwater, surface water, air (including odour), noise or light pollution, either individually or cumulatively, will be required to incorporate measures to prevent and reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the landscape;

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- g. Require, in the case of development of 150 or more homes and all other non-residential 'major' development, the submission of a Health Impact Assessment as part of the application to explain how health considerations have informed the design. Assessments should be proportionate to the scale of development proposed and undertaken in line with current government guidance.⁽¹²⁾

Comprehensive planning of land for development at strategic development sites of Skerningham, Greater Faverdale and Coniscliffe Park will be required to include for the possibility of new primary care as appropriate (see Policies H 10 and H 11).

- 5.3.8** Applicants will be expected to set out within their Design and Access Statement how the proposals have been designed to take account of the requirements of this policy. Applicants are also encouraged to utilise the design principles set out within Sport England's 'Active Design' guide⁽¹³⁾ when preparing a development scheme in order to promote active, healthy and stronger communities.
- 5.3.9** Population growth and an ageing population are placing pressure on primary healthcare facilities in Darlington. Population projections indicate an overall population increase of around 12,000 people between 2016 and 2036⁽¹⁴⁾, which is around 3000 extra patients in every five year period. However the over 65 population, which places a higher demand on services, is projected to increase from 21,000 in 2016 to 31,000 by 2026.
- 5.3.10** Types and levels of health issues vary considerably across Darlington and spatial planning has a role in meeting health needs throughout the Borough. The reasons for these variations are complex and are likely to include both disparities in health need and demand for health services. Health inequalities in Darlington are apparent with the most deprived areas tending to experience the poorest health.
- 5.3.11** Darlington Borough Council and Darlington Clinical Commissioning Group (CCG) work together to identify the key priorities of the borough's residents through Joint Strategic Needs Assessment (JSNA)⁽¹⁵⁾. The JSNA data highlights the health needs and current trends in the Borough in order to further understand and address the existing inequalities. Darlington CCG and its partners recognise the challenges facing the Borough in terms of addressing health inequalities and improving health outcomes.
- 5.3.12** The focus of future land and facility requirements will be on ensuring there is adequate primary care provision in the Borough to meet local needs. The council will support the provision of additional health facilities and will work with Darlington CCG and other service providers to ensure the Borough has a necessary supply and distribution of accessible premises to meet health care needs. Further information on health infrastructure will be set out in the Infrastructure Delivery Plan.
- 5.3.13** During the plan period a significant proportion of new housing is proposed in north, west and eastern fringes of Darlington. This development would generate additional needs for primary health care. Some GP practices near to these areas are already experiencing pressure on patient lists. Most general practices in Darlington encompass the entire township within their practice boundary and therefore patient choice will play a part in determining which practices have increases in patient numbers. Any additional capacity which is created in general practice will need to reflect patterns of patient choice.
- 5.3.14** Strategic sites include a requirement for land of appropriate configuration to accommodate community infrastructure to be reserved in a masterplan. These requirements will facilitate the delivery of additional health care provision, in accessible locations within housing growth areas, if funding is made available within the Plan period.

12 Public Health England, Health Impact Assessment in spatial planning , October 2020 (or subsequent replacement) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/929230/HIA_in_Planning_Guide_Sept2020.pdf

13 Active Design - Planning for health and wellbeing through sport and physical activity, Sport England, October 2015.

14 Darlington Strategic Housing Market Assessment 2017.

15 Joint Strategic Needs Assessment 2008, Darlington Borough Council and NHS Darlington.

5 DESIGN, CLIMATE CHANGE AND CONSTRUCTION

Safeguarding Amenity

- 5.4.1** A core function of planning is to ensure a good standard of amenity for all existing and future occupants of all types of land and buildings, particularly residential properties. Without appropriate controls, new development could result in unacceptable living environments for its occupants, reduce the quality of life for the occupants of neighbouring buildings, and result in poor quality neighbourhoods overall. It is also an overarching aim of the Local Plan to improve the quality of life for those living in the Borough (Section 2 - Visions, Aims and Objectives), and to ensure that employment sites remain attractive, by not being unduly constrained by neighbouring uses.

Policy DC 4

Safeguarding Amenity

New development should be sited, designed and laid out to protect the amenity of existing users of neighbouring land and buildings and the amenity of the intended users of the new development. New development will be supported where it is suitably located and is acceptable in terms of:

Form of built development

- a. Privacy and overlooking;
- b. Access to sunlight and daylight;
- c. Visual dominance and overbearing effects of a development;
- d. The relationship of proposed and existing habitable rooms, windows and outdoor living spaces . Guidance on separation distances between residential developments is provided in the adopted Design of New Development SPD.

Use of land and buildings, including traffic movements and hours of operation

- e. Noise and disturbance;
- f. Artificial lighting;
- g. Vibration;
- h. Emissions from odour, fumes, smoke, dust, etc; and
- i. Commercial waste.

Where an otherwise acceptable development could change its character to a use that would have a greater impact on amenity without needing planning permission, conditions will be applied to control such changes.

- 5.4.2** The Local Plan aims to deliver significant new development, mostly within the existing urban area of Darlington. The mix, density and concentration of uses needs to be planned well at the detailed level to avoid conflicts between uses, where segregation is not provided by land allocations.

- 5.4.3** The aspects of amenity taken into consideration through the planning process are:

- Privacy and overlooking;
- Access to sunlight and daylight;

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- Visual dominance and overbearing effects of a development;
- Noise and disturbance (including that caused by traffic);
- Artificial lighting;
- Vibration;
- Emissions of odour, fumes, smoke, dust, etc., and
- Commercial waste.

- 5.4.4** Conflicts between neighbouring developments can often be avoided by careful design, siting and orientation of buildings and spaces, paying particular attention to those aspects which are most likely to cause issues, e.g. roads and railways, bin stores and noisy equipment, plant and operations, and which are most sensitive to their effects, e.g. recreational areas, outdoor amenity spaces or habitable rooms. Planning conditions can also be used to mitigate and reduce to a minimum adverse impacts and to control, for example, hours of operation and delivery times, as well as to secure any required mitigation or preventing a development from changing its character in a detrimental way.
- 5.4.5** The visual impact and sustainability of any mitigation measures, for example, acoustic barriers should be considered by developers and applicants.
- 5.4.6** In terms of new housing developments affected by noise, justification of how the development has been designed to minimise noise intrusion from environmental sources should be provided, as should details of how required internal and external noise levels will be achieved.
- 5.4.7** This policy applies equally to amenity levels within new and existing residential developments. For instance, proposals should avoid locating living rooms, bathrooms and kitchens next to, above, or below neighbouring bedrooms of attached properties or any proposed.
- 5.4.8** Other policies in this document deal specifically with uses which often have particular amenity impacts including; new employment uses (Policy E 2), new housing (Policy H 2), rural employment (Policy E 4) and the Town Centre (Policy TC 1) and these should be read in conjunction with this policy where they apply.
- 5.4.9** Certain development is permitted under national 'permitted development' rights' with the exception of prior approval. In such circumstances, impact on amenity is not a consideration as development of this scale is deemed to be minor in scale. Where there is clear justification to do so, permitted development rights may be removed to protect local amenity and minimise impacts on health and quality of life.
- 5.4.10** In assessing impacts on health and quality of life and in looking to ensure a good standard of amenity the Council will have regard to Government and other appropriate guidance on the assessment of matters which are material planning considerations.

5 DESIGN, CLIMATE CHANGE AND CONSTRUCTION

Employment and Training

Policy DC 5

Skills and Training

The Borough Council will encourage all local employers to participate in skills and employment training initiatives to increase access to employment for those who live within the area. Where development proposals would generate a significant number of construction and operational phase jobs, the Borough Council will seek to secure appropriate commitments and targets for employment skills and training, including apprenticeships appropriate to the development proposed.

- 5.5.1** 9.4 percent ⁽¹⁶⁾ of the Borough's residents (aged between 16 and 64) have no qualifications. This compares with 7.7 percent in Great Britain. This highlights the overall gap between the skills needs of the area and the existing skills pool available.
- 5.5.2** It is therefore important to ensure that current and future residents within the Borough have access to the employment and business opportunities that will emerge over the life of this Local Plan and that these opportunities are available across the range of employment opportunities that are forecast to emerge. This includes encouraging relationships between businesses operating within the Local Plan area and local schools and colleges, to raise aspirations and help prepare young people to have the right information, motivation and aptitude to compete with the best across the region to be part of the future workforce.
- 5.5.3** A key element of achieving this will be through continued working with the Borough Council and other partners to promote utilisation of jobs, skills and employment training, and where appropriate undertaking negotiations through the planning application process to secure targets and commitments via agreement in relation to associated job and training opportunities, both for construction-related employment and training that will increase access to employment. Where firms already run existing training programmes/apprenticeships this policy would not apply provided they can demonstrate these will include residents of the Borough. Any targets or commitments will be defined on a case-by-case basis, taking into account the size and nature of the scheme proposed and, where relevant, scheme viability. Where feasible and relevant, the Borough Council will support the delivery of commitments made or targets set through any of its own related programmes or projects that are operational at the time.

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6 HOUSING

- 6.0.1** The National Planning Policy Framework (NPPF) requires Local Planning Authorities to support the Government's objective of significantly boosting the supply of housing. It is important that a sufficient amount and variety of land can come forward where it is needed. Strategic policies should set out the minimum number of homes required. The size, type, and tenure of housing needed for different groups in the community should also be assessed and reflected in the planning policies. Many factors have an impact on housing demand including population growth, decreasing household size, an ageing population, migration, economic growth and residents unable to afford homes in the area. These issues, in combination, result in a significant need for new homes of an appropriate mix and type.
- 6.0.2** The NPPF also requires Local Planning Authorities to identify and update annually a five year supply of deliverable housing sites against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of 5% or 20% where there has been significant under delivery of housing over the last three years.
- 6.0.3** It is important to note that the need to deliver a mix of new homes across the Borough is not considered in isolation and the Local Plan also considers and plans for issues such as the provision of new community facilities and infrastructure. It is a combination of these elements which are required to deliver sustainable communities and these issues are addressed in other relevant chapters and within the supporting infrastructure plan which has been published with the Local Plan.
- 6.0.4** This chapter sets out the housing requirement for the Borough, housing allocations and policies on the mix of housing, affordable housing, limits to development, exceptions, residential development in rural areas, housing intensification and accommodating travelling groups.

Overall Housing Requirements

Darlington Housing Market Area

- 6.1.1** The housing market area covering Darlington Borough has links with North Yorkshire, Stockton-on-Tees and County Durham. Data and evidence, however, indicates that the Borough is generally a self-contained housing market area as outlined in the Darlington Strategic Housing Market Assessment⁽¹⁷⁾. This is the geographical area within which a substantial majority of the employed population both live and work, and where those moving house choose to stay. It is for this area which the Local Plan will address the housing needs.

Policy H 1

Housing Requirement (Strategic Policy)

Housing will be delivered to meet a minimum requirement of 492 net additional dwellings per annum over the plan period from 2016 to 2036. This results in a total net minimum requirement of 9,840 dwellings.

It is anticipated that the sites will be delivered in accordance with the housing trajectory in APPENDIX A which indicates that a continuous five-year supply of housing will be maintained throughout the plan period. The trajectory is an approximation of delivery and does not place any phasing restrictions on the sites.

6 HOUSING

At any point in the Local Plan period where there is no longer a demonstrable supply of sites to fully meet the five year land requirement, housing sites located beyond development limits that would make both a positive contribution to the five year supply of housing land and be well related to the built form of the main urban area or service villages (as defined in Policy SH 1) will be supported. Such proposals should be consistent with relevant national and Local Plan policies.

The NPPF states that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The table below outlines the minimum housing requirement for the neighbourhood areas in the Borough, following the above approach.

Table 6.1 Neighbourhood Area Housing Requirements

Low Coniscliffe & Merrybent	962
Blackwell	45
Hurworth	816
Middleton St George	860
Sadberge	71

- 6.1.2** The amount of housing to be planned for is one of the most important issues within the Local Plan. The NPPF was re-issued with a number of changes in July 2018, one of which was the introduction of the standard method for calculating housing need. The Framework states, to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 6.1.3** To calculate the minimum annual local housing need figure the standard method uses national household growth projections (2014-based household projections) for the area of the local authority to set a baseline. It then adjusts the average growth figure based on the areas affordability in order to address past under supply (using most recent median workplace-based affordability ratios). This generates a local housing need figure of 177 dwellings per annum for Darlington.
- 6.1.4** National Planning Practice Guidance (NPPG) outlines circumstances where it might be appropriate to plan for a higher housing need figure than the standard method indicates. For example in areas where growth strategies are in place, strategic infrastructure improvements are planned or where an authority agrees to take on unmet need from a neighbouring authority. It also highlights that there may also be situations where previous levels of housing delivery or previous assessments of need (such as a recently produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method.
- 6.1.5** The Darlington Strategic Housing Market Assessment (SHMA) update (2017)⁽¹⁸⁾ identified fundamental flaws in national statistics for population and household growth in Darlington Borough. It is this data which is utilised in the standard method. The 2014 based population projections and mid-year population estimates identified very little growth between 2011 and 2016 whilst local administrative data (NHS patient register, school census and records of those receiving state pension) contradicted this and show significantly higher levels of growth. This data justifies the need for an adjustment to household growth projections and the standard method figure as a baseline of housing need.

18 Darlington Strategic Housing Market Assessment (SHMA) update, ORS, 2017.

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- 6.1.6** Modelling work was undertaken in the SHMA Update (2017) on a range of scenarios to derive a more reliable and appropriate demographic projection. The chosen scenario utilised recent local administrative data and long term migration trends. This work informed the housing target in the above policy. The methodology and modelling used for quantifying housing need is complex but it considered the following information:
- Population statistics from the Census 2001 and 2011;
 - Department for Communities and Local Government (DCLG) 2014 based household projections;
 - Population projections;
 - Local administrative data;
 - Demographic trends; and
 - Economic forecasts.
- 6.1.7** The calculation of housing need in the SHMA Update (2017) also had to make a number of assumptions in relation to the working age population, unemployment rates, commuting patterns, economic activity rates and part time working trends etc. This list is not exhaustive but all factors and assumptions will have an impact on the required level of housing. The Council is also committed to supporting the economic growth of the Borough and the authority is active in attracting new businesses and industries to the area. This support is reflected through the housing target which accounts for projected employment growth and accommodating additional workers required.
- 6.1.8** The relationship between housing and economic growth also works in the other direction. If we do not deliver sufficient housing, of the right type and in the right areas, there is a risk that the working age population seek new homes in neighbouring authorities. Failure to plan for the homes we need could lead to detrimental economic and social impacts on the Borough.
- 6.1.9** Further information and details on how the housing requirement was derived can be found in the SHMA Update (2017).
- 6.1.10** With regards to the neighbourhood area housing requirements, the Council has followed policy and guidance in the NPPF and NPPG in setting the figures. The requirements are based on the number of dwellings that are expected to be built on housing allocations and commitments in that neighbourhood area between 2021 and 2036. This approach follows the guidance in reflecting the plan's spatial strategy and supporting evidence base (e.g. HELAA and SA). The neighbourhood planning body does not have to make specific provision for housing or seek to allocate sites to accommodate the requirement. The requirements are met through the allocations in policy H 2 and the housing commitments set out in table 6.5. If monitoring indicated that the committed and allocated sites were not delivering the number of homes set out in table 6.1, there should not be an automatic expectation that development will be allowed on non-allocated sites within the neighbourhood area. Monitoring of housing completions is undertaken yearly and if such a situation was to occur it would be addressed through a review of the Local Plan.
- 6.1.11** The scope of neighbourhood plans is up to the neighbourhood planning body. Groups are not required to plan for housing. If they wish to do so a neighbourhood plan can allocate additional sites to those in a local plan where this is supported by evidence to demonstrate need above that identified in the Local Plan. Consequently, it is important to note that the neighbourhood area housing requirements are not a restrictive maximum figure. Groups can plan for additional sites if they wish and other suitable windfall sites can be brought forward by developers. Early engagement with the Council is encouraged, where groups wish to exceed their housing requirement figures, to assess whether the scale of additional housing numbers is considered to be in general conformity with the strategic policies.

6 HOUSING

Housing Land Supply

- 6.2.1** The identified housing target will be met in full through the delivery of housing from a variety of sources. This will include; sites which are already being developed within the plan period (completions), sites which have planning permission (commitments), known housing sources (sites which are currently under consideration by the local planning authority or awaiting a legal agreement) and new site allocations. A housing trajectory has been included in APPENDIX A, which demonstrates that there is a range of sites that are capable of meeting the housing target and ensuring a continuous five year supply of deliverable housing land throughout the plan period. The table below outlines the amount of dwellings expected to be delivered in the five year periods of the Local Plan. It is however important to note that the housing trajectory does not place any phasing restrictions on the sites and they may come forward sooner than indicated.

Table 6.2 Expected Housing Delivery

Period	Number of Dwellings
2021/22 - 2025/26	2920
2026/27 - 2030/31	3547
2031/32 - 2035/36	2791

- 6.2.2** There is the need to allocate sufficient land to accommodate a minimum of 9,840 dwellings within the plan period. The allocations which will contribute to achieving this are set out in Policy H 2. In combination with existing commitments and taking into account housing delivery since the start of the plan period (2016) there is sufficient land to surpass the housing target. The allocations and existing commitments have the potential to deliver approximately 8,883 homes up to 2036. The build out of a number of the strategic sites will also extend beyond 2036. Taking this into consideration the plan has sufficient land for approximately 14,836 homes.
- 6.2.3** Further flexibility has been incorporated into the plan as contributions from windfall sites and brownfield regeneration schemes within the urban area have not been included in the allocations / housing trajectory. With regards to the regeneration sites, these have not been included due to site constraints and questions over deliverability. The Council will however be supportive of these sites coming forward providing they are in suitable and sustainable locations. A small sites windfall allowance of 25 dpa has been included within the housing supply and is set out within the housing trajectory (Appendix A).
- 6.2.4** The housing requirement is a 'net' figure and must take into account any dwellings that are lost during that period through demolition or change of use. However, the loss of housing through demolition and change of use has been relatively low in Darlington Borough and there are no planned demolition or regeneration schemes identified.

Five Year Supply

- 6.2.5** There is a requirement to continually monitor delivery and the supply of housing sites to ensure a rolling five year supply throughout the plan period. The Local Planning Authority will produce a housing position statement at the beginning of each financial year to set out the current five year housing land supply. The five year requirement on 1 April 2021 based on the target of delivering 9,840 net additional dwellings between 2016 and 2036 (492 dwellings per year) was 546 dwellings per annum which includes a 5% buffer. Table 6.3. below sets out how the figure was arrived at.

Table 6.3 Five year requirement on 1st April 2021

Local Plan Housing Requirement	9,840 (492 dwellings per annum)
Requirement 2016/17 - 2020/21	2,460 (492 x 5)

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Net Completions 2016/17 - 2020/21	2,321
Shortfall 2016/17 - 2020/21	139 (2,460 - 2,321)
Requirement 2021/22 - 2025/26	2,599 (2,460 + 139)
Requirement 2021/22 - 2025/26 plus 5% buffer	2,729 (2,599 x 1.05)
Annual requirement plus 5% buffer	546

6.2.6 The five year housing land supply on 1st April 2021 was 2920 dwellings. Table 6.4. below provides a break down of the categories of sites in the five year supply. At this point in time the Council could demonstrate a 5.3 year housing land supply, based on the type of evidence relating to deliverable sites required by national policy.

Table 6.4 Summary of five year housing land supply on 1st April 2021

	Total expected completions: 2021/22 - 2025/26
A. Sites of <10 dwellings with outline or full planning permission	0
B. Sites of 10 or more dwellings with detailed planning permission	910
C. Sites of 10 or more dwellings with outline planning permission	760
D. Sites with a grant of planning permission in principle	0
E. Allocations without planning permission	1125
F. Small sites allowance	125
Total	2920

6.2.7 If the situation arose where the Local Planning Authority were unable to demonstrate a five year supply of deliverable housing sites, there is a fall-back position within Policy H 1. The policy states, in this situation sites which are not allocated, are located beyond development limits but are well related to the built form of the main urban area or service villages will be supported. This is providing they are consistent with relevant national and Local Plan policies.

6.2.8 In the above circumstance, proposals will not be required to accord with Policy H 7 Residential Development in the Countryside but will have to demonstrate that they will be deliverable in the short term, therefore contributing to the five year supply. The Local Planning Authority may reduce implementation or submission of reserved matters timescales to ensure delivery takes place within the five year period and to ensure the site makes a positive contribution to the five year supply. It is important to note that small sites can make a positive contribution to the housing land supply. If an application is granted under this situation and subsequently expires, it will not necessarily be renewed automatically if permission is sought again.

6.2.9 If monitoring indicates that there is persistent and prolonged under delivery of housing, a review of this housing chapter and the housing allocations will be undertaken in order to resolve the situation.

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Spatial Distribution of New Housing

- 6.2.10** Development opportunities for housing should be primarily focused in those areas that provide (or will be able to provide) the level of services, facilities and employment opportunities that are required to support communities and an increase in the population.
- 6.2.11** The distribution of sites has followed the existing settlement hierarchy. A large proportion have been focused on the main urban core of Darlington Borough via sites within the main urban area and urban extensions. Strategic urban extensions are focused to the north east and west of the main urban area. Smaller scale extensions are also proposed around the urban fringe. The strategic urban extensions would take some time to deliver due to infrastructure requirements, consequently it was considered necessary to look to the service villages for sites which could be delivered in the short and medium term.
- 6.2.12** Only the service villages are considered to be suitable for housing development in the Local Plan. The smaller more rural villages as defined in the settlement hierarchy are generally considered to be less favourable locations for housing development as they meet limited sustainability criteria. They are considered to be unsuitable due to their remote locations and lack of facilities / services. As a consequence no housing allocations have been proposed in these areas.

Policy H 2

Housing Allocations (Strategic Policy)

The following sites are allocated for housing development and are identified on the Policies Map. The allocations are required to meet the housing target as set out in Policy H 1, taking into account existing commitments (extant planning permissions) and completions since April 2016.

The allocations will assist to meet the Boroughs quantitative and qualitative need for housing over the plan period. They will provide an appropriate mix of residential developments in accordance with the objectives set out in Policy H 4 and will support the sustainable development of the Borough in accordance with the locational strategy.

The sites will provide a supply of housing land sufficient to evidence a deliverable five year rolling housing supply in accordance with the National Planning Policy Framework.

The yield identified is for indicative purposes only and the final number of homes to be delivered on site will be determined by the planning application process. Development proposals on the allocated sites listed below will be permitted providing the scheme is in accordance with other relevant policies set out in the Local Plan and national policy. Schemes should satisfactorily address any issues or requirements as set out in APPENDIX B HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS.

Table 6.5 Housing Allocations

Location	Site ref	Site name	Site area (ha)	Indicative site yield (by 2036)	Indicative site yield (after 2036)
Urban Extension	20	Great Burdon	88.39	500	750
	41	Coniscliffe Park South	28.32	420	115
	100	Hall Farm, Branksome	21.89	270	180
	185	Greater Faverdale	178.48	750	1250
	249	Coniscliffe Park North	50.08	516	469

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Location	Site ref	Site name	Site area (ha)	Indicative site yield (by 2036)	Indicative site yield (after 2036)
	251	Skerningham	492.19	1650	2850
	392	Elm Tree Farm	7.10	150	
	410	Snipe Lane, Hurworth Moor	34.47	700	
Urban Area	11	Cattle Mart	2.16	76	
	355	Lingfield Point	33.6	331	
	403	Blackwell Grange East	5.26	72	
	411	Chesnut Street Car Park	1.37	34	
	412	12 - 18 Skinnergate	0.22	15	
Villages	95	Beech Crescent East, Heighington	1.53	20	
	99	Maxgate Farm, MSG	13.71	260	
Total				5764	5614

6.2.13 The policy above indicates that the allocations are capable of accommodating around 5,764 homes in the Borough throughout the plan period. The housing requirement will also be met by existing commitments on major sites (table 6.7), some of which are currently being built out, net completions since 1st April 2016 and a small sites allowance of 25 dwellings per annum. The table below provides a summary of the overall housing supply expected in the period 2016 to 2036, highlighting that the total supply ensures that the housing requirement will be met and exceeded. The figure of 3,119 homes on commitments is the total capacity of those sites based on planning permissions as at 1st April 2021 (with the exception of site 68 West Park Garden Village, the development of which is assumed to continue after 2036). Historically lapse rates in the Borough have been around 14% and if a similar lapse rate were applied to existing commitments this would reduce the overall supply summarised in table 6.6 by around 400 dwellings. It is important to note that extra capacity exists on a number of sites and they are assumed to be delivered after 2036. This includes site 68 West Park Garden Village a housing commitment and six of the housing allocations, which total 5,614 beyond 2036. Furthermore, no allowance is made for windfalls over one hectare, and the small site allowance of 25 dwellings a year is below the historic average of 37 dwellings per year on such sites.

Table 6.6 Overall housing supply 2016 - 36

Net Completions 1 April 2016 to 31 March 2021	<u>2321</u>
Commitments (major sites) 1 April 2021 to 31 March 2036	3119
Allocations 1 April 2021 to 31 March 2036	5764
Small sites windfall allowance 1 April 2021 to 31 March 2036	375 ⁽¹⁹⁾
Total	11579

19 Remaining 15 years multiplied by small sites allowance of 25 dwellings per annum (15x25=375).

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6.2.14 The indicative yields have been calculated using density multipliers and average developable areas for particular site sizes. Where on-site constraints have restricted the developable area this has been reflected in the yields. Also in cases where more detailed information has been available, for example via a developer proposal in a current planning application, this has been reflected in the yield.

6.2.15 The allocations have been selected taking into account sustainability principles and the following criteria:

- Directing development to within the urban area, as urban extensions and to the service villages, in accordance with the locational strategy;
- Selecting sites in sustainable locations with good access to public transport, services, shops, employment locations and community facilities;
- Including brownfield sites where possible, taking into account site constraints and economic viability;
- Avoiding areas which have significant physical constraints and avoiding environmentally sensitive locations;
- Selecting a mix of sites in terms of size and location, which can meet both the quantitative and qualitative housing needs over the plan period.
- Selecting sites which have a reasonable prospect of being delivered within the twenty year plan period.

6.2.16 APPENDIX B HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS provides guidance for each housing allocation, outlining site specific requirements, constraints or relevant information. It should be noted that this guidance is not exhaustive and further issues may need to be addressed via a planning application. The statements will also give guidance in some cases on the type of schemes and densities which the Council would be supportive of. Generic issues such as affordable housing requirements will not be set out in the statements as they will apply to most sites. Specific infrastructure requirements will also be dealt with at the planning application stage unless there is a need for on-site provision. This will mainly apply to the strategic urban extensions.

Table 6.7 Housing Commitments

Site ref	Site name	Size (ha)	Total number of dwellings	Remaining dwellings at April 2020 (to be completed pre 2036)
3	South of Burtree Lane	17.02	380	380
8	Berrymead Farm	21.42	370	370
10	Blackwell Grange, West.	9.75	59	45
16	Lancaster House, DTVA	1.88	55	24
25	Former Arts Centre, Vane Terrace	0.47	38	4
28	Springfield School	2.93	80	15
45	High Stell	8.49	198	186
51	Mowden Hall	1.98	30	11

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Site ref	Site name	Size (ha)	Total number of dwellings	Remaining dwellings at April 2020 (to be completed pre 2036)
52	Central Park	4.47	359	85
60	North West of Heron Drive	1.34	35	24
63	School Aycliffe West	3.97	101	10
65	Land between Middleton Lane and Neasham Road	2.49	27	19
68	West Park Garden Village	79.32	1200	840
73	West Park (remainder)	4.78	164	48
78	East of Middleton Road, Sadberge	0.75	25	25
89	Land west of Oak Tree, MSG	2.66	61	61
91	Walworth Road, Heighington	3.34	75	15
103	East of Roundhill Road (phase 1)	5.79	95	47
146	Land South of Railway, MSG	14.8	330	330
228	Northgate House, Town Centre	0.14	96	96
241	St Clares Abbey, Carmel Road North	2.49	10	10
318	North of Allington Way	3.37	85	55
333	East of Roundhill Road (phase 2)	5.17	100	65
340	East of Gate Lane, Low Coniscliffe	3.38	37	26
386	Land between Yarm Road and railway line, East, MSG	0.64	20	4
391	Chancery House, 4 - 6 Horsemarket	0.04	11	11
394	Lakeside, The Old Brickworks, Neasham Road	5.59	118	79
395	Dr Piper House, King Street.	0.13	30	30
406	Northern Echo Building	0.15	52	52
420	Former Nu-Interiors, Leadenhall Street	0.1	30	30
421	Elegant House, Whessoe Road	0.18	22	22
422	Reservoir (Disused) Darlington Road, Sadberge	2.8	46	46
423	213 - 217 Haughton Road	0.2	12	12
424	182 Northgate	0.1	24	24
425	Former Rise Carr Club, Eldon Place	0.05	18	18

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Site ref	Site name	Size (ha)	Total number of dwellings	Remaining dwellings at April 2020 (to be completed pre 2036)
	Total			3119

Development Limits

Policy H 3

Development Limits (Strategic Policy)

Development within the limits identified on the Policies Map will be acceptable in principle subject to compliance with other relevant national and local policies.

- 6.3.1** Development limits are a planning policy tool in the Local Plan, to help to achieve the locational strategy for new development. The Draft Local Plan's aims and objectives set out that development will be expected to be in sustainable locations, within and around existing urban areas in order to protect the Borough's green infrastructure network. The development limits help preserve the distinctive identities of existing settlements, protect the open countryside between settlements and preserve the countryside's intrinsic character and beauty. There are a number of other non housing allocations beyond development limits that are considered appropriate locations for their identified use (Policies E1, E2 and E3).
- 6.3.2** The limits, defined through the Policy H 3, will provide more certainty as to where development will or will not generally be permitted.
- 6.3.3** Work to identify where the edge of the built up area ends and the countryside begins has been undertaken in the preparation of these limits to development. This has taken into account factors such as the nature of the land use or building and whether it would be typically located within the urban area or the countryside. The limits follow clearly defined permanent features, such as walls, fences or roads wherever possible.
- 6.3.4** The development limits have been drawn to include areas identified for future planned growth of housing and employment adjoining the urban area, such as Skerningham, Greater Faverdale, West Park Garden Village and Great Burdon. In addition to the main urban area a similar exercise has been undertaken for the Borough's villages. It should be noted that not all of the Borough's villages have development limits. In these areas policies relating to development in the countryside will apply.

Housing Mix

Policy H 4

Housing Mix

Proposals for housing development will be encouraged to provide an appropriate mix of housing types, sizes and tenures which have regard to local needs as identified within the most up to date Strategic Housing Market Assessment or other relevant evidence. A suitable housing mix should also give consideration to a site's location, physical constraints, character and surrounding context.

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The Council will support proposals for specialised housing for both older people and those with disabilities to meet identified needs outlined within most recent evidence. Proposed sites for such schemes will be expected to be in sustainable locations close to essential services and facilities and well served public transport routes.

To ensure that new homes provide quality living environments for residents both now and in the future, the following standards from Building Regulations Approved Document M: Volume 1 (Access to and use of dwellings) will apply to new dwellings, subject to consideration of site suitability and site viability:

- a. 45% of all new dwellings will meet category 2 requirements (accessible and adaptable dwellings).
- b. 9% of all new dwellings will meet category 3 requirements (a) or (b) (wheelchair user dwellings). Where the local authority is responsible for allocating or nominating a person to live in that dwelling, homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up to date information on specific need in the local area. Where there is no specific need identified, then M4 (3) (a) will apply, to allow simple adaptation of the dwelling to meet the future needs of wheelchair users.

To increase housing options, the Council will encourage and support the delivery of custom and self-build housing. The Council will monitor the demand for this type of housing and will assist in the delivery of sites.

- 6.4.1** The NPPF requires the Council to plan for a mix of housing to meet the needs of communities. This includes but is not limited to, families with children, older people and people with disabilities, service families and people wishing to build their own homes. The overall objective is to widen the choice of high quality homes, widen opportunities for home ownership and create sustainable inclusive and mixed communities. Policy H 4 sets out the Council's approach to meeting these needs.
- 6.4.2** The Darlington Strategic Housing Market Assessment (SHMA) Dec 2020⁽²⁰⁾ provides the most up to date evidence of housing need of specific types in the Borough. The assessment provides a comparison of Darlington Borough with England regarding age profile, household tenure, property type and property size. The comparison does not highlight any particular issues or challenges that make the housing market area significantly different.
- 6.4.3** The assessment goes on to consider other specific housing needs for parts of the local community. The evidence indicates that there will be an increasing demand in the future for specialist housing to meet the needs of the elderly and those with physical or learning disabilities. The SHMA quantifies the likely needs of these groups. An ageing population is a national issue and the assessment highlights the importance of meeting the needs of the elderly population when planning for new housing. It is acknowledged that this is not necessarily solely through specialist provision as housing solutions for older people can also be found from general housing and many older people may not want or need specialist accommodation or care. Provision may come in the form of bungalows or homes which can be adapted to meet a change in needs.
- 6.4.4** Government policy is focused on supporting older people and those with a disability to live independently at home. Supporting independent living can help to reduce the costs to health and social services and providing more housing options for older people can free up homes which are under occupied. Meeting these needs is a challenge, however providing more accessible and easily adaptable homes will help people to maintain independence for longer. This is recognised in Policy H 4 with the requirements for standards relating to accessible and adaptable homes. These standards are governed by the Building Regulations and are set out in the 2015 edition of Approved Document M: Volume 1 (Access to and use of dwellings) (2016 amendments)⁽²¹⁾. These standards are part of the optional technical requirements which exceed the minimum standards required by the Building

20 Darlington Strategic Housing Market Assessment, ORS, Dec 2020.

21 Approved Document M: Volume 1 Access to and use of dwellings, HM Government, 2016 amendments.

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Regulations in respect of access. The Government's intention is that Local Planning Authorities should not apply any additional local standards on requirements relating to the construction, internal layout or performance of new dwellings. The optional technical standards help to stream line standards nationally.

- 6.4.5** Category 1 requirements are mandatory within the Building Regulations and are classed as a visitable dwelling. Reasonable provision should be made for people to gain access to and use the dwelling and its facilities. A category 2 dwelling is classed as accessible and adaptable and is optional in the Building Regulations. Provision must be sufficient to meet the needs of occupants with differing needs including some older and disabled people and to allow adaptation of the dwelling to meet the changing needs of the occupant over time. A category 3 dwelling is classed as wheelchair user and is optional in the Building Regulations. The provision made must be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs. The standards will be applied to outline or full applications. They will not be applied retrospectively to previous permissions.
- 6.4.6** The evidence to support the percentage requirements for accessible and adaptable homes is set out in the SHMA 2020. Modelling work was undertaken in the assessment which utilised national and local data on housing, long term illness and disability, to estimate the number of households likely to require adaptations or needing to move to a more suitable home in the housing market area. The assessment indicated that at least 4,948 households will require adapted homes by 2036. This represents 54% of the overall housing need for Darlington between 2016 and 2036. More detailed analysis of the data also revealed that at least 790 wheelchair adapted homes will be required over the plan period which results in 9% of overall housing in Darlington needing to be M4(3) standard. Subsequently this implies a need for 45% of all new homes to be M4(2) standard (54% minus 9%).
- 6.4.7** With regards to other specific needs, the SHMA outlines that within Darlington Borough there are few students. Most students are either under 18 or are mature students who live in their own home. Local colleges do not provide specialist accommodation for its students. Teesside University has part of the campus in Darlington but this does not provide accommodation. As such, there is limited student impact on the working of the local housing market.
- 6.4.8** The numbers of service personnel living in Darlington is relatively low compared to the overall population of the housing market area. A large base is located 15 miles away at Catterick and could impact on Darlington if the Borough were ever expected to meet some of the bases housing need. The nations armed forces have been reduced in size over previous years, however there are plans for the base at Catterick to be increased in size in the near future. The Council believes that this growth is to be dealt with in the Catterick Garrison area and Richmondshire District Council have not asked Darlington Borough Council to accommodate any of this growth in the draft Local Plan.
- 6.4.9** There has been a rise in the relative size of the private rented sector and a decline in owner occupation both in Darlington and across England between 2001 and 2011. The evidence supports continuing demand for and growth in private rented sector homes in Darlington.
- 6.4.10** Custom and self-build is the process by which an individual or association purchases a plot of land and then builds their own home. The process can vary from the individual undertaking the whole process or commissioning architects or builders to assist. The evidence in the SHMA and on the authorities Custom and Self-build Register suggests that there is limited demand for self-build. The Council are however keen to widen opportunities for people to build their own homes as this is an important element of boosting housing supply and meeting housing aspirations.

HOUSING 6

Affordable Housing

Policy H 5

Affordable Housing (Strategic Policy)

In order to meet the needs of people who are not able to access the general housing market, the provision of affordable housing will be expected in residential development schemes of 10 or more dwellings. Exemptions include residential institutions, student accommodation, live work units where the main use is predominantly employment, gypsy and traveller accommodation and non residential development.

The level and type of affordable housing required in residential developments is as follows:

Table 6.8 Affordable Housing Requirement

Location (wards)	Affordable Requirement	Tenure Split of the Affordable Requirement
Bank Top and Lascelles, Northgate, Park East, Stephenson.	10%	100% affordable home ownership
Brinkburn and Faverdale, Cockerton, College, Eastbourne, Harrowgate Hill, Haughton and Springfield, Heighington and Coniscliffe, North Road, Pierremont, Red Hall and Lingfield, Sadberge and Middleton St George and Whinfield,	20%	50% affordable rent and 50% affordable home ownership
Hummersknott, Hurworth, Mowden and Park West.	30%	65% affordable rent and 35% affordable home ownership

A map of these areas can be found in APPENDIX E.

Developments of less than 10 dwellings will not generally be required to make an affordable housing contribution, unless they form part of a rural exceptions site.

The tenure split to be provided on site is set out within table 6.8 and differs across the three requirement areas. In determining the type and size of affordable housing to be provided, the Council will also have regard to the evidence in the most recent SHMA.

Affordable housing will normally be provided on-site alongside market housing to create balanced communities. As such, the affordable housing should be distributed across sites in small clusters of dwellings. Exceptions to the requirement for on-site provision will be:

- Schemes which involve the conversion of a building which is not able to physically accommodate units of the size and type of affordable housing which is required within that locality;
- Specialist accommodation where the management of the building(s) would make it difficult to provide affordable housing on-site (such as sheltered accommodation); and
- Any other circumstances where the Council considers off-site provision to be preferable to on-site provision; for example where a contribution would result in the delivery of more affordable homes off-site or in a more suitable location when compared to the the policy requirement for on-site provision. Such an approach would be required to contribute to the objective of creating mixed and balanced communities.

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In the above circumstances, the requirement should be provided off-site on developer owned land or a financial contribution by way of a commuted sum will be expected, which will be used by the Council to meet affordable housing needs within the Borough. The sum shall be equal to the difference between the open market valuation of the affordable units which would have been provided on-site and the purchase price that the Registered Provider would have been willing to pay for these units.

Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit a detailed viability assessment to demonstrate that this is the case and to show the maximum level of affordable housing that could be delivered on the site. The applicant will be expected to deliver the maximum level of affordable housing achievable.

6.5.1 Affordable housing provides opportunities for people who are unable to access the housing market. It provides suitable housing for people who cannot afford to rent or buy on the open market and also for those people who work in different aspects of the economy. It also assists in reducing homelessness and overcrowding. Currently affordable housing is delivered within the Borough by Registered Providers and the Council. The Council's stock comprises of approximately 4,000 social rent units and 800 affordable rent units. The Council are aware of the need for affordable homes in the Borough and therefore are very much active in delivery. Delivery is currently focused largely on affordable rent schemes due to a lack of government subsidies for social rent. The different types of affordable housing are outlined below. Dwellings that do not meet the definitions of affordable housing will not be considered as affordable housing for planning purposes.

- **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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- 6.5.2** Darlington Borough does have a substantial need for affordable homes and detailed evidence is provided in the SHMA (2020). The assessment provides an analysis of the social, economic, housing and demographic situation across the Borough and identifies a need of 233 affordable dwellings per annum over the plan period, a total of 4,646. This would equate to approximately 47.2% of the overall housing target figure (492 dwellings per annum as outlined in Policy H 1). The affordable need is broken down into 3,252 dwellings for households unable to afford (163 dwellings per annum) and 1,394 dwellings for households aspiring to homeownership (70 dwellings per annum). Given the level of affordable housing need identified, it is important to maximise the amount of affordable housing that can be delivered through market housing led developments. Key to this is the economic viability of such developments.
- 6.5.3** Policy H 5 will assist in achieving delivery of affordable homes via market led housing schemes. It sets out the affordable housing requirement for schemes of 10 or more dwellings within particular areas of the Borough. The Local Plan Viability Assessment, which is published alongside the Local Plan, examines the impact of various levels of affordable housing on the viability of housing development across the Borough and demonstrates that the requirements within H 5 are viable. The requirement has been set so as to not stifle overall development and to contribute to affordable need. It is acknowledged that in some individual cases these proposed levels of affordable housing may not be viable due to other site specific issues. In such circumstances applicants will be expected to submit evidence to substantiate this consisting of a viability assessment. Where the evidence is considered to be satisfactory, lower levels of affordable housing provision will be explored.
- 6.5.4** Affordable housing includes different tenures and products. The NPPF (July 2021) sets out a requirement that 10% of major housing development is available for affordable home ownership. The policy therefore sets out the required split which has been derived utilising evidence relating to need from the SHMA and the Local Plan Viability Assessment but also ensures the NPPF requirement is met.

Exception Sites

Policy H 6

Exception Sites (Strategic Policy)

Rural Exception Sites

Affordable housing schemes closely related to the identified development limits of the service villages and rural villages will be permitted providing:

- a. Affordable housing need in the local area has been demonstrated;
- b. Local need cannot be met on sites within the settlement limits;
- c. The type and size of housing provided reflects identified local need;
- d. Arrangements exist to ensure the housing will remain affordable in perpetuity; and
- e. The site is well-related to the settlement and local services and does not conflict with other policies in the Local Plan.

In exceptional circumstances, a small proportion of market or self/custom build housing may be provided, if it can be demonstrated via a detailed viability assessment that a 100% affordable scheme would be unviable and the market homes would support delivery.

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Entry-Level Exception Sites

Entry-Level affordable housing schemes closely related to the identified development limits of the Darlington urban area, services villages and rural villages will be permitted providing:

- a. It is demonstrated, through an up to date housing needs assessment, that the need for the housing proposed is not already being met in the Borough by existing commitments or policies and allocations in this Plan;
- b. It consists of one or more types of affordable housing types suitable for first time buyers and first time renters;
- c. The site is not already allocated for housing and is not larger than 1 hectare in size or is for more than 5% of the number of existing homes in the settlement;
- d. It does not conflict with other policies in the Local Plan.

Rural Exception Sites

- 6.6.1** The housing market can be stronger in rural areas with prices generally higher than similar properties in urban areas and suburbs. This can make it difficult for people who want to live close to their families in such areas or for those whose employment is based in the rural area. It can also result in younger people moving out of village areas subsequently resulting in an imbalance in the age structure of the rural population.
- 6.6.2** In the SHMA (2020) there is limited spatial evidence for the distribution of additional affordable housing needed. As such, there is no evidence of specific unmet needs for additional affordable housing in the service villages or any of the other villages / hamlets in the Borough. If it can be demonstrated by a local needs survey that there is a need for additional affordable homes in these areas, Policy H 6 allows for the provision of affordable dwellings on the edges of villages. The survey would normally be carried out by a parish council or Registered Provider and would have to satisfy the Borough Council. Where supported by a detailed viability assessment, a small proportion of market housing may be provided if it can be demonstrated that it is necessary to deliver the affordable dwellings.

Entry-level Exception Sites

- 6.6.3** National policy requires the Council to support the development of entry-level exception sites. Such sites are expected to help meet the affordable housing needs of first time buyers, or those looking to rent their first home, where this need is not being provided for through existing or planned development. As such proposals for entry-level sites will be expected to provide information that details the need is for affordable housing that meets the needs of first time buyers and first time renters and the extent to which allocations in the development plan and sites with extant planning permission will meet that need.
- 6.6.4** The type of homes proposed will be based on evidence from an up to date needs assessment. It is expected that entry-level schemes will consist of more than one type of affordable housing. From the SHMA (2020) it is considered likely that the types to be included will be shared equity and social rented as these types are considered to best meet the needs of first time buyers and first time renters respectively.
- 6.6.5** In line with national policy, entry-level scheme should be limited either to sites of 1 hectare or less in size or to consist of no more than 5% of the total number of homes in the settlement, based on the latest available data. In relation to this, proposals will be expected to not be in conflict with other policies in the plan and be designed taking account of the requirements of policy DC1: Sustainable Design Principles and Climate Change.

Residential Development in the Countryside

Policy H 7

Residential Development in the Countryside (Strategic Policy)

New isolated dwellings in the countryside will be avoided. New permanent dwellings will only be permitted where they meet criteria set in national policy (Para. 80, NPPF July 2021). Proposals for rural workers dwellings will need to demonstrate:

- i. an essential need to live permanently at or near their place of work in the countryside; and;
- ii. provide evidence as to why the need for on-site accommodation cannot be dealt with by other means, such as CCTV surveillance, or met in another way through alternative accommodation in the existing local housing stock within a reasonable distance; and;
- iii. the location of the proposed residential accommodation has been carefully considered to minimise visual impact on the countryside and any neighbouring land uses.

The replacement of residential buildings in the open countryside will only be permitted providing;

- a. There is no detrimental effect on the character, appearance, historical context and amenities of the site and surroundings;
- b. The existing dwelling has a lawful use, has not been abandoned, and is not a caravan, mobile home or other temporary structure;
- c. The size of the new replacement dwelling is not significantly larger than the original house volume or footprint;
- d. The number of new dwellings is no more than the number of dwellings to be demolished and replaced; and
- e. They are positioned on the footprint of the existing dwelling, unless a more appropriate location is identified for landscape, highway safety, neighbouring residential amenity, or other environmental reasons.

Extensions to existing residential dwellings in the countryside, which require planning permission, will be permitted providing there is no significant detrimental impact on the character of the dwelling or its setting.

Where planning permission is required for the conversion or change of use of buildings in the countryside to residential use (defined by being outside development limits) proposals will be permitted where it has been demonstrated that they are no longer required for their original purpose and there is no potential for conversion to non-residential use.

Proposals for conversion and change of use to residential uses will be expected to meet the following criteria:

- f. The building is of permanent construction and capable of conversion without major reconstruction or rebuilding as demonstrated by a structural survey;
- g. The proposal is largely accommodated within the existing building(s). Any extensions that are required must be subordinate in scale and proportion and of a suitable design to ensure that they are in keeping with to the original dwelling;
- h. The proposed use does not detract from its setting in the immediate landscape;
- i. Conversion is capable without prejudicing any viable agricultural operations on an active farm unit;

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- j. The conversion in itself will not generate a need for future building in the countryside;
- k. The access to the site and approach roads are suitable for the levels and type of traffic likely to be generated; and
- l. The development would not result in unacceptable amenity levels arising from nearby operations or conflicting uses.

- 6.7.1** National planning policy states that isolated new dwellings in the countryside should be avoided. They will only only be permitted in the circumstances as outlined in paragraph 80 of the NPPF (July 2021), for example if it can be demonstrated there is a specific need for a rural worker(s) or are of exceptional design quality.
- 6.7.2** Replacement dwellings and extensions to existing dwellings can have a significant adverse impact on the character of the surroundings and/or on the existing property itself. Such proposals should meet the criteria in Policy H 7 above. The replacement of rural dwellings will be carefully controlled to avoid the loss of buildings that are worthy of retention, (e.g. those identified as non-designated heritage assets and/or making a positive contribution to the character of the area). Where buildings are worthy of retention, applicants will have to demonstrate to the satisfaction of the Council that they are not capable of renovation.
- 6.7.3** Not all changes of use or conversions to residential require planning consent. Rights to convert existing buildings are set out in the General Permitted Development Order regulations. Advice can be sought on these regulations either on the government's Planning Portal website or by contacting the Local Planning Authority.
- 6.7.4** The re-use of agricultural buildings for purposes that benefit the rural economy are the preferred option to promote and enable growth of the rural economy. This accords with the NPPF as it outlines that isolated dwellings in the countryside should be avoided unless there are special circumstances.
- 6.7.5** Policy H 7 will also be used in the consideration of the conversion or change of use of non-agricultural buildings in rural areas and can include buildings such as public houses and petrol filling stations. Where such a building is considered appropriate for conversion but is already in some form of economic use it will be necessary to demonstrate that the existing (or most recent) use is no longer required or viable. It is acknowledged that the re-use of such buildings is not always viable. Subsequently conversion to residential use may be suitable providing the criteria in Policy H 7 is met.
- 6.7.6** Where the conversion of the property to residential is to be considered, the building must be capable of conversion without substantial alteration and extension. To demonstrate the building is sound, any proposal must, through the submission of a professionally prepared structural report, confirm that the building is free from major defects and can be converted without significant alterations or substantial demolition and rebuild. Where a building is beyond repair or restoration or requires major reconstruction any proposal for replacement or rebuild should be considered against Policy H 7.
- 6.7.7** In addition, the loss of a building in the countryside to a dwelling should not result in the demand for further building in the rural area. For example, the loss of a barn to a dwelling should not result in the farm holding requiring the construction of a further barn or building for a similar function.

HOUSING 6

Housing Intensification

Policy H 8

Housing Intensification

A) Subdivision of dwellings to HMO's and self contained flats

In circumstances where planning permission is required for self contained flats and Houses in Multiple Occupation (HMOs), permission will normally be granted where it can be demonstrated that there will be no significant impact on the following:

- i. Privacy of existing homes and gardens of neighbours - must be maintained and ensured for new occupiers;
- ii. Vehicular access or car parking – both in terms of highway safety or visual, noise or light impact on neighbours;
- iii. Service provision – there should be sufficient space to accommodate adequate bin storage and accommodate other ancillary functions for the increased number of residents;
- iv. Housing stock – to protect the existing small family housing stock, and to allow for adequate residential space standards in the proposed subdivided dwelling, the subdivision of existing properties of less than 4 bedrooms will not be permitted.

Applicants will be expected to submit evidence to demonstrate that there will be no significant impact on the criteria outlined above.

B) Back land or garden development

The development of a rear residential garden for a new dwelling will not normally be permitted. A limited scale of backland garden development may be acceptable providing it does not have a significant adverse impact upon the following:

- i. Rear garden land which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats;
- ii. The privacy of existing homes and gardens of neighbours or occupiers of the new development;
- iii. Vehicular access or car parking – both in terms of highway safety or visual, noise or light impact on neighbours;
- iv. Existing trees, shrubs and other wildlife habitats.

All development proposals should have regard to the Design of New Development SPD (2011), or most recent version.

- 6.8.1** National planning policy allows Councils to set out policies to resist inappropriate development, to set out their own approach to housing density to reflect local circumstances, and requires consideration to be given to a policy controlling inappropriate development of residential gardens. Because these issues are often locally contentious, a policy is considered appropriate, to provide more clarity for applicants and decision makers alike.

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Sub-division of Existing Housing Stock including HMOs and Self-contained Flats

- 6.8.2** High concentrations of sub-divided housing stock or other forms of Homes in Multiple Occupation (HMOs) can cause problems within a local community if not properly managed. Changes to permitted development regulations have made it easier for such properties to be created, and they can form a vital part of the overall housing mix. However when concentrations get too high, problems can arise, to the detriment of the amenity of existing residents.
- 6.8.3** The creation of HMOs and self-contained flats has increased in recent years, in response to the increasing number of smaller households and the need for more affordable, low cost housing. Needs are expected to increase further in response to changes to housing benefit payments. HMOs of three to six unrelated individuals who share basic amenities in a single property (Use Class C4) do not require consent under the General Permitted Development Order so local authorities have less control than previously over the establishment of such properties.
- 6.8.4** New HMOs and self-contained flats have generally been achieved by building new properties and converting large houses or commercial properties. In some instances, their provision can be detrimental to the amenity of existing residential areas. A concentration of these properties can lead to problems such as a shortage of on street parking, increased noise and disturbance and inadequate bin storage areas, whilst short term lets and low levels of owner occupation can be associated with lower standards of maintenance and environmental decline. The conversion of existing larger homes can also reduce the proportion of family homes in an area, and result in an unbalanced community. As such, this could prejudice the plan's environmental improvement and regeneration objectives.
- 6.8.5** Whether a residential property is considered acceptable for conversion will depend on size, unsuitability for continued family occupation or long established use. Acceptable areas for conversion are likely to be close to town centres or services and facilities, or within mixed use areas providing there is no risk of flooding.

Back Land or Garden Development

- 6.8.6** National policy excludes private residential gardens from the definition of previously developed land, consequently there is no presumption that garden land is suitable for new housing. In general the Council will not support proposals for new dwellings within the garden areas to the rear of existing homes as this type of relationship between properties can result in poor levels of amenity and issues with vehicle access. Proposals for development of back land sites in other uses will be considered subject to the criteria in Policy H 8 above and other relevant policies.
- 6.8.7** In order to safeguard a range and choice of housing, including properties with larger than average gardens at the upper end of the property market, and to maintain local character, biodiversity and amenity space, the Council will resist proposals for developments on garden land.

Accommodating Travelling Groups

- 6.9.1** Darlington has a long association with Gypsies and other Travelling groups with people from these groups accommodated on dedicated sites and within general housing. The Darlington Local Plan 2016-36 makes provision for travelling groups at the existing larger council owned sites together with other smaller, often private, sites within the Borough to accommodate for Gypsies and Travelling groups. It also indicates that additional accommodation to meet needs over the plan period should be allocated in accordance with a set of criteria, such criteria also being the basis for making decisions on windfall sites.
- 6.9.2** The requirement to assess the accommodation needs of Gypsies and Travellers and Travelling Showpeople is established through national guidance contained in the DCLG's August 2015 Planning Policy for Travellers Sites (PPTS).

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Existing Sites and Commitments

- 6.9.3** To provide a robust evidence base for the pitch and plot targets set out in this policy, a Gypsy and Traveller Accommodation Needs Assessment (2017) has been carried out. This has been supplemented with information by the Council's Annual Caravan Count July 2017. Table 6.9 shows existing pitches in Darlington in 2017 ⁽²²⁾.

Table 6.9 Existing Gypsy and Traveller Pitches

Pitches	Transit Pitches	Total
138	24	162

- 6.9.4** Two new sites which are owned by the Council have been provided by the Homes and Communities Agency (HCA now Homes England) through the Traveller Pitch Fund (2011-2015) / Affordable Homes Programme (AHP) (2015-2018) funding. One site, Rowan East, has 16 pitches with amenity blocks and 4 chalet pitches and was completed in March 2015. A further site, formerly known as Neasham Road, was completely regenerated and upgraded in 2017 to a size of 22 pitches, all with enlarged amenity blocks. The standard of accommodation is of the highest standard and have been used as a 'quality of design demonstrator project' by the HCA in England for Gypsy and Travellers Sites based on the new caravan licence standard from 2014.

Gypsy and Traveller Accommodation Needs Assessment (GTAA) 2017

- 6.9.5** The most recent Gypsy and Traveller Site Needs Assessment (GTAA 2017) ⁽²³⁾ came to the conclusion that Darlington Borough is well catered for in terms of supply for Gypsy and Traveller pitches. An annual need of 1 pitch per 5 years was identified from 2017-2022.
- 6.9.6** Further need arises for residential pitches in the period of 2022-2037 which has been calculated on a projection basis of 46 pitches, an annualised need of 3 pitches. A need for 6-8 plots for Travelling Showpeople has been identified in the Local Plan Period until 2037.
- 6.9.7** A need for 6-8 plots for Travelling Showpeople has been identified in the Local Plan Period until 2037.

Policy H 9**Gypsy and Travellers Accommodation**

The council will seek to address the Gypsy and Traveller accommodation needs over the Plan period, as identified in the Gypsy and Traveller Accommodation Needs Assessment by:

- a. Safeguarding of existing larger Gypsy and Travellers Sites (20 pitches plus);
- b. Safeguarding of private dedicated smaller Gypsy and Travellers sites, and;
- c. The extension to existing Council sites at Honeypot Lane (8 anticipated pitches) and an extension to the Rowan West / East complex site (25 anticipated pitches) off Neasham Road, and;
- d. Allowing new sites to provide accommodation for Gypsies, Travellers and/or Travelling Showpeople where:
 - i. the site is clearly demarcated with pitch boundaries using appropriate boundary treatment and landscaping sympathetic to, and in keeping with, the surrounding area;
 - ii. the site allows satisfactory access to local schools and other amenities;

22 GTAA September 2017 / DBC Annual Caravan Count July 2017.

23 By RRR Consultants September 2017.

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- iii. the site design takes account of the needs of residents, and provides an appropriate pitch layout and adequate facilities for parking, storage, play and, if required, grazing space for livestock;
- iv. there is safe access for pedestrians, cyclists and vehicles, including for turning and parking, vehicles towing caravans, emergency services and servicing requirements, including waste collection;
- v. all necessary utilities can be provided on the site including mains water, electricity supply, drainage, sanitation and provision for the screened storage and collection of refuse, including recyclable materials; and
- vi. the proposal would avoid any unacceptable adverse impact on the amenity, health or living conditions of neighbouring residents or any other neighbouring uses, including as a result of flood risk, excessive noise, dust, odour, lighting, traffic generation, the keeping of livestock or other activities.

6.9.8 The three existing larger council owned sites at Honeypot Lane and Rowan East & West will continue to be safeguarded to provide for accommodation needs. A range of existing private dedicated smaller sites will complement these and be safeguarded for use as Gypsy and Traveller sites, for up to the number of pitches currently authorised and licensed.

6.9.9 In addition, there are a significant number of unimplemented planning permissions for Gypsy and Traveller sites within the Borough, all on private land, providing for small family units. These are anticipated to meet some of the need for additional pitches and for the five year supply of pitches. These pitches are spread throughout the Borough, with some concentrations in the Hurworth Moor and North of Brafferton area. Together, they make a considerable contribution to a particular need of some Gypsies and Travellers, to own their own site. As some of these planning permissions are not for specific families, there is a potential that some will be let to families who wish to live on a smaller site, but who cannot afford to buy their own site.

6.9.10 National policy indicates that Local Planning Authorities can make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Local evidence over the last 18 years supports making an allowance for 4 pitches per year coming forward as windfalls.

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Skerningham Allocation

- 6.10.1** The Skerningham allocation is a 487 hectare site bordered by the Skerne River and Barmpton village to the north, the A167 to the west, Darlington's urban edge and the A66 to the south and agricultural land to the east, and is bisected by the East Coast mainline. Most of the site is situated within the Sadberge and Middleton St George Ward, with the remainder located in the wards of Harrogate Hill and Whinfield. The majority of the site is currently in agricultural use, but the site also includes Darlington Golf Club, areas of recreational open space, Skerningham Community Woodland and a network of formal and permissive Public Rights of Way.

Policy H 10**Skerningham - Site Allocation (Strategic Policy)**

An allocation is identified on the North side of Darlington at Skerningham (Site Reference: 251) to secure the delivery of up to 4,500 dwellings. During the plan period to 2036 this site is expected to deliver approximately 1,650 dwellings of which 600 dwellings are to be delivered on land adjacent to the A167 and west of the East Coast Mainline on the western part of the allocation; and 1,050 dwellings to be delivered on land to the east of the east coast mainline on the eastern part of the allocation with initial phases located on land adjoining Barmpton Lane.

Development at Skerningham will be permitted in accordance with the principles set out below and other relevant policies in the Local Plan.

A comprehensive masterplan including an infrastructure phasing plan shall be prepared in consultation with the community prior to the submission of any planning application relating to this site, that informs the mix of uses, layout, scale, design, provision of local and strategic infrastructure including social and community facilities and phasing of the proposed development. The masterplan shall be led by the applicant(s) and should be based on the design approach and principles established in the Council's Design Code, a strong understanding of the characteristics of the site and its surrounds and incorporate the key principles for the development as set out in points a to i below. To ensure that a cohesive development is delivered at Skerningham, the Council will only approve planning applications that adhere with the comprehensive masterplan and the Council's design code and deliver the necessary local and strategic infrastructure including social and community facilities at the appropriate phase of the development identified in the infrastructure phasing plan to support the coordinated provision of infrastructure and housing development.

The key principles for development of the Skerningham site are shown on the illustrative Masterplan Framework (Figure 6.1), including broad locations for land uses and facilities. The site will provide:

- a. A mix of housing types, tenures and sizes, including 20% affordable housing and self/custom build housing, informed by up-to-date evidence of the housing needs of the Borough and Policies H 4 and H 5, with higher densities being incorporated close to public transport routes and neighbourhood centres;
- b. A centrally located and well connected neighbourhood centre providing local community facilities including a health hub for GPs and Dentists, clustered with other facilities and services to meet the day to day needs of residents, education, employment opportunities, retail and food and drink (excluding hot food takeaways) facilities. These facilities should be of a scale and type proportionate to the nature of the development and shall be delivered in accordance with the infrastructure phasing plan. Policies TC1, TC4 and TC5 will not apply to proposals in accordance with these requirements;
- c. Other local community facilities to serve residential areas as required, closely related to public transport, walking and cycling facilities, and shall be delivered in accordance with the infrastructure phasing plan;

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- d. Two primary schools, associated nursery provision (a total of 5.6 hectares) and a reserved space for a secondary school (5 hectares), with the first primary school being delivered on land to the east of the East Coast Mainline before the occupation of the 450th dwelling on land to the east of the East Coast Mainline subject to available capacity within existing or other newly created local schools (see Policy IN 10) and the phasing requirements established in the infrastructure phasing plan. The timescales for the delivery of the additional primary school and secondary school would be identified in the infrastructure phasing plan and/or through the review of infrastructure requirements prior to the occupation of the 1,650th dwelling where the education requirements and capacity levels will be considered;
- e. An integrated transport network focused on sustainable transport modes, including public transport, walking and cycling with strong links to adjoining communities, employment locations and Darlington town centre, shall be delivered in accordance with the infrastructure phasing plan;
- f. Principal vehicular access points from the A167, A1150 and Barmpton Lane and include appropriate measures to mitigate the impact of development on the local road network. The phased implementation of the highways works and improvements will be linked to appropriate phases of development within the plan period. This shall include, but not be limited to, the following schemes from the Infrastructure Delivery Plan, exact details to be identified as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site:
 - i. A66/Little Burdon Circulatory Upgrade
 - ii. A1150/ Thompson Street East Roundabout Improvements
 - iii. A167/Burtree Lane Junction Improvements
 - iv. Barmpton Lane upgrade works including its junction with Whinbush Way
- g. A local distributor road between the A167 and A1150, close to the Little Burdon roundabout, which is to include a crossing of the East Coast Mainline and junction on the A1150. This will be achieved through the following;
 - i. Prior to the occupation of the first dwelling on land on the western part of the allocation (between the A167 and the East Coast Mainline) the section of the local distributor road between the A167 and the primary development access point shall be delivered.
 - ii. Prior to the completion of the development on the western part of the allocation (between the A167 and East Coast Mainline) the remaining section of the local distributor road to the East Coast Mainline shall be delivered.
 - iii. Development of the initial phases of development on the eastern part of the allocation will be accessed via Barmpton Lane and/or Bishopton Lane. Prior to the occupation of between the 200th and 450th dwelling on the eastern part of the allocation the section of the local distributor road between Barmpton Lane and Bishopton Lane shall be delivered.
 - iv. Prior to the occupation of between the 900th and 1500th dwelling the local distributor road between the A167 and the A1150 (including the bridge crossing of the East Coast Mainline) shall be completed in its entirety.

Precise details of the road and development access points, together with a timetable for its implementation, shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;
- h. Other necessary infrastructure as required by the Infrastructure Delivery Plan and identified at the time of submitting a planning application;
- i. A network of green and blue infrastructure, the phasing of which is to be agreed with the Council as part of the infrastructure phasing plan, that:
 - i. retains and enhances the network of safe, attractive and accessible public rights of way, footpaths and cycle routes across the site;

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- ii. protects and enhances the River Skerne, its valley setting (see Policy ENV 7), and the green corridors (see Policy ENV3). Where infrastructure crosses these corridors mitigation measures should be provided;
- iii. delivers a net gain in the area of publicly accessible community woodland on the site;
- iv. provides a pattern of well-integrated and inter-connected green spaces (along with provision for their long-term maintenance) across the site providing for the green infrastructure needs of the local community, including wildlife friendly natural spaces, sport and recreation facilities and allotments in accordance with Policies ENV 4, ENV 5 and ENV 9;
- v. protects the amenity of existing residential properties (see Policy DC 3);
- vi. wherever possible retains and enhances hedgerows and trees that contribute to landscape character;
- vii. provides for the potential relocation of Darlington Golf Club to a suitable location within the allocation boundary;
- viii. mitigates the impact on biodiversity (see Policy ENV 7);
- ix. incorporates sustainable drainage systems; and
- x. retains the openness and separation of the rural gaps between Darlington and the villages of Great Burdon and Barmpton (see Policy ENV3).

Proposals will be required to conserve, and where appropriate enhance designated and non-designated heritage assets within and in the vicinity of the site including their setting in accordance with policy ENV1. The design and layout should be carried out in accordance with the recommendations of the Darlington Local Plan Heritage Impact Assessment (2019) to avoid and minimise harm and provide opportunities for enhancement where appropriate.

Development should be located outside of areas of flood risk, and should be planned sequentially (Policy DC2), placing the most vulnerable development in the lowest areas of flood risk, and proposals should be supported by a Flood Risk Assessment.

As the development is expected to extend beyond the plan period, in line with national policy and guidance, infrastructure requirements and the infrastructure phasing plan will be kept under review. Any proposal in advance of a plan review or preparation of a subsequent plan, which exceeds 1650 dwellings, would need to carry out a review of all associated infrastructure requirements. If significant additional infrastructure is required, the Council will seek to update the policy as part of any subsequent review of the plan.

6.10.2 The Skerningham area to the North East of Darlington, was identified as having potential for housing development as part of the Local Plan Issues and Scoping consultation held in August 2016. In November 2016, the Council's Cabinet agreed to engage with the Advisory Team for Large Applications (ATLAS), now part of Homes England, to investigate how this part of the Borough could contribute to meeting the Borough's housing needs in a planned, sustainable way.

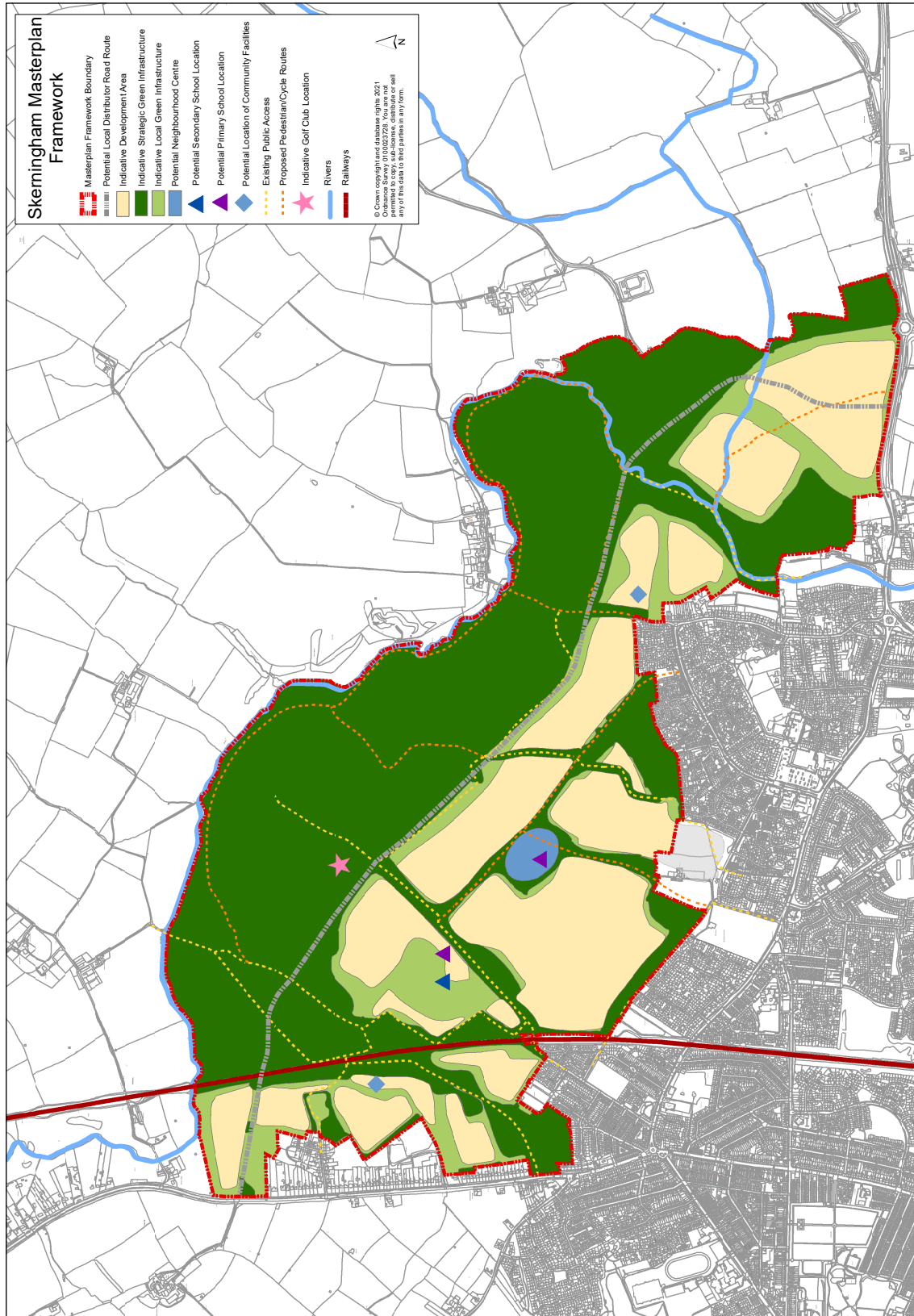
6.10.3 Working with the Council, the sites promoters and major landowners started a masterplanning exercise for the site in 2017. The emerging masterplan is being prepared with a focus on the landscape and biodiversity context of the site, its heritage assets, and its relationship with existing communities, adopting the Healthy New Town principles to its layout and design (see Policy DC 3). The masterplanning process has been informed by a number of studies to identify the opportunities and constraints of the area including landscape, ecology, ground conditions, historic assets, transportation and accessibility as well as establishing the infrastructure and community facilities that will be required to support a

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sustainable community, integrated with the existing urban area. A draft masterplan was also the subject of public consultation organised by the sites promoters during the Autumn of 2017. This work, along with the feedback from consultation, has in turn informed the illustrative Masterplan Framework and draft policy requirements for the strategic allocation. The finalised comprehensive masterplan including infrastructure phasing plan is to be prepared by the applicant(s) in consultation with the community and is to be agreed with the Council in advance of any planning application being submitted for the Skertingham allocation site, either as a whole or in part. The infrastructure phasing plan is required to set out in further detail the appropriate phases of the development that the infrastructure requirements set out in parts a-i of Policy H10 will be provided. This includes community and social facilities including neighbourhood centre, health hub, schools and other community facilities; green infrastructure and transport network including sustainable transport. A design code will be developed for the site in consultation with the community, within around six months of the Local Plan being adopted. The Council will adopt the design code as a Supplementary Planning Document and expect the comprehensive masterplan and planning applications to have regard to it.

- 6.10.4** The following Masterplan Framework illustrates the key principles for development of the Skertingham site emerging from the masterplan process and reflected in the policy, should the golf club be relocated.

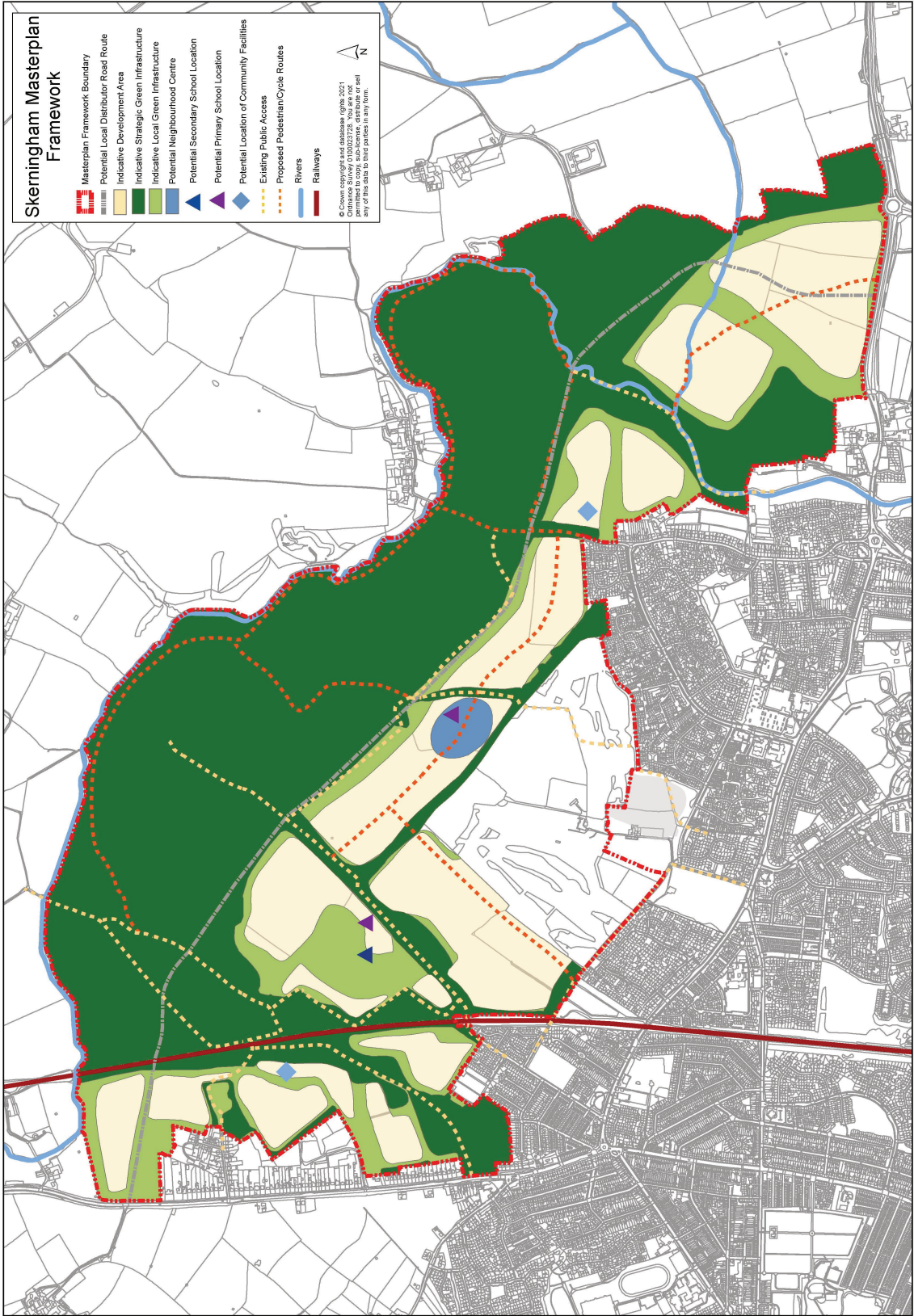
Figure 6.1 Skertingham Masterplan Framework



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- 6.10.5** The preferred approach for the development of the Skerningham site is for the golf club to be relocated. However, should it be demonstrated that this is not possible, the following alternative masterplan framework illustrates how the key principles for the development of the Skerningham site can still be achieved.

Figure 6.2 Skertingham Masterplan Framework with Darlington Golf Club Remaining Insitu



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- 6.10.6** The Skerningham site will deliver a high quality, sustainable development of up to 4,500 new homes on the north side of Darlington. Due to the scale and complexity of this site, and the level of supporting community and physical infrastructure required to support the development, in the order of 1,650 homes are expected to be delivered on this site during the plan period (as set out in the Housing Trajectory at APPENDIX A). This is not regarded as the maximum number of homes that the site could deliver during the plan period, additional homes could be provided subject to a review being undertaken by the Council and developers of all associated infrastructure requirements to ensure the delivery and appropriate phasing of required supporting infrastructure (see Policy H 2). The site has been allocated as a whole to ensure that it is planned as a single cohesive sustainable development, fully supported by necessary infrastructure provision and with appropriate mitigation measures, as required, delivered in a coordinated phased manner alongside development. It is expected that 600 homes delivered during the plan period will be located on the land adjacent to the A167 and west of the East Coast Mainline with the remaining 1,050 homes delivered during the plan period on the eastern part of the allocation with initial phases located on land adjoining Barmpton Lane.
- 6.10.7** The Masterplan Frameworks shows the potential location of a new neighbourhood centre to serve both new and existing communities in the area through the co-location of community services, local scale retail, food and drink (excluding hot food takeaways) and employment facilities, schools and a health hub for GPs and Dentists. The neighbourhood centre is to be located to coincide with sustainable transport routes and the green infrastructure network. A number of smaller centres providing local community facilities to meet the needs of residential areas will also be provided where required, located along walking, cycling and public transport routes.
- 6.10.8** An assessment of the likely education requirements for this site by the Council has indicated that the site should make provision for land to accommodate two 525 place primary schools, each with a 52 place nursery school, a combined total land requirement of 5.6 hectares. This level of provision would allow sufficient flexibility for future demand. It will also be necessary to reserve 5 hectares of land for a 600 place secondary school. The first primary school is expected to be delivered on land to the east of the East Coast Mainline before the occupation of the 450th dwelling on land to the east of the East Coast Mainline subject to available capacity within existing or other newly created local schools and any further phasing requirements established through the infrastructure phasing plan at the comprehensive masterplanning stage. The timescales for the phasing of the remaining education provision will be established through the infrastructure phasing plan and/or the review of infrastructure requirements prior to the occupation of the 1,650th dwelling.
- 6.10.9** The site promoters have indicated that the site has the potential to provide between 15-30 hectares of employment land on the south eastern corner of the site close to the A66 Little Burdon roundabout. However, this land was not assessed as part of the most recent Employment Land Review process and the Plan already makes sufficient provision for the employment needs of the District over the Plan period on existing employment sites and new allocations, such as Central Park, Ingenium Parc and Greater Faverdale. The need to release this part of the Skerningham site for employment uses will be considered when the Local Plan is next reviewed, and as part of any future update/review of the Council's employment land evidence base.
- 6.10.10** Development should seek to reduce the use of car based travel through thoughtful layout, including the provision of a network of convenient, safe and attractive walking and cycling routes, integrated into and aligned with the green infrastructure network and existing Public Rights of Way, with links to adjacent residential areas and community facilities both on and off the site. The development should also fully explore the potential to extend existing bus services into the site, or provide a new service to serve the site, routed through the proposed neighbourhood centre. Appropriate primary and secondary vehicular access points and routes should be provided that are suitable to accommodate evidence based traffic flows to, from and through the site.
- 6.10.11** The site will require the delivery of a new local distributor road between the A167 north of Beaumont Hill and the A1150 close to the Little Burdon roundabout. The specification of this road will be determined by the Transport Assessment submitted with a planning application for the site. Whilst the precise details and timetable for implementation of the local distributor road are to be agreed with

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the Council through the comprehensive masterplan, infrastructure phasing plan and planning applications stages it is expected, based on the modelling undertaken to date that the internal distributor road will need to be fully operational prior to the occupation of between the 900th and 1500th dwelling.

- 6.10.12** The masterplan must deliver a high quality, landscape led design that responds to, respects, and enhances its landscape and biodiversity context and builds upon the existing local green infrastructure assets in the area providing an attractive green edge to the town. Around 45% of the site area is expected to be retained and enhanced as accessible green infrastructure, managed agricultural land and/or the relocated golf club, as part of a wide green corridor on the south side of the River Skerne forming the river valley, and along the East Coast Mainline. In addition, further green space will be provided within the remainder of the site, creating an extensive network of green infrastructure connecting residential areas and community facilities, delivered in line with Policy ENV 4. Should the golf club remain in situ around 55% of the site area is expected to be retained and enhanced as accessible green infrastructure, managed agricultural land and the existing golf club.
- 6.10.13** The River Skerne that runs along the northern boundary of the Skertingham site is identified in Darlington's Green Infrastructure Strategy as part of an existing and proposed strategic green corridor. Development will be expected to improve the value and ecological mix of the River Skerne corridor in line with the measures set out in Policy ENV 7, and must follow the sequence of actions laid out in Policy ENV 8 to identify how impacts of development on biodiversity can be avoided, or failing that adequately mitigated. The River Skerne must be protected and enhanced, with the provision of habitat buffers as part of any development alongside the river to the north east and west. The site is expected to deliver an increase in the area of woodland adjacent to the river, to offset any loss resulting from the potential relocation of Darlington Golf Course, and to help meet the sites wider green infrastructure needs. This will take the form of non-farmed areas incorporating habitat creation measures at least 50 metres in depth in order to create viable ecological corridors, providing movement corridors for wildlife within the landscape.
- 6.10.14** The site contains the Grade II Listed Skertingham Farmhouse, which was the home of the noted cattle breeder Charles Colling, and Low Skertingham cottage and stable. The site is adjacent to the Ketton Bridge Scheduled Monument, and close to heritage assets in and around the villages of Great Burdon and Barmpton. It is therefore necessary that the design and layout of development on the site conserves and enhances the significance of these assets and the contribution their rural settings makes to their significance in line with Policy ENV 1 and national policy. Also present on the site is the potential location of the deserted medieval village of Skertingham (indicated on Figure C.1: Area of High Archaeological Potential) and a burial site. Historic field boundaries should also, wherever possible, be maintained.
- 6.10.15** Development should retain and incorporate the World War II pillbox in the southwest area of the site, as well as preserve some, if not all, of its original intended views within the landscape. Improving interpretation and accessibility to this historic asset could increase its overall communal value and significance.
- 6.10.16** Under the provisions of Policy ENV 1, development proposals on the Skertingham Strategic Allocation must be accompanied by an archaeological evaluation report. Development proposals will need to consider an appropriate programme of targeted archaeological evaluation and mitigation, in particular around the site of the posited Skertingham Deserted Medieval Village, previously demolished historic buildings, and other earthworks as identified in the Historic Environment Record.

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Greater Faverdale Allocation

- 6.11.1** Greater Faverdale is a 177.8 hectare site (Site Reference: 185) in the North West of Darlington in the Brinkburn and Faverdale Ward and the Heighington and Coniscliffe Ward. The site is currently in agricultural use and is bordered to the west by the A1(M) and the A68 in the south by Rotary Way, to the north by Burtree Lane and the east by the operational Bishop Line of the Stockton and Darlington Railway. The western part of the site (120 hectares) was allocated in the 1997 Local Plan as an Employment Reserve site.

Policy H 11

Greater Faverdale - Site Allocation (Strategic Policy)

A site allocation is identified at Greater Faverdale (Site Reference: 185) to support a development of approximately 2,000 homes and approximately 200,000 square metres of employment space on a 177.8 hectare site in North West Darlington.

Development at Greater Faverdale will be permitted in accordance with the principles set out below and other relevant policies in the Local Plan.

A comprehensive masterplan and infrastructure phasing plan that informs the mix of uses, layout, scale, design, provision of local and strategic infrastructure including social and community facilities and phasing of the proposed development, and which incorporates the key principles for the development as set out in points a-j below, shall be prepared prior to the submission of any planning application relating to this site. The masterplan shall be led by the applicant(s), informed by community consultation and should be based on a strong understanding of the characteristics of the site and its surrounds. It should also have regard to the strategic design requirements established in the Greater Faverdale Design Code.

To ensure that a cohesive development is delivered at Greater Faverdale, the Council will only approve planning applications that adhere to the comprehensive masterplan or any updated masterplan agreed with the Council and deliver the necessary local and strategic infrastructure identified in points a-j below including social and community facilities at the appropriate phase of the development identified in the infrastructure phasing plan to support the coordinated provision of infrastructure and development.

The key principles for development of the Greater Faverdale site are shown on the illustrative Masterplan Framework (Figure 6.2), including broad locations for land uses and facilities. The site will provide:

- a. A mix of housing types, tenures and sizes, including 20% affordable housing and self/custom build housing, informed by up-to-date evidence of the housing needs of the Borough and Policies H 4 and H 5, with higher densities being incorporated close to public transport routes and the neighbourhood centre;
- b. Approximately 70 hectares (gross) / 49 hectares (net) of employment land for E(g), B2 and B8 use classes;
- c. Space for a well located and connected neighbourhood centre providing community facilities, including the potential for a health hub, primary school and local retail and food and drink facilities of a scale and type proportionate to the nature and scale of the development and should be provided at appropriate phases of the development identified in the infrastructure phasing plan. Policies TC1, TC4 and TC5 will not apply to proposals in accordance with these requirements. The requirement and timetable for the provision of the primary school shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site subject to the capacity of existing local schools (see Policy IN10);
- d. An appropriate buffer zone alongside the A1(M) for noise attenuation which is to be informed by a noise assessment;

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- e. Principal vehicular accesses from Rotary Way and Burtree Lane;
- f. A link road between Rotary Way and Burtree Lane the precise details of which including development access points, together with a timetable for its implementation, shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;
- g. Further enhancements to the local road network of Burtree Lane, to include the:
 - i. western connection to the A68; and
 - ii. improvements to Burtree Lane, including a new or improved pedestrian and cycleway over the Bishop Line to connect the site to the Harrowgate Hill area or provide a suitable alternative route.

The implementation of these enhancements to the local road network of Burtree Lane will be linked to appropriate phases of development with the exact details to be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;

- h. Other necessary infrastructure as required by the Infrastructure Delivery Plan and identified at the time of submitting a planning application;
- i. An integrated transport network focused on sustainable transport modes; including public transport, walking and cycling with strong links to established networks, adjoining communities, employment locations and Darlington town centre, which should be provided at the appropriate phases of the development identified in the infrastructure phasing plan;
- j. A network of connected and good quality green and blue infrastructure, the phasing of which is to be agreed with the Council as part of the comprehensive masterplan and infrastructure phasing plan, that:
 - i. retains and enhances the network of safe, attractive and accessible public rights of way, footpaths and cycle routes across the site;
 - ii. provides a pattern of well-integrated and inter-connected green spaces (along with their long term maintenance) across the site providing for the recreational needs of the local community, including nature friendly natural spaces, in accordance with Policies ENV 4, ENV 5 and ENV 9;
 - iii. protects the amenity of existing residential properties (see Policy DC 3);
 - iv. retains and enhances hedgerows and trees (see Policy ENV 7);
 - v. mitigates the impact on biodiversity (see Policy ENV 7);
 - vi. incorporates sustainable drainage systems; and
 - vii. incorporates improved pedestrian access and interpretation alongside the Stockton and Darlington Railway (see Policy ENV 2).

The site design and layout will be required to conserve, and where appropriate enhance designated and non-designated heritage assets, within and in the vicinity of the site including their setting in accordance with policies ENV1 and ENV 2 and the recommendations of the Darlington Local Plan Heritage Impact Assessment (2019)

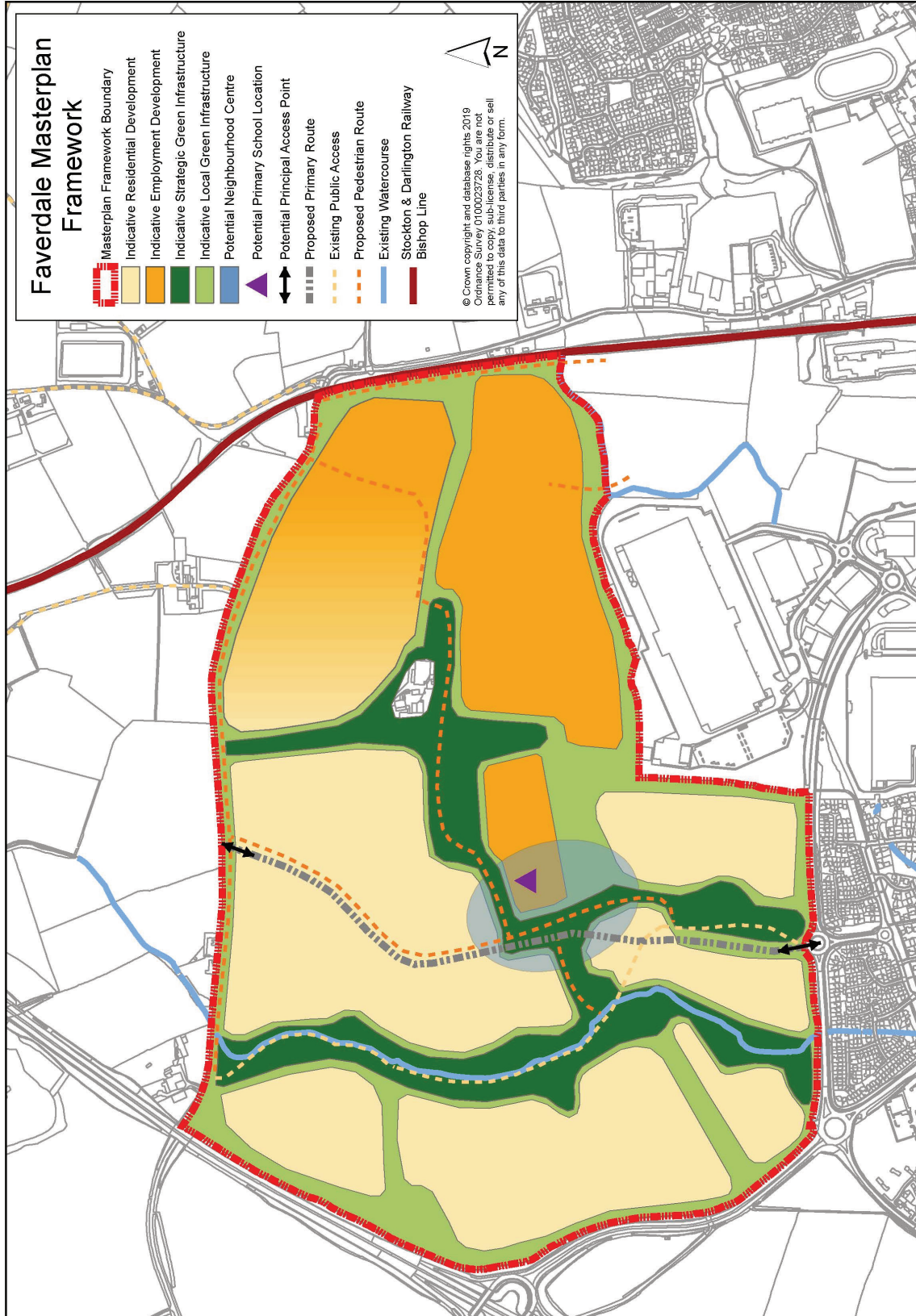
6 HOUSING

Development should be located outside of areas of flood risk, and should be planned sequentially (Policy DC2), placing the most vulnerable development in the lowest areas of flood risk, and proposals should be supported by a Flood Risk Assessment.

As the development is expected to extend beyond the plan period, in line with national policy infrastructure requirements, the infrastructure phasing plan will be kept under review. Any proposal, in advance of a plan review, which exceeds 750 dwellings or 24 hectares (net) of employment land would need to carry out a review of all associated infrastructure requirements. If significant additional infrastructure is required the council will seek to update the policy as part of a review of the plan.

- 6.11.2** The Greater Faverdale allocation in the North West of Darlington was identified as having potential for mixed use development as part of the Local Plan Issues and Scoping consultation held in August 2016. In November 2016, the Council's Cabinet agreed to engage with the Advisory Team for Large Applications (ATLAS), now part of Homes England, to investigate how this part of the Borough could contribute to meeting the Borough's housing needs in a planned, sustainable way.
- 6.11.3** The Greater Faverdale allocation is supported by a Masterplan Framework created in January 2018 by the Greater Faverdale Site Group consisting of landowners, developers and consultants. Work on the Masterplanning Framework started in January 2017 and included consultation in September 2017. This work, along with the feedback from consultation, has informed the draft policy requirements for the strategic allocation.
- 6.11.4** The Masterplan Framework suggests a mixed use development of approximately 2,000 housing units and approximately 200,000 square metres employment space. Also it includes indicative access points, green and blue infrastructure, an indicative neighbourhood centre, a movement network, suggested indicative land uses and essential amenities.
- 6.11.5** The following Masterplan Framework illustrates the key principles for development of the Greater Faverdale site emerging from the masterplanning process and reflected in the policy.

Figure 6.3 Greater Faverdale Masterplan Framework



6 HOUSING

- 6.11.6** Further progress of the Masterplan Framework towards a comprehensive masterplan including infrastructure phasing plan with design, scale, suggested mix of uses, indicative phasing and development direction will be required to be prepared in consultation with the community in advance of the first planning application being submitted for this site. The infrastructure phasing plan shall set out in further detail the appropriate phases of the development that the community and social facilities; green infrastructure and transport network requirements shall be provided.
- 6.11.7** The comprehensive masterplan should have regard to the strategic design requirements established in the Greater Faverdale Design Code and be based on a strong understanding of the characteristics of the site and its surrounds, and adopt the Healthy New Town principles to site design.
- 6.11.8** For this site the balance of residential versus employment space will be dependent on the economic climate and viability assessment of the site.
- 6.11.9** In line with the recommendations of the Heritage Impact Assessment⁽²⁴⁾, development proposals should avoid dense development around the Grade II listed manor house ruins and wall south east of Whessoe Grange Farmhouse in order to preserve its original rural landscape context. Opportunities to improve accessibility to and interpretation of the site as part of the development whilst preserving the most significant elements of its setting should be considered. In addition, areas of dense development should be avoided to the immediate south of High Faverdale Farm preserving prominent views of the farmhouse.
- 6.11.10** Development proposals should incorporate the route of the Stockton and Darlington Railway, providing improved access and interpretation, and aim to avoid creating a continuous area of urban development with the permitted development to the east of the rail line to conserve and enhance its setting. An appropriate programme of targeted archaeological evaluation and mitigation in advance of groundworks will be necessary, in particular around the site of the posited Whessoe Deserted Medieval Village, Roman Faverdale site and the Stockton and Darlington Railway.
- 6.11.11** Should development progress above the 750 dwellings or 24 hectares in the local plan to 2036 it will be necessary to undertake a proportionate review of the infrastructure phasing plan to accompany any planning application for accelerated development. This could include evidence from a Transport Assessment for highways infrastructure but should also consider other additional infrastructure requirements where necessary. Significant additional infrastructure requirements for development not considered in this plan may necessitate the need for a plan or policy review.

24 Darlington Local Plan Proposed Allocation Sites: Heritage Impact Assessment, Solstice Heritage, 2019.

EMPLOYMENT FOR ECONOMIC GROWTH 7

7 EMPLOYMENT FOR ECONOMIC GROWTH

Promoting New and Retaining Employment Opportunities

7.1.1 The Local Plan suggests where and how a continuous and diverse supply of employment land will be provided within the Borough to meet the needs of existing and future economic development. It plans for up to 172 hectares (ha) of land allocations for employment land across the Borough in the period up to 2036. The current land available plus the allocations provides gross available employment land in the Borough of 226 ha. That translates to a net available plot portfolio of 158 ha developable for employment use for the Local Plan Period 2016-36.

Table 7.1 Employment Land Availability

	Total Employment Land	Gross Available ha	Net Available ha⁽²⁵⁾
Existing Employment Opportunities	507.16 ha	53.74 ha	37.62 ha
Employment Allocations	175.9ha	172.11 ha	120.48 ha
Total	683.06 ha	225.85 ha	158.10 ha

7.1.2 National planning policy says that employment sites should not be protected over the long term if there is no reasonable prospect of them being used for that purpose. It also indicates that where this is the case, planning applications for alternative uses should be treated on their merits, having regard to market signals and the relative need for different land uses to support sustainable local communities.

7.1.3 In advance of the Local Plan, two Employment Land Reviews (2012 and 2017) have been carried out which supplements the evidence in the Darlington Borough Council Economic Strategy 2012-2026.

7.1.4 Since the recession of 2007-2013 Darlington is again experiencing substantial new jobs growth, with the number of residents employed returning to pre-recession levels. Current strong employment sectors include business services, subsea, public administration, education and health services, manufacturing, advanced engineering and logistics. Further growth is forecast in these areas and in a number of emerging sectors including digital and media, biologics, telehealth and healthcare. The Local Plan makes an allowance for 7,000 (full time equivalent) jobs over the plan period. This figure comes from projecting the most recent trend on actual number of jobs created in the borough available from national statistics (BRES 2005 – 2015) forward by twenty years. This was considered to be the most realistic and appropriate estimation of jobs growth over the plan period ⁽²⁶⁾.

7.1.5 Whilst the area's office stock has been enhanced by a number of recent developments such as Business Central and the Bishopsgate Department for Education building, the town still remains a secondary office location on a regional level behind Newcastle and Leeds.

7.1.6 The Employment Land Reviews and Economic Strategy suggests that:

- Embedding major 'footloose' businesses within the local economy should remain a key priority;
- About 172 ha of employment land should be allocated by the proposed Submission Local Plan;

25 70% of gross area (accounting for internal roads, car parks, verges, green space, utilities etc.)

26 As justified in the Darlington Future Employment Needs Report September 2017

7 EMPLOYMENT FOR ECONOMIC GROWTH

- Land next to the main highway and rail infrastructure should be protected to support development within the advanced manufacturing and subsea sectors for Darlington; and
- More high quality Grade A office premises of 20-50 sqm size and larger move-on space is needed in the Borough's main industrial estates, either as new build development or subdivision and refurbishment of larger, older buildings.

7.1.7 National initiatives such as the Industrial Strategy have been introduced to support employment growth and an strategy will be developed for the Tees Valley and Darlington in the next few years.

7.1.8 Additional evidence and recent developments suggest further economic growth potential for Darlington:

- The creation of the Tees Valley Combined Authority (TVCA) provides enhanced public investment for key infrastructure for employment sites such as the Tees Valley Enterprise Zone in Central Park South;
- Developed by public and private sector partners, the updated Tees Valley Strategic Economic Plan (SEP) 2016 sets out the ambition and priorities for generating economic growth through transformational change in the Tees Valley. With a target of achieving a net increase of 25,000 new jobs by 2026.
- Employment land and flexible premises offers are required to support and accommodate this growth. "Grow on" industrial space for existing businesses, high quality office space and additional space for key growth sectors such as advanced manufacturing, biologics and logistics will be essential.
- In 2015 the TVCA (as the former Tees Valley Unlimited) researched the needs of the large scale logistics markets to better understand how large scale sites would enhance the Tees Valley's share in the sector. Sites such as those at Greater Faverdale and Link 66 have been identified for Darlington as key employment sites to support the sector. A Darlington Borough Council Local Logistics Sector Study 2015 confirmed the locational advantages of those sites.
- There is new interest in certain sites, and interest from a number of companies for land and premises within the Borough. Local Growth Fund bids via TVCA have been submitted for key employment sites such as Ingenium Parc and Greater Faverdale to reflect current employment interest in the site.

Policy E 1

Safeguarding Existing Employment Opportunities

The following existing employment areas, as shown on the Policies Map, are promoted and safeguarded for existing and ongoing economic investment. Within these areas, planning permission will be granted on available land and for the change of use of existing buildings or developed land (subject to any permitted development rights) in line with the 'suggested uses' of each site set out below. Proposals for other employment uses not falling within the 'suggested uses' of specific sites will only be permitted where the Borough Council is satisfied that they will not have a detrimental effect on the amenities of the occupiers of adjoining or nearby properties or prejudice the development of adjacent sites.

The Council will consider the use of planning conditions for applications which are for offices, research and development or light industrial uses (Use Class E(g)) to ensure that they remain in that use in perpetuity.

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Table 7.2 Existing Employment Opportunities

Site Ref	Name	Total Site	Gross Available	Net Available	Suggested Use
342	Faverdale East Business Park	65.87 ha	6.08 ha	4.26 ha	B2, B8 , E(g)
343	Faverdale Industrial Estate	60.32 ha	11.19 ha	7.83 ha	B2, B8, E(g)
346	Meynell Road West	8.5 ha	0 ha	0 ha	B2, E(g)
347	Cleveland Industrial Estate	14.6 ha	0 ha	0 ha	B2, B8, E(g)
348	Red Barnes Way	3.03 ha	0 ha	0 ha	B2, B8, E(g)
351	SW Town Centre Fringe	0.62 ha	0.16 ha	0.11 ha	E(g)
352	Barton Street/Haughton Road	1.24 ha	0 ha	0 ha	B2 E(g), Sui Generis
353	Haughton Road/ Blackett Road	11.58 ha	0 ha	0 ha	B2, B8, E(g)
354	McMullen Road East	2.72 ha	0 ha	0 ha	Sui Generis
355	Lingfield Point	33.6 ha	2.74 ha	1.92 ha	Mixed Use
357	Morton Park	18.28 ha	5.79 ha	4.05 ha	B2, B8,E(g)
358	Yarm Road Industrial Estate	63.86 ha	1.87 ha	1.31 ha	B2, B8, E(g) , Sui Generis
359	Morton Palms Business Park	11.90 ha	6.08 ha	4.26 ha	B2, E(g)
363	Aycliffe	15.33 ha	0 ha	0 ha	B2
364	Yarm Road South	34.69 ha	0 ha	0 ha	B2 , E(g)
366	Meynell Road East	10.28 ha	0 ha	0 ha	B2 , B8, E(g)
367	Link 66 / Symmetry Park	36.03 ha	13.10 ha	9.17 ha	B2, B8, E(g)
376	Whessoe Road	4.88 ha	0 ha	0 ha	B2, E(g)
378	Longfield Road	2.41 ha	0 ha	0 ha	B2
379	Banks Road	9.70 ha	0 ha	0 ha	B2, E(g), Sui Generis
380	Albert Hill Industrial Estate	16.02 ha	0 ha	0 ha	B2, B8, E(g)
404	Teesside International Airport North	53.96 ha	6.73 ha	4.71 ha	B2, E(g) and Airport related uses
409	Drinkfield Industrial Estate	13.51 ha	0 ha	0 ha	B2, E(g)

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Site Ref	Name	Total Site	Gross Available	Net Available	Suggested Use
	TOTAL	507.16 ha	53.74 ha	37.62 ha	

7.1.9 The Employment Land Review (2013 and 2017) recommendations have been balanced against other considerations, such as the momentum that could be generated by more recent interest and initiatives and the need to have a range and choice of sites, the Borough's aspirations for economic growth and the suitability of sites for other uses.

7.1.10 Policy E 1 therefore recognises that there is still a reasonable prospect of employment uses being delivered on sites previously allocated. Their safeguarding / retention will ensure that a range and choice of employment land is available to meet all user requirements over the plan period.

Policy E 2

Employment Allocations (Strategic Policy)

The following sites, as shown on the Policies Map, are allocated for new employment. Within these areas, planning permission will be granted in line with the 'suggested uses' of each site setout below. Proposals for other employment uses not falling within the 'suggested uses' of specific sites will only be permitted where the Borough Council is satisfied that they will not have a detrimental effect on the amenities of the occupiers of adjoining or nearby properties or prejudice the development of adjacent sites.

The Council will consider the use of planning conditions for applications which are for offices, research and development or light industrial uses (Use Class E(g)) to ensure that they remain in that use in perpetuity.

Table 7.3 Employment Allocations

Site Ref	Site Name	Total Site	Gross Available	Net Available	Suggested Use
80	East of Lingfield Point	10.30 ha	10.30 ha	7.21 ha	B2, B8, E(g),
185	Greater Faverdale	70.0 ha of gross 177.8ha site	70.00 ha for Employment	49.00 ha for Employment	B2, B8, E(g),
356	Ingenium Parc	40.80 ha	40.80 ha	28.56 ha	B2, E(g)
360	Heighington Lane North	5.70 ha	5.70 ha	3.99 ha	B2, B8, E(g)
362	Teesside International Airport South	39.3 ha	39.3 ha	27.51ha	B2, B8, E(g) & Airport related uses
368	Central Park South	9.8 ha	6.01 ha	4.21 ha	B2 , E(g)
	TOTAL	175.9 ha	172.11 ha	120.48 ha	

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- 7.1.11** Due to the amount of vacant and undeveloped sites within the existing portfolio of employment sites only 7 sites will be allocated through the Local Plan. Three sites are identified as key strategically placed employment sites which will be used to attract high value sector growth to Darlington. Greater Faverdale as a strategic site will provide, as outlined in Policy H 11, opportunities as a Mixed Use Site.
- 7.1.12** Two sites have been identified through the Housing Employment Land Availability Assessment (HELAA, 2017) of being able to cater for additional residential development as Mixed Use sites due to their specific characteristics and locational factors.
- 7.1.13** The Local Plan also recognises the contribution that alternative uses can make to employment areas, where they comply with the objectives of the plan and are applied consistently, and can help to realise the development of employment uses, and the continued retention and attractiveness of employment sites. Acceptable uses are predominantly those that have a similar character to employment uses, but may not be in the same use class, and could include training centres related to employment in the industries on the estates or a particular occupier. Ancillary uses such as small cafes or nurseries serving the employees of the industrial area, or more diverse uses where they relate to the function of the estate or the surrounding area.

Economic Development in the Rural Area

- 7.2.1** The Rural area for Darlington is the open countryside outside the Urban Settlement Limit including the Service Villages, Rural Villages and Hamlets.
- 7.2.2** Supporting economic growth in rural Darlington can mean accommodating acceptable farm diversification schemes, including developments like equestrian centres or livery yards, tourist accommodation (including static caravans, touring caravans and chalet-type accommodation), leisure uses, food and drink, small scale office space, restoration or arts and crafts businesses.

Darlington Farmers and Auction Mart (DFAM)

- 7.2.3** One of the key rural economic projects has been the relocation of the Darlington Farmers Auction Mart (DFAM) from the Town Centre to Humbleton Farm on the A68. This will deliver a regionally significant facility with significant rural economic development impacts and outcomes that will benefit the Borough and surrounding areas of North Yorkshire, County Durham, and beyond.

Policy E 3

Darlington Farmers Auction Mart Relocation (Strategic Policy)

The Policies map shows the site of the relocated Darlington Farmers Auction Mart and where ancillary and related uses for rural economic development will be allowed, including:

- Use Class E(a) - small scale retail (rural based);
- Use Classes E(c) / E(gi) - small scale office;
- Use Class E(b) - food and drink.

Other uses including agricultural related services will be considered through the planning application process on their individual merits based on their relationship with the primary purpose of the site, scale, dimension, need, rural impact and added value to the rural economy.

Economic Development in the Open Countryside

- 7.2.4** To safeguard the intrinsic character of rural Darlington, development associated with such uses (as set out in Policy E 4) should be appropriate in a rural setting, and minimise its impact on its surroundings. For caravan sites and tourist accommodation this means compact and unobtrusive

7 EMPLOYMENT FOR ECONOMIC GROWTH

sites making use of natural or enhanced screening wherever possible, provided by trees and landscaping, and making use of any existing buildings where possible. Touring caravan and camping sites, although mainly involving temporary structures, should also be screened as much as possible by existing or enhanced landscaping, with any associated facilities and new buildings kept to a minimum, by making use of existing buildings where practicable.

- 7.2.5** Retail uses in rural Darlington can help support the rural economy. Appropriate forms of retailing in the countryside are those required to support the primary agricultural holding or rural development use which could include the supply of agricultural supplies or machinery. Other goods or produce not for agricultural purposes should either have been produced on site or sourced from within the locality or should be ancillary to the primary activity on site. An example would be a shop selling fishing tackle and equipment at an established fishing venue.

Policy E 4

Economic Development in the Open Countryside (Strategic Policy)

Proposals for the sustainable growth and expansion of all types of businesses located in the open countryside including the development and diversification of agricultural and other land-based rural businesses will be supported where:

- a. They enable the conversion or re-use of existing building(s), providing the buildings are:
 - i. sympathetic to their surroundings or can be made so, without significant demolition or rebuilding, and;
 - ii. remain in keeping with their surroundings and make use of retained features that contribute to local distinctiveness and historic interest if appropriate;
 - iii. capable and large enough for conversion without significant alteration and the need for additional buildings. Substantial extensions will not be permitted and any extensions that are required must be subordinate in scale and proportion to the original building.
- b. New buildings are well designed and wherever possible are located physically well-related to existing rural settlements and/or existing buildings and building groups. The character, scale and design of all proposed new buildings must be appropriate to its open countryside surroundings.

All proposals should be sensitive to their surroundings, provide satisfactory access from and not have an unacceptable impact on the local road network. Proposals must also not unacceptably affect amenity, not prejudice any viable agricultural operations on an active farm unit, and not prejudice any planned community use.

Proposals that demonstrate that they will directly and significantly contribute to the retention and / or development of local services, community facilities and infrastructure which make a location more sustainable will be supported.

A) If the proposals are for equestrian related development then, in addition:

- i. There must be adequate land for commercial uses, adequate off-road riding facilities available safely nearby that is proportionate to the number of horses to be kept on the land and located where there is, or could be, ready and safe access to the bridleway network; and
- ii. Any buildings required should be commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses; and

EMPLOYMENT FOR ECONOMIC GROWTH 7

- iii. An agreed comprehensive scheme of management for any ancillary development including hard standing, access roads, parking, fencing, lighting, storage, waste disposal, ménages and the subdivision of fields will be required; and
- iv. The proposal, either on its own or cumulatively, taking account of any other horse related uses in the area, is compatible with its surroundings and protects water courses, groundwater and the safety of all road users.

B) If the proposals are for tourist accommodation then, in addition:

- i. New static and touring caravan sites, camping sites and chalet type accommodation or extensions to existing sites of this nature should be sited and screened through topography and/or vegetation in order to minimise visual impact. The materials and colours of the chalets or static caravans and associated site services and infrastructure should blend with its surroundings. All sites should have good access to the road and footpath network and will be subject to conditions to prevent the permanent occupancy of the site.
- ii. Other tourist accommodation should be located within development limits unless it can be demonstrated that the need is not met by existing facilities in Service Villages and villages with settlement limits.

C) Proposals for outdoor leisure uses will also be supported in appropriate locations, provided that their impact on the open countryside is minimised and they provide satisfactory access arrangements and protect amenity.**D) If proposals are for the establishment or expansion of retail development outside of development limits then, in addition, it should be demonstrated that:**

- i. The proposal is connected to or adjacent to the primary agricultural holding or existing rural business;
- ii. The proposal is economically related to the primary agricultural holding or existing rural business and is ancillary to the primary existing use; and
- iii. For proposals over 500 sqm the sequential approach (Policy TC1) has been applied and there would be no significant adverse impact on the vitality or viability of retail centres (policies TC1 and TC5); and
- iv. The proposal will not affect the retention of local village shops.

7.2.6 Proposals requiring significant vehicle movements to deliver or distribute goods will be required to demonstrate that they will not have an unacceptable impact on the safe operation of the public highway. Proposals that do need significant traffic generation to operate would likely be better located in a more established and accessible location. Applicants will be required to demonstrate with supporting information how the proposal meets this requirement.

7.2.7 Developments in the open countryside also need to be sited to get the benefit of the open countryside location, and should not adversely affect existing agricultural operations. Equestrian developments, for example should be located where there is, or could be, ready and safe access to the bridleway network and any developments should not limit the future viability or sever any existing farm holding to an extent where its viability is adversely effected.

8 TOWN CENTRE AND RETAIL

8 TOWN CENTRE AND RETAIL

Darlington Town Centre

- 8.1.1** National planning policy indicates that the Council should pro-actively promote competitive Town Centre environments that provide consumer choice and a diverse retail offer. The Local Plan sets out the overall approach to town centres and retailing, to ensure the vitality and viability of the Town Centre is maintained and identifies opportunities to enhance the offer and continued provision of a range of retail, leisure and business uses. Darlington Town Centres role as the Sub-Regional Centre for the western part of the Tees Valley and neighbouring parts of North Yorkshire and South and West Durham, is protected and promoted, including its role as a market town.
- 8.1.2** The Local Plan sets out the hierarchy of centres in the Borough, defining the role and appropriate developments for each, to ensure that their function in providing food shopping and a range of local shops, leisure uses and services, is safeguarded and enhanced.

Table 8.1 Hierarchy of Centres in Darlington

Sub-regional Centre	i.e. Darlington Town Centre	> 100.000 sqm floorspace
District Centre	i.e. Cockerton	> 10.000 sqm floorspace
Local Centre	i.e. Mowden	1.000 sqm floorspace

- 8.1.3** The Local Plan seeks to focus retail activity within the Town, District and Local Centres in the Borough, and to avoid developments outside of these centres that would compromise their vitality and viability by drawing significant amounts of trade away from them. This policy does not prevent the development of small shops or convenience stores that serve local needs, but does help to ensure that development within centres is consistent with a centre's scale, function and physical capacity to integrate extensions. Adverse impact on vitality and viability could result in local services and amenities not being available and accessible to local communities. It could mean that people with restricted mobility will lose services and others will have to travel further.
- 8.1.4** The Local Plan defines the extent of Darlington Town Centre, the Primary Shopping Area (defined on the Policies Map) and the District and Local Centres. This is important as it identifies where Town Centre uses will be acceptable, and when a sequential assessment will be required.
- 8.1.5** The Town Centre is the defined area where main Town Centre uses will be located. Main town centre uses⁽²⁷⁾ are retail development (including warehouse clubs and factory outlet centres); leisure, entertainment, and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices, and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). Strengthening the town centre by channelling new main town centre uses is vital if Darlington is going to fulfill its role as a Sub-Regional Centre. The definition of the Town Centre has been tested and approved by two Town Centre Conference events in 2015 and 2017.
- 8.1.6** On appropriate sites, the Local Plan supports the change of use to residential within the Town Centre Boundary. Permitted Development Rights (PDR) and a flexible approach to changes of use⁽²⁸⁾ will enable residential development in the Town Centre to ensure its continued vitality and enhance vibrancy.

27 as defined in NPPF (July 2021)

28 As recommended by paragraph 86 f) of the NPPF (July 2021).

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Policy TC 1**Darlington Town Centre**

Proposals for main Town Centre uses should be located within the Town Centre Boundary identified on the Policies Map.

Where main town centre uses are proposed outside of the Town Centre boundary a sequential test should be applied in accordance with national policy.

- 8.1.7** The Town Centre boundary is shown in the policies map and includes south of St Augustine's Way (A68), south of Northgate Roundabout and St Cuthbert's Way (A167) to the north, Bondgate, Skinnergate and Coniscliffe Road to the west and is bounded by St Cuthbert's Way (A167) to the east and Grange Road / Victoria Road (A167) to the south.

Primary Shopping Area

- 8.1.8** The Primary Shopping Area (PSA) is defined as the area within the Town Centre where retail development, the main contributor to vitality and viability, is concentrated and should be densely focused. It covers all shopping frontages with the Town Centre.
- 8.1.9** There is a need for flexibility due to the changing role of town centres, which are no longer solely a shopping destination but provide a range of other leisure and social functions including housing and the use of upper floors.

Policy TC 2**Primary Shopping Area**

The Policies Map defines the Primary Shopping Area within the Town Centre.

To maintain vitality and viability, the Local Planning Authority will permit non-retail uses in shopping frontages where appropriate, subject to:

- a. Its position and attractiveness within the frontage; and
- b. The relative pedestrian flow associated with the unit compared with the wider centre.

Comparison and Food Retail Need

- 8.1.10** The Darlington Retail and Town Centre Study Update 2017 ⁽²⁹⁾ indicates that there is currently no significant quantitative need for additional convenience retail development but that there would be a need for comparison goods between 2,700 sqm and 15,800 sqm from 2027 - 2032. By 2036 the comparison goods need could increase to 9,300 sqm - 26,200 sqm in total. It is likely that this will be provided through several smaller developments throughout the plan period. Additional large-scale food retail development is not being planned for at this time. There may be a qualitative need for additional foodstore provision in new strategic site allocations but this will be addressed through the planning application process.

8 TOWN CENTRE AND RETAIL

Commercial / Kendrew Street Site

- 8.1.11** Land at Commercial Street / Kendrew Street (Site 271, circa 2.4 ha), currently used as a car parking area, has been identified as a sequentially preferable location to provide for the comprehensive regeneration of a central location. It is envisaged that the site would significantly improve and re-shape the retail and cultural offer for the wider Town Centre.
- 8.1.12** The delivery of a regeneration scheme will be critical in enhancing Darlington's role as a Sub-Regional centre, as identified within Policy TC 1 of the Draft Local Plan, meeting the quantitative and qualitative retail needs of Darlington and the wider Borough.
- 8.1.13** The Commercial / Kendrew Street site should be brought forward through a comprehensive approach for the area. This approach can involve a positive mixture of uses including retail, cultural and residential uses, supplemented by leisure, employment and educational uses that will complement the existing centre and form part of a sustainable extension to Darlington Town Centre.

Policy TC 3

Additional Site for Town Centre Uses

In order to meet any future need for Town Centre Uses the following site is shown on the Policies Map as a potential Town Centre Extension Site:

Table 8.2 Additional Site for Town Centre Uses

Site Name	Size
Commercial / Kendrew Street	2.4 ha

The Council will support the regeneration of the Commercial / Kendrew Street site providing the following matters have been addressed:

- Ensuring sensitive integration of new buildings with old, seeking where possible to incorporate the existing historic fabric and retaining buildings that are of historic importance, and taking account of the key recommendations of the Darlington Local Plan Heritage Impact Assessment (2019);
- Development proposals must be of a high standard of design that are sympathetic and appropriate to the local area and makes use of local design styles and local materials;
- That any comparison and convenience retail element of the scheme are central and complementary to the wider regeneration of the Town Centre;
- Sufficient and appropriate provision is made for replacement vehicle parking, which minimizes surface car parking, to support the proposed development;
- Development should incorporate suitable linkages to the existing transport network and help mitigate issues of potential traffic congestion;
- Development proposals should utilise its frontage with St Cuthbert's Way to provide opportunities for innovative design and improved public realm.

- 8.1.14** Additional space to accommodate the expansion of Town Centre and Retail uses could be contained in this identified area which is currently made up of expansive ground level car parking areas. It would give the chance for investors to increase Darlington's market share in Town Centre Uses. The area has been previously identified by the Town Centre Fringe Masterplan (2013) and recommended in

TOWN CENTRE AND RETAIL 8

the Retail and Town Centre Studies (2014 and 2017). The Commercial Street / Kendrew Street site remains the sequentially preferable location to accommodate a comparison-led retail development within the town.

- 8.1.15** The Commercial / Kendrew Street site involves the regeneration of land and buildings to the North of Darlington Town Centre. Development proposals for this site should be underpinned by a masterplanning exercise for this site to reflect feasibility, place making ambitions and sustainable development. Developers and agents for this site will be expected to work with the Borough Council.
- 8.1.16** The regeneration of the Commercial / Kendrew Street site provides an excellent opportunity to address some of the accessibility issues within Darlington Town Centre. It is important that the regeneration of the site recognises the opportunities set out in the Town Centre Fringe Masterplan, particularly in relation to traffic improvements in Darlington Town Centre and the wider improvements to the cycling and walking network. The site specific Masterplan needs to take account of including these improvements.
- 8.1.17** The regeneration of the Commercial / Kendrew Street site presents a significant opportunity for a generational change to Darlington Town Centre. However, it is important that regeneration of this area benefits the whole of the Town Centre to ensure that businesses and operators also benefit from the significant growth that this regeneration offers. The Council will seek to promote improvement throughout the Town Centre through the preparation of a new Town Centre Strategy. The strategy will set out a positive and proactive approach towards regeneration, improvement and renewal, ensuring that the benefits (in terms of investment and footfall) arising from a scheme in Commercial / Kendrew Street are shared over the wider Town Centre.
- 8.1.18** Development proposals should take their cue from the historic grain of development within the site, with the design, scale and density of development reflecting the distinct characters of the Northgate and Town Centre Conservation Areas. Development proposals will need to consider an appropriate programme of targeted archaeological evaluation and mitigation prior to redevelopment.

District and Local Centres

- 8.2.1** The District and Local Centres are important in meeting local needs, providing food shopping and a range of other local shops, services and leisure uses. They are both accessible and help reduce the need to travel. These centres are generally healthy with exceptionally low vacancy rates.
- 8.2.2** National planning policy indicates that policies should guard against the unnecessary loss of valued facilities and services where this would reduce the community's ability to meet its day-to-day needs, and ensure that established shops and services are able to develop and modernise in a way that is sustainable so they are retained for the benefit of the community.

Policy TC 4

District and Local Centres

The boundaries of the District and Local Centres are identified on the Policies Map.

- Cockerton (District Centre)
- Mowden (Local Centre)

Types of uses that will be acceptable within the boundaries of these centres include shops, financial services, restaurants and cafes, drinking establishments, hot food takeaways, and a range of community and leisure facilities (included within class E(a-f) and sui generis of the Use Classes Order) providing they:

- a. Are physically integrated with the rest of the centre; and
- b. Will ensure the vitality and viability of the centre is maintained.

8 TOWN CENTRE AND RETAIL

Where main town centre uses are proposed outside the district or local centre boundary a sequential test should be undertaken in accordance with national policy.

Development Outside of Existing Centres

- 8.2.3** The Council's policy is that main Town Centre uses should preferably be located within the existing Town, District and Local Centres. However, where development does take place elsewhere, it is important that it does not undermine existing centres.
- 8.2.4** Those proposing development of main Town Centre uses that are not in an existing centre should undertake a sequential assessment, to ensure that consideration is given to sequentially preferable locations. This also applies to proposals that are below the local floorspace threshold of 500 sqm set out within the policy. A sequential test is not required for proposals for office development within the identified employment areas or other employment sites identified in this plan and is also not required where the proposal reflects the existing use of the site. Matters to be set out in a sequential assessment are set out in national planning policy and guidance.

Policy TC 5

Retail Impact Assessment Threshold

Proposals for retail (convenience and comparison) and leisure development generating over 500sqm additional floorspace outside Darlington town centre and which are not identified in the Local Plan policies will be required to undertake an Impact Assessment.

- 8.2.5** The locally set floorspace threshold of 500 sqm has been set as the requirement for impact assessments to be provided with development proposals, to ensure that the impact of proposals has been properly considered. Any proposals that are above these thresholds and on the edge of or outside of these centres must be accompanied by an impact assessment, to ensure that full consideration is given to the scale of development and any significant impacts that could result from retail proposals, when taken both individually and cumulatively with other proposals and developments. The impact assessment will be expected to be proportionate to the scale of the proposal. The 500 sqm thresholds are set as being broadly the maximum allowance in such locations before the Borough's retail strategy could be compromised. Matters to be considered in an assessment are set out in national planning policy and guidance.
- 8.2.6** An impact assessment would not need to be undertaken for proposals to create the neighbourhood centres required by policies H10 and H11 at Skerningham and Greater Faverdale where proposals satisfy the requirements established in these policies.

Darlington - Town Centre Fringe

- 8.3.1** The Town Centre Fringe is a priority location for brownfield development and regeneration within the Borough, and significant development activity started in 2016. The Fringe is an extensive area: over 70 ha of land, buildings and roads, much of which is underused. It contains a mix of employment, residential, retail, leisure, car parking and other uses, and much of the area's housing is occupied by deprived households. The area of the Town Centre Fringe as identified in the Local Plan (2016-36) is more limited than the Council's wider Town Centre Fringe Masterplan area.
- 8.3.2** The Town Centre Fringe has a lot of advantages for future development - it is easy to get to by several modes of transport, close to the Town Centre, containing key buildings like the recently reopened New Hippodrome and other heritage assets and the River Skerne flows through it. It is also very visible from local roads and the east coast main line. The Bank Top Station Masterplan created in 2016 overlaps with the Town Centre Fringe area but synergies of development will be considered.

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- 8.3.3** The River Skerne was also identified as a strategic green infrastructure corridor. However, before the potential of the area to contribute much more to the growth, prosperity and quality of life of Darlington can be realised, there are significant issues to overcome, such as managing flood risk, changing the image of the area, tackling contamination and hazard, and improving connectivity across the inner ring road. Considering the area comprehensively provides the best way to ensure that both public and private investment is made effectively and in a timely and co-ordinated manner. Currently work with Homes England, the Environment Agency and the Tees Valley Combined Authority is ongoing to address funding gaps and ownership issues.

Policy TC 6**Darlington - Town Centre Fringe**

Development and regeneration of the Town Centre Fringe will be promoted throughout the plan period to deliver a range of mixed use development and environmental improvements. The uses likely to be acceptable include economic, commercial and residential (main town centres use proposals would, where relevant, need to satisfy the sequential approach (Policy TC1) and Impact Assessment (Policy TC5)).

To support the delivery of the remaining priorities identified in the Town Centre Fringe Masterplan, development in this area should:

- a. Manage flood risk along the whole of the river corridor that avoids most vulnerable development in areas at highest risk of flooding and incorporates enhanced river habitat and green infrastructure within the River Skerne Strategic GI corridor;
- b. Conserve historic buildings and where appropriate enhance the historic environment in the area, with an emphasis on creating opportunities for the celebration of Darlington's heritage;
- c. Provide an improvement of existing housing in the area;
- d. Provide improvements in connectivity for pedestrians, cyclists and public transport into and through the area to allow access to jobs, leisure and business opportunities.

The Gas Holder on Valley Street North poses a significant constraint to development and its removal and site remediation at the earliest opportunity will be supported.

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Safeguarding the Historic Environment

- 9.1.1** National planning policy⁽³⁰⁾ requires Local Planning Authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. It emphasises the importance of sustaining and enhancing the significance of heritage assets and acknowledges the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- 9.1.2** The historic environment includes areas and buildings, archaeological sites, historic streets and transport routes, historic landscapes, parks and other green spaces. It is a non-renewable, shared resource, and any loss or harm to it is usually irreversible. Understanding the significance of the historic environment and the contribution that the setting of historic assets makes to their significance is essential to guide good decisions about land use change and development affecting them.
- 9.1.3** As a group, Darlington's archaeology and historic buildings are of considerable significance not least because of its potentially significant railway, industrial and Quaker history. The Borough's designated heritage assets⁽³¹⁾ include:
- Over 550 Listed Buildings;
 - 20 Scheduled Monuments;
 - 17 Conservation Areas; and
 - 2 Registered Parks and Gardens.
- 9.1.4** The Borough also contains a wealth of non-designated heritage and archaeological assets. Non-designated heritage assets can be summarised as parts of the historic environment including buildings, structures, areas and archaeology that are considered by the Local Planning Authority to be locally significant. They can be identified through strategic planning and development management, included on a Local List, and can sometimes be as significant as designated assets.
- 9.1.5** The origins of the town of Darlington first appeared in writing in 1003. The small Anglo-Saxon settlement experienced medieval growth as a result of Darlington's position in the Durham bishopric. The market flourished to serve an agricultural hinterland and those passing through the town on the Great North Road between London and Edinburgh. Around St Cuthbert's Church, a prominent Grade I listed town centre landmark, grew an ecclesiastical complex, with the Bishop's palace at its heart (1164 -1870). By the 1530s Darlington was described as the best market town in the bishopric outside of Durham. In 1585 a fire destroyed most of medieval Darlington. The town was rebuilt within the medieval streets and burgage plots and this pattern of central yards and wynds survives in the town centre today. There was little building beyond the confines of the medieval settlement, other than the mansions of the influential Quaker families on the fringes of the urban core, until growth was triggered by the arrival of the railway⁽³²⁾.
- 9.1.6** Opened in 1825, the Stockton and Darlington Railway was funded by Edward Pease a prominent Darlington Quaker as the world's first publicly financed passenger railway. This is covered by a standalone policy (see Policy ENV 2) due to its national significance.
- 9.1.7** Darlington has a particularly significant Quaker history and associated heritage assets. Darlington Quakers played an active part in the government, industry, commerce and development in the town during the eighteenth and nineteenth centuries. They were responsible for many of Darlington's landmark Victorian public buildings and manor houses, parks and cemeteries including South Park, the indoor market and clock tower, Crown Street Library, and the Friends Meeting House. The value

30 Chapter 16 of the NPPF (July 2021).

31 Identified on the Historic Environment Record (HER) maintained by Durham County Council's Archaeology Service on behalf of Darlington Borough Council.

32 Gillian Cookson: The Townscape of Darlington (2003).

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and significance of these assets is recognised, for their contribution to the unique identity of the borough and their potential contribution to tourism. Non-designated heritage associated with the Quaker movement includes Elm Ridge Methodist Church and Carmel School.

- 9.1.8** Darlington has also played a significant role in the development of industry. It has a number of designated heritage assets of significance to industries like leather, tanning, textiles and steel. Designated assets include Tees Cottage Pumping Station and the Cummins building on Yarm Road, the latter being the most contemporary building – constructed in 1965 – to be listed.
- 9.1.9** ‘Experience Darlington’ is an overarching concept promoting heritage assets as part of the Visitor Economy Strategy⁽³³⁾ that seeks to link and make the most of Darlington’s locally distinct heritage as summarised above.
- 9.1.10** The vision for Darlington’s Town Centre Fringe and its historic environment is set out in the Conservation Management Plan⁽³⁴⁾ and aims for the area to be transformed into a vibrant urban area with well-maintained historic buildings, exciting small scale modern development, a thriving tourism industry based on railway heritage and a healthy, accessible river.
- 9.1.11** The Borough contains a significant Roman settlement at Piercebridge and other characterful rural villages and hamlets. These villages are home to a high concentration of listed vernacular cottages and historic farm buildings and are generally designated as Conservation Areas. Several of the Conservation Area villages are located along the River Tees corridor and this relationship with the river setting is an integral part of their historic and aesthetic value. Walworth Castle is a prominent Grade I listed building in a picturesque rural setting within the Borough. The character of the Borough’s rural historic environment and the heritage assets integral to it will be protected, enhanced and promoted.
- 9.1.12** The Council will support proposals which conserve and where appropriate enhance the historic environment of Darlington. Particular consideration will be given to ensure that the significance of those elements of the historic environment which contribute most to Darlington’s distinctive identity and sense of place are not harmed. These include:
- The buildings, spaces, trackbed and other infrastructure associated with the Stockton and Darlington Railway.
 - The medieval streets and burgage plots associated with medieval Darlington.
 - Evidence of Roman activity such as the settlement at Piercebridge.
 - The mix of buildings and spaces associated with the Quaker movement including Victorian public buildings, manor houses, parks and cemeteries.
 - Remnants of Darlington’s industrial heritage including leather, tanning, textiles and steel and its associated infrastructure.
 - The historic farm buildings and rural villages and hamlets, including those along the River Tees.
 - The range of its places of worship.
 - Conservation areas and listed buildings across the Borough.
 - Key cultural assets encompassing parklands, woodlands, landscapes, canals and riversides, museums, libraries, art galleries, public art, food and drink, customs and traditions.

33 Experience Darlington: A Visitor Economy Strategy 2016-2026, DBC.

34 A Conservation Management Plan for Darlington Town Centre Fringe, 2010, Archaeo-Environment.

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Policy ENV 1

Protecting, Enhancing and Promoting Darlington's Historic Environment (Strategic Policy)

A) Designated Heritage Assets

When considering proposals affecting all designated heritage assets (Listed Buildings, Registered Parks and Gardens, Scheduled Monuments and Conservation Areas) or non-designated heritage assets of archaeological interest, demonstrably of equivalent significance to scheduled monuments, great weight will be given to the asset's conservation. Proposals should conserve those elements which contribute to such asset's significance, including any contribution made by their setting in a manner appropriate to their significance irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm. Proposals resulting in less than substantial harm to designated heritage assets will be permitted only where this harm is clearly justified and outweighed by the public benefits of the proposal. Proposals resulting in substantial harm to or total loss of the significance of a designated heritage asset (or an archaeological site of national importance) will only be permitted where this is necessary to achieve substantial public benefits that outweigh the harm or loss, or, all of the following apply:

- the nature of the heritage assets prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back in to use

Development involving the alteration, extension or change of use of a listed building or construction of any structure within its curtilage must:

- i. protect its significance as a listed building; and
- ii. protect existing historic hard and soft landscaping features including trees, hedges, walls, fences and surfaces; and
- iii. protect historic plot boundaries and layouts; and
- iv. ensure the optimum viable use of the building, where appropriate.

Any development affecting the setting of a listed building will be permitted if the proposal conserves or enhances either its significance and/or the contribution its setting makes to its significance. Proposals involving the demolition of a listed building or structure within the curtilage of a listed building will not be permitted, except in exceptional circumstances as detailed in national policy.

Development will only be permitted in Parks and Gardens of National Interest where it cannot be accommodated elsewhere, is directly related to the conservation management of the park or garden, and does not harm those elements which contribute to its enjoyment, layout, design, character, appearance or setting (including key views from or towards the landscape).

B) Conservation Areas

In addition to the requirements in part A proposals affecting a conservation area, involving the alteration, extension or change of use of a building or construction of any structure should preserve and enhance those elements identified in any conservation area appraisal as making a positive contribution to the significance of that area. Special attention should be given to:

- i. existing architectural and historic character and associations by having regard to the positioning and grouping, form, scale, massing, detailing of development and the use of materials in its construction; and

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- ii. existing hard and soft landscaping features including areas of open space, trees, hedges, walls, fences, watercourses and surfacing and the special character created by them; and
- iii. historic plot boundaries and layouts; and
- iv. the setting of the conservation area.

Development will not be permitted that would lead to the loss of public or private open spaces within or adjacent to conservation areas where the existing openness makes a positive contribution to the character or appearance of the area or its setting, including landscape and townscape and views into or from the area, unless the public benefit demonstrably outweighs the harm.

The demolition of buildings or structures in a conservation area will not be permitted if:

- v. the building makes a positive contribution to the character and appearance of the conservation area (as identified within the conservation area appraisal); and
- vi. the structural condition of the building is repairable; and
- vii. there are no approved detailed plans for the redevelopment of the site and a contract has not been entered into for the implementation of that redevelopment; and
- viii. there has been insufficient consideration of other options to re-use the building in its current form.

C) Archaeological Sites

Proposals affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the Local Planning Authority and deposited with the Historic Environment Record.

Development proposals involving ground disturbance in Areas of High Archaeological Potential (as identified in APPENDIX C), must be accompanied by an archaeological evaluation report. Householder development and extensions, and alterations to existing commercial premises of 40 metres squared or less, are exempt from this requirement unless the proposed development is likely to affect a Scheduled Monument.

Outside Areas of High Archaeological Potential, planning applications on sites of more than 1 hectare must be accompanied by an archaeological evaluation report, unless the area is already known to have been archaeologically sterilised by previous development (such as mineral extraction).

D) Non-Designated Heritage Assets

Proposals which would remove or harm the significance of a non-designated heritage asset will only be permitted where the benefits are considered to outweigh the harm. Proposals should seek to avoid harm to those features, including setting, which contribute to the significance of a non-designated heritage asset, through measures such as good design.

E) Heritage at Risk

Proposals that would help to safeguard the significance of and secure a sustainable future for Darlington's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

F) Securing the optimum viable use

If the existing or original use of a heritage asset is no longer viable development proposals will be required to secure the optimum viable alternative use consistent with its conservation.

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- 9.1.13** The Council has a statutory duty to protect listed buildings and scheduled ancient monuments. Great weight will be given to the conservation of heritage assets in line with national planning policy⁽³⁵⁾.
- 9.1.14** In addition to the Council's statutory obligations regarding the historic environment⁽³⁶⁾, the Council will:
- Seek to identify, protect and enhance local heritage assets;
 - Promote heritage-led regeneration, including in relation to development opportunities in Darlington's Town Centre Fringe and proposals in relation to the Stockton & Darlington Railway Heritage Action zone;
 - Produce conservation area appraisals and management plans;
 - Maintain its positive approach to safeguard the future of heritage assets at risk.
 - Adopt a proactive approach utilising development opportunities to increase the promotion and understanding of the area's archaeology.
- 9.1.15** The Council will encourage developments promoting the educational, recreational and/or tourism potential of the locally distinct heritage, landmarks and historic villages of the Borough through sensitive management, enhancement and interpretation of these heritage assets as set out in the Visitor Economy strategy.
- 9.1.16** The Council will also seek to deliver the vision for Darlington's Town Centre Fringe over the plan period, to be transformed into a vibrant urban area with well-maintained historic buildings, exciting small scale modern development, a thriving tourism industry based on railway heritage and a healthy, accessible river, as set out in the Town Centre Fringe Conservation Management Plan.
- 9.1.17** A Heritage Impact Assessment has been produced to inform the Local Plan that assesses the suitability of a number of allocation sites from an historic environment perspective. Design and mitigation measures recommended by the assessment have been incorporated into the development criteria contained in APPENDIX B HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS and the policies for the Skertingham and Greater Faverdale strategic allocations.

Conservation Areas

- 9.1.18** In Conservation Areas particular attention must be given in all planning decisions to the desirability of conserving and enhancing a conservation area's significance. The Council will consider introducing Article 4 Directions where a conservation area is identified as 'At Risk' when annually surveyed by the Local Authority in conjunction with Historic England.
- 9.1.19** As part of the Council's positive strategy for the historic environment, it will prepare and review Conservation Area Character Appraisals and Management Plans for each conservation area, including any proposed new or extended areas, as the basis for determining proposals within or where it would affect the setting of conservation areas.

Listed Buildings

- 9.1.20** The Borough of Darlington is fortunate in having a large stock of important listed buildings within its boundary, including those associated with the early railways. A listed building can be any kind of structure, such as a signpost, postbox, bridge, or telephone kiosk, for example, and not necessarily a building.
- 9.1.21** Any changes affecting the character or appearance of a listed building are likely to require Listed Building Consent. For example historic fabric such as doors, windows, fireplaces and so on are important to the character of the building and consent is likely to be required for their alteration, removal or replacement. Applications for Listed Building Consent are dealt with by the Council's Planning

35 Paragraphs 199 to 202 of the NPPF (July 2021).

36 Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990; and, Ancient Monuments and Archaeological Area Act 1990.

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Team, alongside applications for Planning Permission and other planning-related applications (e.g. proposals for a change of use, extension or other alteration to the envelope of the building, or development within its curtilage). It is always advisable to consult the Borough Council's Planning Services section before proceeding with any changes.

Archaeological Sites and Scheduled Monuments

- 9.1.22** Significant archaeology (designated and non-designated) in the Borough include those from the Iron Age, Roman and Medieval periods. New archaeological investigations and finds continue to be added to the Historic Environment Record (HER) allowing greater understanding of this element of the historic environment. Survey and recording prior to development is an important way of adding to the record, particularly in areas of known local historical interest, such as within designated Conservation Areas, and Areas of High Archaeological Potential (see APPENDIX C), where archaeological finds are more likely unless the area has already been archaeologically sterilised by an activity such as mineral extraction.
- 9.1.23** In line with national planning policy⁽³⁷⁾, applications for development involving ground disturbance within Areas of High Archaeological Potential will require the submission of an appropriate desk-based assessment and, where necessary, a field evaluation. Where archaeology is found to be present the Council will require a mitigation strategy involving either preservation in situ, or excavation, analysis and reporting, or a combination of the two. Proposals affecting archaeological sites or monuments will only be approved where satisfactory mitigation measures can be implemented. Exemptions are made in Policy ENV 1 for small scale householder and commercial development that are unlikely to affect a Scheduled Monument.
- 9.1.24** Outside of the identified Areas of High Archaeological Potential, Durham County Council take the approach that desk-based assessment and, field evaluation (consisting of geophysical survey followed up by targeted trial-trenching) is required for all development proposals affecting an area of 1 hectare or more, unless it is already known to have been archaeologically sterilised by previous development such as mineral extraction. The reasoning underpinning this is that archaeological investigation and research in recent decades has shown right across the country that the number and geospatial density of archaeological sites is far higher than previously imagined and so the likelihood of encountering archaeology on a site of this size or larger has increased.

Historic Parks and Gardens

- 9.1.25** A Register of Parks and Gardens of "Special Historic Interest" is maintained by Historic England to encourage their protection and conservation but has no associated statutory controls. The two registered sites within Darlington Borough are both Grade II, and both publicly owned: South Park and West Cemetery.

Non-designated Heritage Assets

- 9.1.26** The significance, character and setting of heritage assets of local interest will be identified using the criteria provided at APPENDIX C and protected through the development management process (including pre-applications), through plan making (including neighbourhood plans), the production of Conservation Area Character Appraisals and Management Plans, and other Council activities.

Heritage at Risk

- 9.1.27** Heritage at Risk includes buildings, structures and sites whose preservation is threatened, often by vacancy or lack of regular repair and maintenance. Darlington Borough Council maintains a register of Grade II Listed Buildings at Risk (available online and on request). The ultimate responsibility for a historic building lies with its owner. However, the Council has the authority to issue enforcement notices to require necessary works to ensure a heritage asset is no longer at risk. These powers are used sparingly; it is in the best interests of all parties if work is carried out voluntarily and before

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emergency work is required. The Council adopts a proactive approach to heritage at risk by actively engaging in advice for proposals to enhance Heritage at Risk resulting in sustainable uses. Proposals that either secure the future of heritage at risk or prevent assets from becoming 'at risk' in the first place will be encouraged where the significance of the asset can be adequately protected.

Securing the Optimum Viable Use

- 9.1.28** For statutorily protected buildings, those within conservation areas and non-designated heritage assets, the Council will seek to secure the optimum viable use. Keeping a building in its original use is preferred, as it generally has the least impact on its character or appearance. It may be converted to a new use, if it can be demonstrated that it will be consistent with its conservation and compatible with the significance and the setting of the historic building, and not detract from other evidential, historic, aesthetic or communal heritage values, or unless there are public benefits which outweigh the harm.

Assessment of Heritage Significance

- 9.1.29** The Council has a responsibility to consider whether a building or structure is a heritage asset, either designated or non-designated, when exercising its planning powers. In Darlington many heritage assets will be related to the railways, Quaker's and industry but there are assets that have other local significance. The Council intends to produce a Local List, with community involvement and support, that would also include the relevant content of adopted neighbourhood plans. In the meantime, the Council has published a Criteria for Assessing Non-Designated Heritage Assets, based on Historic England guidance. This will enable the identification of non-designated heritage assets as they are brought to the Council's attention, particularly when proposals to alter them are received. Developing community skills and building capacity to identify non-designated heritage assets will help the Council to proactively meet its statutory duties in this regard. The Council is looking at options to set up an interactive way for people to nominate local heritage as well as comment on those put forward by the Council.
- 9.1.30** National planning policy⁽³⁸⁾ requires applicants to assess the significance of heritage assets likely to be affected by a proposal including any contribution made by its setting⁽³⁹⁾ and the impact of development on them. Further information is available on the Council's website to assist in compiling an assessment of significance. This should be submitted in a Heritage Statement or Heritage Impact Assessment. Potential developers are advised to contact the Council in advance to find out what level of detail will be required, as this will vary for the type and size of proposal, and the number and significance of heritage assets likely to be affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Planning Applications

- 9.1.31** Permission will not be granted for applications which are not fully justified and accompanied by the information necessary to fully assess the impact of the proposal on the significance of a designated or non-designated heritage asset or assets. Proposals that affect heritage assets should be accompanied a Heritage Impact Assessment to demonstrate that the architectural and historic interest of the structure has been understood and accounted for in any proposals. Proposals that affect assets of the highest significance should also be accompanied by a Statement of Significance⁽⁴⁰⁾, which may form part of a Design and Access Statement.

38 Paragraph 194 of the NPPF (July 2021).

39 Historic England defines the setting of a heritage asset as "The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape".

40 As defined in paragraph 200 b) of the NPPF (July 2021).

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- 9.1.32** Where permission is granted for a development which would result in the total or partial loss of a designated heritage asset, approval will be conditional upon the asset being fully recorded and the record and commentary deposited with the Local Planning Authority and the Historic Environment Record.

Protecting, Enhancing and Promoting the Stockton and Darlington Railway

- 9.2.1** The route of the Stockton and Darlington Railway through the Borough is mostly intact and still serves a transport function. The route includes several important structures, but only some, such as the scheduled Skerne Bridge, have statutory protection. The area around North Road Railway Station and within the Northgate Conservation Area has a particular concentration of railway heritage, including the Museum, Carriage Works, Lime Cells and Goods Shed and associated Victorian residential terraces. In addition to designated assets, Westbrook Villas, the Coal Drops to the rear of Westbrook Villas and the Railway Tavern Public House on Northgate are examples of non-designated assets to be found in the Borough with strong links to the town's railway heritage.

Policy ENV 2

Stockton and Darlington Railway (S&DR) (Strategic Policy)

Proposals which will conserve and enhance elements which contribute to the significance of the Stockton and Darlington Railway and its setting, including its trackbed and branchlines, will be supported.

Proposals will be supported where they include measures that preserve any physical remains along the route, include site interpretation and where appropriate reinstate a legible route where those remains no longer exist.

Development proposals that support the development of the S&DR as a visitor attraction including the creation of walking and cycling paths along its route will be encouraged.

- 9.2.2** Where a development is on or within 50 metres of the trackbed, or relates to a designated or non-designated heritage asset associated with the route, The 1825 Stockton and Darlington Railway: Historic Environment Audit should inform proposals and accompanying Heritage Statements and Heritage Impact Assessments.
- 9.2.3** In partnership with Historic England, Durham County Council, Stockton Borough Council and other key stakeholders, the Stockton and Darlington Railway Heritage Action Zone initiative (2018-2023) will provide greater understanding of significance through historic area assessments, historic buildings assessments and archaeological investigations. Proposals for development associated with the S&DR must be informed by any research undertaken as part of the Heritage Action Zone, and subsequent planning documents, adopted by the Council.
- 9.2.4** The Council, with its partners, will develop further planning guidance, including a Conservation Management Plan, to ensure the protection, enhancement and promotion of this locally distinct and nationally significant heritage asset in advance of the 2025 bicentenary celebrations.
- 9.2.5** It is the long term aspiration to create a walking and cycling route along the full 26 mile route of the Stockton and Darlington Railway along with providing associated interpretation, opening up the route for leisure and tourist visits, and as an education resource.

Local Landscape Character

- 9.3.1** The National Planning Policy Framework (NPPF) indicates that valued landscapes should be protected and enhanced. The Darlington Local Plan protects and seeks to appropriately enhance the distinctive character of the Borough's natural and historic townscapes and landscapes, including unique features

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like rural gaps, green wedges, green corridors, historic routes and parklands. However, there are some parts of the inner urban area where landscape or townscape quality could be improved, in particular to better promote Darlington's railway heritage (see Policy ENV 2).

- 9.3.2** All perform an important role in helping to the keep the permanence of the landscape over the plan period particularly by protecting the Borough's settlement pattern and maintaining the openness between different neighbourhoods, so that each keeps their unique identity. As the Borough continues to grow each feature will in different ways help safeguard the identity of communities, particularly in areas that face growth pressures.

Policy ENV 3

Local Landscape Character (Strategic Policy)

The character and local distinctiveness of the urban area, villages and rural area will be protected and improved by:

A) Retaining the openness and green infrastructure functions of:

1. The rural gaps, between Middleton St George and Middleton One Row, Middleton St George and Oak Tree, Hurworth on Tees and Hurworth Place, and between Darlington and the villages of Great Burdon and Barmpton; and
2. The green wedges of Cocker Beck/Mowden, Blackwell/Skerne Park and Haughton/Red Hall.

Within these areas, development will only be permitted where it:

- i. Protects and enhances the landscape character, setting and identity of the area;
- ii. Enhances biodiversity value by promoting protected and priority habitats and species;
- iii. Retains connectivity within the green infrastructure network; and
- iv. Is ancillary to a green infrastructure use.

or:

- v. The development proposed is for limited infilling on previously developed land, which would not have greater impact on the openness of the landscape than the existing development.

B) Retaining and enhancing the length, continuity, biodiversity, amenity and heritage value of:

1. The existing green corridors in line with Policy ENV 4; and
2. The historic routes of the Darlington/Middleton St George/A66/A67/ Stockton Corridor, the Former Barnard Castle Trackbed, Salters Lane, Honeypot Lane, Nunnery Lane and Cemetery Lane.

Development that adjoins these corridors and routes should:

- i. Positively respond to the landscape setting;
- ii. Conserve and enhance traditional landscape features including ancient and semi-natural woodland and hedgerows;
- iii. Retain and support their connectivity for people, habitats and wildlife;
- iv. Protect and enhance their ecological and heritage value in accordance with Policies ENV 1, ENV 2, and ENV 7; and
- v. Incorporate appropriate interpretation for ecological and heritage features.

C) Retaining and improving the special landscape, heritage and ecological qualities of urban and rural parklands at South Park, North Lodge Park, West Cemetery, Blackwell Grange, Rockcliffe Park, Middleton Hall, Walworth Castle, Redworth Hall, Hall Garth, Newbus Grange and Neasham Hall.

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D) Protecting and enhancing the natural quality of the rural landscape, where appropriate, reinstating traditional natural and built features.

E) Seeking high quality design in areas of low landscape quality in the urban area, to strengthen local character and distinctiveness, having regard to the Darlington Characterisation Study, Darlington Landscape Character Assessment and the Revised Design of New Development SPD, or their subsequent replacement.

- 9.3.3** Rural gaps have allowed more than one village to develop separately but nearby over time, for many years. Today these relatively small gaps remain important to the rural settlement pattern, to the character of the rural area and to its residents. This policy together with Policy H 7, will protect the rural gaps, conserving the character, openness and links to the wider landscape in order to maintain the attractiveness of the Borough's settlements and their settings.
- 9.3.4** The three green wedges, identified in the Darlington's Green Infrastructure Strategy, extend to the proposed development limit of the main urban area to ensure that their land uses, landscape components, openness, topography, nature of their urban edges and their relationship and importance to the character of Darlington is protected and appropriately enhanced.
- 9.3.5** The existing green corridors identified in Darlington's Green Infrastructure Strategy have a unique character that contributes to the identity and setting of adjoining neighbourhoods, such as the River Tees and the former Darlington and Stockton Railway corridor. Their length, distinctiveness and width vary (see Policy ENV 7). A number are also historic routes, that have historically connected nearby towns, villages, hamlets and scattered farms to the market town of Darlington, and provide insights into the past. Some, like Cemetery Lane, have kept much of their original width and features including walls and gateposts, others like Salters Lane have original hedgerows, ditches and banks in places.
- 9.3.6** Within and adjacent to these routes development should reflect variations in the local landscape character by enhancing local distinctiveness, guided by the Revised Design of New Development SPD and Darlington's Green Infrastructure Strategy, or their replacement. The use of interpretation and public art to provide greater understanding of ecological and heritage features will be supported.
- 9.3.7** The Borough has eleven historic ornamental parklands. The Local Plan seeks to protect and enhance the integrity and landscape quality of the seven rural parks and four urban parks. Any national and local designated features within their boundaries will be protected through national legislation and national planning guidance (see Policy ENV 1).
- 9.3.8** The rural landscape is characterised by mostly open, arable farmland with a mix of unique landforms, including ditches and cuts, village greens and in places traditional field patterns, hedgerows and wetlands. All help distinguish the rural area from the rest of the Borough, and so will be protected through this policy.
- 9.3.9** There are landscapes and townscapes in the Borough which detract from or do little to positively contribute to the Borough's attractive and distinctive character. If not addressed, these areas can adversely affect the image of the Borough and its attractiveness to businesses and investors. Development in these areas should include environmental quality improvements to restore or enhance the local landscape or townscape and help attract investment to the Borough, informed by the Darlington Characterisation Study, Landscape Character Assessment and the Revised Design of New Development SPD, or their replacement. Within the rural area, natural features such as hedgerows, field margins and wetlands should be re-created where appropriate.
- 9.3.10** As Darlington's unique environment contributes much to its distinctiveness, and that this is an objective of the Local Plan, the following policy identifies the key elements of the existing townscape and landscape that will be prioritised for protection and enhancement to help safeguard the distinctive environment of the Borough. Together with more specific detailed documents such as the Town Centre Fringe Masterplan, it will also help attract public sector funding and other investment to the Borough.

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Green and Blue Infrastructure

- 9.4.1** Darlington benefits from an extensive green and blue infrastructure network; its multi-functional green spaces, green corridors, rivers and watercourses provide links within the Borough and to the rest of the Tees Valley, Durham and North Yorkshire. In accordance with the National Planning Policy Framework, a landscape scale approach to green infrastructure will be adopted, using and managing land for what it is best suited to. Through investment, management and maintenance across the network, priority projects will be delivered that will make more of the network so that a range of green and blue infrastructure needs are delivered in each local area, and in the Borough, as a whole.
- 9.4.2** Darlington's Green Infrastructure Strategy facilitates the planning, design and management of the network to meet the environmental, social and economic needs of the community; by supporting recreation, sport and play, walking and cycling, food production, flood storage and sustainable drainage benefits (see Policy DC 3) as well as the biodiversity and geological features that are found within it (see Policy ENV 7). It can also contribute to achieving the appropriate sustainable building standards (see Policy DC 1) required in new developments and enhance amenity for residents (see Policy DC 3).
- 9.4.3** The Green Infrastructure network in Darlington is made up of numerous public and private green spaces, landscapes and features including:
- Green corridors;
 - Green wedges (see Policy ENV 3);
 - Wildlife friendly green space, including designated wildlife sites⁽⁴¹⁾;
 - Informal recreational open space, children's play areas and landscape amenity space;
 - Playing pitches and outdoor sports facilities;
 - Formal parks, cemeteries and civic spaces;
 - Trees, woodland and community woodland;
 - Urban fringe;
 - Agricultural land;
 - Public rights of way and wider countryside access; and
 - Open countryside.

Policy ENV 4

Green and Blue Infrastructure (Strategic Policy)

Green and blue infrastructure will be protected, and where appropriate, improved and extended to provide a quality, safe and accessible network of well connected, multi-functional open spaces for recreation and play and to enhance visual amenity, biodiversity, landscape and productivity. This will be achieved by:

- a. Development proposals within, or adjacent to an existing green corridor (as defined on the Policies Map) should conserve and enhance its function, setting, biodiversity, landscape, access and recreational value as appropriate to that location;
- b. Development proposals that are crossed by an existing or proposed green corridor (as defined on the Policies Map) should incorporate it into the sites layout and design having regard to green infrastructure functions appropriate to that location;
- c. Capitalising on opportunities to enhance and/or create green links between green and blue infrastructure features;

41 In Darlington designated wildlife sites include Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) and Local Wildlife Sites (LWS).

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- d. Expecting development to improve local water quality wherever possible, taking into account the Northumbria River Basin Management Plan;
- e. Working with partners and the community to bring forward priority projects and measures identified in Darlington's Green Infrastructure Strategy and the Northumbria River Basin Management Plan;
- f. Providing green infrastructure as part of new residential and non-residential developments in line with Policy ENV 5;
- g. Refusing planning permission for development that would result in the loss of existing green space⁽⁴²⁾ unless it can be demonstrated that the loss of the space would not cause significant harm to the character and appearance of the area or to local biodiversity (in line with Policy ENV 7), and one or more of the following criteria are met:
 - i. there is an identified surplus of that type of green space in the area and that its loss would not adversely affect the recreational needs of residents;
 - ii. satisfactory replacement green space is provided in a suitable location, accessible to current users and at least equivalent in terms of size, usefulness, attractiveness and quality;
 - iii. the proposal involves the development of an alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

9.4.4 At the heart of Darlington's green infrastructure network is a network of green corridors. Four green corridors including the River Tees and the River Skerne function within and across the Borough's boundaries, and eight green corridors, including the former Barnard Castle Trackbed, connect neighbourhoods to the urban and rural areas. Most are used now, but some will be new corridors (or parts of) added over the lifetime of this plan. In particular these will connect the strategic development locations and the urban fringe, provide connectivity within the inner urban area and enhance biodiversity (see Policy ENV 7) and movement (see Policy IN 1) across the Borough.

9.4.5 The widths of the green corridors have not been defined on the policies map as they are distinct, and this will vary along the length of each corridor depending on its qualities, characteristics and surroundings in any particular location.

9.4.6 Development proposals on sites crossed by, or adjacent to a green corridor should positively protect, incorporate and enhance the functions and features of the corridor as appropriate. Sites related to a proposed green corridor will be expected to actively incorporate the corridor into the layout and design of the development, responding to the specific landscape characteristics of the site (see Policy ENV 3), retaining existing natural assets and distinctive features as appropriate. In all cases, developments will be expected to respond to the priorities for each corridor, and seek to deliver the projects identified in the Green Infrastructure Strategy⁽⁴³⁾.

9.4.7 In the long term the Town Centre Fringe Masterplan will guide the creation of a new green corridor adjacent to the River Skerne and development on the eastern side of Darlington should seek to establish an extensive new wildlife friendly space further upstream adjacent to the river. Both will help re-create a more natural course for the river, provide environmental and water quality enhancements

42 For the purpose of Policy ENV 4 criterion G the term green space refers to all public and private, formal and informal, types of green infrastructure listed under paragraph 9.4.3, including component parts of the green corridors, but excluding urban fringe, agricultural land, open countryside and private gardens.

43 The projects related to each corridor are set out in Darlington's Green Infrastructure Strategy: A Guide to Darlington's Green Infrastructure 2013-26, DBC, 2013.

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and improve access for people and wildlife; a key priority in One Darlington: Perfectly Placed. In addition, development of the Skertingham Strategic Allocation (see Policy H 10) will include enhancements of the river corridor to the north of the town.

- 9.4.8** Policy ENV 4 protects green corridors as well as a range of green spaces in the urban area and the villages, sports facilities (see also Policy ENV 9) and the diverse landscapes they connect for recreation, play, nature, movement and amenity⁽⁴⁴⁾. The policy applies equally to land currently in use or last used for these purposes, including land that has been neglected for an extended period of time but is capable of being brought back into active use with reasonable endeavours. The decision on whether development proposals are assessed as involving the loss of green infrastructure will be determined on a case by case basis in line with this policy.
- 9.4.9** Most people have easy access to good quality parks and other green spaces for formal and informal recreation and play, while Darlington's impressive play offer means that most children have easy access to adventurous play, for example at West Park and Broken Scar. Wildlife friendly spaces, including Local Nature Reserves and Local Wildlife Sites, provide most people with access to a quality natural environment (see Policy ENV 7), and a complementary network of smaller spaces provide for informal recreation (e.g. walking, jogging) close to homes and work.
- 9.4.10** However, quantity, quality and access to different types of open space varies between localities within the Borough. Unmet needs will remain unless existing spaces are put to new uses and/or new spaces are provided. Projects such as the Salters Lane Community Garden have increased the use of existing spaces to meet the needs of residents, and other similar projects are underway, where community groups have got funding from organisations like the National Lottery for the works. Elsewhere planning obligations, secured with new development, may also be used to secure enhancements to existing open spaces and the provision of new spaces to meet the needs of new residents.
- 9.4.11** The EU Water Framework Directive became part of UK law in 2003⁽⁴⁵⁾ with the primary objectives of achieving good ecological status in water bodies, and providing protection for drinking water sources and protected sites (Natura 2000 sites and Sites of Special Scientific Interest). These requirements are reflected in the Environment Agency's Northumbria River Basin Management Plan which covers the Darlington Borough. In making decisions on spatial plans and planning applications, the Council has a duty to have regard to the Northumbrian River Basin Management Plan to ensure the protection and improvement of water quality. Changes to the design of development proposals will often avoid harm to water bodies. Development that would adversely affect the quality or quantity of surface or groundwater, flow of groundwater or ability to abstract water will not be permitted unless it can be demonstrated that no significant adverse impact would occur or mitigation can be put in place to minimise this impact within acceptable levels.
- 9.4.12** Applicants seeking to justify the loss of an existing green space on the grounds that there is a surplus of that type of green space in the area (under Policy ENV 4 criterion f. i.) will also need to demonstrate that its loss would not have an adverse affect on the wider recreational needs of residents. This consideration will include whether the land could be redesigned to serve an alternative green space function that would help to meet local shortfalls in a particular type of green space.

Policy ENV 5

Green Infrastructure Standards

Developments including 20 dwellings (or 0.2 hectares) or more, or non-residential developments of 1,000m gross floorspace or more, will, subject to the quantity, quality and accessibility of existing provision, be expected to deliver new green infrastructure, to meet the additional need generated calculated using the

44 Individual green spaces have not been identified on the policies map but can be viewed on the online mapping resource on the Council's Planning Policy website.

45 Water Environment (Water Framework Directive) Regulations 2003.

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formula set out in paragraph 9.4.15 and having regard to the standards and costs contained in the adopted Planning Obligations SPD, or its replacement. Proposals should also ensure arrangements are in place for the maintenance of new green infrastructure provided in the longer term..

Green infrastructure should be delivered on-site and designed as multi-functional blue-green space to perform a range of green infrastructure functions where possible. Provision should be prioritised subject to need and having regard to the types and quantities of existing green infrastructure in the area as identified in the Darlington Green Infrastructure and Open Space Strategies and/or Planning Obligations SPD (as relevant) along with any other relevant evidence.

In areas of open space deficiency (identified in the Planning Obligations SPD or equivalent), schemes of between 11 and 19 dwellings (or 0.1 to 0.2 ha), or non-residential development of 500sqm to 1000sqm gross floorspace, will be required to make a financial contribution towards the improvement of off-site green infrastructure in the local area, calculated using the formula set out in paragraph 9.4.15. This should be equivalent to the additional need generated by the development and where this would deliver greater benefits to the wider community than on-site provision.

- 9.4.13** The requirements in Policy ENV 5 will be used to ensure that there is enough accessible green infrastructure overall to meet the needs of development with priority given to the provision of wildlife friendly green space and features associated with water and flood management systems. Spaces must also be of the appropriate quality and within a reasonable walking distance of most people's homes to ensure they are used positively. The policy will also help support efforts to attract external funding for improvements, prioritise initiatives for planning obligations and where appropriate the Community Infrastructure Levy (CIL) or any successor, and help guide the Council's investment decisions. Guidance on integrating green infrastructure into new development is available in the Revised Design of New Development SPD, or its replacement.
- 9.4.14** As the Borough is relatively rich in the amount of open space it contains, new space will only be sought as part of major new development⁽⁴⁶⁾ where the amount and mix of development proposed requires substantial green infrastructure to deliver a sustainable new neighbourhood, or to create an appropriate business or leisure environment. The Council recognises it is not always possible to achieve this all on-site; in those cases, equivalent off-site provision will be sought. Also, for certain types of green infrastructure such as playing pitches it may be impractical to deliver as a standalone pitch and more beneficial to contribute to the enhancement of an existing off-site facility. For smaller developments in areas of open space deficiency a contribution towards improving the quality and functionality of existing open space may be required to ensure that the space is able to meet the needs of additional residents. This approach will also ensure that the network can continue to provide for other functions that green infrastructure is needed to perform.
- 9.4.15** Proposals where it has been identified green infrastructure provision is required should use the following formula to establish the amount of green infrastructure type to be provided by each new home and the financial contribution required in circumstances where an off-site financial contribution is required. Where proposals are providing a contribution towards quality improvement costs only this will be 50% less of the standard charge for quantitative provision. The same formula below will be applied to proposals for non-residential development where green infrastructure provision is required by replacing the dwelling occupancy with the employee occupancy of the proposal and applying a lower green infrastructure type standard per employee reflecting the lower level of usage. Further information on the inputs to the formula is available in the Planning Obligations SPD or its replacement.
- **Step 1 – Establish quantity required** - Dwelling Occupancy multiplied by (x) green infrastructure type standard per resident equals (=) amount of green infrastructure type required per proposed dwelling

46 Major new development: 20 or more dwellings or 1000 metres gross non-residential floorspace.

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- **Step 2 – Determine financial contribution required for off-site provision** - Amount of green infrastructure required per proposed dwelling multiplied by (x) cost of provision equals (=) standard charge per proposed dwelling
- **Step 3 – Determine financial contribution required for off-site quality improvement costs** - Standard charge per proposed dwelling divided (/) by 2 equals (=) quality improvement costs per proposed dwelling

9.4.16 In exceptional cases where these requirements cannot be delivered a comprehensive, open book viability assessment should be submitted with the planning application to show why a development cannot achieve these requirements.

9.4.17 Provision should also be made for the maintenance of green spaces to ensure quality remains in the long term. For new large greenspaces, particularly those in the strategic locations, a maintenance levy⁽⁴⁷⁾ will typically be applied to each household and/or business, to ensure long term maintenance by a management company. Elsewhere, a one off maintenance contribution may be sought so that maintenance can be undertaken by the Council and in these circumstances the formula below should be used to calculate a contribution equivalent to 10 years maintenance. Where the maintenance sum is for off-site quality improvements costs the amount will be reduced by 50%. The same formula below will be applied to proposals for non-residential development where green infrastructure provision is required by replacing the dwelling occupancy with the employee occupancy of the proposal. Further details on the approach to implementation can be found in the Planning Obligations SPD or its replacement.

- **Step 1 – Establishing maintenance sum required** - Dwelling occupancy multiplied by (x) average maintenance cost equals (=) maintenance cost per dwelling multiplied by (x) 10 = one off maintenance sum
- **Step 2 – Determining maintenance sum for off-site quality improvement costs** - One off maintenance sum divided by (/) 2 equals (=) quality improvement maintenance sum

Local Green Spaces

9.5.1 Local Green Spaces are a relatively new type of designation enabling local communities to identify green areas of particular importance to them for special protection through either a local or neighbourhood plan.

9.5.2 The National Planning Policy Framework makes it clear that Local Green Space designation will not be appropriate for most green areas or open spaces, and sets out that designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing pitch), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

⁴⁷ Maintenance levy: annual sum paid by the houseowner or property owner to an independent body or management company to enable the long term maintenance of green space.

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Policy ENV 6**Local Green Space**

Development will not be permitted within a Local Green Space, designated either within the Darlington Borough Local Plan or a Neighbourhood Plan, unless it is consistent with the National Policy approach for Green Belts.

The sites in Table 9.1, and identified on the Policies Map, are proposed for designation as Local Green Space:

Table 9.1 Local Green Spaces Identified in Darlington Local Plan

Site Reference	Site Name
LGS01	Beech Wood
LGS02	Springfield Park
LGS05	Fryers Field Recreation Ground
LGS12	North Park
LGS14	Merrybent Community Woodland
LGS15	Almora Hall Field, Middleton St George
LGS16	Middleton St George Playing Field
LGS17	Water Park, Middleton St George
LGS22	Tower Hill to The Front Middleton One Row
LGS23	Field to the East of Middleton Lane, Middleton St George

- 9.5.3** In making the decision on whether or not a green area should be designated as a Local Green Space, the Council has considered whether any additional local benefit would be gained by its designation in addition to another existing designation, such as a Local Nature Reserve or Conservation Area.
- 9.5.4** Designation as a Local Green Space gives an area protection consistent with that in respect of Green Belt.
- 9.5.5** In addition to the Local Plan, communities have the opportunity to identify and designate land as Local Green Space in neighbourhood plans.
- 9.5.6** Whilst the Local Plan does not designate any Local Green Spaces that currently fall within sites allocated for development in the plan, future reviews of the Local Plan will enable these areas to be reconsidered once there is more certainty over the layout of proposed development on these sites and any necessary compensatory measures resulting from the planning application process.

Protecting and Enhancing Biodiversity and Geodiversity

- 9.6.1** The Government published 'A Green Future: Our 25 Year Plan to Improve the Environment in 2018' that seeks to, amongst other measures, embed an 'environmental net gain' principle for development and promotes taking a natural capital approach to conserving and improving the natural world. This policy aims to protect and enhance biodiversity and geodiversity within the Borough, in particular, the

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effect of new development on biodiversity and geodiversity assets. It provides detail on how potential impacts will be considered, to give more certainty to applicants and decision makers. Some practical design advice is also provided in the Council's Revised Design of New Development SPD.

- 9.6.2** Darlington Borough currently has 42 nationally and locally designated wildlife sites⁽⁴⁸⁾, providing different levels of protection for a growing range of protected and priority habitats and species, including Skylark, Grey Partridge, Lapwing, Noctule Bat and Daubentons's Bat⁽⁴⁹⁾. Nationally protected sites (Neasham Fen, Hells Kettles, Newton Ketton Meadows and Redcar Field SSSIs) will continue to be protected and enhanced, consistent with national legislation⁽⁵⁰⁾ and the objectives in their management plans, whilst Local Nature Reserves (such as The Whinnies and Drinkfield Marsh), Local Wildlife Sites and Community Woodlands have local protection. There are also three Local Geological Sites that protect areas of geological value in the Borough.
- 9.6.3** The Council intend to designate new Local Nature Reserves at Red Hall, Cocker Beck, and Mill Lane, and extend the Brinkburn and Maidendale LNRs to provide greater protection for the protected and priority habitats and species that live there. Other Local Nature Reserves may come forward through site development and involvement with communities. This will help the Borough meet the national standard for Local Nature Reserves.
- 9.6.4** In comparison to neighbouring authorities, Darlington does not have much designated land of a European or National standard, so the 300 hectares of other local wildlife friendly greenspaces, for example, Cocker Beck and Baydale Meadows, are therefore of high importance within the Borough. They allow wildlife, including protected Water Voles and Great Crested Newts to move between designated spaces for feeding, mating and migrating, so helping to ensure biodiversity remains viable in the long term.
- 9.6.5** 'More, better, bigger and connected sites'⁽⁵¹⁾ across the Borough, linked by wildlife corridors, smaller wildlife rich 'stepping stones' and 'buffer zones', such as along the existing and proposed strategic green corridors, will help establish healthy ecological networks for all species⁽⁵²⁾, including the Brown Trout, Little Grebe and Grey Wagtail, and allow ecosystems to be sustained, with attendant benefits⁽⁵³⁾. The alternative, managing spaces in isolation, could lead to a decline in their number, quality and mix, potentially resulting in habitats being lost and the beneficial functions of ecosystems being reduced.

Policy ENV 7

Biodiversity and Geodiversity and Development (Strategic Policy)

The Council will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. The Council will also permit proposals where the primary objective is to conserve or enhance biodiversity where they accord with other relevant policies in the Plan.

Development will be refused if significant adverse effects to biodiversity or geodiversity, either alone or in combination, cannot in the first instance be avoided, adequately mitigated, or, as a last resort, compensated for.

48 Designated sites in Darlington: Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Local Wildlife Sites (LWS) and Community Woodland.

49 New sites are capable of being designated and existing sites de-designated over the course of the plan period based on the results of up-to-date survey work. The Tees Valley Nature Partnership maintain a list of designated wildlife sites in Darlington Borough on their website: www.teesvalleynaturepartnership.org.uk

50 Natural Environment and Rural Communities (NERC) Act 2006, and the Conservation of Habitats and Species Regulations 2017.

51 Biodiversity 2020: A Strategy for England's wildlife and ecosystem services, DEFRA 2011.

52 Identified by the Tees Valley Biodiversity Action Plan (BAP), Tees Valley Nature Partnership, 2013.

53 E.g. breaking down waste products, regulating water and air quality, pollinating food and climate control.

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Development will be expected to minimise the impact on and provide net gains for biodiversity, including establishing coherent and resilient ecological networks, by:

- a. Avoiding or mitigating adverse impacts upon BAP priority or protected species. Any potential adverse impact upon the ability of protected species to survive, reproduce and maintain or expand their current distribution will be monitored through application of the derogation tests detailed in the Habitats Regulations, and;
- b. Significantly and demonstrably enhancing the quality, extent and mix of priority and protected habitats and species identified in the NERC list⁽⁵⁴⁾ through:
 - i. Incorporating native habitats, or habitat opportunities, within or around the site and/or as part of building design; and/or
 - ii. Creating, improving or extending ecological networks; and/or
 - iii. Contributing to the implementation of the management plans of the Tees Valley Nature Partnership within the Borough.

Enhancement measures must be compatible with existing biodiversity and ecosystems. In circumstances where the enhancement of biodiversity would place the viability of the development in question, the developer will be required to demonstrate their case to the Council's satisfaction.

Development proposals located within the areas listed below are encouraged, where relevant, to support the achievement of these specific actions as follows:

A) River Tees Existing Green Corridor

Encourage the protection and enhancement of connections between different parts of the ecological network through:

- i. Creating quality riverside habitat in buffer zones (see Policies ENV 4 and ENV 5);
- ii. Managing agriculture less intensively;
- iii. Planting native trees and ground plants;
- iv. Diversifying the mix of wetland and wet woodland habitats;
- v. Management of invasive species; and
- vi. Creating artificial habitats such as otter holts and bird boxes.

B) River Skerne Proposed Green Corridor

Encourage improvements to the value and ecological mix to:

- i. Provide quality priority habitats and species in the buffer zone;
- ii. Restore the natural river course, systems and character, e.g. meanders and earth bank sides;
- iii. Retain the natural floodplains;
- iv. Incorporate sustainable drainage systems;
- v. Plant more native broadleaved trees, grassland and wetlands to accommodate a range of protected and priority habitats and species;
- vi. Incorporate green features, such as green roofs and green walls; and
- vii. Manage invasive species.

54 Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England.

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C) Rural area

Promote the reinstatement of traditional species rich field margins, hedgerows and trees, along with new opportunities for mixed habitats, including meadows, woodland and wetlands, to provide greater connectivity for wildlife (see Policies H 3, H 7 and E 4).

D) Nationally and locally designated wildlife sites

Protect, maintain and where appropriate manage (as it depends upon ownership) and extend, in accordance with their management plans. Sites will be protected as follows:

i. Sites of Special Scientific Interest (SSSIs)

Development likely to have an adverse effect on any of the Borough's or neighbouring SSSI's either individually or in combination with other developments, will not normally be permitted unless it can be demonstrated that the benefits of the proposed development in that particular location, clearly outweigh its likely impact on the features of the site that make it of special scientific interest and any broader impacts on the network of sites.

ii. Local Nature Reserves and Local Wildlife Sites

Development likely to result in significant harm to any of the Borough's Local Nature Reserves or Local Wildlife Sites should be avoided by being relocated to an alternative site of less harmful impacts. Where this is not possible, and it is demonstrated development is required in that location it will only be permitted if the significant harm can be overcome by adequate mitigation or as a last resort appropriate compensation measures.

Designate new Local Nature Reserves which meet the Natural England Criteria to ensure the protection of land and species, including Red Hall Wetland, Mill Lane (spanning the Skerne) and Cocker Beck.

Local Wildlife Sites are identified and selected for their local nature conservation value. They protect threatened species and habitats acting as buffers, stepping stones and corridors between nationally-designated wildlife sites. Darlington has sites such as Blackwell Meadows, Coatham Grange and West Cemetery.

iii. Community Woodlands and Ancient Woodland

New development will be expected to retain existing woodlands. Development will not be permitted that would result in the loss of woodland unless the benefits clearly outweigh the loss and suitable replacement planting can be undertaken which provides woodland types matching those identified as Priority Habitats in the NERC List ⁽⁵⁵⁾ that are found locally. Ancient woodlands, ancient and veteran trees are irreplaceable habitats and new development will not be permitted that would result in their loss, fragmentation, isolation or deterioration unless there are wholly exceptional reasons (as defined in national policy) and a suitable compensation strategy exists.

E) Local Geological Sites (LGSs)

Protect the existing sites at Killerby (North Lane Quarry), Houghton-le-Side (Disused Quarry, Side Hill) and High Coniscliffe Quarries (Disused) and designate new sites, as appropriate.

F) Wildlife friendly green spaces, parks and parklands

Protect and improve the wildlife value of green spaces, parks and parklands.

55 Identified under Section 41 of the Natural Environment and Rural Communities Act (2006) on the England Biodiversity List as habitat of principal importance for the conservation of biodiversity.

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Policy ENV 8**Assessing a Development's Impact on Biodiversity**

Development proposals will be required to provide net gains in biodiversity (prevailing in national policy) and demonstrate achievement of this using the Defra Biodiversity Metric.

Development proposals that are situated within or adjacent to sites of biodiversity importance as identified in Policy ENV 7, or that are likely to have an adverse impact upon such sites⁽⁵⁶⁾ or upon sites that have a reasonable likelihood of hosting protected and/or priority species, will need to follow the sequence of actions set out below to identify how harm to biodiversity has been avoided, or failing that, adequately mitigated. Applicants should submit evidence that this process has been followed with any planning application:

1. Undertake a Phase 1 Habitat Survey to establish the type and mix of habitats and species present and any likely impacts;
2. For any habitats or species adversely affected, undertake an extended Phase 1 Habitat Survey and identify appropriate mitigation if possible;
3. Where protected species are present (including species protected under the Conservation & Habitats Regulations, and Wildlife and Countryside Act), further survey work will be required to comply with Habitats Regulations including fulfilling the three derogation tests; and
4. Take account of, and reflect the detailed advice set out in, Darlington's Green Infrastructure Strategy and the revised Design of New Development SPD or successor documents.
5. Provide a masterplan, management and maintenance plan for applications of 100 dwellings or more where relevant showing how the quality of biodiversity features will be maintained in the long term. Maintenance contributions where required will be secured via a Section 106 agreement.

Where a development proposal cannot avoid significant harm to biodiversity following the consideration of avoidance measures and mitigation, as a last resort, suitable compensatory measures must be incorporated, including the creation of priority habitats⁽⁵⁷⁾, with the first priority being on-site provision. Only with adequate reasoned justification will any off-site compensatory measures be permitted, with any such provision, agreed to be adequate and appropriate, secured by Section 106 contribution or Community Infrastructure Levy (or any other future delivery mechanism).

Where adequate compensation measures cannot be provided, and significant harm avoided, planning permission will be refused.

Where developers identify the presence of non-native invasive species on-site, measures will be required to contain the species and ensure it is effectively managed, or where possible, eradicated during development.

- 9.6.6** The NPPF⁽⁵⁸⁾ states that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst other measures, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Net gain is an approach to development that aims to leave the natural environment in a measurably better state than beforehand. The Government intends to enshrine the

56 Sites situated further from a designated site may still have an impact - Natural England have developed buffer zones for SSSIs depending upon the type of development which may prove useful when considering applications.

57 As detailed in the NERC list.

58 Paragraph 174 d, NPPF (July 2021)

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requirement to deliver biodiversity net gains in law as part of the forthcoming Environment Bill. The Council will consider the need to develop local guidance on its approach to delivering net gains (including a strategy for using offsetting), potentially as Supplementary Planning Guidance, and will explore the benefits of agreeing a joint approach at the sub-regional level with the Tees Valley Nature Partnership.

- 9.6.7** Connectivity will be improved along watercourses, including the strategic River Tees and River Skerne, public rights of way, railway lines and along field margins in the rural area, to ensure species can move easily across and beyond the Borough. Improving the wildlife value of lower quality urban greenspaces will provide valuable habitats for species, including the Dingy Skipper and Holly Blue butterfly, and nesting birds like the Song Thrush and Spotted Flycatcher, which are in serious decline.
- 9.6.8** Darlington's Green Infrastructure Strategy includes a number of measures to improve the environmental and recreational value of the Borough's green corridors, and should be read alongside this policy when considering development proposals affecting a green corridor.
- 9.6.9** There are also big opportunities to increase the stock of protected and priority habitats and species through well-designed new developments⁽⁵⁹⁾, especially in the strategic locations. In addition, development in the Town Centre Fringe (see Policy TC 6) will provide opportunities to greatly enrich local biodiversity.
- 9.6.10** Biodiversity varies according to location and the presence of protected and priority habitats and species. The type and level of assessments required alongside new development proposals will reflect biodiversity value, and a Phase 1 Habitat Survey (Extended)⁽⁶⁰⁾, tree surveys and/or detailed species surveys may be required if protected or priority habitats and species are likely to be present. Through an Ecological Masterplan and/or the Design, Access and Sustainability Statement, the design and layout of new development should be informed by, and respond positively to, the ecological value of the site and the immediate environment and show how this will be protected and enhanced. Even where little biodiversity exists, functional ecological networks should be created; landscaping schemes and green roofs and walls can provide nesting sites, roosting sites and shelter for birds, bats and amphibians. Provision in or adjacent to a green corridor or a designated site, should be informed by the strategic aims of the corridor⁽⁶¹⁾ and in the site's management plan.
- 9.6.11** It should be noted that the presence of protected species or habitats is not limited to the designated sites described above. Where internationally and nationally protected species, such as the otter and water vole are identified, development should protect them and their breeding and resting places from disturbance or injury. This will be monitored through application of the derogation tests set out in national legislation⁽⁶²⁾.
- 9.6.12** With the exception of protected species where a licence may need to be sought from Natural England, impacts which are unavoidable should be fully mitigated for within the locality. Appropriate enhancements can include maintaining existing priority habitats, creating new habitats, providing sustainable drainage schemes with wetlands and reedbeds (see Policy DC 4), new native woodland and street trees and the protection of existing trees⁽⁶³⁾ (including ancient woodland and veteran trees) on or off-site, particularly in the strategic locations. Planning conditions and/or planning obligations may be used to secure mitigation.
- 9.6.13** Off-site mitigation measures will only be considered where there are justifiable ecological reasons that would result in a more appropriate solution to potential impacts on biodiversity as a result of development. This may include the relocation of a species or habitat to a more favourable location owing to existing circumstances or the creation of new habitats in an area nearby that will have a

59 In accordance with the Revised Design of New Development SPD, DBC, 2011.

60 Phase 1 Habitat Surveys assess habitats present, rare plant species, and whether the habitat has potential to shelter protected or BAP species.

61 As identified in Darlington's Green Infrastructure Strategy, DBC, 2013.

62 Detailed in the Conservation of Habitats and Species Regulations, 2017.

63 Through Tree Preservation Orders (TPO).

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greater gain in biodiversity than that which can be provided on-site. Such provision would be an exception from the normally accepted choice of protecting species and habitats on-site, or providing alternative on-site mitigation measures and will therefore be expected to clearly set out in the supporting ecological study why off-site provision would be an acceptable solution. It is not considered that geological mitigation could be provided off-site and satisfactory on-site solutions should be found if planning permission is to be granted.

- 9.6.14** The Council are exploring the potential to identify a number of biodiversity offsetting sites within the Plan to help compensate for the impact of developments on biodiversity in the Borough where provision cannot be made on-site in line with Policy ENV 7 and ENV 8. There is also a potential need to identify an appropriate offset site for Great Crested Newts. Examples where this offsetting approach has been successful in the past include the creation of a large wildflower meadow at Baydale Farm on the Teesdale Way and a mosaic of wetland habitats off Staindrop Road, Cocker Beck.
- 9.6.15** To ensure suitable schemes are brought forward and that the long term quality of all biodiversity features proposed is maintained, a masterplan, showing how the features will be designed should be submitted with any planning application for 100 dwellings or more, together with a management and maintenance plan, showing how the features will be maintained in the long term, and this should be submitted with any planning application. A maintenance contribution secured via a Section 106 agreement may be required.
- 9.6.16** The Council will continue to maintain access to up-to-date environmental and other relevant data, including Natural Network Mapping, and will continue to work closely with the Tees Valley Nature Partnership in implementing and monitoring policies and proposals affecting the natural environment.

Outdoor Sports Facilities

- 9.7.1** Access to good quality, accessible, managed outdoor sport and recreation facilities can have an important role on the health and quality of resident's lives. Consequently, the Council aims to protect, enhance and extend the sporting offer in the Borough, to ensure that provision meets residents' needs now and in the future.
- 9.7.2** Outdoor sports and recreation facilities cover playing fields and Artificial Grass Pitches (AGP) as well as a wide range of other facilities for tennis, bowling, golf, athletics and cycling, in the urban area and the villages. Between them, they enable people to enjoy sport at parks, schools and private clubs, either for casual, 'pay as you play' or competitive use. Within each playing field, a number of playing pitches can be marked out, sizes are different for adults and juniors, and the mix of pitches can vary to reflect the sporting seasons.

Policy ENV 9

Outdoor Sports Facilities

Outdoor sports facilities will be protected in line with Policy ENV4 and, where appropriate, facilities will be improved and extended, to provide a safe and accessible network of quality facilities for outdoor sport.

Through investment, management and maintenance, the most effective use will be made of the network in the future, consistent with the priority actions identified in the Playing Pitch and Sports Facility Needs Assessment and Strategy 2015.

Proposals for the development of new outdoor sports facilities will be permitted where:

- a. They are located within or adjacent to the development limit of a settlement, unless it can be demonstrated that they require a countryside location;
- b. The proposal would not give rise to significant traffic congestion or road safety issues;

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- c. They can be accessed by walking, cycling and public transport in line with Policy IN 2;
- d. They protect the amenity of existing users of neighbouring land and buildings in line with Policy DC 3; and
- e. New buildings or structures are well designed and appropriately integrated into the landscape.

9.7.3 Playing fields are provided and maintained in accordance with a hierarchy of provision. The focus are the three managed hub sites at Blackwell Meadows, Eastbourne Sports Complex and Longfield Academy which provide facilities for different sports for adults and juniors, and have changing rooms and car parking. All have secure community use and provide for competitive league matches as well as 'pay as you play'. A complementary network of smaller satellite sites including schools, parks and sports clubs provide for pitch sports closer to home and work. Single pitch sites in open spaces are the lowest tier and generally have no changing rooms or car parking. Continued use of this hierarchy will ensure provision best meets local needs and future demands, and encourages greater participation in sport in a cost effective way.

9.7.4 The amount, quality, carrying capacity and accessibility of each playing field in the urban area and villages has been assessed in the Playing Pitch and Sports Facility Needs Assessment and Strategy (2015) to determine whether there is enough provision to meet the demand for football, rugby union, cricket and hockey for adults and juniors, now and in 2026. All playing fields will be protected by this policy and Policy ENV 4, and in line with national policy⁽⁶⁴⁾ and that of Sport England⁽⁶⁵⁾. The Council will consult Sport England on applications involving the loss or alteration of a playing field as required by legislation⁽⁶⁶⁾.

9.7.5 The capacity of existing football pitches is constrained for a variety of reasons and as a result, there are insufficient pitches of the right type to meet projected demand. This is largely due to the recent growth in junior and 9v9 football and the overall pressures on the pitch stock, but is also influenced by the use of school sites (which must also accommodate curricular use) and a reliance on grass pitches for training. For adult pitches, the poor quality of facilities also restricts usage. There is a need to provide additional capacity in order to better the needs of existing clubs, but also to future proof the stock in the event of population growth and participation increases and also to ensure that demand is not constrained by supply. A new state-of-the-art AGP was opened at the Eastbourne Sports Complex in 2016 which has helped to increase local capacity.

9.7.6 New outdoor sports facilities should, where appropriate, include changing and ancillary provision and meet with National Governing Body (NGB) standards and, wherever possible, should be developed in conjunction with existing clubs. The following general criteria should also be met:

- A high standard of design, construction and maintenance appropriate to the standard of play
- Adequate changing facilities that:
 - Are flexible, fit for a variety of purposes;
 - Fully comply with the provisions of the Disability Discrimination Act;
 - Provide for a number of different groups to use the facility at the same time, in safety and comfort; and
 - Meet current standards - Sport England & NGB guidelines.

64 NPPF (July 2021) paragraph 99.

65 Playing Fields Policy and Guidance, Sport England, 2018.

66 The Town and Country Planning (Development Management Procedure) (England) Order 2015.

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- Managed community access
- Accessible by public transport and by car
- Sufficient car parking
- Size of pitches and run offs complies with NGB specification
- Security of tenure (at least 20 years) if a club is to be based at the site.

9.7.7 The Council is currently in the process of updating the 2015 Darlington Playing Pitch and Sports Facility Strategy along with the accompanying needs assessment and evidence base. This work may identify particular areas of need and opportunities for providing new sports facilities over the course of the plan period.

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- 10.0.1** The Local Plan seeks to improve connectivity, minimise the distance and length of the journey, and make best use of existing public transport and the highways network while delivering sustainable transport choices. The majority of new residential, commercial and employment development is therefore guided to the main towns and larger villages and sustainable methods of transport will be prioritised.
- 10.0.2** Infrastructure can be physical (e.g. transport, utilities), community and social (e.g. education, health) and environmental (e.g. parks and green spaces). Environmental infrastructure is dealt with in the 'Environment' section of the plan. An Infrastructure Delivery Plan accompanies the Local Plan and sets out the types and levels of infrastructure required to accommodate the growth proposed.
- 10.0.3** If infrastructure is not delivered alongside new development, it can put pressure on existing facilities that may not have the ability or capacity to cope with the additional demand.
- 10.0.4** The provision of infrastructure is achieved by a wide range of organisations. The Local Plan, in conjunction with the Infrastructure Delivery Plan, will play a key role in securing public and private sector involvement in infrastructure delivery.
- 10.0.5** The local plan objectives relating to transport and infrastructure are to:

- Ensure that new development is in places where it will be reasonably accessible by public transport, cycling and walking.
- Maintain and improve transport links between communities within the Borough and further afield.
- Support development that enhances regionally and nationally important transport links including those offered by Darlington Station, Teesside International Airport, Teesport and the Strategic Road Network.
- Improve the local highway network by managing out strategic highway demands.
- Deliver communication infrastructure, including broadband, to enhance business and social interaction.
- Facilitate the delivery of strategic infrastructure that supports economic growth, including the supply of appropriate housing.
- Secure provision of necessary infrastructure to support growth including improvements to existing services.
- Ensure residents have reasonable access to education facilities within the Borough and where necessary developers should contribute to the provision of education facilities in sustainable locations.
- Create connected neighbourhoods, with local social infrastructure and inclusive public spaces that enable people of all ages and abilities from all backgrounds to develop strong communities.

Delivering a Sustainable Transport Network

- 10.1.1** It is vital that the Borough is accessible by a choice of transport modes and that improvements to the transport infrastructure and services encourage sustainable travel. This is important to unlock the economic growth opportunities within the Borough, and to connect to neighbouring regional centres and strategic national and international gateways such as Teesside International Airport, Teesport and the East Coast Mainline. Owing to its location and existing infrastructure, Darlington Borough

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also has a key role to play in delivering the wider vision for sustainable transport across the Tees Valley and beyond. The transport and travel needs of those with specific requirements (such as disabled and elderly people, parents with small children and wheelchair users) is also integral to this agenda.

Policy IN 1

Delivering a Sustainable Transport Network (Strategic Policy)

The Council is committed to delivering an efficient transport system with a focus on the provision of infrastructure improvements, to encourage greater use of sustainable modes, leading to less reliance on single occupancy vehicle journeys. We will work with partners and developers to make the best use of and improve existing transport infrastructure, where appropriate, using developer contributions to manage the impact of development on the transport network.

To achieve this, the following priorities and actions have been identified:

A) For cycling, walking and other sustainable transport:

- i. Protecting existing footpaths, cycle routes and bridleways from development which would impair their functioning for recreation or as alternatives to the private car for accessing employment opportunities, shops and other community facilities;
- ii. Supporting the development of the key sustainable transport corridors identified within the Tees Valley Local Cycling and Walking Infrastructure Plan and 'Local Green Corridors' identified in the Darlington Green Infrastructure Strategy and safeguarding their routes from development which would impair their functioning for recreation or as routes for pedestrians and cyclists to access employment opportunities, schools, shops and other community facilities;
- iii. All new developments will provide permeability and connectivity for pedestrians and cyclists to make walking and cycling the first choice for short journeys;
- iv. Improving local connections across busy transport corridors which act as a barrier to local access. This will include working with Highways England and Network Rail to ensure the permeability of the A66 and rail networks respectively;
- v. Protecting and enhancing public rights of way as set out in the Rights of Way Improvement Plan, 'Local Green Corridors' identified in the Darlington Green Infrastructure Strategy and links to long distance routepaths such as the Teesdale Way and NCN 14;
- vi. Identification and creation of a route that mirrors the original Stockton and Darlington Railway line as close as practicable in advance of the 2025 bicentenary (See also Policy ENV 2);
- vii. Support the creation of routes that allow residents in outlying villages to access Darlington, particularly by bicycle.

B) For rail-based transport network:

- i. Improving inter and sub-regional links to neighbouring centres by ensuring that the Borough is served by high quality rail and bus links;
- ii. Improving connectivity between other forms of sustainable travel and the rail network mainly by providing improved interchange facilities;

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Specific priorities for the rail network:

- iii. Supporting the improvement of Darlington Station. Informed by a masterplan, work will be undertaken to improve interchange facilities and improvements to the mainline, local and inter-regional routes, potential high speed rail services and sustainable access to the station including bus, walking and cycling.

C) For road-based transport network:

- i. Mitigating the impact of development at key junctions, on main arterial routes that form the towns Key Road Network and other important links that contribute to the effective movement of traffic to limit congestion.
- ii. Working with Highways England and adjoining authorities to ensure the safe and efficient operation of the strategic and main road networks;
- iii. Providing new local access roads and key road links to open up the locations for development identified in the Local Plan. Such works will be linked to development phasing and secured by legal agreement.
- iv. Maintaining an efficient bus network by ensuring new developments accommodate the needs of bus users, facilitate new bus routes and stops where appropriate and mitigate the impact of development trips on bus journey times through the provision of bus priority measures.

Specific priorities for the road network:

- v. Working with Highways England to ensure the existing route of the A1 and A66 is maintained and improved in order to maintain it's strategic function and enables residents and businesses to continue to benefit from good links to the strategic road network, with contributions sought from developers to a programme of highway improvements where applicable.
- vi. Provision of key routes as part of some development proposals within the plan, in conjunction with existing infrastructure, provide additional road, public transport and high quality cycle and footpath links to create an orbital route of the northern urban area of Darlington. These routes are:
 - Coniscliffe Park - link road connecting A67 to Staindrop Road;
 - Stag House Farm - link road connecting Newton Lane to Staindrop Road;
 - West Park Garden Village - link road connecting Edward Pease Way to Newton Lane;
 - Faverdale link road - connecting Rotary Way to Burtree Lane;
 - Berrymede Farm - connecting Burtree Lane to the A167;
 - Skerningham access roads – including local distributor road between the A167 and A1150 close to the Little Burdon roundabout in the broad location identified in the Skerningham Masterplan Framework;
 - Burdon Hill - link road connecting A1150 to B6279 Tornado Way and new link road to Red Hall; and
 - Link 66 / Symmetry Park - link road connecting the B6279 Tornado Way to B6280 Yarm Road.

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Regional and Local Context

Transport for the North

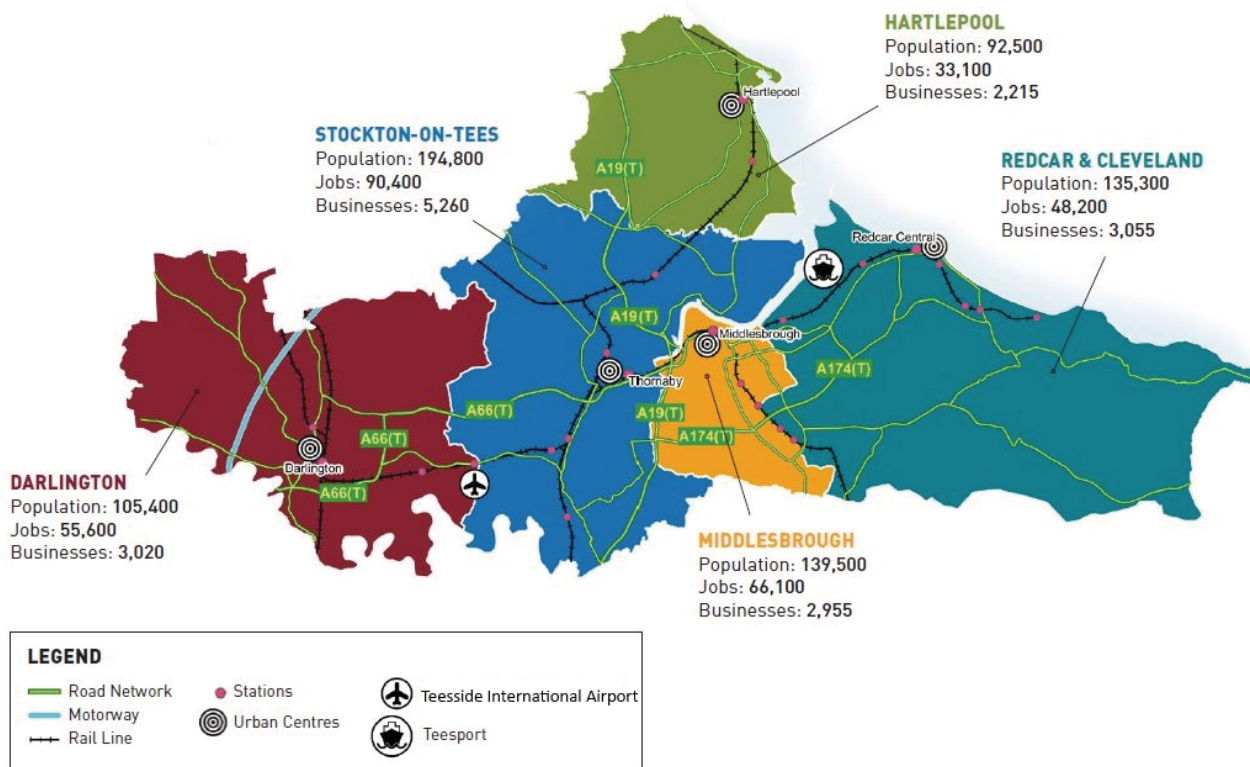
- 10.2.1** Transport for the North (TfN) became the first Sub-National Transport Body in April 2018. Work is ongoing on developing a pan-northern Strategic Transport Plan which sets out the case for strategic transport infrastructure investment through to 2050. Their vision is of a thriving North of England, where modern transport connections drive economic growth and support an excellent quality of life.
- 10.2.2** The 30 year plan has been developed which outlines how transport connections across the North of England need to be transformed over the short, medium and long term to drive sustainable economic growth by 2050.
- 10.2.3** As part of developing the evidence base for the Strategic Transport Plan, the Integrated Rail and Major Roads Reports identified a series of connectivity priorities to support economic growth in the North.
- 10.2.4** Seven corridors are identified across different modes (and multi modes) of transport, three of which are relevant to the Tees Valley and Darlington Borough.
1. Connecting the Energy Coasts (Multi-Modal) - This corridor seeks to enhance the strategic connectivity, for people and goods, between the advanced manufacturing and energy generation research centres and assets. This is crucial to support the transformational growth potential within this economic area. For Darlington improvements to the East-West linkages for both road and rail are key considerations relating to this corridor.
 2. East Coast to Scotland (Rail) - Strengthening rail connectivity and capacity along the East Coast Main Line and other key parallel rail lines, such as the Durham Coast Line, to provide enhanced strategic and local connectivity in the North East, Tees Valley, East Riding and North Yorkshire. The strategy identifies that investment is required at rail stations, including Darlington, to increase capacity, promote economic growth, and make the most of the opportunities provided by high speed rail services.
 3. Yorkshire to Scotland (Road) - This road corridor looks to strengthen and complement the East Coast Road Corridor to Scotland and examines the transformational requirements to better connect the economic centres (including the Tees Valley) in this corridor beyond the current Road Investment Strategy commitments.

Tees Valley Combined Authority

- 10.2.5** Darlington is the gateway to the Tees Valley, and contains many key elements of the sub-regional transport network. Darlington is the point of arrival for those arriving by road via the A1(M) and A66, by air via Teesside International Airport and by rail from Darlington Station on the East Coast Main Line. Figure 10.1 below shows the key features of the sub-regional transport network.

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Figure 10.1 Key features of the sub-regional transport network



10.2.6 The Tees Valley Combined Authority (TVCA) was created in April 2016 to drive economic growth and job creation. The five Tees Valley authorities work closely with the business community and other partners to make local decisions to support the growth of our economy. Under the devolution deal with the government TVCA have taken on new responsibilities previously held by central government to enable investment decisions to be made locally based on the priorities of communities and businesses in the Tees Valley.

10.2.7 The Tees Valley Combined Authorities' Strategic Economic Plan (SEP)⁽⁶⁷⁾ identifies one of the key objectives to unlock future growth as being 'to be better connected'. It is identified within the document that there is a need to improve road and rail connectivity for the region, in order to ensure Tees Valley firms can access UK and European supply chains, particularly in the Northern Powerhouse and that Tees Valley residents can benefit more fully from emerging job opportunities. Four priorities for delivering new transport infrastructure across the Tees Valley are also identified within the SEP over the next 10 years.

10.2.8 Two of these priorities directly relate to Darlington transport infrastructure:

1. Implementation of the Darlington Station Improvement Project, which encompasses new platforms at Darlington rail station as part of a commercial redevelopment, delivering a 21st century rail gateway ready for high speed rail services;
2. Improved east-west road connectivity to provide a high quality, resilient corridor along the A66 from the A1(M) to the international gateway at Teesport.

10.2.9 In addition, the devolution deal recognises Tees Valley's ambitions to continue to strengthen the bus network and the relationship and influence it has with local bus operators. The options to achieve this have now been formalised in legislation in the Local Bus Services Act.

67 Tees Valley Strategic Economic Plan: The Industrial Strategy for Tees Valley 2016-2026, TVCA.

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- 10.2.10** A Strategic Transport Plan has also been prepared by the TVCA to support the Strategic Economic Plan, and sets out how we will improve and invest in the transport network to make this vision a reality. It is aimed at people living and working in the Tees Valley, as well as business owners, developers, Government, partner organisations and investors. The Strategic Transport Plan was adopted in January 2020.
- 10.2.11** In preparing the Strategic Transport Plan, a framework was developed based upon five themes, which are closely linked together and will all require improvement in order to meet the overall transport vision of Tees Valley. The five key themes are:
1. National Rail;
 2. Major Roads;
 3. Connecting Centres;
 4. Supporting Economic Growth;
 5. Local Journeys.
- 10.2.12** To support the Strategic Transport Plan itself, a series of supporting documents have been prepared which go into more detail on the current and future issues, and the interventions needed, across the five themes listed above.

Darlington Borough

- 10.2.13** The council's Local Transport Plan sets out the short, medium and long term interventions required to improve the local transport network to meet the Council's and wider community objectives⁽⁶⁸⁾ for the economy, carbon reduction, health and social inclusion. LTP3⁽⁶⁹⁾ seeks to maintain and improve all aspects of the local transport system within tight financial constraints, focusing on maintaining the transport network for all types of travel and managing it to improve reliability and performance.
- 10.2.14** The Local Transport Plan and Sustainable Community Strategy both acknowledge that the existing capacity of the road network is a major issue for the Borough in delivering growth over the plan period. Some locations already experience traffic congestion during peak periods and this is likely to increase if no interventions are made. By focusing new development in parts of the Borough which have good access to existing or planned public transport provision, the spatial strategy of the Local Plan is designed to keep the impact of new development on the transport network to a minimum, but some supporting highway improvements will still be needed to enable regeneration plans to be delivered.
- 10.2.15** A new transport Local Implementation Plan for Darlington will be published for consultation upon adoption of the Tees Valley Strategic Transport Plan. This will integrate the strategic vision for the Tees Valley and local policies to meet the transport and travel needs of those working, living and visiting Darlington Borough.

Walking and Cycling

- 10.3.1** Providing convenient access to an extensive, efficient and attractive footpath and cycle path network makes a major contribution to achieving sustainability and transport objectives, including improving health and well being amongst the local population that uses it, particularly where they are used for travel that may otherwise have been by private car, e.g. for journeys to work, shops, schools and other community facilities.

68 including One Darlington Perfectly Placed Community Strategy, Revised May 2014.

69 Third Local Transport Plan - Transport Strategy 2011-2026, DBC March 2011.

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- 10.3.2** For cycling, National Cycle Route 14 has been developed between Darlington and Stockton and beyond to North Yorkshire, and Regional Route 52 runs inside the southern edge of the Borough. The Council has improved the cycle network between Darlington and Newton Aycliffe improving and creating around 2.6km of cycle path along the A167, Durham Road within the Borough and more works have been funded beyond the Borough boundary, to encourage more sustainable journeys to work between the two settlements. All these routes and future improvements will be safeguarded, promoted and developed as necessary.
- 10.3.3** The Borough's network of public rights of way, including permissive routes, provides an important recreational resource that enables the public to experience and enjoy the natural, built and historic environments through activities such as walking, cycling and horse riding. As such, these routes play an important role in ensuring the physical and mental health and wellbeing of residents as well as contributing to the Borough's visitor offer. The network is also an important sustainable transport resource, providing safe connections for low carbon forms of travel within, around and between settlements.
- 10.3.4** Wherever possible, public rights of way should be retained in situ and their recreational and amenity value enhanced as a result of development, for example through improvements to surface and boundary treatments, and through the provision of improved facilities (such as gates, stiles and signage etc.). Developments that, through poor design, negatively affect the amenity of a public right of way will not be supported. In some circumstances, it may be more appropriate to divert the route of a public right of way along a suitable alternative route that provides at least as good recreational and amenity value as the one being replaced. Important factors to consider where a route is to be diverted will include the safety, directness, convenience and attractiveness of the right of way following development. Where possible, routes should be diverted to maintain key views and long range vistas. New development should not demonstrably deter the use of a public right of way.
- 10.3.5** New walking and cycling provision will be made within the Strategic and Local Green Corridors identified in the Tees Valley Local Cycling and Walking Infrastructure Plan, Rights of Way Improvement Plan, Darlington's Green Infrastructure Strategy, and covered by Policy ENV 4. These corridors have a key role to play in improving connectivity, particularly to the town centre, for pedestrians and cyclists.
- 10.3.6** Walking and cycling routes must, wherever possible, be integrated with other modes both in terms of access and connectivity and be associated with Green Infrastructure and public realm. New developments must provide access for all wherever possible with specific regard to facilitating independence for older people and the disabled, and providing safe routes to school and other social infrastructure. In common with roads, streets, green infrastructure and public spaces, passive surveillance should be achieved by overlooking, active frontages, good connectivity and through routes.
- 10.3.7** Developments identified in Policy H 2 Housing Allocations and Policy E 2 Promotion of New Employment Opportunities will also be required to provide a connected walking and cycling network which may also include the protection, improvement or rerouting of existing provision if appropriate. These include, but are not limited to:
- The Stockton and Darlington Railway - this is unique in the national context and is of national and international significance as reflected in the high number of designated and non-designated assets along its 26 mile route;
 - Route to Hurworth - There are a number of options to create a useable route including using the track bed of the old railway line;
 - Route to Heighington; to the north of Darlington lies the village of Heighington which is not directly connected to Darlington for cyclists.

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Rail Network

- 10.4.1** Darlington is the main interchange hub in the Tees Valley for national and inter-regional rail connections, making it a 'gateway' for rail journeys into and out of the Tees Valley. In 2016/17 over 2.2 million passengers used Darlington station.
- 10.4.2** However, in comparison to its excellent north-south connectivity, Darlington is relatively inaccessible from other key centres within the Tees Valley and from nearby employment areas of South Durham via the Bishop Line. Journey times to Darlington from Middlesbrough and Stockton (as adjacent key centres) are improving, taking between 26-28 minutes which is comparable with car travel, however there are currently no direct train services from Stockton or Hartlepool to Darlington. The service is currently operated every 30 minutes with aspirations to a 15 minute frequency through to Saltburn. This relatively poor east-west connectivity by rail within the Tees Valley impacts on the external connectivity of the Tees Valley as a whole, reducing the attractiveness of the excellent north-south links from Darlington to potential users from the rest of the Tees Valley. However, capacity issues at Darlington are currently a constraint to enhancing these local rail links. In addition Darlington Station has been identified as one of the stations that will need to be upgraded as necessary to accommodate HS2 services.
- 10.4.3** Darlington to Bishop Auckland by train is around a 27 minute journey but is only operated on an hourly service. There are ambitions to increase this to a half hourly service.
- 10.4.4** Given the predicted increase in car ownership⁽⁷⁰⁾ in the Tees Valley and the advantage of car journey times, increased trips are forecast on the road network. Therefore, improvements to local as well as long distance rail services are sought by 2036.
- 10.4.5** Ensuring that rail freight can move easily to and from Teesport will be an important issue during the Local Plan period, for example, the operation of the Hitachi train manufacturing at Newton Aycliffe is identified as being one of the key employment opportunities in the North East and it is intended that components and other supplies required by the plant are transported by rail as often as possible. For the site to be well served by rail from Teesport, improvements and upgrades to Darlington Station are required. Teesport is by some margin the most important port in the North East and the fifth largest in the UK, and handled 35 million tonnes of cargo in 2015⁽⁷¹⁾.

Creating a more efficient rail network

- 10.4.6** The Council is working with TVCA and other local authorities along the route of the East Coast Main Line (ECML) to make the case to Government and the rail industry for further investment in the ECML. Investment is seen as essential to improve journey times, service reliability, service frequency and the line capacity that is needed to support the movement of people and freight envisaged for Darlington and the Tees Valley, as set out in Darlington's Economic Strategy and the Tees Valley Strategic Economic Plan. The local authorities are keen to have a strong partnership with the rail industry, to create a vision for, and the strategic development of, the ECML and connecting services and routes, both for passengers and freight. Improvements that may be brought forward within the Plan period are:
- A revised platform layout and better passenger facilities at Darlington Station, either for local train services only or for ECML/future high speed rail services and local train services;
 - Modifications to rail infrastructure to permit larger shipping containers to be moved on freight trains, thus increasing the competitiveness of local businesses including Teesport;
 - Improving sustainable travel options to stations, including:

70 Road Traffic Forecasts 2015, Department for Transport, March 2015.

71 Tees Valley Strategic Economic Plan (SEP).

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- Plan for the improvement of Darlington Station - first phase being the construction of Parkgate Footbridge completed in 2018;
- Public realm Improvements from town centre to Darlington Station.

Road Network

- 10.5.1** The main north-south road links to the Tees Valley are provided by the A1(M), a key national motorway network link for the west of the Tees Valley, while the east of the City Region is served by the A19(T). The main east-west links are provided by the A66(T) and A174(T). The Council is a partner in the emerging Tees Valley Area Action Plan which will set out the strategic priorities for the Tees Valley Combined Authority. In Darlington, the priorities are to improve key junctions serving the area from the A66(T) Darlington Bypass and the A1(M) to avoid levels of predicted traffic congestion that will prevent regeneration of employment areas.
- 10.5.2** Whilst the Local Plan has been developed on the basis of ensuring that developments are in locations where sustainable transport options are available, some people will inevitably choose to access employment and key services by car. It is therefore important that the road network is managed in a way that ensures that it continues to function, facilitates our aspirations for economic growth and accommodates the needs of pedestrians, cyclists, public transport users and other highway users.
- 10.5.3** In doing this, the transport interventions need to:
1. Facilitate more jobs and homes without creating unsustainable levels of traffic congestion on the highway network;
 2. Effectively manage the demand for roadspace from all types of transport;
 3. Provide people with the ability to travel to training, jobs and other important services, especially those without access to a car; and
 4. Improve Darlington's strategic links so that it can continue to play its role as a major gateway to the Tees Valley sub-region.

Creating a more Sustainable Road Network (including improvement to bus services & new road based transport technologies)

- 10.5.4** The quality of the road network will remain a vital part of the Strategic Transport Plan and the Local Implementation Plan as it is shared by several transport modes, including some more sustainable modes, such as public transport and cycling. It is therefore in the wider interest of sustainable travel to have a road network that continues to function efficiently.
- 10.5.5** The continued growth of the economy should also take into account the use of all modes of transport and not just car based transport. Research has shown that the lack of a bus route can lead to jobs being turned down by unemployed people. Bus networks in England are estimated to generate over £2.5bn in economic benefits – around £1.3bn reflect user benefits from access to jobs, training, shopping and leisure opportunities. The remaining £1.2bn of benefits accrue to other transport users and society at large, through reduction in congestion, reduced pollution, lower accident rates, improved productivity and the stand-by value of bus networks.
- 10.5.6** Although congestion in and around Darlington is less than in many other parts of Britain, new development planned across the region will add significantly to trips on the strategic and local highway networks. Without action, both will become more congested and unsafe as traffic levels increase, deterring or restraining development unless action is taken to improve capacity.

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Strategic road network

10.5.7 The strategic roads through the Borough (A1(M) and A66(T)) are forecast to come under increasing strain during the plan period, as a result of background traffic growth and traffic generated by specific proposed new developments. Improvement works at the following locations on the strategic highway network are likely to be prioritised within the plan period:

- A1(M) Junction 58 (Faverdale)
- A66(T) Morton Palms – Junction with Yarm Road
- A66(T) Great Burdon
- A66(T) Blands Corner
- Tees Valley East-West Connections A1(M) and the A66 to the West of Darlington (including potential Northern Link Road and dualling of the A66 between Great Burdon and Morton Palms).

10.5.8 Initial work suggests that improvements can be largely accommodated within the existing highway network or on land in the ownership of the relevant highway authority, so it is not proposed to safeguard any land for them. The Council has been working with Highways England and other Tees Valley Local Authorities to produce an Area Action Plan (AAP) for the Tees Valley region. Schemes identified through the AAP will be submitted to funding bodies such as the forthcoming Local Transport Board for financial support and Highways England. In addition major developments within the vicinity of these junctions may be required to contribute towards funding in the form of developer contributions.

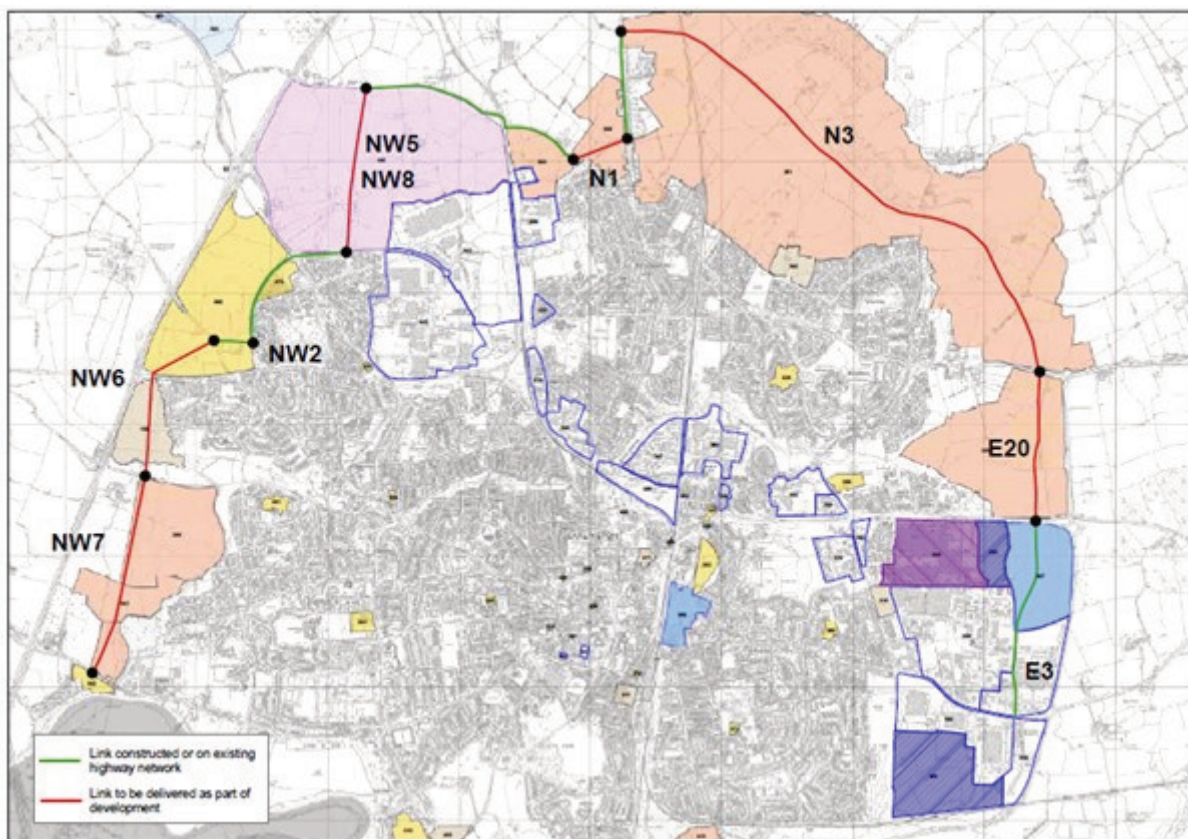
10.5.9 A long term improvement to the strategic road network is being pursued by a number of partners including TVCA, Transport for the North and the Borough Council to provide improved connectivity along the A66 corridor. As part of these improvements a new Darlington Northern Link Road has been identified to support the Tees Valley SEP. The route would connect the A66 at Little Burdon Roundabout to Junction 59 of A1(M) and a Strategic Outline Business Case will be submitted to DfT in the early part of 2020. The route is not yet fixed and will not therefore be safeguarded within the Local Plan. The Local Plan is not reliant on the delivery of this route and the traffic modelling supporting the Local Plan assumes that the route is not in place.

Local highway network extensions and improvements

10.5.10 The highway schemes detailed in Policy IN1 part C(vii) are intended to serve a dual function in creating access to development sites but also providing travel choices for local trips. Through creating a interconnected orbital route this will improve connectivity for all forms of transport to the North of Darlington. These routes will be integrated into proposals for relevant sites and provide access to the development by road (including where appropriate public transport), cycleway and footpath. Figure 10.2 shows the sections of network already in place and those requiring delivery during the plan period.

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Figure 10.2 Existing and Proposed Sustainable Transport Links



10.5.11 The schemes detailed in Policy IN1 and Figure 10.2 are from West to East:

- Coniscliffe Park (NW7) - link road connecting A67 to Staindrop Road;
- Stag House Farm (NW6) - link road connecting Newton Lane to Staindrop Road;
- West Park Garden Village (NW2) - link road connecting Edward Pease Way to Newton Lane;
- Faverdale link road (NW5/NW8) connecting Burtree Lane to Rotary Way;
- Berrymede Farm (N1) – connecting Burtree Lane to the A167 and improvements to A167/Burtree Lane junction;
- Skertingham access roads (N3) – including local distributor road between the A167 and A1150 close to the Little Burdon roundabout in the broad location identified in the Skertingham Masterplan Framework;
- Burdon Hill (E20) - link road connecting A1150 to B6279 Tornado Way and new link road to Red Hall and Skertingham access roads; and
- Link 66 / Symmetry Park (E3) - link road connecting the B6279 Tornado Way to B6280 Yarm Road.

10.5.12 Two new link roads have already been constructed to support development proposals:-

- West Park Link Road – This link road connects West Park Garden Village with Newton Lane and forms part of a longer route that will ultimately connect the A67 with the A68.

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- Symmetry Park Link Road – This link road provides a parallel route to the A66 connecting the B6279 Tornado Way with B6280 Yarm Road.

- 10.5.13** The Council also remains committed to mitigating congestion at ‘pinch point’ junctions and funding for such is being pursued as a priority. As these works can generally be achieved within the existing highway, no land safeguarding for these schemes is required.
- 10.5.14** The Local Transport Plan highlighted that bus patronage is falling and steps must be taken to reverse this trend. Evidence was also provided of poor public transport connectivity to other labour markets within the Tees Valley.
- 10.5.15** Whilst a bus vision and strategy is being developed by the TVCA, as well as reviewing the opportunities that the Buses Act provides for bus schemes and passengers, it is important that at a Darlington level accessibility to a regular bus service remains a key policy for development, based on developing a fully commercial bus network and service. This is key in the selection of sites to be developed, the design of the road network to serve new developments and to enable buses to serve their customers.
- 10.5.16** It is important to take steps to protect the legacy of previous sustainable transport programmes such as Local Motion, Cycling Demonstration Town and Tees Valley Bus Network Improvement (TVBNI) and continue to support current initiatives during the plan period in order to achieve and sustain improved bus patronage. It is also vital to retain a good interchange in the town centre with good quality passenger facilities and information.

Local Plan Highway Modelling

- 10.5.17** The impact of the Local Plan developments has been assessed with the Tees Valley Combined Authorities Strategic Transport (Voyager) Model. Growth across Darlington has been considered for 2020, 2025, 2030 and 2035.
- 10.5.18** The strategic modelling assessment confirmed that the areas of key change would be:
- The eastern area and associated A1150 East-West corridor where the short term economic development sites are located;
 - The western area including the A68 West Auckland Road corridor;
 - The northern area including A167 North Road corridor and associated A1150 East-West corridor;
 - Radial corridors such as Haughton Road and Yarm Road for access to the town centre; and
 - Longer term issues beyond 2035 related to the Garden Village developments to the north of the town and the background traffic growth on the A1150 and A66 corridors.
- 10.5.19** Results indicate that Local Plan Development trips are concentrated on corridors to the North and East of the town which is in line with the location of planned developments. The usage of roads such as Mill Lane / Sadberge Road as alternate routes to the A66 corridor is also noticeable but is a function of all traffic, not just traffic associated with new development.
- 10.5.20** Increases in morning link capacity stress at:
- A1150 Whinfield Road;
 - B6279 Haughton Road (north of East Mount Road).
- 10.5.21** Increases in evening link capacity stress at:
- A68 West Auckland Road, Woodland Road
 - A1150 Whinfield Road
 - B6279 Haughton Road (north of East Mount Road)

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- A167 North Road corridor
- A67 / Carmel Road corridor
- Yarm Road approach to Morton Palms from east

10.5.22 From this strategic model, travel demands have been extracted for more detailed analysis within the local microsimulation models that investigate the impact of Local Plan trips and evaluate the planned mitigations in more detail. These comprised:-

- A66 Eastern Darlington Model
- North Darlington Aimsun Model
- A68 Western Darlington Model

10.5.23 The detailed traffic modelling indicates that the development within the Local Plan does not have a severe impact on the local and strategic highway network subject to the schemes identified in the Infrastructure Delivery Plan being implemented.

Improving Access and Accessibility

10.6.1 Development that offers better access to all forms of travel will help the Borough to become more sustainable, healthy, green and prosperous. Sustainable modes of travel such as walking, cycling, public transport and facilities for alternative fuel vehicles will be promoted through travel planning as well as good design.

Policy IN 2

Improving Access and Accessibility (Strategic Policy)

The Council expects development to promote accessibility and permeability by creating places that are well connected with each other and with existing transport networks. The needs of pedestrians, cyclists, bus and rail users, as well as those with specific needs should be prioritised to reduce the need for travel by private vehicle.

Development will be appropriately located to reduce the need to travel by car and the number and length of car trips made to access local amenities.

In order to improve access and accessibility during the plan period:

- Proposals for new buildings or the change of use or alteration of existing buildings to which the general public and employees have access will be required to provide suitable access and facilities, particularly for people with mobility issues.
- Ensure that all new neighbourhoods are permeable by providing high quality, safe and easily accessible walking and cycling routes to important local services such as shops, particularly those selling fresh food, schools, primary health care, leisure and employment opportunities.
- All developments should provide safe access to the Borough-wide cycling and walking network including links to the Public Rights of Way network and leisure routes.

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- d. All new major development should be accessible by public transport. It is therefore expected that 80% or more of dwellings on a site will be within a 400 meter walking distance of a bus stop served by a regular daytime service (at least every 30 minutes). Where appropriate, financial contributions to provide a supported or extended bus service for up to 5 years, and bus stop infrastructure will be sought where sites are not currently served by regular services.
- e. Contributions will be sought from all developments, where considered appropriate, for the following sustainable travel measures:
 - Provision of regular bus services and infrastructure in locations that are currently poorly served by public transport;
 - Safer Routes to School;
 - Measures to support the Travel Plan;
 - Public Rights of Way improvements.

- 10.6.2** Darlington has a well-developed cycle network including over 40 kilometres of dedicated off road cycle routes based around seven radial routes which start in the town centre and end in various locations on the edge of the urban area. These routes link major employment sites to the main residential areas within the town. The routes are signed using specially approved cycle signs which show typical cycle times rather than distances and are colour coded depending on the route. There is also a circular route which connects the main radial routes to each other and provides a longer leisure route for cyclists. Work in recent years has focussed on connecting rural communities to the urban area of Darlington, and also connecting to County Durham in the north where a significant number of commuter journeys begin or end. The Borough already has an extensive network of cycle routes, but more needs to be done to make cycling a more attractive option compared to the private car. Larger employers, particularly within the urban area, will therefore be encouraged to provide facilities such as secure cycle parking, changing and showering facilities, where practicable.
- 10.6.3** Whilst most roads have a footpath along side and the Rights Of Way network⁽⁷²⁾ provides a comprehensive network of footpaths and bridleways in both the urban and rural areas, there are still gaps in the walking network for some, meaning it is difficult to connect to other modes of transport such as rail or bus. During the plan period, the Council will seek to improve these connections particularly where they are poor, near to proposed development. New development should provide walking links into existing residential, leisure, retail and commercial developments to improve connectivity and permeability.
- 10.6.4** Physical infrastructure interventions, such as cycle routes and bus stops, will be combined with travel information and marketing measures to encourage walking, cycling and the use of public transport wherever possible, particularly on or near Key Sustainable Transport Corridors (as identified on the Policies Map). Travel plans (Policy IN 3) and developers planning obligations identified in Policy IN 2 will be the main tools used to embed sustainable travel choices and behavior into new developments from the outset.
- 10.6.5** Access to sustainable transport should also be integrated into the design of new developments from the outset, and guidance is provided within the Design of New Development SPD as to how this may be achieved.
- 10.6.6** Developments that are not within a reasonable walking distance of existing bus services will be expected to contribute to provide a supported bus service for 5 years. A reasonable walking distance is considered to be 400m but other material considerations will be taken into account at the planning

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application stage including the distance to local services on foot, the frequency of existing bus services on routes further than 400m away and the likelihood, or otherwise, that a supported service will become commercially viable.

- 10.6.7** The creation of safe and convenient access to all buildings and public spaces is also a priority to help ensure that everyone can help create and benefit from a more prosperous Darlington⁽⁷³⁾.
- 10.6.8** The town is well served by a commercial bus network. It comprises of a number of key routes which typically have between 4 and 6 buses per hour with a number of secondary routes providing half hour services, though some are less frequent.
- 10.6.9** Darlington has good rail connections to national and sub-regional services utilising East Coast Mainline and trans-pennine routes. There are limited communities that are directly served by train services for local trips. Opportunities do exist for growth in local train journeys, particularly at Dinsdale Station which serves Middleton St George but also at North Road Station.

Transport Assessments and Travel Plans

- 10.7.1** In accordance with National Policy development proposals that are likely to generate significant additional journeys should be accompanied by a Transport Assessment and a Travel Plan whilst smaller developments may require Transport Statements.

Policy IN 3

Transport Assessments and Travel Plans

The Local Planning Authority will require the preparation and implementation of Travel Plans, Transport Assessments and other schemes and agreements to promote the use of sustainable transport for journeys to work, training and education. Proposals that have potential significant impacts should be accompanied by a Travel Plan where appropriate.

Major developments will be required to engage in the Travel Planning process and produce a Transport Assessment. Proposals will be supported that:

- a. Improve transport choice through the provision of information and encouragement to maximise opportunities to travel sustainably;
- b. Minimise the number of single occupancy vehicle trips generated by the development;
- c. Contribute positively to managing congestion, reducing environmental impact and maintaining safety.

Travel Plans must be iterative documents which must be site specific and guided by a framework of common principles and components.

A framework Travel Plan will be appropriate where there is no identified end user or there will be multi-occupancy of a site. Each organisation within a development will be expected to produce a site specific Travel Plan.

Travel Plans should identify the specific required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate. They should also consider what additional measures may be required to offset unacceptable impacts if the targets should not be met. A travel plan co-ordinator should be appointed to identify opportunities for the effective promotion and

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delivery of sustainable transport initiatives and to fulfil the management and monitoring requirements. The Council will work with businesses and specifically the travel plan co-ordinators to ensure the travel plans are being developed, maintained and monitored.

- 10.7.2** The Borough has effective sustainable transport networks and the council are committed to improve this network as part of development proposals. The promotion of Travel Plans is essential to encourage residents and employees to use these networks and to inform them of the travel choices available. Key elements include the marketing of public transport, cycling, walking and the provision of charging points for electric cars and the promotion of car sharing in trying to influence travel behaviour.
- 10.7.3** Complementary public transport, cycling and pedestrian initiatives to larger scale developments should be delivered through Travel Assessment/Travel Plan agreements between operators, developers, planning and transport authorities.

Parking Provision including Electric Vehicle Charging

- 10.8.1** The provision of high quality parking for motorised vehicles throughout the Borough is seen as crucial in keeping Darlington as a competitive place to do business, whilst maintaining the environment that makes for its high quality of life.
- 10.8.2** National policy⁽⁷⁴⁾ requires local authorities to consider setting local parking standards for new development and to ensure there is an improved quality of parking in town centres that is convenient, safe and secure.

Policy IN 4

Parking Provision including Electric Vehicle Charging

In addition to supporting and facilitating the use of sustainable transport modes, the Council will continue to ensure there is an adequate supply of safe, secure and convenient public parking for vehicles within and adjacent to the town centre.

Throughout the Borough, new development (including change of use) will be required to provide safe and secure space for vehicle parking and servicing within the site. Provision should be made for residents, employees, customers, deliveries, visitors and others who may visit the premises, including people with disabilities. The number of spaces provided and the nature of the provision (including provision for motor cycle parking) will have regard to local circumstances and the standards set out in the Tees Valley Highway Design Guide or any successor.

Safe, secure and appropriate provision for cycle parking storage, and where appropriate changing and showering facilities will be encouraged, having regard to standards set out in the Tees Valley Highway Design Guide or any successor within all new developments including shared facilities within flats.

Every new residential property which has a garage or dedicated marked out residential car parking space within its curtilage should include an electrical socket suitable for charging electric vehicles.⁽⁷⁵⁾ An exemption would be made for residential apartments and residential care homes with communal parking areas.

Non-Residential development creating over 50 parking spaces are required to provide at least one double electric vehicle charge point (2 spaces). For each additional 50 parking spaces at least one double charging point will be required.

74 NPPF Paragraphs 107 and 108 (July 2021).

75 The minimum requirement would be a single phase 13 amp socket.

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- 10.8.3** Local parking standards for new development and changes of use will be set out in the Tees Valley Highway Design Guide (due to be updated 2021/220), in the meantime nationally defined parking standards will be applied in the Borough.
- 10.8.4** The adopted Parking Strategy proposes a zonal approach to provide enough convenient parking options to support the vitality and viability of the Town Centre. There will be a small number of time limited short stay parking spaces in central locations with wider short stay provision within the Inner Ring Road (area identified as 'Town Centre' on the Policies Map). Outside of the ring road existing parking provision will generally be protected for long stay parking and Residents Parking Zones, unless part of a wider regeneration scheme.
- 10.8.5** The Council will continue to support and facilitate sustainable development of businesses in the town centre by offering contract parking for operational needs to businesses with more than 5 employees who have an employee travel plan in place. This initiative recognises that businesses located in the town centre can be more sustainable in terms of the transport movements that they generate, yet need convenient parking for operational purposes to keep commercially competitive.
- 10.8.6** National Policy⁽⁷⁶⁾ also requires plans to exploit opportunities for the use of sustainable transport modes including incorporating facilities for plug-in and other ultra-low emission vehicles. To encourage the use of electric vehicles it is proposed that new development during the plan period should support the delivery of appropriate infrastructure where this does not affect its overall viability.
- 10.8.7** It is recognised that for development of residential apartment blocks or communal parking areas it may not always be suitable or feasible to require charging points.

Airport Safety

- 10.9.1** Teesside International Airport is recognised by the Council as essential to the economic performance of the Tees Valley, and to Darlington Borough. It is identified as a strategic location for airport-related employment uses in Policy E 2 'Employment Allocations (Strategic Policy)'.
- 10.9.2** The airport is a civil aerodrome of importance to the national air transport system⁽⁷⁷⁾. As such, the capacity of the airport to operate safely is protected by land use planning restrictions placed on the surrounding area. These include requirements to consult with the airport operator for proposed developments above a particular height or with certain other characteristics that may create a hazard for aircraft using the airport, if proposed developments are within identified zones (as detailed on map at APPENDIX D). Examples are developments likely to attract birds, developments with lights that could distract or confuse pilots, or developments that reflect, diffract or otherwise interfere with the radio signals used at the airport. Wind turbines can also have a distracting effect on radar, so the operator of Teesside International Airport and the Ministry of Defence will be consulted on all applications for wind turbines measuring 11 meters or more from ground to blade tip, or with a rotor diameter of 2 meters or more.
- 10.9.3** The airport also has an associated Public Safety Zone at the south-western end of the runway. This is indicated on the map at APPENDIX D and shown on the policies map, as required by Government policy⁽⁷⁸⁾. Various types of development will not be permitted in a Public Safety Zone if it increases the number of people living, working or congregating within the Zone and, over time, the number should be reduced, as circumstances allow.

76 NPPF paragraph 85 (July 2021).

77 Joint ODPM/DFT Circular 01/2003.

78 DFT Circular 01/2010.

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Policy IN 5

Airport Safety

Within the established 13km (bird strike hazard area) and the 15km (radius of critical airspace) safeguarding areas surrounding the airport, as identified on the policies map, relevant development proposals will require consultation with the operator of the airport, and must consider the operational integrity of the airport, its surveillance systems, and the safety of air traffic services, in accordance with Government Circular 1/2003, or any successor guidance.

Within the Public Safety Zones adjacent to the airport runway, as identified on the policies map, there is a general presumption against new development, unless the proposal accords with guidance in Government circular 1/2010 or any successor guidance.

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Physical Infrastructure

- 10.10.1** The term 'physical infrastructure' embraces all services necessary for any development, including water supply, wastewater and its treatment, energy and telecommunications. In this document, transport infrastructure is addressed separately in Policy IN 1, flood risk and Sustainable Drainage Systems (SuDS) in Policy DC 2.
- 10.10.2** National planning policy requires the Council to identify priorities for infrastructure provision, including the need for strategic infrastructure and to support the expansion of high quality electronic communications networks, including telecommunications and high speed broadband. The Darlington Local Plan encourages enhanced infrastructure provision that supports delivery of its vision and objectives.
- 10.10.3** Tees Valley Combined Authority (Formerly Tees Valley Unlimited) prepared a Strategic Infrastructure Plan (SIP)⁽⁷⁹⁾, the conclusions of which inform this section. The SIP considers infrastructure themes which impact upon Tees Valley's strategic sites including utilities, flood risk, energy and broadband. Further detail will be provided in the Infrastructure Delivery Plan to accompany the submission of the Local Plan.

Utilities Infrastructure

- 10.10.4** The Council has consulted the utility companies to ensure there is sufficient capacity in existing infrastructure for the housing, employment and other growth proposed in the Local Plan.
- 10.10.5** Electricity and gas distribution strategic networks have sufficient existing capacity for most of the development requirements in the Borough during the plan period. However, for some larger strategic sites such as Skerningham, investment will be needed to provide an enlarged local distribution network. Sufficient water supply is guaranteed over the plan period owing to the large Northern England supply base through local reservoirs. Within the Borough the Stressholme sewage treatment works has sufficient capacity within current discharge consent limits to accept and treat additional waste water flows from the proposed housing and employment allocations. Again for larger strategic sites new sewer system extensions would be required within the Local Plan period.
- 10.10.6** Unlike other infrastructure, the Council cannot seek planning contributions for utilities, as this type of infrastructure is delivered by others. It is therefore necessary to ensure that developments are accompanied by the utilities required to support the development at the time it is built, to ensure there is no net negative impact on the operation of existing networks.
- 10.10.7** All utilities companies have identified early consultation with potential developers as an important requirement in identifying the need for any reinforcement or upgrading of their infrastructure networks. Before submitting a planning application, those applying for new development or intensification of use will be expected to contact all the relevant utilities providers and regulatory bodies to ascertain how their development can be accommodated.
- 10.10.8** Future capacity is unlikely to present a barrier to major industrial, business and residential developments provided sufficient notice is given to utilities companies and therefore no specific planning policies to enable or facilitate improvements to physical infrastructure networks are required.
- 10.10.9** The Council will work in partnership with utility companies to ensure infrastructure networks continue to accommodate growth and support economic development.

79 Tees Valley Strategic Infrastructure Plan, TVU, November 2014.

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Policy IN 6**Utilities Infrastructure (Strategic Policy)**

Proposals for new development must be capable of being accommodated by existing or planned utilities (whether supplied by utilities providers or the development itself) and should not:

- a. Have a net negative impact on the operation of existing utilities networks; or
- b. Worsen the services or protection from risk enjoyed by the existing community.

Utilities include gas, electricity, off-site service infrastructure, surface water management, sewage disposal, flood risk defences and flood control facilities.

Telecommunication Infrastructure

10.10.10 Telecommunication infrastructure entails fixed and mobile telephony infrastructure and provisions for fixed and mobile broadband infrastructure, providing better telecommunication infrastructure whilst ensuring there are no significant adverse amenity or public safety impacts.

10.10.11 High quality advanced communications infrastructure is essential for sustainable economic growth. Whilst communications networks in the Borough need to be expanded and upgraded, the way this expansion is carried out should have due regard to public safety and visual amenity.

Policy IN 7**Telecommunication Masts**

Development of electronic communications infrastructure will be permitted provided proposals meet the following criteria:

- a. Siting and appearance of proposed apparatus and associated structures seeks to minimise impact on the visual amenity, character and appearance of the surrounding area;
- b. If located on a building, apparatus and associated structures should be sited and designed in order to minimise impacts to the external appearance of the host building;
- c. If proposing a new mast, it should be demonstrated that the applicant has explored the possibilities of erecting apparatus on existing buildings, masts and other structures such evidence should accompany any application made;
- d. Development should not have an unacceptable effect on areas of ecological interest, landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.
- e. It is not harmful to visual or aural amenity or the safety of highway users and does not interfere with air traffic equipment.

10.10.12 Progression of speed and quality in mobile phone technology with aspirations for future 5G networks will see the renewal of current telecommunication mast infrastructure suitable for 3G / 4G services in Darlington Borough over the plan period. The Council is keen to facilitate such improvements to

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support quality of life for citizens and facilitate business growth. In line with national policy⁽⁸⁰⁾ we seek to support mast and asset sharing, network convergence and support siting of equipment on tall buildings and structures to support data speed and reception.

- 10.10.13** Evidence will also be required to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, such as air traffic services.

Broadband Infrastructure

- 10.10.14** In the last ten years Darlington's broadband fibre infrastructure network has been significantly improved by commercially driven upgrades from Openreach and Virgin Media and the impact of the government funded Broadband Delivery UK (BDUK) programme in urban and rural Darlington.

- 10.10.15** The public funded Digital Durham BDUK programme phases enhanced broadband speed capability for the Tees Valley Combined Authority and other authorities in the North East since 2014. However, whilst superfast broadband accessibility⁽⁸¹⁾ in Darlington has significantly improved, several strategic housing and employment development sites have not yet been connected to futureproof broadband infrastructure altogether.

- 10.10.16** Broadband provision is now seen in the UK as the 4th utility and citizens are now able to demand access to minimum speeds by providers through the Governments Universal Service Obligation (USO) scheme which commenced March 2020.

Policy IN 8

Broadband Infrastructure

Development proposals for housing sites of more than 50 homes and employment sites of more than 0.5 ha must ensure that broadband connectivity and ducts are provided for the development.

- 10.10.17** The Council will ensure with developers that future broadband infrastructure provision in larger housing and employment sites will be identified and provision gaps are closed within the planning application process (and may include appropriate planning conditions) of these developments.

- 10.10.18** This includes several strategic housing development locations and new employment allocations such as Skertingham (Policy H 10) and Greater Faverdale (Policy H 11). For Rural Areas of the Borough public funding from TVCA and BDUK⁽⁸²⁾ will be utilised to increase superfast coverage to at least 98% in the Tees Valley.

Renewable Energy Infrastructure

- 10.10.19** Renewable Energy Infrastructure supports the mitigation of Climate Change and supports smart energy systems and energy flexibility. The council supports carbon neutral solutions and the overall reduction of carbon emissions throughout the development process.

- 10.10.20** The types of renewable and energy efficient infrastructure which are deemed applicable include:

- Wind Energy
- Solar Energy

80 UK's Electronic Communications Code based on the Digital Economy Act, OFCOM / DCMS 2017.

81 Superfast = at least 24 mbsec (megabits per second) download speed.

82 BDUK Superfast Extension Phase 2 + 3 2017-2020

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- Hydro Power
- District Energy networks

10.10.21 One of the key aims of the Local Plan is to reduce energy use and carbon emissions. Appliances like industrial and new domestic scale renewable installations feeding into the electricity grid through existing connections, electric vehicles and heat pumps are anticipated to impact on supporting renewable or efficient energy solutions and reducing carbon emissions.

Policy IN 9

Renewable Energy Infrastructure (Strategic Policy)

Renewable and low carbon energy development including community-led initiatives will be supported across the Borough, where proposals are in accordance with the following relevant criteria. In determining planning applications for such projects significant weight will be given to the achievement of wider social, environmental and economic benefits.

- a. Wind energy development will be granted planning permission if the applicant can demonstrate that, following consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing, and the proposal will not have unacceptable impact, either individually or cumulatively upon:
 - i. shadow flicker;
 - ii. visual dominance;
 - iii. protected species and habitats;
 - iv. landscape character and fabric;
 - v. the historic environment, including heritage assets and their settings;
 - vi. communication links; and
 - vii. aviation and radar.
- b. Solar Power developments will be granted planning permission if the applicant can demonstrate that the following considerations have been taken into account:
 - i. the importance of siting systems in situations where they can collect the most energy from the sun;
 - ii. need for sufficient area of solar modules to produce the required energy output from the system;
 - iii. the colour and appearance of the modules;
 - iv. demonstrate effective use of land by focussing large scale solar farms on previously developed and non agricultural land;
 - v. where a proposal involves agricultural land it has been demonstrated that:

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1. the land has been shown to be poorer quality land in preference to higher quality agricultural land; and
 2. the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around solar arrays;
- vi. the proposal has adequately mitigated the visual impact on the landscape and the effect of glint and glare on neighbouring uses and aircraft safety.

- c. Hydro Power: Applications for hydropower will need to be accompanied by a detailed Flood Risk Assessment. Early engagement should take place with the local planning authority and the Environment Agency.
- d. District Heating: Required in major development over 300 houses to be enabled for district energy connection unless demonstrated not to be feasible or financially viable to do so.

Where relevant, planning applications will also need to include a satisfactory scheme to restore the site to a quality of at least its original condition once operations have ceased.

10.10.22 The Council will ensure that future development makes the fullest contribution to minimising carbon emissions in accordance with the "use less energy, supply energy efficiently and use renewable energy" assumption to assist in meeting local, Tees Valley and national CO₂ reduction targets. The Council will promote the development of district energy networks on larger strategic sites where opportunities exist due to high heat density or an increase in heat density brought about by new development.

10.10.23 The whole of Darlington Borough is identified as suitable for wind energy development subject to proposals complying with the relevant criteria set out in Policy IN9 including demonstrating in accordance with footnote 54 of the NPPF (July 2021) that, following consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing. Whether the proposal has the backing of the affected local community will be a judgement at the planning application determination stage⁽⁸³⁾.

Community and Social Infrastructure

10.11.1 Access to a wide range of good quality community facilities is identified as a key contributor to the health and well-being of people who live and work in the Borough and is one of the key objectives of the Draft Local Plan vision, aims and objectives (Section 2). The timely provision and upgrading of facilities is required to ensure Darlington's future growth brings more prosperity, safety, sustainability and inclusiveness and maintains and improves health and well-being.

Policy IN 10

Supporting the Delivery of Community and Social Infrastructure (Strategic Policy)

A) Education

If need is demonstrated⁽⁸⁴⁾ then a planning obligation will be sought based on a calculation of:

83 NPPG (5-033-150618)

84 The nearest school or another school, within 2 miles for primary schools and 3 miles for secondary schools, is operating within 5% of its capacity.

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- (Pupil place generation per family dwelling)⁽⁸⁵⁾ – (existing spare capacity in local schools) x (Department for Education (DfE) standard cost per place);⁽⁸⁶⁾

Planning obligations for education provision will not be sought for:

- residential developments of 9 units or less;
- non-residential development;
- affordable housing schemes;
- single bed properties;
- specialist housing for the elderly (Use Class C2);
- student accommodation (unless it specifically includes provision for families;
- purpose built hostel or holiday accommodation which are incapable of occupation for general residential purposes because of their layout, ownership, management or occupancy restrictions.

Land will be reserved for education uses within the following sites:

- South of Yarm Road in Middleton St George (site 247)
- Land at Berrymede Farm (site 008)
- West Park Garden Village (site 068)
- Coniscliffe Park North (site 249)
- Provision on strategic sites of Skerningham and Greater Faverdale are dealt with in Policies H 10 and H 11.

Such land will be reserved until an agreed trigger point linked to phasing, to be stipulated in a legal agreement prior to the granting of planning permission. If there are no firm plans for the school at that time, the land may be made available for alternative community uses. If none of these can be delivered within a reasonable time (to be agreed in advance), the land may be considered for additional new housing.

B) Protection of Existing Community Facilities

The loss of any community facilities will only be permitted if it can be demonstrated that:

- there are sufficient other suitable alternative community facilities either within the neighbourhood or accessible nearby; or
- the community facility is no longer needed; or
- there is no management and funding resources existing or that could be generated within the local community that could secure and sustain a facility that meets identified local needs; or
- the community facility cannot be secured or sustained through the partial redevelopment of the site.

85 Latest TVCA Pupil Projection report.

86 DfE place generation settlement figure (currently £12,115 per primary place and £17,050 per secondary place).

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C) Provision of new community facilities

Proposals for new and expanded community services and facilities will be supported in accessible locations, providing that the scale of development is appropriate to the area in which it is proposed.

For new indoor sports provision and arts and cultural facilities, priority will be given to new proposals according to the settlement hierarchy set out in the plan. Proposals will be permitted elsewhere if it is demonstrated that:

- i. there is a need for it in the location proposed; and
- ii. it will be easily accessible by a choice of means of transport; and
- iii. for arts and cultural facilities that, through market research and/or an impact assessment, it can be shown that there would not be any damaging impact on the vitality and viability of the Town Centre, including the evening economy.

Secure community access, outside of core school hours, will be required for any new provision on educational sites.

2.4 hectares of land (as identified on the Policies Map) will be reserved at West Cemetery for future burial space.

Education

- 10.11.2** Access to good schools is critical to the quality of life of residents, and improving it is a key ambition within the Council's Sustainable Community Strategy.⁽⁸⁷⁾ The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities⁽⁸⁸⁾.
- 10.11.3** The Council has to assess the local need for school places and ensure that every child resident in the Borough can have a place in a state funded school in Darlington.⁽⁸⁹⁾ It works with a wide range of education providers, such as Academies⁽⁹⁰⁾ and Free Schools⁽⁹¹⁾ to ensure this.
- 10.11.4** The main planning issue is how to meet any need for additional school places arising from planned housing growth and population change.⁽⁹²⁾ However, uncertainty around future projections, due to changes in birth rate and fluctuations in build rate of housing developments means that predicting the school place requirement over the entire Plan period is difficult.
- 10.11.5** Expansions have recently taken place at Heathfield Primary School and St George's Primary School that have created additional capacities.
- 10.11.6** It is envisaged that an additional need for school places is likely to arise in the medium to long term where significant new housing is proposed, particularly in the north, north-west and east of the Borough. Following the same strategy of supporting existing schools, expansion of existing school facilities to accommodate additional demand will be considered in the first instance. An updated SOP is currently under preparation that will identify existing schools that will be expanded next.

87 One Darlington: Perfectly Placed 2008 -2026 (Revised May 2014), DBC.

88 NPPF paragraph 95 (July 2021).

89 A High Quality Place for Every Child, School Organisation Plan (SOP) 2013-17, DBC.

90 State funded schools directly funded by central Government and independent of the Local Authority.

91 State funded independent schools.

92 Every 100 new houses is expected, on average, to produce between 18 and 20 primary school age children and 13-15 pupils of secondary age.

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- 10.11.7** To ensure new schools can be delivered close to the strategic housing growth areas if they are required, the Skertingham and Greater Faverdale Strategic Allocations (Policy H 10 and H 11) will safeguard land for future education provision. In addition land will be safeguarded at Berrymead Farm (site 008), South of Yarm Road in Middleton St George (site 247), Coniscliffe Park North (site 249) and West Park Garden Village (site 068).

Community facilities

- 10.11.8** Policy IN 10 seeks to safeguard local services and facilities that meet people's day to day needs. Local shops and other retail outlets are also covered within the policy. This policy covers community centres, village halls, social clubs, children's centres, churches, mosques and other community resources, such as libraries, which are important for socialising and other community activities. Public houses are also important venues for community engagement and venues to host community activities, and are covered in the policy as a community facility.
- 10.11.9** Many community facilities are experiencing reduced income, arising from either reduced use or reduced public sector or other external funding. Under the Localism Act 2011, the Council is required to maintain a list of community assets⁽⁹³⁾. This provides certain community groups with an opportunity to protect and preserve local assets of community value. If these assets are put up for sale, in the first instance community groups have the 'right to bid' for them in an attempt to retain the facility⁽⁹⁴⁾.
- 10.11.10** The loss of a community facility will be resisted where it is the only remaining facility in a community, where there is an identified need for it, and where a source of funding for ongoing management and maintenance could support the facility. Evidence in support of retaining the last community building must show there is no accessible alternative suitable facility. A 'lack of need' argument would need to be backed up by evidence, e.g. by surveying all community groups in the area, and a 'lack of funding' argument would need evidence that no other community group in the neighbourhood would be prepared to take over the facility.

Indoor Sports Facilities

- 10.11.11** Indoor sports facilities include swimming pools, sports halls, health and fitness facilities and dance studios, and other specialist provision such as indoor bowls, squash courts, gymnastics centres, boxing gyms and indoor tennis⁽⁹⁵⁾. These facilities can be provided by academies, schools and colleges, private sports clubs, parish councils and at community and village halls.
- 10.11.12** The policy seeks to protect and where appropriate, enhance a range of quality, accessible and safe facilities, to support more participation in indoor sports and promote healthier lifestyles. In recent years, access to sports facilities at educational sites has improved, as several schools have successfully converted to Academy status and new and improved facilities have been provided, e.g. at Longfield Academy, which has provided a third strategic 'hub' site for indoor sports provision in addition to the Eastbourne Sports Complex and the Dolphin Centre. Improvements to facilities at other key education sites will provide a network of complementary satellite sites for indoor sports provision.
- 10.11.13** However, access to and quality of existing facilities can be improved further. A key priority⁽⁹⁶⁾ is to ensure sport and physical activity facilities and spaces (including schools) are available for community use. Although an indoor BMX and skate park has been provided at Faverdale, there is evidence to suggest that not enough specialist sports provision, specifically indoor tennis courts and indoor active play facilities are available in the Borough.
- 10.11.14** As most indoor sports provision is market led or otherwise outside Local Authority control, quality and access improvements can only be secured through the planning system by attaching conditions to planning permission for extensions, alterations or for new facilities. The policy requires community use to be secured for new provision on educational sites in priority locations.

93 Community assets can be land or buildings in public or private ownership.

94 Darlington Borough Council Policy on The Community Right to Bid for Assets of Community Value.

95 as defined in Darlington's Sport and Recreation Facilities Strategy.

96 Darlington Draft Sport and Physical Activity Strategy 2013-2018, April 2013 (Priority Action 9).

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Arts and Cultural Facilities

- 10.11.15** There are aspirations in the Council's Sustainable Community Strategy⁽⁹⁷⁾ to promote and enhance arts and culture in the Borough. The Creative Darlington vision identifies arts and culture as being central to Darlington's future identity and economic success. Through bringing people together, the arts have a key role to play in promoting and enabling social inclusion and cohesion. The Town Centre remains a focus for cultural heritage and an ideal setting for cultural activity and events.
- 10.11.16** Darlington Hippodrome (formerly the Civic Theatre) has reopened after a £13.7m restoration and upgrade that has seen the creation of Theatre Hullabaloo for children. Funding has been provided by Heritage Lottery and Arts Council funding to facilitate these projects.
- 10.11.17** The Head of Steam, Darlington's Railway Museum, is another successful facility which promotes the town's distinct heritage. It is also a focus for social and cultural events and activities and is likely to have a key role to play in celebrations for the 200 year anniversary of the launch of the Stockton and Darlington Railway. The Crown Street Art Gallery and The Bridge, a community arts venue, are other key venues managed by Creative Darlington, an organisation who encourage the development of arts in the Borough.
- 10.11.18** Cultural and arts facilities are facing new challenges as income sources, including public sector funding, are increasingly under pressure. It is likely that not all arts and cultural facilities can be sustained through the Plan period, and any new facilities will need to be largely privately provided and supported. It may be possible to sustain some existing provision or to deliver new facilities, by sharing facilities and/or support with other community uses. As recognised within the Creative Darlington vision, the sustained development of the sector will depend on the support, co-ordination and prioritisation across arts organisations.

Cemeteries

- 10.11.19** The Council is responsible for managing and maintaining three cemeteries, West Cemetery on Carmel Road North (the largest), North Cemetery on North Road and East Cemetery on Geneva Road.
- 10.11.20** North and East Cemeteries are likely to have enough space during the Plan period (to 2036)⁽⁹⁸⁾. However, in order for the Council to continue to meet the burial needs of the Borough there is a significant need for new burial space at West Cemetery, the existing space for graves is likely to be used by 2020/21⁽⁹⁹⁾.
- 10.11.21** The cemetery has been extended four times since it opened in 1858, with the latest extension in 1997, the area now covers 15.3 ha.
- 10.11.22** At West Cemetery 2.4 ha of land adjoining the existing cemetery site is allocated and reserved for further burials to meet the need for the remainder of the plan period.

97 One Darlington Perfectly Placed: A Vision for Darlington 2008-2021, Revised May 2014, DBC.

98 North Cemetery has an average of 25 burials per annum with approx 700 grave places remaining and East Cemetery having an average of 12 burials per annum with 400 grave places remaining.

99 There are on average 65 burials per annum using new graves in the West Cemetery and there are currently 200 new grave spaces remaining.

MONITORING FRAMEWORK 11

11 MONITORING FRAMEWORK

- 11.0.1** A central element of the implementation of planning policies is assessing their effectiveness through robust monitoring mechanisms. The Local Planning Authority will regularly assess the performance of individual policies and overall progress in delivering the strategic objectives of the Local Plan. This will be used to inform any change to policies or additional actions considered to be required.
- 11.0.2** This will be carried out by collecting information on a number of indicators and will be reported on an annual basis in the Authorities Monitoring Report (AMR). Key Local Plan monitoring indicators have been selected to:
- provide information about whether policies are achieving their objectives;
 - determine if targets are being met;
 - determine if the policies in the Local Plan remain relevant or whether updates to policy are required.
- 11.0.3** Monitoring of the Local Plan will primarily be achieved through the collection of information about the effectiveness of key Local Plan policies. This information can be used to identify when a change in the approach to development management decision making is necessary to ensure that the objectives underpinning planning policies are achieved. In defining objectives for each policy, these generally relate to the identified strategic objectives within the Local Plan aimed at bringing about the overall vision. However, some policies do not align precisely with a strategic objective, or do so with several. Here the overall and underlying objective is sustainable development; steering growth into centres best able to support it, reducing the need to travel, harmonising housing and employment, creating vital communities and reducing human impacts to the minimum consistent with achieving a decent standard of living and passing the same on to future generations.
- 11.0.4** The Local Plan indicators are included in Table 11.1. Wherever practicable, targets have been set for each of the Local Plan indicators, however, not all of the outcomes of individual policies are easily assessed. In such cases trends will be monitored and the baseline for reporting will be either the commencement of the Plan period (2016) or the adoption date of the Plan.
- 11.0.5** It is also important to note that as well as the monitoring mechanisms outlined above, the NPPF requires that policies in local plans should be reviewed to assess whether they need updating at least one every five years and updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. The Council will undertake a review within the timescales set out.

11 MONITORING FRAMEWORK

Table 11.1

Policy	Indicator	Target	Source	Responsibility for Delivery
Sustainable Development				
The Settlement Hierarchy				
SH1	Amount of development by type within each settlement. Amount of development by type within each settlement.	Deliver overall distribution of sites in accordance with the settlement hierarchy	Development Management Records	DBC
Design and Construction				
DC1	Number of developments that demonstrate that they accord with the Design of New Development SPD	100% of applications accord with Design of New Development SPD	Development Management Records	DBC
DC2	Number of proposals granted consent contrary to Environment Agency advice on flooding	No applications granted contrary to EA advice on flooding	Development Management Records.	DBC/Environment Agency
DC3	Number of developments which incorporate the health and well being principles	100% of relevant planning applications assess the needs of health	Development Management Records	DBC
DC4	Number of planning consents with a condition/agreement requiring jobs skills/apprentice training	Monitor	Development Management Records	DBC
Homes				
H1	Supply of ready to develop housing sites	Maintain a 5 year rolling supply	Development Management Records and Forward Planning, Planning Policy monitoring using trusted	DBC, Developers and Landowners

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Policy	Indicator	Target	Source	Responsibility for Delivery
			sources (eg Building Control, NHBC, Council Tax, site visits)	
H2	Net additional dwellings delivered	Deliver 492 dwellings per annum	Development Management Records, Planning Policy monitoring using trusted sources (eg Building Control, NHBC, Council Tax, site visits)	DBC, Developers
H3	Number of developments outside development limits	No inappropriate housing development	Development Management Record, Planning Policy monitoring using trusted sources (eg Building Control, NHBC, Council Tax, site visits)	DBC
H4	Number of dwellings within developments which meet category 2 and 3 of Building Regulations Document M	45% meet category 2 and 9% for category 3	Development Management Records and Housing Section	DBC
H5	Number of affordable dwellings delivered	10-30% affordable delivered	Development Management Records, Planning Policy monitoring using trusted sources (eg Building Control, NHBC, Council Tax, site visits)	DBC and Registered Providers
H6	Number of dwellings delivered through rural and entry-level exception schemes		Development Management Records, Planning Policy	DBC and Registered Providers

11 MONITORING FRAMEWORK

Policy	Indicator	Target	Source	Responsibility for Delivery
H7	Number of dwellings provided outside development limits	No dwellings provided unless for agricultural or forestry purposes	Development Management Records, Planning Policy monitoring using trusted sources (eg Building Control, NHBC, Council Tax, site visits)	DBC
H8	Number of extra bedrooms in homes of multiple occupation	Number of applications approved	Development Management Records	DBC
H9	Net additional traveller pitches delivered (permanent or transit)	To meet identified demand	Development Management Records, Planning Policy monitoring	DBC
H10	Masterplan agreed by Council	Masterplan agreed prior to applications received	Committee records	DBC
H11	Masterplan received and agreed by planning committee	Masterplan agreed prior to applications received	Committee records	DBC
Employment for Economic Growth				
E1	Safeguard existing employment land	No net loss of existing employment land/buildings to other uses	Development Management Records	DBC
E2	Amount of vacant employment land available for development by type: a. allocated; b. with planning consent	Amount and type of employment provision delivered (unit floorspace and site size).	Development Management Records, Planning Policy monitoring	DBC

MONITORING FRAMEWORK 11

Policy	Indicator	Target	Source	Responsibility for Delivery
E3	Relocation of the Auction Mart	Planning permission issued and development started	Development Management Records, Planning Policy monitoring	DBC
E4	Amount of development permitted in the open countryside	Development limited to appropriate development	Development Management Records, Planning Policy monitoring	DBC
Town Centres and Retail				
TC1	Net floorspace developed for town centre uses per annum, by: a. town centre; b. edge of centre; c. out of centre location.	Increase the vitality of the town centres and reduce vacant premises	Development Management Records, Planning Policy monitoring	DBC
TC2	Maintain the attractiveness of the primary shopping area	Number of vacant units within the town centre	Annual survey, Planning Policy monitoring and surveys	DBC
TC3	Provision of additional retail floorspace within the town centre boundary	Amount of additional floorspace/number of additional units	Development Management Records, Planning Policy monitoring	DBC
TC4	Maintain the vitality and viability of district centres	Number of vacant units or changes of use from acceptable uses	Development Management Records, Planning Policy monitoring	DBC
TC5	Retail Impact Assessments submitted where required	Number of retail impact assessments received on developments between 500 sqm and 2,500 sqm	Development Management Records, Planning Policy monitoring	DBC

11 MONITORING FRAMEWORK

Policy	Indicator	Target	Source	Responsibility for Delivery
Environment				
ENV1	<p>1. Number of proposals granted permission contrary to Historic England advice on the grounds of impact on locally, regionally or nationally designated sites</p> <p>2. Reduction in the number of assets that are classified as heritage at risk.</p> <p>3. Preparation of a local list</p> <p>4. Completion of conservation area action plans and management plans where one has not been produced and review others where necessary</p>	<p>No applications granted contrary to Historic England advice</p> <p>Monitor Heritage at Risk Register.</p> <p>Track progress on local list preparation.</p> <p>Track progress on conservation area action plans and management plans.</p>	<p>Development Management Records</p> <p>Council's Conservation Officer</p>	DBC
ENV2	Protect the integrity and associated assets of the S&DR railway	Number of applications determined which have an impact on the railway route of asset	Development Management Records	DBC
ENV3	Loss of important landscape areas	Applications which would result in the loss of important	Development Management Records	DBC
ENV4	Protection of green infrastructure assets	Monitor	Development Management Records	DBC
ENV5	Creation of new green infrastructure	Amount of new green infrastructure provided	Development Management Records	DBC

MONITORING FRAMEWORK 11

Policy	Indicator	Target	Source	Responsibility for Delivery
ENV6	Protection of designated local green spaces	Any net loss of identified	Development Management Records	DBC
ENV7	Protection of biodiversity and geodiversity	No net loss	Development Management Records including S106 agreements securing funds	DBC
ENV8	Ensure measures are taken to protect important sites/species	Sites are protected or adequate mitigation is undertaken	Development Management Records	DBC
ENV9	Protection and improvement of sports facilities	No net loss of sports facilities	Development Management Records	DBC
Transport and Infrastructure				
IN1	Number of travel plans submitted as part of decision making process	Monitor	Development Management Records	DBC
IN2	All schemes to incorporate designs which allow alternatives to private motorised transport	Monitor	Development Management Records	DBC
IN3	Number of major developments that have submitted Travel Plans/Travel Assessment with their application	100% of applications have submitted a Travel Plan/Travel Assessment where required	Development Management Records	DBC
IN4	Number of electric charging points installed	Increased provision	Development Management Records	DBC
IN5	Any developments within the defined safeguarding area around the airport.	The airport operator are consulted on 100% of applications within the	Development Management Records	DBC

11 MONITORING FRAMEWORK

Policy	Indicator	Target	Source	Responsibility for Delivery
		safeguarding area as defined on the Policies Map		
IN6	Impact of development on utilities networks	No net negative impact	Development Management Records	DBC
IN7	Total of Telecommunications notifications received by: a. new location; or b. on existing telecommunications locations	Monitor	Development Management Records	DBC
IN8	Provision of broadband infrastructure within qualifying developments	All qualifying developments to provide broadband infrastructure	Development Management Records	DBC
IN9	Number of renewable energy schemes submitted	Number of schemes approved	Development Management Records	DBC
IN10	Contributions and community facilities provided	The amount of contributions secured for education and other community facilities.	S106 records	DBC

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Affordable Housing	Defined by the National Planning Policy Framework MHCLG, 2021.
Amenity	<p>A broad concept that refers to the pleasant or satisfactory aspects of a place which add</p> <p>positively to its overall character and to the enjoyment of residents or visitors. For example, it encompasses human health, quality design, provision and protection of local services, local economy and the protection of the countryside, historic environment, environmental character and visual, air</p> <p>and noise quality. Amenity also encompasses leisure and sporting areas, such as playing fields and other open spaces used for sport.</p>
Ancillary Uses	A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.
Ancient or Veteran Tree	A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Biodiversity	Variety of life including different plants, animals and micro-organisms, and the ecosystems of which they are a part.
Blue Infrastructure	Blue Infrastructure is a term used to describe a wide range of landscape elements linked to water including rivers, streams, lakes, pools, ponds and other water courses. Blue Infrastructure can include both natural and man-made landscape elements.
Climate Change Adaption	Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.
Climate Change Mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Conservation Area	A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.
Developer Contributions	Section 106 contributions, planning obligations and /or Community Infrastructure Levy.
Entry-level Exception Sites	A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 or successors of the NPPF.

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Flood Risk Assessment	Ensures that flood risk to a proposed development is considered, as well as the impact the development will have elsewhere on people and property. Its scope will reflect the scale, nature and location of the development.
Footloose Businesses	An industry that is not tied to any particular location and can relocate in response to changing economic conditions.
Green Corridor	Linear green feature connecting different greenspaces, can incorporate walking and cycling routes. Most are also wildlife corridors.
Green Infrastructure	<p>A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.</p> <p>Includes locally important green spaces, green wedges, wildlife sites, allotments, urban fringe, trees, woodland, rights of way and countryside.</p>
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Infill Development	The development of a small area of vacant land between existing buildings.
Local Green Space	A designation either in a local plan or neighbourhood development plan that provides special protection against development for green areas of particular importance to local communities.
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major Development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Material Consideration	A material consideration is a matter which the decision maker must take into account when assessing a planning application.
Market Signals	Local demand/pressures indicated by price signals or other indicators of market preference.
Maintenance Levy	Annual sum paid by the house owner or property owner to an independent body or management company to enable the long term maintenance of green space or sustainable drainage
Masterplan	A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a development. To provide detailed guidance for subsequent planning applications.

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Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Non-Designated Heritage Assets	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by the Local Planning Authority as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
PDL - Previously Developed Land	<p>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.</p> <p>This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for mineral extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built up areas such as residential gardens, parks, recreation grounds, and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</p>
Primary Agricultural Holding	An applicant's main holding registered as an agricultural holding used solely or mainly for the purposes of agriculture, horticulture.
Rural Exception Sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Setting of a Heritage Asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.

12 GLOSSARY

SPD - Supplementary Planning Document	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Stepping Stones	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Policies	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Sustainable Drainage Systems	Reduces and slows the quantity and rate of surface water run-off from new development, dealing with it as close to the source as possible.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Townscape	The general appearance of a built-up area, for example a street a town or city.
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and measures that will be needed to deal with the anticipated transport impacts of the development.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Wildlife Corridor	Areas of habitat connecting wildlife populations.
Windfall Sites	Sites not specifically identified in the development plan.

HOUSING TRAJECTORY A

APPENDIX A HOUSING TRAJECTORY

- 1** The housing trajectory demonstrates that there is a range of sites that are capable of meeting the Local Plan housing target and ensuring a continuous five-year supply of deliverable housing land throughout the plan period. It is an estimate and outlines the amount of dwellings expected to be delivered each financial year. Site information and standard assumptions have been utilised to form the trajectory. The assumptions include factors such as standard timescales for obtaining planning permission and average build rates (dependent on the type and number of builders involved in a scheme). The forecast is not precise but is the best approximation of delivery based on the information available. It is important to note that the housing trajectory does not place any phasing restrictions on the sites and they may come forward sooner than indicated.
- 2** The Council will monitor the delivery of housing via site visits on a quarterly basis. The trajectory will be updated at the end of each financial year and any changes in build rates will be reflected in the projection.

A HOUSING TRAJECTORY

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HOUSING TRAJECTORY A

Site number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total within plan period
	Land between A166 and railway line West, MSG	Complete	Village	44	1.2			12	32																	44
	Beech Crescent West, Heslington	Complete	Village	43	2.08				22	21																43
	Neasham Nursery	Complete	Village	10	0.64				4	6																10
	North of Red Hall	Complete	Urban	81	2.92			20	49	12																81
	Rear of Cockerton Club	Complete	Urban	20	0.39					20																20
	The Paddocks, Sadberge Road	Complete	Village	234	10.41		69	73	75	18																234
	Aviston House, Heslington Road	Complete	Urban	13	0.08					13																13
	Cochman's Hall, Victoria Road	Complete	Urban	39	0.12					39																39
	Former Nesfield Club	Complete	Urban	15	0.08					15																15
	Ferby Avenue (phase 2)	Complete	Urban	14	0.49					14																14
	Oak Tree, MSG	Complete	Village	12	0.37				7	5																12
	West Park Flats	Complete	Urban	40	0.42					40																40
	Land west of 153 East Mount Road	Complete	Urban	12	0.04					12																12
	Barton Street	Complete	Urban	16	0.67					16																16
3	South of Burnee Lane	Commitment	Urban Extension	380	17.02						15	30	30	30	30	30	30	30	30	30	30	30	30	5		380
8	Berrywood Farm	Commitment	Urban Extension	370	21.24						10	60	60	60	60	60	60									370
10	Blackwell Grange West	Commitment	Urban	59	9.75				3	11	15	15	15													59
16	Lancaster House, DTVA	Commitment	Village	55	1.88				4	27	24															55
25	Former Arts Centre, Vane Terrace	Commitment	Urban	38	0.47			1	33	0	4															38
28	Springfield School	Commitment	Urban	80	2.93				33	32	15															80
45	High Stiel	Commitment	Village	198	8.49					12	20	18		30	30	30	30	28								198
51	Mowden Hall	Commitment	Urban	30	1.98					19	11															30

A HOUSING TRAJECTORY

Site number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total within plan period
52	Central Park	Commitment	Urban	359	4.47	50	52	1	30	32	30	30	25													250
60	North West of Heron Drive	Commitment	Urban	35	1.34				10	1	10	10	4													35
63	School Aycliffe West	Commitment	Village	101	3.97			25	43	23	10															101
65	Land between Middleton Lane and Neasham Road	Commitment	Village	27	2.49			6		2	10	9														27
68	West Park Garden Village	Commitment	Urban Extension	1200	79.32					21	30	30	60	60	60	60	60	60	60	60	60	60	60	60	60	861
73	West Park (remalder)	Commitment	Urban	164	4.78		34	15	18	9	20	20	8													124
78	East of Middleton Road, between Sadberge	Commitment	Village	25	0.75						5	20														25
89	Land west of Old Farm, MSG	Commitment	Village	61	2.66						10	30	21													61
91	Walsworth Road, Heglinton	Commitment	Village	75	3.34				19	41	15															75
103	East of Roundhill Road (Phase 1)	Commitment	Village	95	5.79			16	16	16	15	15	15	2												95
146	Land South of Railway, MSG	Commitment	Village	330	14.8						15	30	30	30	30	30	30	30	30	30	30	15				330
228	Northgate House, Town Centre	Commitment	Urban	96	0.14													96								96
241	St Clares Abbey, Carmel Road North	Commitment	Urban	10	2.49						10															10
318	N. of Allington Way	Commitment	Urban	85	3.37				30		30	25														85
333	East of Roundhill Road (Phase 2)	Commitment	Village	100	5.17				21	14	15	15	15	15	5											100
340	East of Gate Lane, Low Coniscliffe	Commitment	Village	37	3.38					11	15	11														37
386	Land between Aycliffe Road and railway line East, MSG	Commitment	Village	20	0.64					16	4															20
391	Chancery House, 4 - 6 Horsemarket	Commitment	Urban	11	0.04						11															11
394	Lakeside, The Old Brickworks, Neasham Rd.	Commitment	Village	118	5.59	2	1	33	3	0	10	10	10	10	10	10	10	9								118

HOUSING TRAJECTORY A

Site number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total within plan period
395	Dr Piper, King Street.	Commitment	Urban	30	0.13											30										30
406	Northern Echo Building	Commitment	Urban	52	0.15							52														52
420	Former Raffles, Leadenhall Street	Commitment	Urban	30	0.1							30														30
421	Elegant House, Wharfedale Road	Commitment	Urban	22	0.18							22														22
422	Reservoir (Disused) Darlington and Sadberge	Commitment	Village	46	2.8											20	26									46
423	213-217 Wharfedale Road	Commitment	Urban	12	0.2						12															12
424	182 Northgate	Commitment	Urban	24	0.1							24														24
425	Former Rile Carr Club, Elton Place	Commitment	Urban	18	0.05						18															18
411	Cattle Mart	Potential allocation	Urban	76	2.16										30	30	16									76
20	Great Burdon	Potential allocation	Urban Extension	1250	88.39											50	50	50	50	50	50	50	50	50	50	500
411	South Coniscliffe Park	Potential allocation	Urban Extension	535	28.32							30	30	30	30	30	30	30	30	30	30	30	30	30	30	420
95	Beech Crescent East, Highburton	Potential allocation	Village	20	1.53								20													20
99	Maggate Farm, MSG	Potential allocation	Village	260	13.71							15	30	30	30	30	30	30	30	30	5					260
100	Hall Farm, Bransome	Potential allocation	Urban Extension	450	21.89												30	30	30	30	30	30	30	30	30	270
185	Greater Fawcote	Potential allocation	Urban extension	2000	179.48								30	60	60	60	60	60	60	60	60	60	60	60	60	750
249	Coniscliffe Park North	Potential allocation	Urban extension	985	50.08									6	30	30	50	50	50	50	50	50	50	50	50	516
251	Skemingham	Potential allocation	Urban extension	4500	482.19							30	60	60	90	120	150	150	150	150	150	150	150	150	150	1650
355	Lingfield Point	Potential allocation	Urban	331	33.6										30	30	30	30	30	30	30	30	30	30	31	331
392	Elm Tree Farm	Potential allocation	Urban Extension	150	7.1							30	30	30	30	30										150
403	Blackwell Grange East	Potential allocation	Urban	72	5.26								15	15	15	15	12									72
410	Scips Lane, Hurworth Moor	Potential allocation	Urban extension	700	34.47							60	60	60	60	60	60	60	60	60		60	60	60	40	700

A HOUSING TRAJECTORY

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total within plan period		
411	Cherut Street Car Park	Potential allocation	Urban	34	1.37							17	17													34		
412	12 - 18 Skinnergate	Potential allocation	Urban	15	0.22					15																15		
Small Sites (Less than 10 units)						16	23	37	32	28	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	511		
Total Gross Completions						175	495	596	538	546	449	555	708	553	655	760	789	768	635	575	575	550	575	550	526	11608		
											2021/22 - 2035/26					2620	2026/27 - 2030/31					3647	2031/32 - 2035/36					2791
Total Net Completions						171	486	591	536	537													Total Dwellings to be completed 2021/22 - 2035/36					9258

HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS B

APPENDIX B HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS

Housing Sites

Urban Extensions

Site 3 - South of Burtree Lane

The site is an urban extension to the north of the main urban area. It is bounded by Burtree Lane to the north and Whessoe Road to the west. It is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 380 dwellings.

Issues and requirements:

- a. Site vehicle access will be from Burtree Lane and Whessoe Road.
- b. The site is located adjacent to the railway line to the west and employment uses to the south. Design and layout of a development scheme should mitigate any potential impacts on amenity.
- c. An electricity substation is located to the west of the site. Site layout should incorporate any easements required.
- d. There is woodland scrub and two areas of wetland on the site.
- e. A development scheme should strengthen landscape screening and woodland planting along the northern boundary of the site.
- f. Development should be focused to the south of the site and create linkages with the recreational area located off Tintagel Court.
- g. A development should look to enhance recreational links southward and seek better links to the wider footpath network to the north.

Site 8 - Berrymead Farm

The site is an urban extension to the north of the main urban area; it is bounded by Burtree Lane to the south and Beaumont Hill to the east. It is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 370 dwellings.

Issues and requirements

- a. Site vehicle access will be from Burtree Lane.
- b. A beck valley runs through the site. This should be protected and taken account of in site layout. Green infrastructure should be enhanced along the corridor.
- c. Land is to be reserved on the site for 1 primary school.
- d. The north western parts of the site occupy the highest ground and should remain free of residential development.
- e. Strong boundary planting would be required to define a settlement edge to the north, which could be combined with green infrastructure along the watercourse.

Site 20 - Great Burdon

The site is an urban extension to the east of the main urban area. It is bounded by the A66 to the east, Darlington Road (A1150) to the north and Tornado Way (B6279) to the south. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 1250 dwellings; 500 of which are estimated to be delivered during the plan period.

B HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS

Issues and requirements

- a. Site vehicle access is to be taken from Darlington Road (A1150) and Tornado Way (B6279).
- b. Site layout should make an allowance for a distributor road which will run north south across the site, linking Darlington Road (A1150) and Tornado Way (B6279).
- c. Development should be concentrated on the southern part of the site to the south-east of Burdon Hill. Any development proposed to the north of Burdon Hill must converse those elements which contribute to the significance of listed buildings in Great Burdon, and the Haughton-le-Skerne Conservation Area. Avoid development on or immediately around Burdon Hill.
- d. The western area of the site is within flood zone 2 and 3. This should be reflected in the site layout and development directed away from this area in line with the sequential approach. No development should be within FZ3b (with exception to essential infrastructure or water compatible development).
- e. The river corridor of the Skerne along the western boundary should be protected and enhanced including significant new green infrastructure provision. Robust links should be created to this area.
- f. Local recreation and green infrastructure links surrounding Red Hall Local Wildlife Site could be strengthened.
- g. There are opportunities to strengthen vegetation along existing road corridors in order to enhance green connectivity.
- h. Historic field boundaries should, where possible, be maintained.
- i. A gas pipe line, electricity pylons, water mains and sewers cross the site. Appropriate easements or diversions should be provided.
- j. A scheduled monument (a World War II bombing decoy control shelter) is located to the north east of the site. Consideration of the Scheduled Monument must inform the site layout and design including a significant buffer to the monument. Improve interpretation and accessibility to this historic asset as part of the sites development whilst preserving its setting. An appropriate programme of archaeological evaluation and monitoring will need to be undertaken during groundworks to identify and record the location of decoy fires and safety enclosures related to the shelter.
- k. The historic routes of the Stockton & Darlington Railway runs along the sites southern boundary and should be incorporated into the development with interpretation and access provided.
- l. Development proposals need to consider an appropriate programme of targeted archaeological evaluation and mitigation of features identified during earlier geophysical survey and ensure they are suitably investigated and recorded prior to development.
- m. A public right of way crosses the western part of the site, north to south, and should be considered in site layout.
- n. There is the potential of great crested newts on the site. An ecological survey would be required to support a planning application.
- o. A robust and appropriately landscaped boundary would be required along the north western edge of the site to maintain the openness and green infrastructure function of the adjoining Great Burdon Rural Gap (see policy ENV3).
- p. The openness and green infrastructure functions of the Haughton/Red Hall green wedge on the western part of the site should be retained and enhanced (see Policy ENV3).

Site 41 - Coniscliffe Park, South

The site is an urban extension to the south west of the main urban area. It is bound by Coniscliffe Road to the south. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 535 dwellings, 420 of which are estimated to be delivered during the plan period.

Issues and requirements

- a. Vehicle access is to be taken from Coniscliffe Road.

HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS B

- b. Allowance should be made in the site layout for a distributor road which would run north south through the site. This should link to site 249 (Consiccliffe Park, North) to the north.
- c. A small part of the site on the eastern edge adjacent to Baydale Beck valley is within flood zone 2 and 3. This should be reflected in the site layout and development directed away from this area in line with the sequential approach. No development should be within FZ3b (with exception to essential infrastructure or water compatible development).
- d. A development scheme should give adequate buffering and protection to Baydale Beck. There is also the opportunity to enhance the green infrastructure network along this existing corridor and create new linkages to it.
- e. A public right of way crosses the site north south and across the centre of the site. This should be considered in site layout. The development will also provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck.
- f. Eastern edge of site is within an area of interest with regards to Great Crested Newts. An ecological survey would be required to support a planning application.
- g. The site is adjacent to Broken Scar Local Wildlife Site. There is the opportunity to create enhanced habitat links to this site.
- h. Waste water treatment works are located to the east of the site and should be given consideration in layout.
- i. Appropriate landscaping should be provided as part of a development scheme on the western boundary with the adjoining Local Green Space (ref LGS14 Merrybent Community Woodland) and with the agricultural land to the north.
- j. The frontage to the A67 should be carefully designed in order to mitigate landscape and visual impacts. Development should be set back from the A67 with appropriate landscaping on the southern part of the site.

Site 100 - Hall Farm, Branksome

The site is an urban extension to the west of the main urban area. It is bound by the A1(M) to the west and Malvern Crescent to the east. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 450 dwellings; 270 of which are estimated to be delivered during the plan period.

Issues and requirements

- a. Allowance should be made in the site layout for an outer distributor road, running north south across the site.
- b. A proportion of the site along the southern boundary is within floodzone 2 and 3. This should be reflected in the site layout and development directed away from this area in line with the sequential approach. No development should be within FZ3b (with exception to essential infrastructure or water compatible development).
- c. Beck valleys (Baydale and Cocker Beck) within and adjacent to the site should be protected and opportunities taken to extend and enhance green corridors / green infrastructure. Significant green infrastructure should be provided along the southern boundary to mitigate potential flooding.

B HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS

- d. A significant landscape buffer should be provided along the A1(M).
- e. A public right of way extends along the sites western boundary. This should be considered in site layout and opportunities for enhancement.

Site 249 - Coniscliffe Park, North

The site is an urban extension to the south west of the main urban area. It is bound by Staindrop Road (B6279) to the north. It is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 985 dwellings; 516 are estimated to be delivered during the plan period.

Issues and requirements

- a. Vehicle access is to be taken from Staindrop Road.
- b. Land is to be reserved on the site for 1 primary school.
- c. Allowance should be made in the site layout for a distributor road which would run north south through the site, linking to site 41 to the south (Coniscliffe Park, South).
- d. Electricity pylons cross the site; appropriate easement should be provided.
- e. The A1(M) lies to the west of the site; a suitable landscape buffer should be provided. A robust boundary would also be required along the western edge of the site to distinguish between the main urban area and surrounding countryside.
- f. A small area of the site along the eastern edge is within flood zone 2 and 3. Development should be directed away from this area in line with the sequential approach. No development should be within FZ3b (with exception to essential infrastructure or water compatible development).
- g. Baydale Beck and wildlife friendly open space runs along the eastern boundary of the site. This part of the green infrastructure network should be protected and enhanced. There is also the opportunity to create improved connectivity with the Cocker beck corridor and the river Tees.
- h. There has been recent record of Great Crested Newts on the site. An ecological survey should support a planning application.
- i. Public rights of way cross the site in a number of areas. These should be accommodated in site layout.
- j. The development will provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck.
- k. The frontage to the B6279 should maintain the openness of the approach into Darlington.

Site 392 - Elm Tree Farm

The site is an urban extension to the north east of the main urban area. The site is to the north of Sparrow Hall Drive. It is a greenfield site which is largely in agricultural use and is proposed for allocation for residential development with an indicative yield of 150 dwellings.

Issues and requirements

- a. Vehicle access is to be taken from Sparrow Hall Drive.
- b. The Green Lane historic track runs adjacent to the site and should be protected.
- c. Old farm buildings on site could contain biodiversity interest. An ecological survey may be required to support a planning application.
- d. There is opportunity for reinforcement of local recreational and green infrastructure links particularly west towards Springfield Park and north towards the River Skerne.

HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS B

Site 410 - Snipe Lane, Hurworth Moor

The site is an urban extension to the south of the main urban area. It is bound by Neasham Road to the east, the A66 to the south and railway lines to the west and north. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 700 dwellings.

Issues and requirements

- a. Vehicle access to the site should be taken from Neasham Road.
- b. There is a small area of landfill on the site and areas of gypsum which should be considered in any development proposal.
- c. Site is adjacent to the A66 to the south and railway lines to the west and north. Site layout should mitigate any potential impacts.
- d. The site is located adjacent to the Geneva Wood Local Nature Reserve. A scheme should include provision of appropriate landscaping and other mitigation, including landscape buffer, to reduce impact on the LNR. The opportunity could also be taken to create new green links to this area.
- e. There is the opportunity to strengthen boundaries along the A66 and Neasham Road with planting to create green corridors and a green arrival into Darlington from the West.
- f. There is the potential for Great Crested Newts on the site. An ecological survey will be required to support a planning application.
- g. A number of public rights of way cross the site which should be considered in the site layout.
- h. There are a number of railway cottages on the site which should be integrated into the scheme.

Urban Area

Site 11 - Cattle Mart

This brownfield site is currently in use as a cattle and auction mart and is located to the south west of the town centre. Although not currently available work is underway to relocate the mart in the near future from the town centre area to a site at Humbleton Farm adjacent to the A68 currently under construction. The current mart site is proposed for allocation for residential development with an indicative yield of 76 dwellings.

Issues and requirements

- a. The East Coast mainline and Bank Top Station lie to the east of the site; appropriate mitigation should be provided.
- b. The site will likely have some contamination that should be remediated as part of a development scheme.
- c. Numerous TPO trees are present along the sites northern boundary. Development need not impact on the trees and could result in new planting.
- d. The Grade II* listed Bank Top Station is located adjacent to the site. Development of the site will need to enhance the setting of the listed building and also reflect railway terraced development which is prevalent in the area.
- e. Development should be concentrated on the western half of the site set back from Park Lane maintaining open views of heritage assets.
- f. Development should respect the historic grain of development, use sympathetic materials, and be of an appropriate scale and design so as not to compete with the more prominent buildings in the area, particularly Bank Top Station.
- g. Wherever possible, non-designated heritage assets (identified by the Heritage Impact Assessment) on the site should be retained and re-used as part of the sites redevelopment. Development proposals

B HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS

will need to consider an appropriate programme of targeted archaeological evaluation and mitigation during groundworks, in particular in the area of the existing carpark.

- h. There is the potential for bats to be present in the existing buildings on site.

Site 318 - N. Allington Way

The site is open space / disused playing field and is located in the eastern part of the main urban area. It is bound by Allington Way to the south, McMullen Road to the west and Lingfield Close to the north. The site is proposed for allocation for residential development with a yield of 81 dwellings.

Issues and requirements

- a. The site lies adjacent to an employment use to the east. A landscape buffer should be provided adjacent to the neighbouring use to mitigate any impacts.
- b. A public right of way runs alongside the sites northern boundary.

Site 355 - Lingfield Point (Mixed Use)

The majority of this site is brownfield land and is occupied by some existing employment uses. It is situated to the east of the main urban area of the Borough and to the south of the B6279. It is proposed for allocation for mixed use development with an indicative yield of 331 dwellings and potential B2 and E(g) uses .

Issues and requirements

- a. Potential for contaminated land which should be remediated as part of a development scheme.
- b. The site is adjacent to employment uses to the west; mitigation would be required.
- c. A public right of way runs alongside the sites southern boundary.
- d. There is a raised reservoir along the southern edge of the site along with a small wooded area.
- e. The site lies close to the Redhall Wetland.
- f. Northern boundary of the site is adjacent to the Stockton & Darlington Rail Line. Interpretation should be provided within a scheme.

Site 403 - Blackwell Grange East

The site is located to the south of the main urban area of the Borough and is an area of open space (disused golf course). The site is located to the east of Carmel Road South and to the west of Grange Road. It is part of the grounds of Blackwell Grange Hotel which is located to the north. The site is proposed for allocation for residential development with an indicative yield of 72 dwellings.

Issues and requirements

- a. The site forms part of the grounds to the Grade II* listed Blackwell Grange Hotel (and Grade II listed outbuildings). Development should protect the setting of the Grade II* listed Blackwell Grange and its parkland curtilage. Proposals should be informed by the recommendations of the Heritage Impact Assessment (2020) There is the potential to better reveal the approach to Blackwell Grange along the historic drive from Grange Road.
- b. A development scheme would need to restore the remaining parkland area to the Grade II* Listed Building, undertake an ecological survey and propose adequate mitigation for any impact on the adjacent Local Wildlife Site.
- c. Any development will be required to be of the highest quality, ensuring it is low lying, wooded in character including the planting of a perimeter tree canopy and creative and innovative in design.

HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS B

- d. There are a number of TPO trees/groups on the site. Some form a strong continuous tree belt along the boundaries with the highway. There are also a number of single TPO trees across the site. The trees should be retained and maintained.
- e. The site is within an area of high interest with regards to Great Crested Newts. An ecological survey will be required to support a planning application.

Site 411 - Chesnut Street Car Park

This site is located close to the town centre along the Houghton Road. The site currently comprises an area of open space adjacent to the main road and a surface level car park accessed off Chesnut Street. The site is proposed for allocation for residential development with an indicative yield of 30 dwellings.

Issues and requirements

- a. Vehicle access to the site should be taken from Lodge Street with pedestrian and cycle access possible via Chesnut Street.
- b. Site development will require mitigation for the loss of open space.
- c. Retain mature trees on the site wherever possible.
- d. Investigate need for site remediation.
- e. Incorporate appropriate measures to minimise the potential impact of noise from the adjacent employment area on residential amenity.
- f. Provide suitable mitigation for areas of site at risk of flooding. No development should be within FZ3b (with exception to essential infrastructure or water compatible development).

Site 412 - 12 to 18 Skinnergate

The site is located in the heart of Darlington's town centre along Skinnergate. This brownfield site is currently occupied by a number of vacant commercial properties. The site is proposed for allocation for a mixed commercial and residential redevelopment with an indicative yield of 15 dwellings.

Issues and requirements

- a. Development should be in keeping with the Town Centre Conservation Area, and must protect and conserve the significance of historic assets associated with the site.
- b. The design approach and materials used in the development should respect adjacent traditional properties.
- c. Incorporate appropriate measures to minimise the potential impact on residential amenity from town centre commercial premises.

Villages

Site 95 - Beech Crescent East, Heighington

The site is located to the north of east of Heighington village and is bound by the A6072 to the east. It is greenfield land currently in agricultural use. The site is proposed for allocation for residential development with an indicative yield of 20 dwellings.

Issues and requirements:

- a. Vehicular access to be taken from the adjoining committed site to the west.

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- b. The impact on the Heighington conservation area and the grade II listed buildings to the south should be carefully considered in the development of this site. Any scheme would require appropriate design and layout to mitigate any harm to these heritage assets and should be undertaken in accordance with the recommendations of the Heritage Impact Assessment.
- c. The site is within an area of special archaeological interest.

Site 99 - Maxgate Farm, MSG

The site is located to the north west of Middleton St George and to the west of Station Road. It is currently in agricultural use and is to the north of Middleton St George water park. The site is proposed for allocation for residential development with an indicative yield of 260 dwellings.

Issues and requirements

- a. Vehicular access is to be taken from Station Road.
- b. Site layout shall consider the two public rights of way which cross the southern part of the site.
- c. A beck valley crosses the site to the north and there are a number of mature hedgerows on the site particularly along the western side of the site. Site layout shall retain and incorporate these features. Opportunities should also be taken to enhance the green infrastructure network and link to the wider network.
- d. There is a non-designated public house related to the Stockton and Darlington Railway located adjacent to the site on the corner of Station Road and Sadberge Road. Any development scheme should look to incorporate interpretation of the historic route.
- e. An area of open space should be provided opposite the public house and design housing to face onto this to strengthen the 'village green' character.

Employment Sites

Site 80 - East of Lingfield

The 10.3 hectare site is located on the East side of Darlington between Lingfield Point to the west and Link 66 / Symmetry Park to the east. The northern boundary is with Tornado Way (DETC) and the southern boundary is with Yarm Road Industrial Estate.

Issues and requirements

- a. Vehicular access to be taken from Tornado Way and Eastpoint Road via the existing roundabout.
- b. An ecological assessment of the site will be required to support a planning application.
- c. Enhance the landscaped edge along the sites eastern and southern boundaries.
- d. Retain the small woodland area in the sites south west corner.

Site 356 - Ingenium Parc

The 40.8 hectare Ingenium Parc site is a prime industrial and commercial development site south of the Cummins Engine Factory on Yarm Road. The site is East of Maidendale Local Nature Reserve and North of the Darlington to Middlesbrough railway line. To the east of the site is the Cleveland Bridge building and Morton Palms Business Park. A masterplan for Ingenium Parc sets out potential design principles and requirements for the sites development.

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Issues and requirements

- a. Vehicular access to be taken from Salters Lane.
- b. Provide new road infrastructure connecting the site to Morton Palms Business Park.
- c. An ecological assessment of the site will be required to support a planning application.
- d. Improve connectivity to Maidendale Local Nature Reserve and provide a suitable buffer to offset biodiversity impact.
- e. Development should appropriately scaled and designed and be set back from the sites northern boundary to reflect the original designed landscape setting of the Cummins Engine Factory. Retain and enhance the existing landscaping.
- f. Development proposals will need to consider an appropriate programme of targeted archaeological evaluation and mitigation, particularly in the southern part of the site.
- g. Concentrate development on the southern and western parts of the site.
- h. Historic field boundaries should, where possible, be maintained.
- i. Incorporate sustainable drainage systems (SuDS) that helps enhance habitats and biodiversity in the area.

Site 360 - Heighington North

The 5.7 hectare Heighington North site is part of the cross boundary Merchant Park development with County Durham in which the Hitachi factory in Newton Aycliffe is located. The sites East and South boundaries are with the remainder of the Merchant Park site. The sites Northern boundary is with Heighington Lane.

Issues and requirements

- a. Vehicular access is to be taken from Heighington Lane.
- b. Development proposals should be in line with the Merchant Park Masterplan.
- c. Retain and enhance the wooded areas along the sites North and West boundaries.
- d. A small part of the site is within flood zone 2 and 3 as Demon's Beck runs through the site. The site is also at risk from surface water flooding along the beck corridor. Development should be directed away from this area in line with the sequential approach and appropriate mitigation provided. No development should be within FZ3b (with exception to essential infrastructure or water compatible development).

Site 362 - Teesside International Airport South

The 39.30 hectare Teesside International Airport South site lies to the south of the operational airport and its eastern boundary is defined by the borough boundary with Stockton-on-Tees. The southern and western boundaries of the site are with agricultural land running towards the river Tees.

Issues and requirements

- a. Vehicular access should be provided across the sites boundary with Stockton-on-Tees Borough via the adjoining allocation site in Stockton-on-Tees Local Plan
- b. Development must not interfere with the operation of the airport.
- c. A joint design approach with the neighbouring allocation site in Stockton-on-Tees is required.
- d. A detailed masterplan for the site that describes the significance of heritage assets on the site and seeks to conserve and enhance them must be submitted in support of any planning application.
- e. The scale, layout and design of development should respond sympathetically to the historical significance of the site, preserving the overall layout of the Second World War and Cold War airfield,

B HOUSING AND EMPLOYMENT ALLOCATION STATEMENTS

and securing the future of the remaining heritage assets on the site as identified in the Heritage Impact Assessment.

- f. Development should look to retain the form and layout of the former military airfield by locating buildings of an appropriate scale and design over the dispersal areas and former administrative building footings, interspersed by grassland areas, and by maintaining the existing access plan. Development proposals should include signage and information that helps to interpret the history of the site.
- g. Development proposals should acknowledge the historical association between the former military airfield and the adjacent Grade II Church of St George, protecting the setting of the building.
- h. Targeted archaeological evaluation will be required prior to development and any resulting mitigation secured in line with Policy ENV 1.
- i. Careful ecological assessment and planning is required, taking into account existing landscape features.

Site 368 - Central Park South (Employment)

The 9.84 hectare Central Park South site is a strategic employment site close to Darlington's town centre and Bank Top Station. The site is located north of Yarm Road and encompasses John Williams Boulevard South. The site is the only employment area classified as a Tees Valley Enterprise Zone in Darlington and is already the location for a number of buildings key to economic growth in the town such as Business Central, the Advanced Biologics Manufacturing Centre and the National Horizon Centre.

Issues and requirements

- a. Comply with the revised Masterplan for Central Park South (2016), providing plots for B2 and E(g) land uses.
- b. Ensure that a high quality of design is delivered that meets the aspirations of the Central Park Enterprise Zone.
- c. Provide a suitable landscape buffer to East Coast Mainline and residential areas to the East and North of the site.
- d. Enhance connectivity to Bank Top Station and Teesside University and College.

DARLINGTON'S HERITAGE ASSETS C

APPENDIX C DARLINGTON'S HERITAGE ASSETS**Summary of Designated Heritage Assets****Listed Buildings**

A full list of Listed Buildings in Darlington Borough can be found at www.darlington.gov.uk/conservation

Scheduled Monuments (19)

- Archdeacon Newton: medieval site
- Bishopston: Castle Hill earthworks
- Brafferton: Ketton Bridge
- Coatham Mundeville: medieval village
- Darlington: Coniscliffe Road waterworks
- Great Burdon: World War II bombing decoy control shelter
- Heighington: camp on Shackleton Hill
- High Coniscliffe: Smotherlaw round barrow
- High Coniscliffe: Ulnaby deserted medieval village
- Low Dinsdale: earthworks of manor house
- Low Dinsdale: Anglo-Saxon cross
- Middleton St. George: deserted village of West Hartburn
- Middleton St. George: Tower Hill Motte
- Piercebridge: Roman station
- Piercebridge: Piercebridge Bridge
- Sadberge: shrunken medieval village
- Sockburn: All Saints Church
- Summerhouse: Summerhouse earthworks
- Walworth: deserted village

Conservation Areas (17)

- Bishopston
- Coatham Mundeville
- Cockerton Green
- Denton
- Haughton-le-Skerne
- Heighington
- High Coniscliffe
- Hurworth
- Northgate
- Middleton One Row
- Piercebridge
- Parkgate
- Sadberge
- Summerhouse
- Town Centre
- Victoria Embankment
- West End

Registered Parks and Gardens (3)

- South Park
- West Cemetery
- Landscape at Cummins Engine Factory

C DARLINGTON'S HERITAGE ASSETS

Significance of Heritage Assets in Darlington

In determining planning applications that may affect a heritage asset the Council requires applicants in a Heritage Statement or Design and Access Statement to describe and assess the significance of the heritage asset(s) affected, including any contribution made by their setting.

As a group, Darlington's archaeology and historic buildings are of considerable significance. The Borough's archaeology, historic buildings and historic landscapes are of national importance and of significant international importance are the links to the formation of passenger railways and British Quaker heritage. In assessing the heritage significance of a place consideration should be given to:

- Understanding the fabric and evolution of the place
- Identifying who values the place, and why they do so
- Relating identified heritage values to the fabric of the place
- Considering the relative importance of those identified values
- Considering the contribution of associated objects and collections
- Considering the contribution made by setting and context
- Comparing the place with other places sharing similar values
- Defining the significance of the place.

When assessing proposals which have impact upon heritage assets the relative values afforded by each asset will need to be considered in order to determine if a proposal is acceptable. The borough-wide values which contribute to the significance of the borough's heritage are summarised below, making reference to the principles set out in Historic England's Conservation Principles document .

Evidential value: the potential of a place to yield evidence about past human activity.

While existing knowledge of Darlington's heritage assets is vast, there is still great potential to provide new information and enhance our understanding of the Town's historical development, the people who lived here and the activities which occurred.

Further archaeological discoveries may be made within the local area and the significance of existing heritage assets could be revealed or new heritage assets formally identified. Opportunities for the discovery of new evidence of the role that sites, industries and people played in the history of the area are great.

There may also be knowledge within the local community in Darlington which has not been shared or well documented but holds key information.

Historical Value - the ways in which past people, events and aspects of life can be connected through a place to the present.

Heritage assets within Darlington are invaluable in illustrating its history and development. Important monuments, such as Roman Piercebridge, the Iron Age hill fort at Shackleton Beacon Hill and various Medieval deserted villages, contribute to our understanding of early settlements, movements and defences in the North, with some offering particularly well-preserved examples of their type within the region and nationally.

Perhaps the most important heritage assets though are those dating from the Industrial Revolution, such as the Tees Cottage Pumping Station, Skerne Bridge and Hopetown Carriage Works, when Darlington was at the forefront of the development of the railway in Britain and extensive innovation was occurring.

Alongside this, a valuable collection of civic and private buildings have strong historical associations with important people, particularly those belonging to the Quaker movement which had a profound impact on Darlington and Britain, both socially and economically. This Quaker influence is well represented through heritage assets including, but not limited to; Barclay's Bank, Crown Street Library and South Park.

Aesthetic Value - the ways in which people draw sensory and intellectual stimulation from a place.

The aesthetic value of Darlington varies widely.

DARLINGTON'S HERITAGE ASSETS C

Attractive country houses, grand public buildings, historic villages and affluent suburbs demonstrate fine architecture, often attractive settings and subtle beauty, highly valued by local communities.

Commonly co-located are simple and uniformed rows of terraces with strong rhythm and architectural integrity and at times a feeling of enclosure. These complement a range of other more imposing buildings from the age of industry which display, at times fortuitous, architectural splendour despite their utilitarian purpose.

The central urban landscape has a distinctive skyline with a range of towers and spires providing key landmarks within the town centre, in particular the Market and Station Clock Towers, St. Cuthbert's Spire and St' Johns Tower.

Darlington also has a number of distinct historic suburbs including the first suburban developments in the town, dating from the 18th Century, such as the former Duke of Cleveland's Estate, which includes Cleveland Terrace, Milbank Road and Thornfield Road. Other areas also characterise periods of growth in the town such as the Victorian suburbs around Eastbourne Road, Milton Street, Cobden Street and Bright Street, the railway suburbs in the Hopetown and Rise Carr areas, and the garden suburbs off Yarm Road including The Mead, The Broadway and The Stray.

The rural landscape is well formed by traditional farmsteads and cottages, and provides a pleasing contrast to the more urban areas along with attractive parks.

Communal Value - the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The historical association between Darlington and the early development of the railways in Britain is represented through a range of significant buildings. These are undoubtedly an integral part of the Town's character, identity and distinctiveness which instils a sense of civic pride within the local community.

Many heritage assets are valued for their associations with the past. The local community has deep attachments to many buildings in Darlington which goes beyond the economic and amenity benefits. Family connections for many create a sense of identity and remind communities of the foundations of the Town, despite continuous modern development.

C DARLINGTON'S HERITAGE ASSETS

Local List and Non-designated Heritage Assets

National planning practice guidance refers to non-designated heritage assets as locally significant buildings, monuments, sites, places areas or landscapes identified as having a degree of significance meriting consideration in planning decisions.

They can be included on a Local List, something which the Borough Council are working towards, but do not have to be. An alternative is a criteria-based approach, which has been taken by a number of Local Authorities and has been shown to be robust at both application and appeal stage. The production of a Local List remains a goal of the Council, however with current resources a criteria-based approach is considered sufficiently thorough, transparent and pragmatic.

Once identified these buildings and sites will be recorded on the Council's in-house UNiform system and will be added to the Historic Environment Record (HER).

Darlington's locally significant buildings, monuments, sites, places, areas or landscapes will be identified using the following criteria either through the development management process (including pre-applications), through plan making (including neighbourhood plans), the production of Conservation Area Character Appraisals and Management Plans, and other Council activities.

Table C.1 Criteria for assessing non-designated heritage assets

Criteria	Description
Rarity	Not many examples locally. This can include unusual assets such as cast iron bridges and traditional signage or more common ones of unusual architectural style or materials.
Representativeness	May be representative of a particular architectural period, architect, movement, company or group of its time, for example Quaker, railway, Victorian and industrial.
Architectural Interest	Of importance in its architectural design, decoration or craftsmanship; important examples of particular building types, materials and techniques (e.g. buildings displaying technological innovation) and significant plan forms.
Townscape or Landscape value	Key landmark buildings or structures and buildings that strongly contribute to a view or roofscape vista. Valued open spaces, (including designed landscapes, streets, squares, parks, gardens, amenity and green spaces), walls, fences, railings, street surfaces (including cobbles, setts and grass verges). Street furniture (including signposts, streetlights, benches, post boxes and telephone boxes).
Group value	Groupings of assets with a clear visual, design or historic relationship (including farmyards, terraces, group form and layout), contribution to streetscene, roofscapes and perception.
Artistic interest	An asset with artistic interest exhibiting some degree of creative skill (including sculpture, painting, decoration, advertisements, memorials, gates, railings, door surrounds, finials and signage).

DARLINGTON'S HERITAGE ASSETS C

Criteria	Description
Historic association	Associated with an historical person or event of acknowledged note (including important local figures or events, for example landowner, commemorative event, charity, ecclesiastical or other community group and former resident). Highly unlikely this would apply to assets associated with a living person.
Archaeological Interest ⁽¹⁰⁰⁾	There may be evidence to suggest that a site is of significant archaeological interest. To be assessed in conjunction with Durham County Council's Archaeology Section.

Significance can be informed by a significant written record, for example the Historic Environment Record, Pevsner and published articles.

If the potential asset meets two or more of the criteria set out in the table above then it should be considered a Non-Designated Heritage Asset.

¹⁰⁰ Non-designated Heritage Assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets, as stated in Footnote 68 of the NPPF (July 2021).

C DARLINGTON'S HERITAGE ASSETS

Areas of High Archaeological Potential

Durham County Council's Archaeological Service maintain the Historic Environment Record (HER) on behalf of Darlington Borough Council. The HER is the principal source of information about the historic environment of County Durham and Darlington.

Using the information contained in the HER, the County Council has assisted the Borough Council in producing a map of areas that include, or have the potential to include, heritage assets with archaeological interest. The identification of these 'Areas of High Archaeological Potential' is part of the Borough Council's positive approach to the historic environment as required by national policy⁽¹⁰¹⁾.

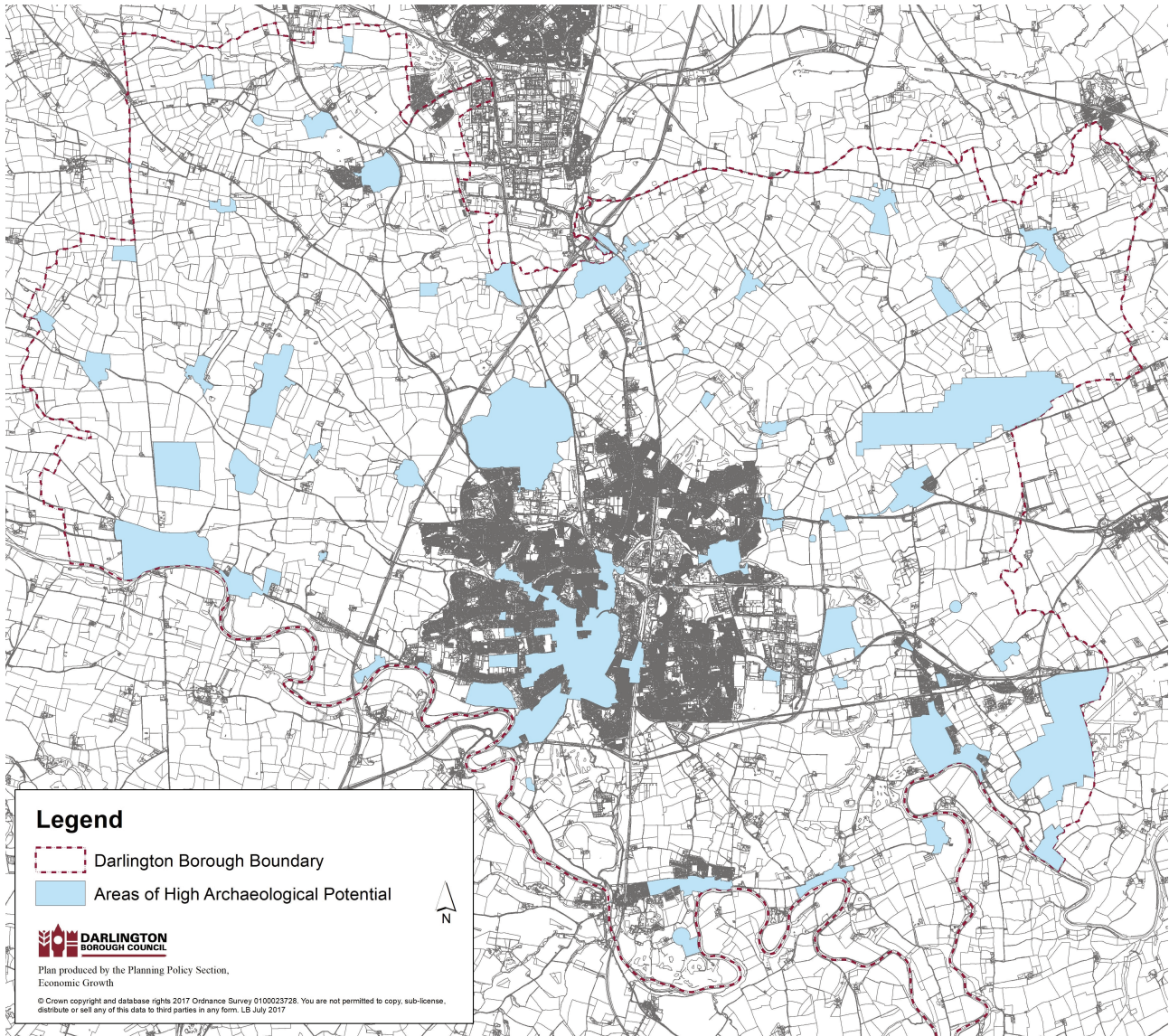
In mapping Areas of High Archaeological Potential the following have been included, where present in the Borough:

- Scheduled Monuments and a 50 metre buffer zone around them. The reason for the buffer zone is that many scheduling's were done decades ago with only the core element protected. Also, in some cases, subsequent research and discoveries have shown sites are often more extensive than previously appreciated;
- Conservation areas along with the 'historic cores' of settlements (as defined by the County Durham and Darlington Historic Landscape Characterisation Project) which may not be a Conservation Area or extend beyond the Conservation Area boundary;
- Registered Historic Parks and Gardens;
- Undesignated deserted or shrunken medieval villages;
- Mining and industrial sites/complexes;
- Archaeological sites and their environs;
- Cluster analysis involving Historic Environment Record records that are within 100 metres of another record. The basis for this is that clusters of discoveries in close proximity may well indicate the existence of hitherto unknown sites. However, certain types of site do not usefully reflect this, and were filtered out of the cluster analysis – these included:
 - Records which fell into the areas already added to the trigger map by the above processes.
 - Records likely to reflect buildings, rather than archaeology (e.g. Broad Type of Historic Building; or Monument Types such as Barn, Bastle, Cart Shed, Dovecotes; Farmhouse, House, icehouse, Public House, School, Sheep Fold etc.).
 - Records which were thought to represent single features (e.g. Boundary Stones, Milestones, Chest Tombs, War Memorials, Commemorative Monuments, Crosses, Effigies, Gate Piers, Grave Slabs).
 - Monuments types which often represent storage locations of items rather than find locations (e.g. Altars, Sculpture, Hog backs – all of which are often depicted at the Church they are stored at rather than from where they were recovered).
 - Non-archaeological records (e.g. Broad Types of Historic Overviews, Maritime or Aircraft Crash Sites, or Monument Types of Local History or relating to any of these broad types e.g. Wreck, Ship etc.).

In some cases – for example Piercebridge – research both here and at other Roman forts shows that the complex of archaeological phenomena outside the defended area is far more extensive than once appreciated (including civil settlement, cemeteries, religious sites, etc.) so the area of archaeological interest extends beyond the formally designated area.

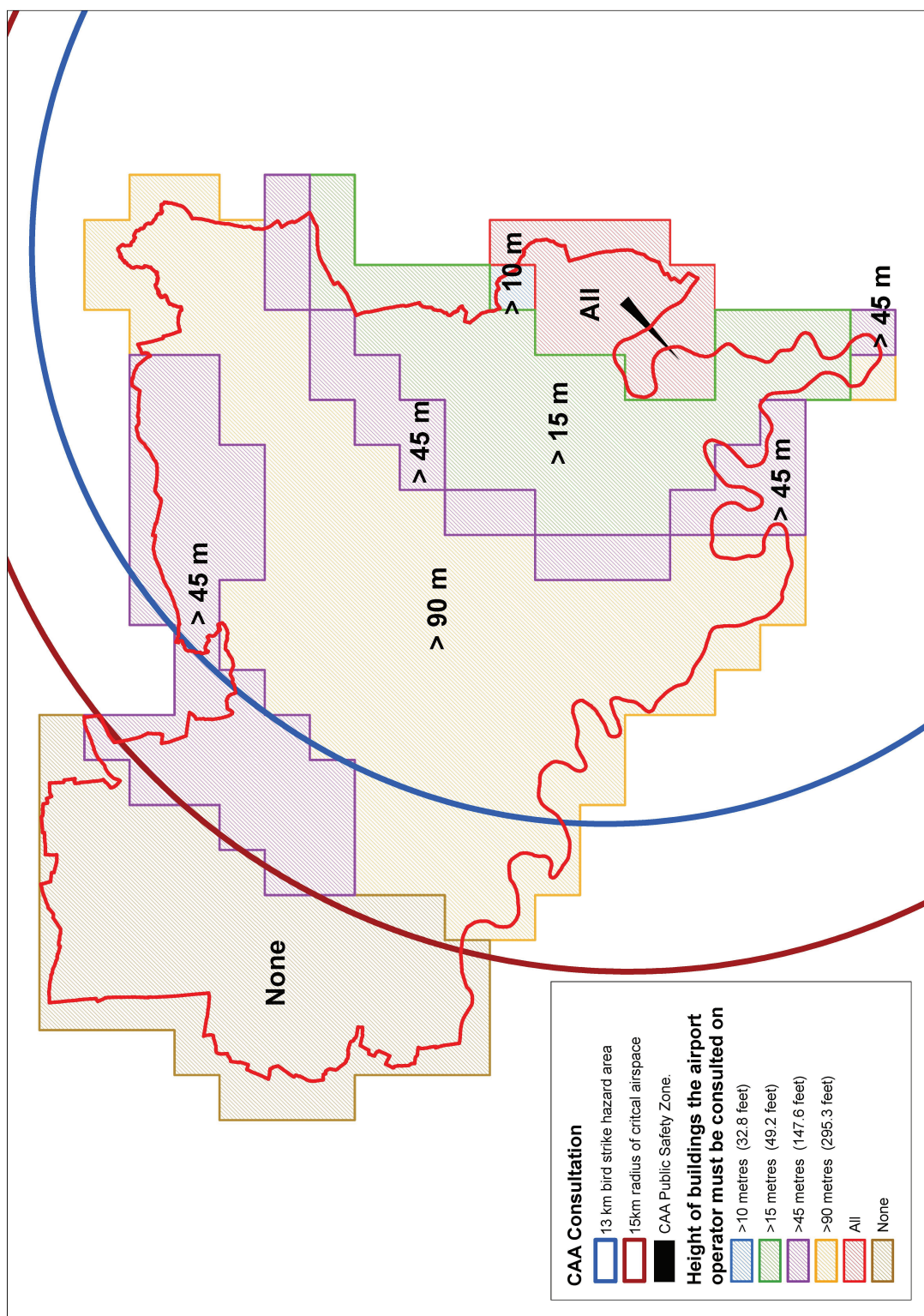
DARLINGTON'S HERITAGE ASSETS C

Figure C.1 Areas of High Archaeological Potential



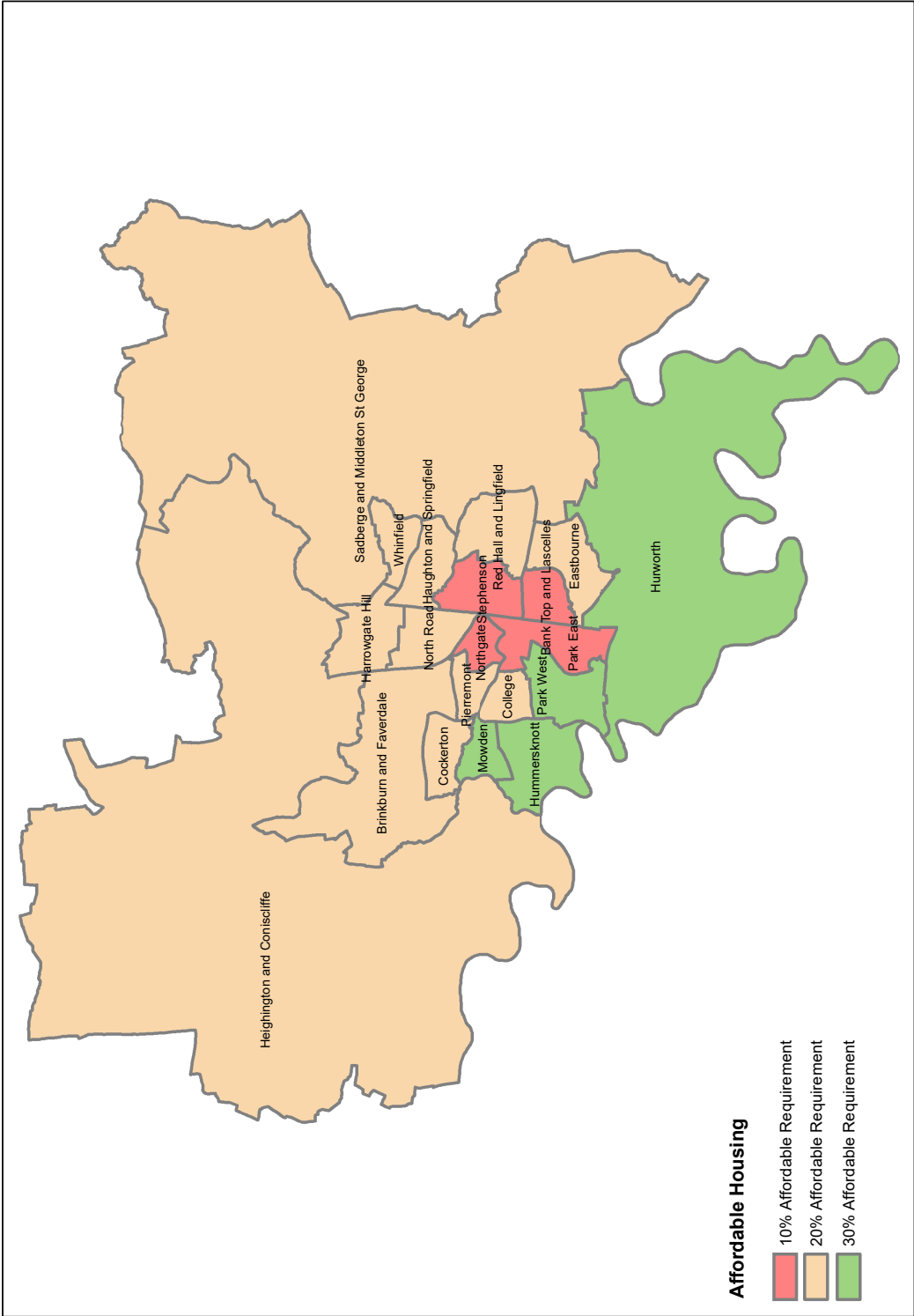
D CIVIL AVIATION AUTHORITY SAFEGUARDING

APPENDIX D CIVIL AVIATION AUTHORITY SAFEGUARDING



AFFORDABLE HOUSING REQUIREMENTS E

APPENDIX E AFFORDABLE HOUSING REQUIREMENTS



F TABLE OF SUPERSEDED POLICIES

APPENDIX F TABLE OF SUPERSEDED POLICIES

The Darlington Local Plan (2016 - 2036) will upon adoption replace all saved policies within the Darlington Local Plan 1997 (Incorporating Adopted Alterations 2001) and the Darlington Local Development Framework Core Strategy (2011).

The following table sets out the local planning policies that will be superseded and no longer saved upon the adoption of the Darlington Local Plan (2016 - 2036).

Table F.1

Current Document	Superseded Policy Ref	Superseded Policy Name
Darlington Local Development Framework Core Strategy (2011)	CS1	Darlington's Sub-Regional Role and Locational Strategy
	CS2	Achieving High Quality Sustainable Design
	CS3	Promoting Renewable Energy
	CS4	Developer Contributions
	CS5	The Provision of Land for Employment Uses
	CS6	Vibrant Cultural and Tourism Offer
	CS7	The Town Centre
	CS8	Additional Retail Provision
	CS9	District and Local Centres and Local Shops and Services
	CS10	New Housing Development
	CS11	Meeting Housing Needs
	CS12	Existing Housing
	CS13	Accommodating Travelling Groups
	CS14	Promoting Local Character and Distinctiveness
	CS15	Protecting and Enhancing Biodiversity and Geodiversity
	CS16	Protecting Environmental Resources, Human Health and Safety
	CS17	Delivering a Multifunctional Green Infrastructure Network
	CS18	Promoting Quality, Accessible Sport and Recreation Facilities

TABLE OF SUPERSEDED POLICIES F

Current Document	Superseded Policy Ref	Superseded Policy Name
	CS19	Improving Transport Infrastructure and Creating a Sustainable Transport Network
Darlington Local Plan 1997 (Incorporating Adopted Alterations 2001)	E2	Development Limits
	E3	Protection of Open Land
	E4	New Buildings in the Countryside
	E5	Change of Use of Buildings in the Countryside
	E9	Protection of Parklands
	E12	Trees and Development
	E13	Tree Preservation Orders
	E14	Landscaping of Development
	E17	Landscape Improvement
	E18	The River Skerne
	E20	Sites of Nature Conservation Importance
	E21	Wildlife Corridors
	E22	Local Nature Reserves
	E36	Designation of Further Conservation Areas
	E37	Enhancement of the Built Environment
	E38	Alterations to Business Premises
	E39	Advertisements in Built-up Areas
	E40	Advertisements in the Countryside
	E41	Poster Hoardings
	E42	Street Furniture
	E43	Vacant Upper Floors
	E51	Broken Scar Development Limitation Zone
	E53	Satellite Antennae
	H5	New Housing Development Sites
	H7	Areas of Housing Development Restraint

F TABLE OF SUPERSEDED POLICIES

Current Document	Superseded Policy Ref	Superseded Policy Name
	H10	Affordable Housing in the Rural Area
	H12	Alterations and Extensions to existing dwellings
	H13	Backland Development
	H17	Concentration of Houses in Multiple Occupation
	H18	Houses in Multiple Occupation in other areas
	H19	Special Care Accommodation
	R3	Provision of Public Facilities in New Buildings
	R4	Open Space Provision
	R11	Artificial Turf Playing Pitch
	R12	Access to Open Land and Countryside
	R14	Recreation Development in the Countryside
	R15	Horse-Related Development
	R16	Stressholme Golf Course
	R23	Off-Road Motorcycle Facility
	R27	Sites for New Community Facilities
	R28	School Provision at Brinkburn
	R29	Village Community Halls
	R30	West Cemetery Extension
	EP2	Employment Areas
	EP3	New Employment Areas
	EP4	Haughton Road
	EP6	Prestige Employment
	EP7	<u>Office / Business Park Development</u>
	EP8	Reserve Employment Site
	EP9	Teesside Airport Employment Land – North
	EP10	Teesside Airport Employment Land - South

TABLE OF SUPERSEDED POLICIES F

Current Document	Superseded Policy Ref	Superseded Policy Name
	EP11	Central Area Development Sites
	EP12	Office Development Limits
	S3	Abbots Yard Development
	S4	Town Centre Service Uses
	S5	Town Centre Food and Drink Uses
	S6	Non-Retail Uses
	S7	Mechanic's, Clark and Buckton's Yards
	S8	Window Displays
	S9	Fringe Shopping Areas
	S10	Safeguarding the District and Local Centres
	S11	New Development in the District and Local Centres
	S15	Shopping Trolleys
	S19	Amusement Centres
	S20	Sale of Large Items
	S21	Petrol Filling Stations
	S22	Garden Centres
	S23	Sales from Factories
	T5	Environmental Appraisal of Major Road Schemes
	T6	Safeguarding Major Road Schemes
	T7	Traffic Management and Main Roads
	T8	Access to Main Roads
	T9	Traffic Management and Road Safety
	T10	Traffic Calming – Existing Roads
	T11	Traffic Calming – New Development
	T14	Private Car Access to Town Centre
	T15	Improvements for Pedestrians
	T17	Rear Servicing

F TABLE OF SUPERSEDED POLICIES

Current Document	Superseded Policy Ref	Superseded Policy Name
	T18	Collection / Distribution Centre
	T19	Multi-Storey Car Parks
	T20	Town Centre Surface Car Parks
	T21	Public Use of Private Car Parks
	T22	Priority in Central Car Parks
	T23	Albert Road Car Park
	T26	Town Centre Fringe Parking
	T27	On-Street Parking Control
	T28	Residents Parking Schemes
	T29	On-Street Short Stay Parking
	T32	Feethams Bus Station
	T35	Taxi Offices
	T36	Cycle Route Network
	T40	New Development and Lorries
	T41	Overnight Parking at Chestnut Street
	T42	Lorry Parks
	T43	Residential Areas and Lorries
	T44	Passenger Railways
	T46	North Road Railway Station
	T47	Road / Rail Freight Depot
	T49	Teesside Airport
	T50	Overhead Lines
	T51	Location of Services
	T52	Drainage Infrastructure
	T55	Broken Scar Water Treatment Works

Darlington Borough Council Local Plan 2016-2036 – Proposed modifications to Policies Map compared to CD02 (5th October 2021)

Modification Ref.	Policy/Para/ Figure	Modification	Reason
PM1	Map 1 – Key Diagram	Strategic Highway Northern Link Road Potential Route Removed and 'New road and public transport links' redrawn to more accurately reflect the alignment of connected routes detailed in figure 10.2 of the plan with suggested modifications.	To ensure the key diagram is correct and effective.
PM2	All maps where relevant.	The following Green Infrastructure Designations described in Policy ENV 3 have been added: <ul style="list-style-type: none"> • Historic Routes • Rural Gaps • Parklands 	To provide greater clarity and ensure the policies map is effective.
PM3	All maps where relevant.	The following Green Infrastructure Designations described in Policy ENV 4 have been added: <ul style="list-style-type: none"> • Proposed Green Corridors • Existing Green Corridors 	To provide greater clarity and ensure the policies map is effective.
PM4	All maps where relevant.	Stockton and Darlington Branch lines Added	To ensure the policies map is correct and effective.
PM5	Policies Maps 3, 4, 12 and 15.	A number of small-scale development proposals which have completed have been included within development limits (Policy H3) at Hurworth (16/00989/OUT Land to rear of 21 Roundhill Road, Hurworth) and High Coniscliffe (15/00237/FUL Rear of 32 The Green, High Coniscliffe)	To ensure the policies map is correct and effective.
PM6	Map 4 and 14	Include site 78 East of Middleton Road, Sadberge within development limits at Sadberge as development has commenced.	To ensure the policies map is correct and effective.

PM7	All maps where relevant.	Removal of housing commitments now completed: <ul style="list-style-type: none"> • Site 34 - Beech Crescent West, Heighington • Site 54 - Neasham Nursery • Site 56 - North of Red Hall • Site 59 - Rear of Cockerton Club • Site 61 - The Paddocks, Sadberge Road • Site 229 - Alviston House, Haughton Road • Site 232 - Coachman Hotel, Victoria Road • Site 332 - Former Nestfield Club • Site 372 - Fenby Avenue (phase 2) • Site 384 - Oak Tree, MSG • Site 402 - West Park Flats • Site 405 - Land west of 153 East Mount Road • Site 407 - Barton Street 	To ensure the policies map is correct and effective.
PM8	All maps where relevant.	Proposed allocations re categorised as housing commitments where they now have planning permission: <ul style="list-style-type: none"> • Site 3 - South of Burtree Lane • Site 8 - Berrymead Farm • Site 318 - N. Allington Way 	To ensure the policies map is correct and effective.
PM9	All maps where relevant.	New housing commitments added: <ul style="list-style-type: none"> • Site 420 - Former Nu-Interiors, Leadenhall Street • Site 421 - Elegant House, Whessoe Road • Site 422 - Reservoir (Disused) Darlington Road, Sadberge • Site 423 - 213 to 217 Haughton Road • Site 424 - 182 Northgate • Site 425 - Former Rise Carr Club, Eldon Place 	To ensure the policies map is correct and effective.

PM10	Map 4 and 9.	Site 338 Land off Montrose Street (a committed site at the time of submission) removed as permission has expired.	To ensure the policies map is correct.
PM11	All maps where relevant and key.	Removal of Strategic Housing Allocation, Strategic Mixed Use Allocation and Strategic Employment Sites in the key. Site categorisation on all maps updated accordingly.	To ensure the policies map is correct and effective.
PM12	All maps where relevant including Key Diagram	Rename 'Key Public <u>Sustainable</u> Transport Corridors' and two additional added.	To ensure the policies map is correct and effective.
PM13	Policies Maps key.	Rename of 'Strategic Housing Allocation' and 'Strategic Mixed Use Allocation' to 'Skerningham Allocation' and 'Greater Faverdale Allocation' respectively.	To ensure the policies map is correct, clear and effective.
PM14	Map 3, 4, 6, 8 and key.	Addition of Council Gypsy & Travellers Sites and proposed extensions.	To ensure the policies map is correct and effective.
PM15	All maps where relevant and key.	Alterations to Blackwell/Skerne Park and Haughton/Red Hall Green Wedge boundaries	To ensure the policies map is correct and effective.
PM16	Key	Key updated and reordered by policy number.	To ensure the policies map is effective.
PM17	Map 3 and 15	Extend development limits around allocations adopted in the Low Coniscliffe and Merrybent Neighbourhood Plan.	To ensure the policies map is effective.

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DARLINGTON

Borough Council

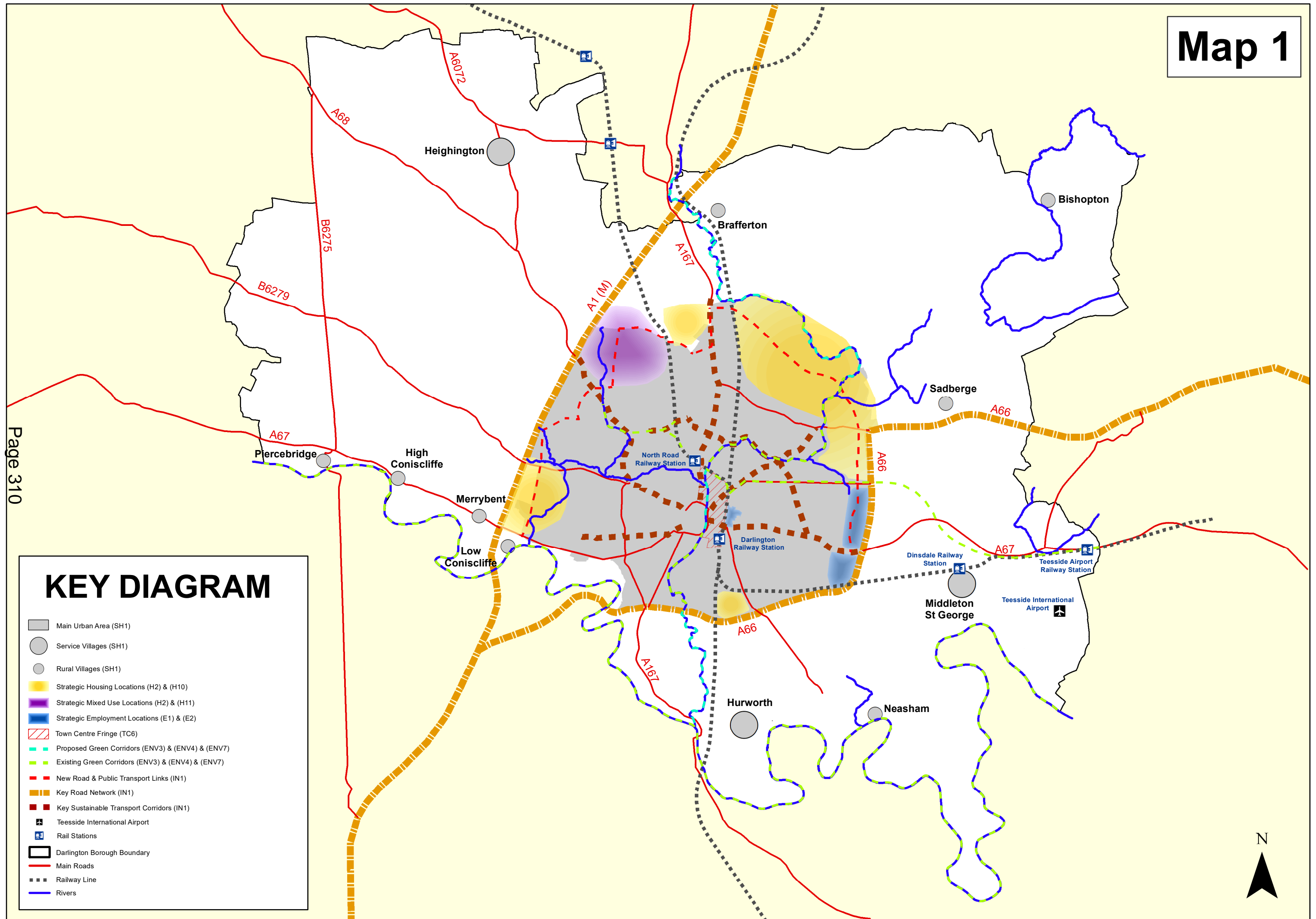
Darlington Local Plan (2016 -2036)

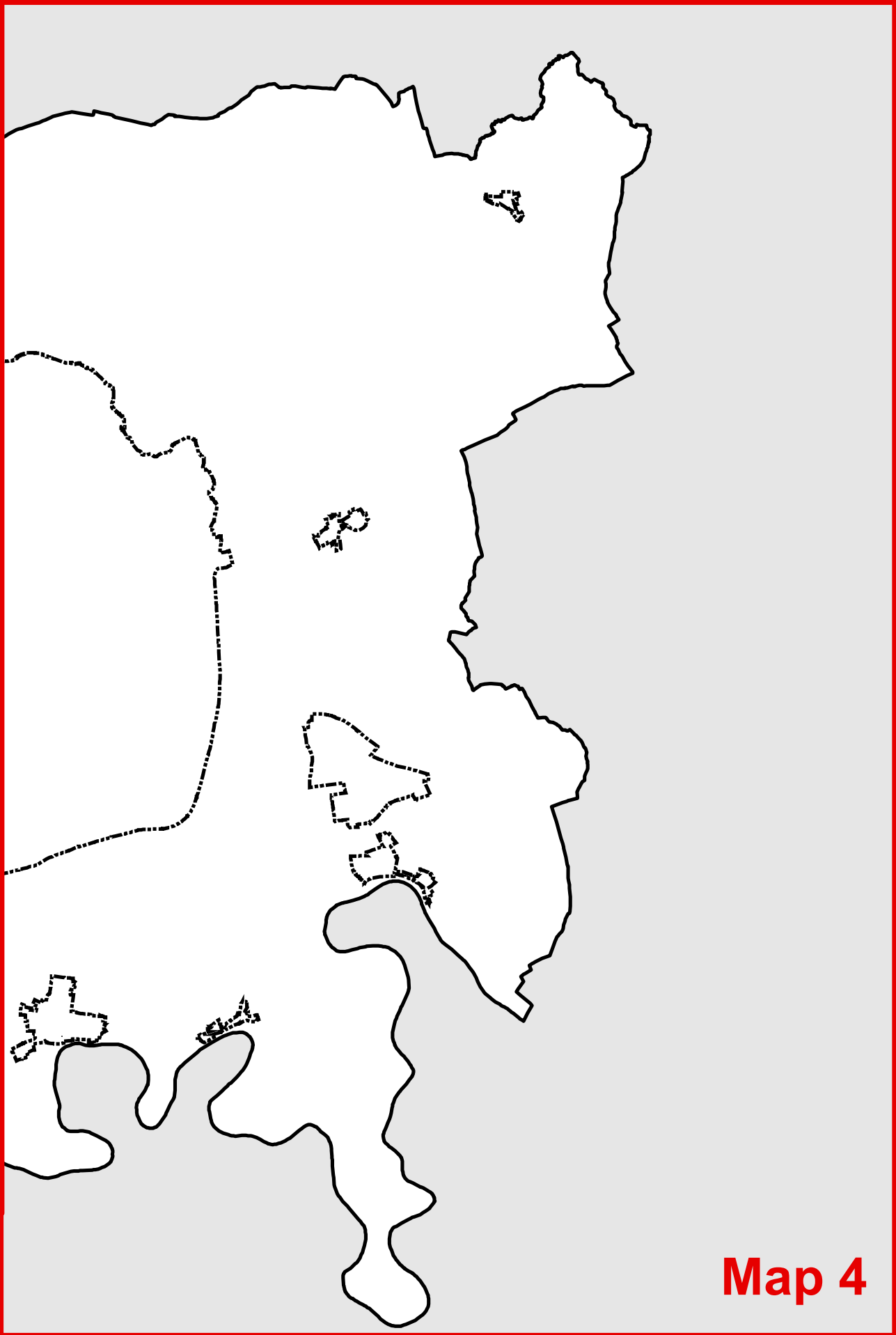
Adopted February 2022

Policies Map

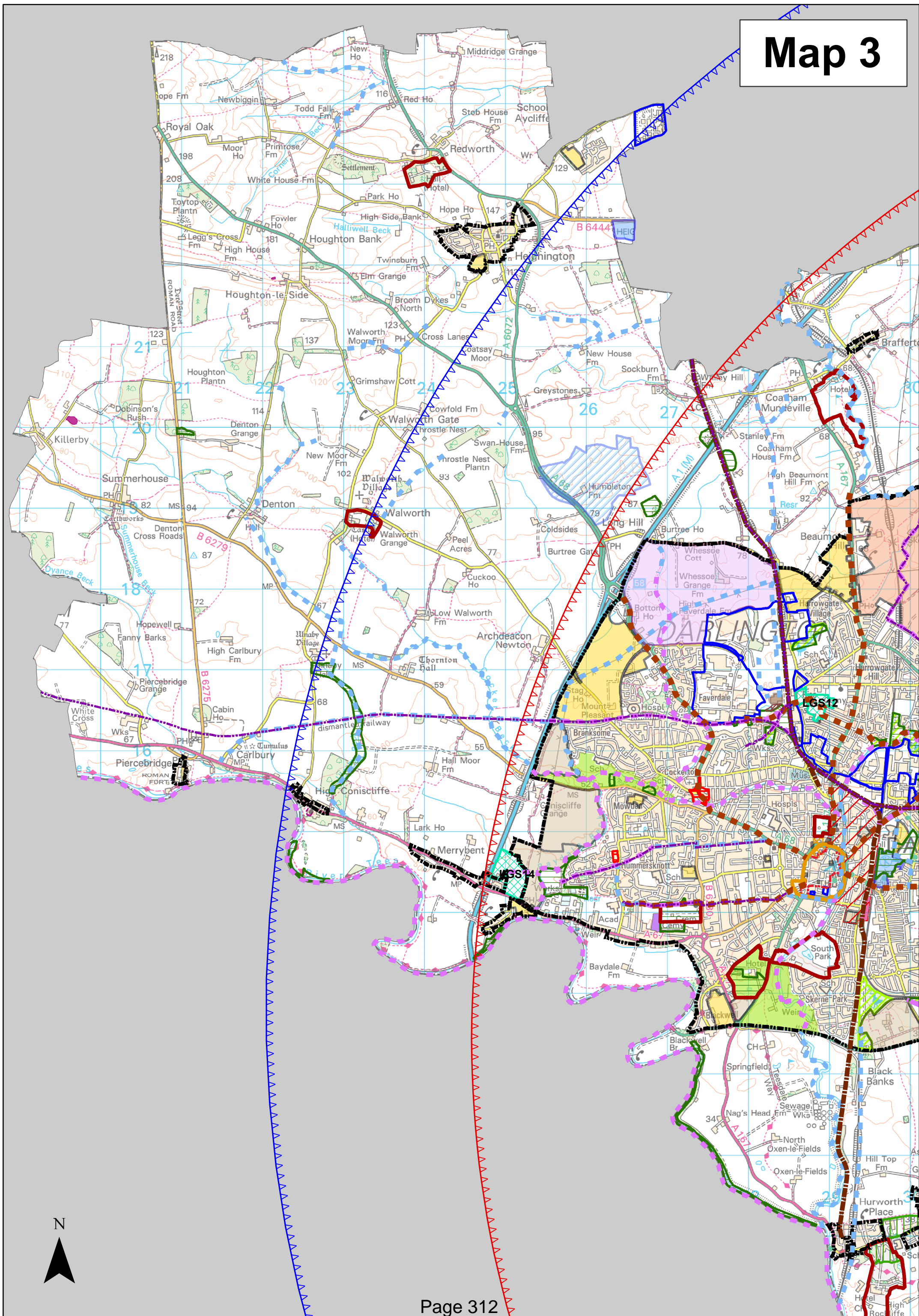
KEY DIAGRAM

- Main Urban Area (SH1)
- Service Villages (SH1)
- Rural Villages (SH1)
- Strategic Housing Locations (H2) & (H10)
- Strategic Mixed Use Locations (H2) & (H11)
- Strategic Employment Locations (E1) & (E2)
- ▨ Town Centre Fringe (TC6)
- Proposed Green Corridors (ENV3) & (ENV4) & (ENV7)
- Existing Green Corridors (ENV3) & (ENV4) & (ENV7)
- New Road & Public Transport Links (IN1)
- Key Road Network (IN1)
- Key Sustainable Transport Corridors (IN1)
- ✈ Teesside International Airport
- 🚉 Rail Stations
- ▭ Darlington Borough Boundary
- Main Roads
- Railway Line
- Rivers

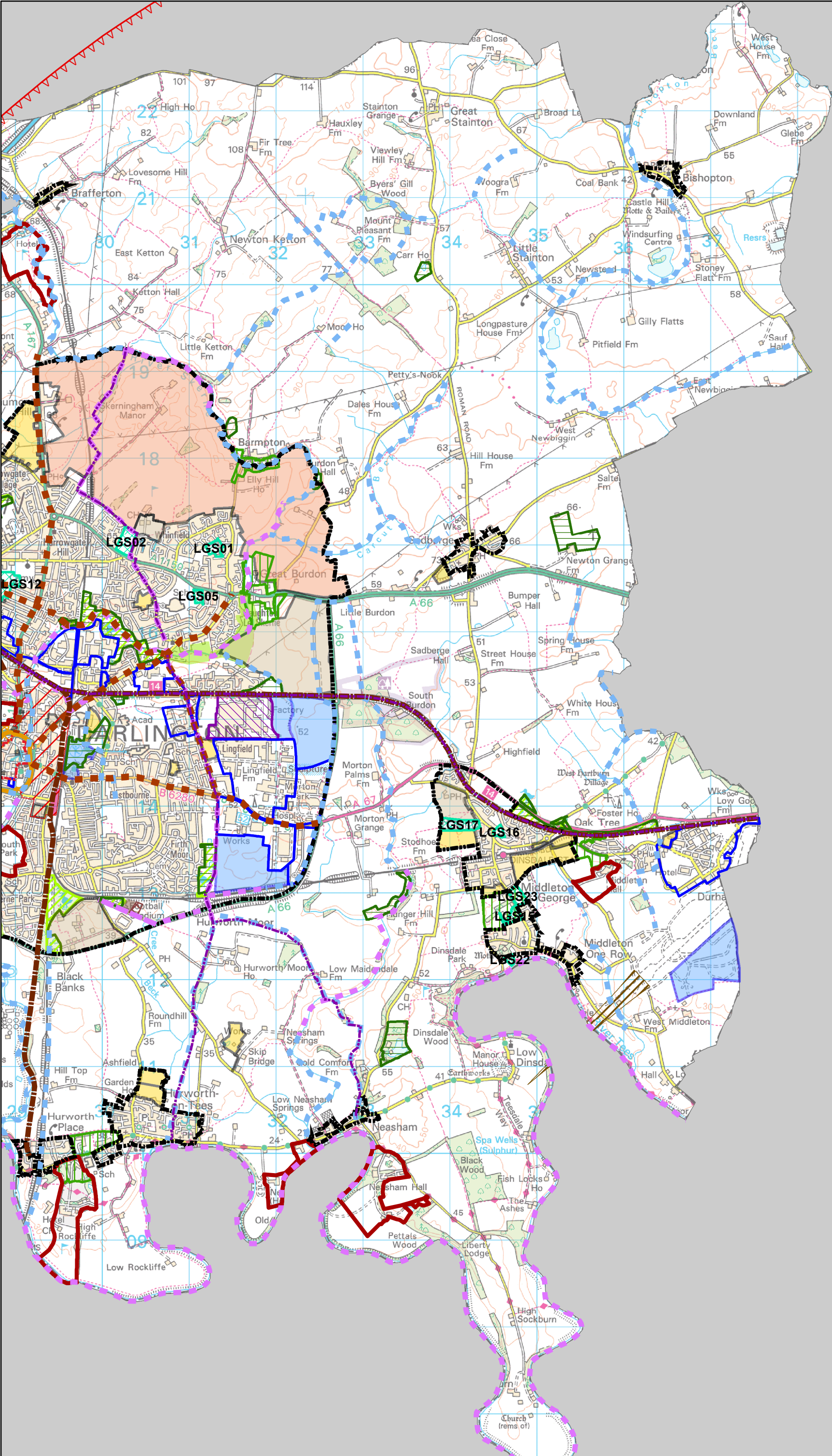




Map 3



Map 4



Map 5

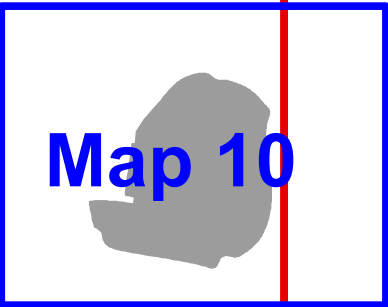
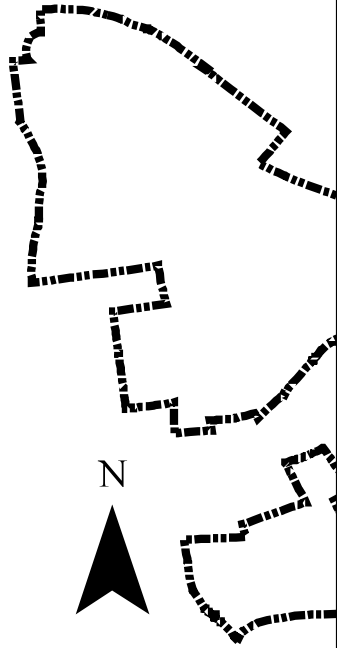
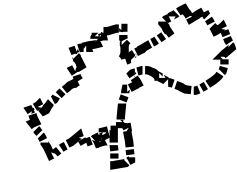
Map 7

Map 6

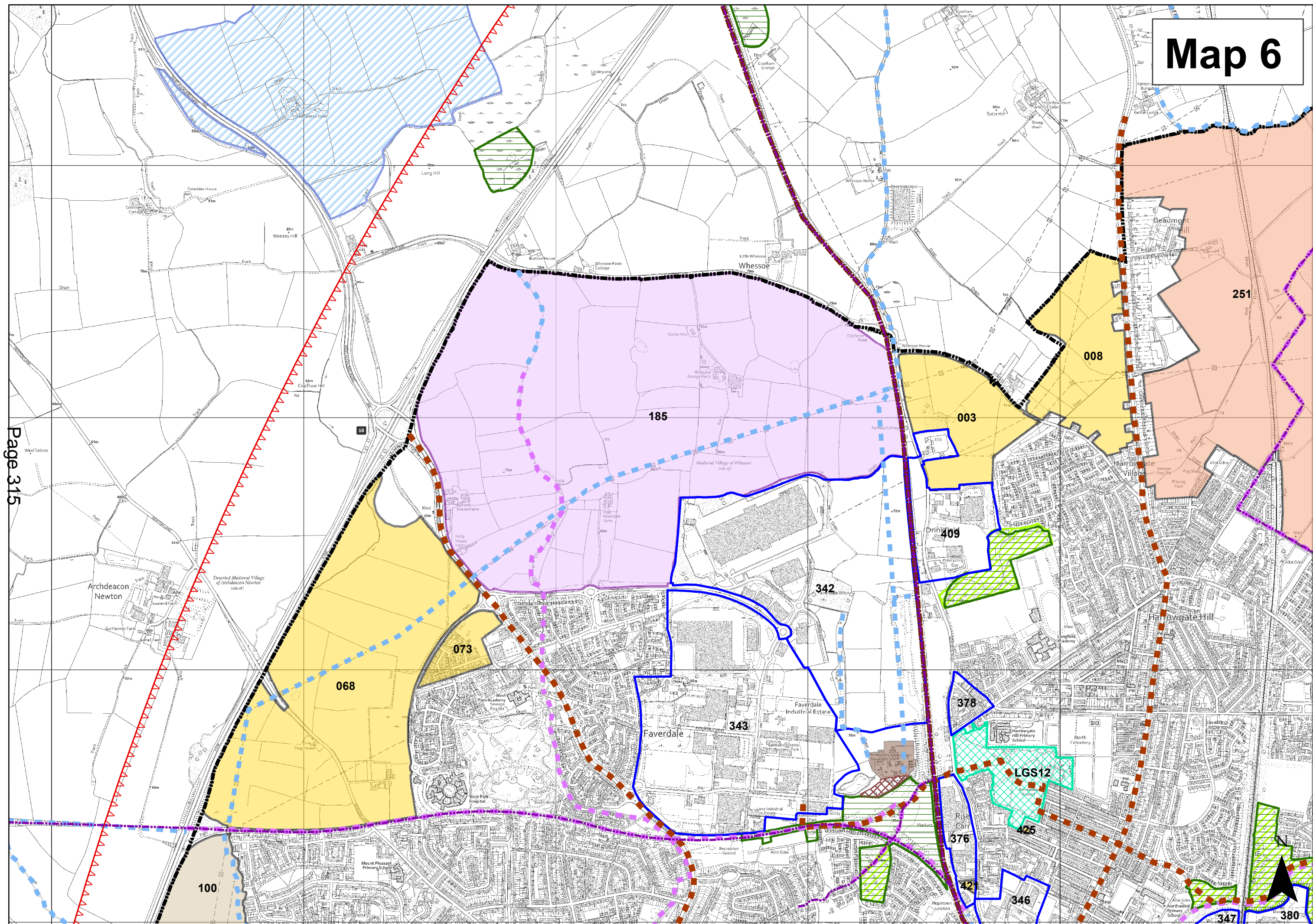
Map 10

Map 8

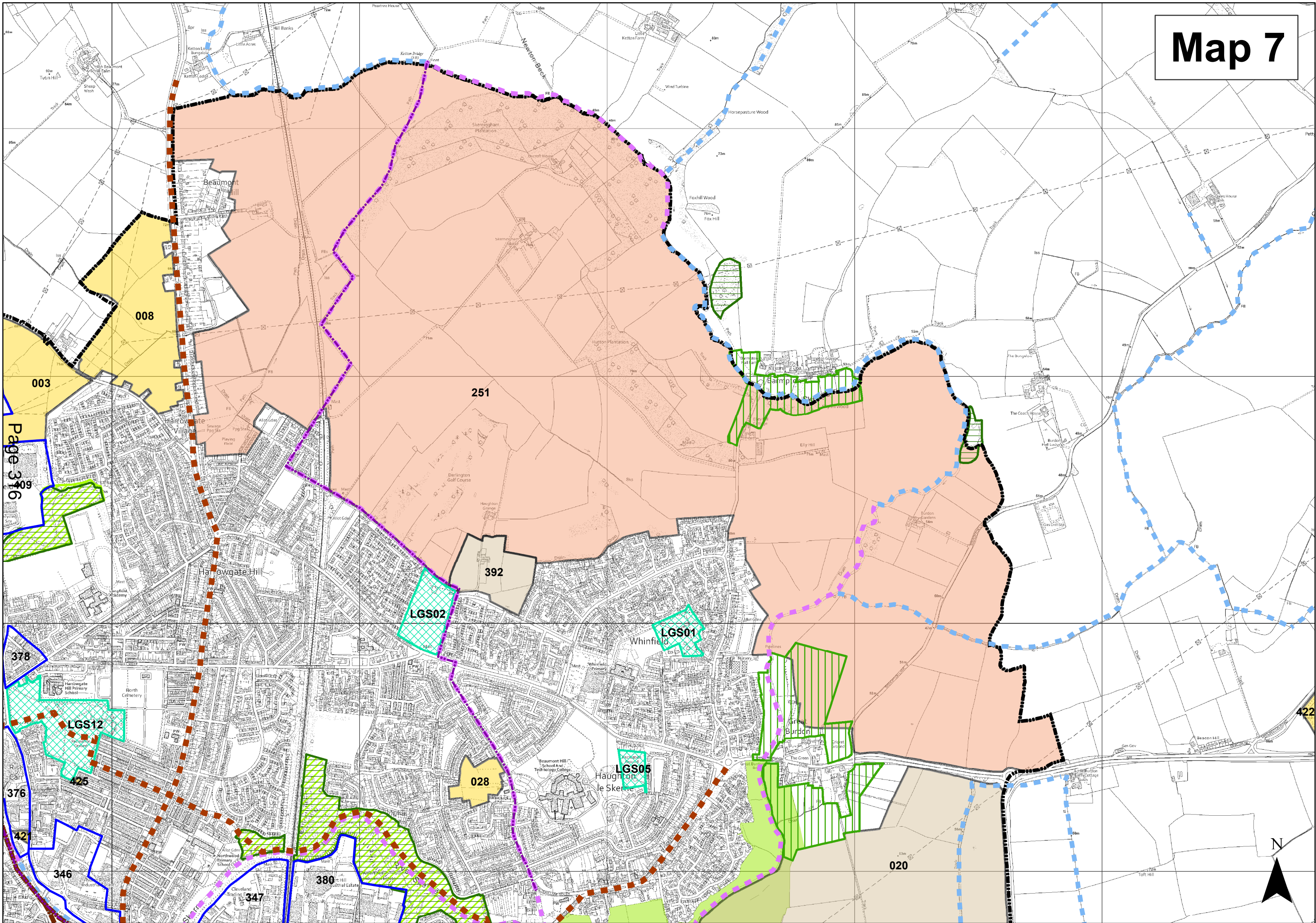
Map 9



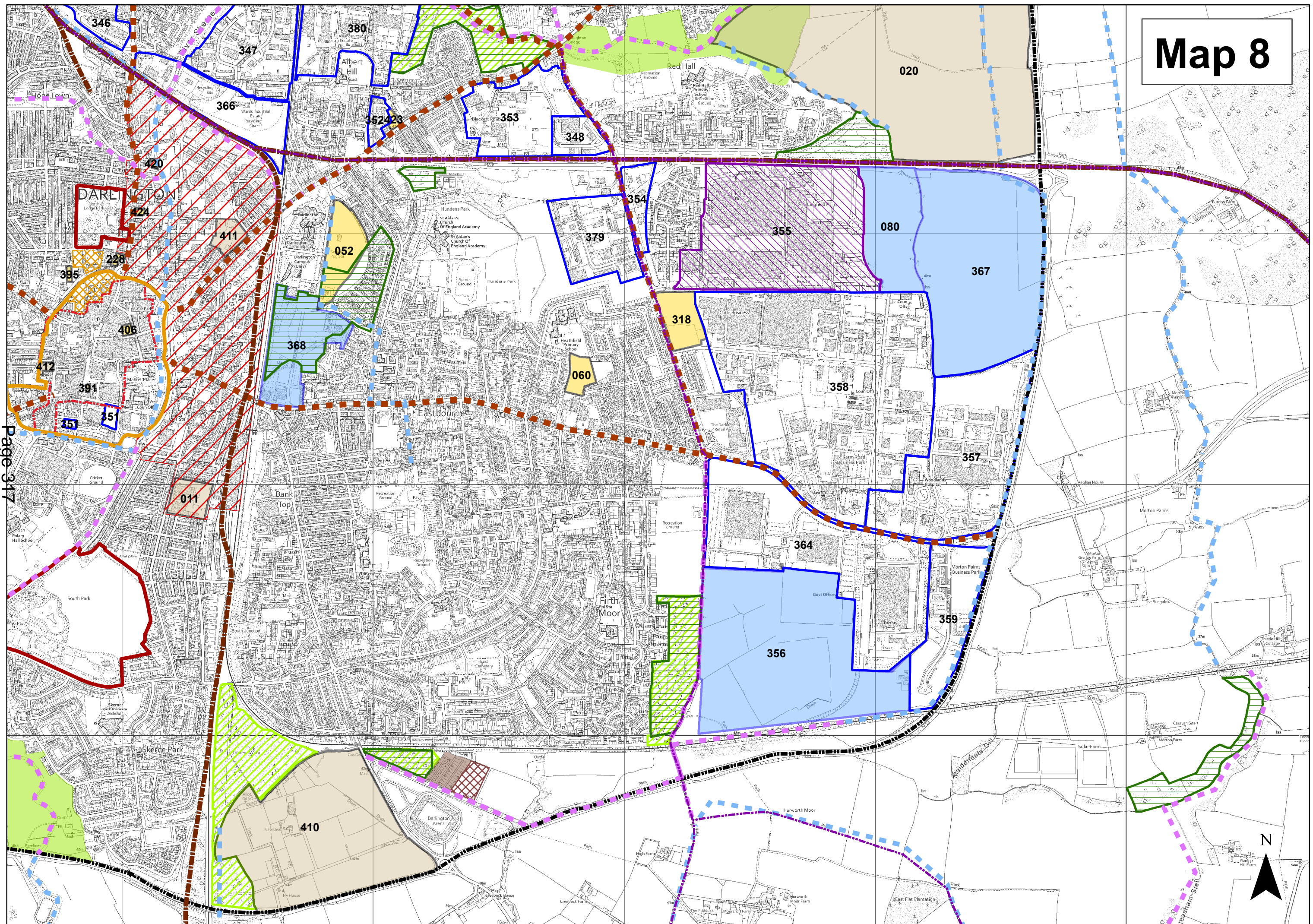
Map 6



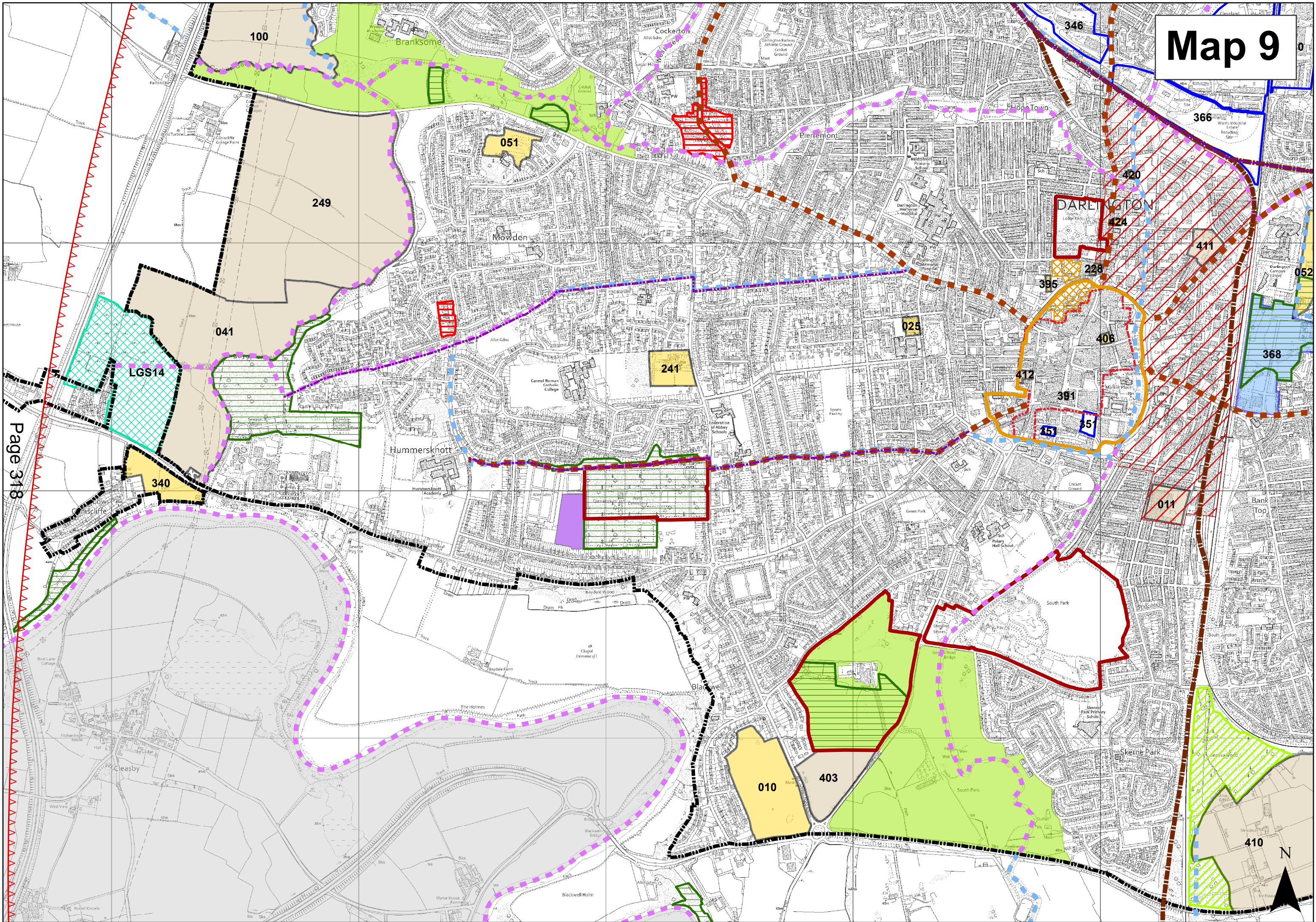
Map 7



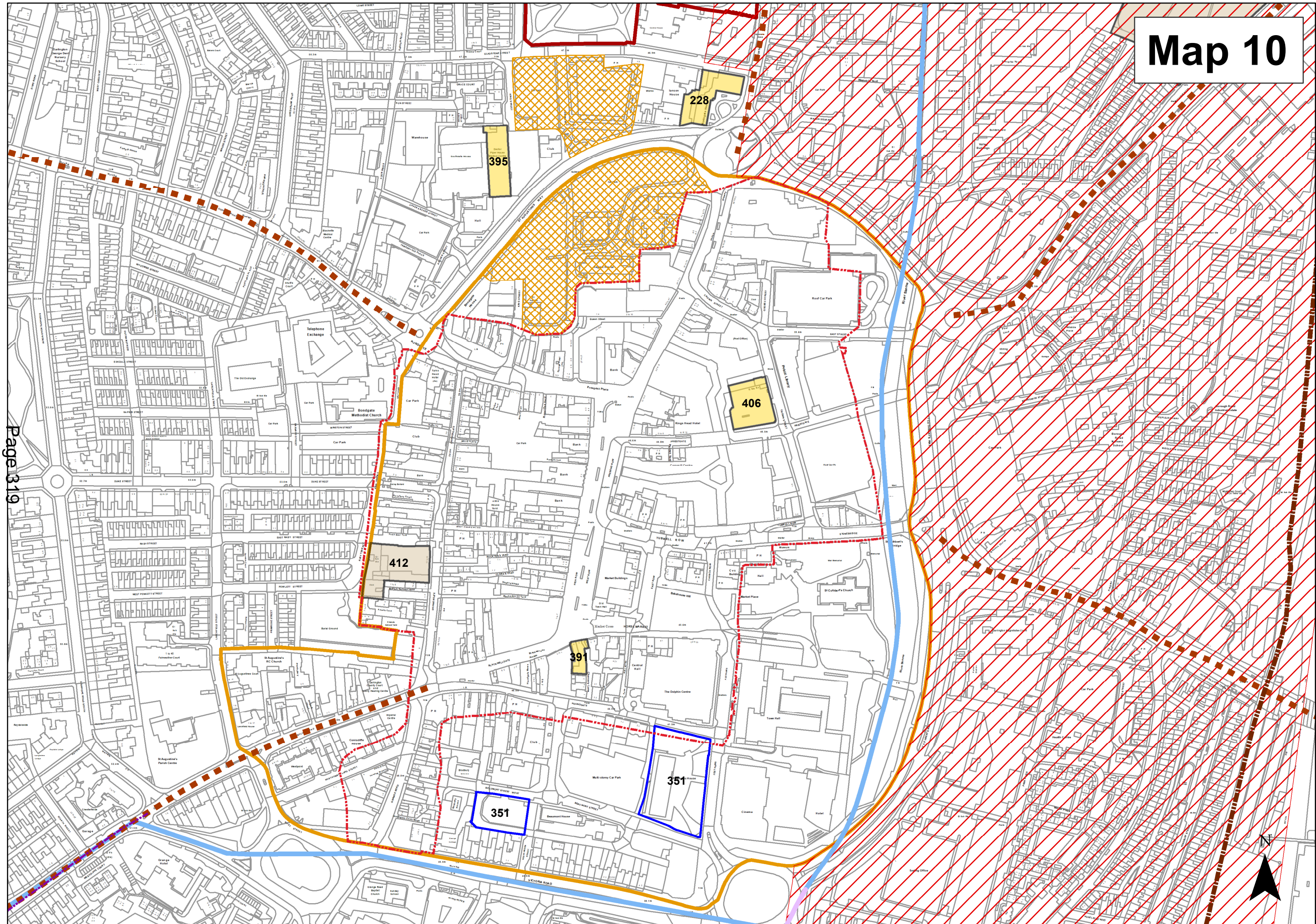
Map 8



Map 9



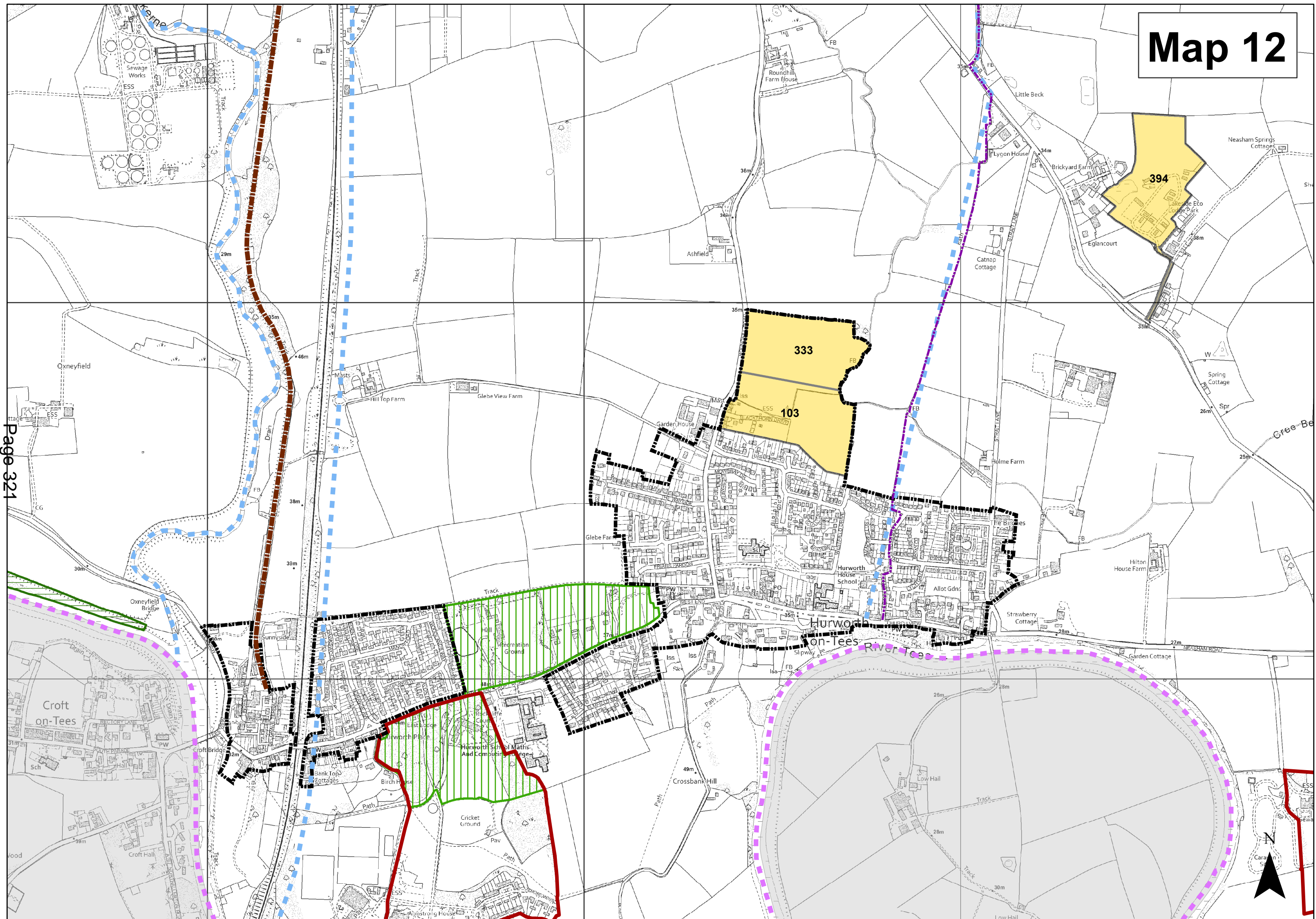
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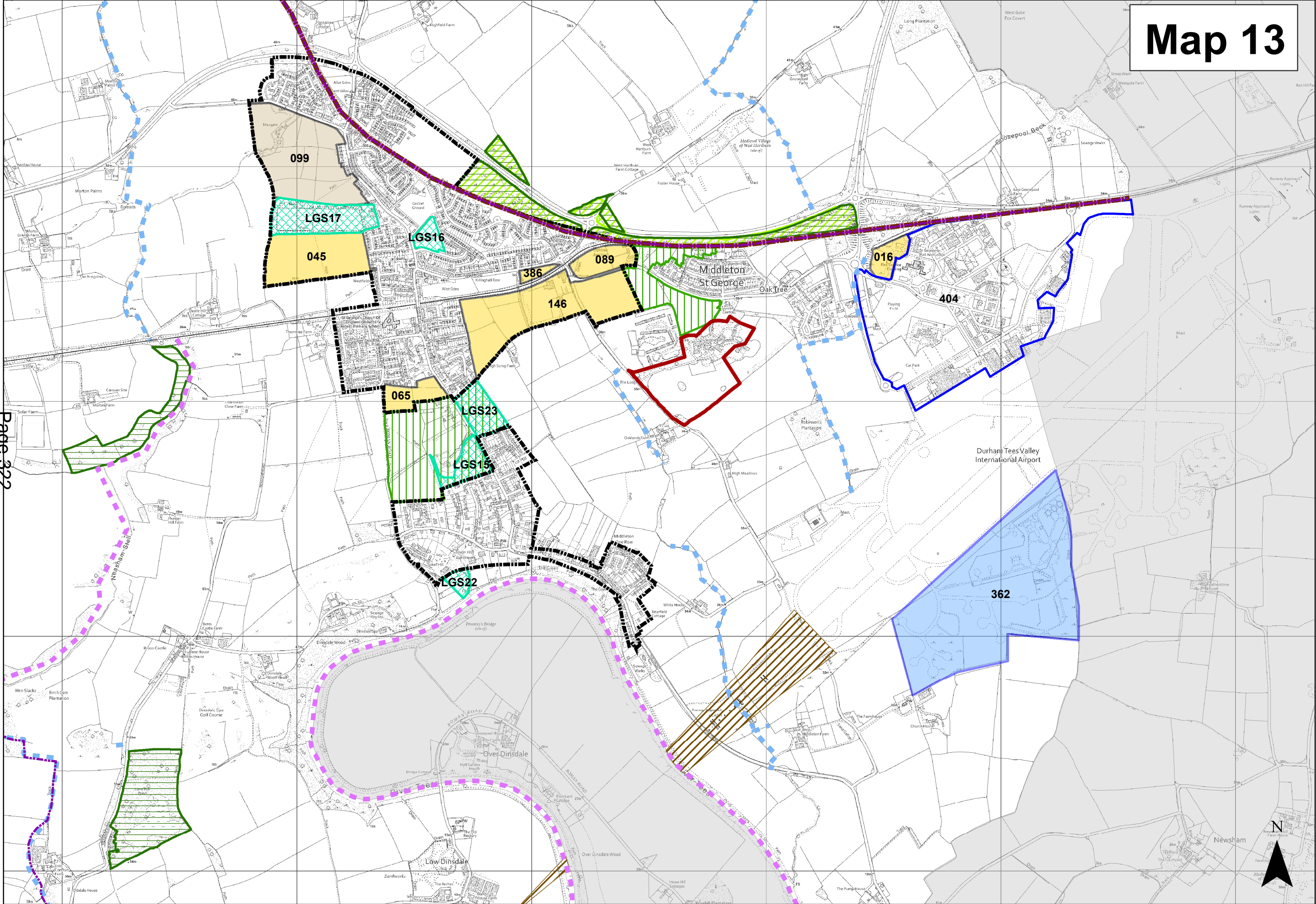
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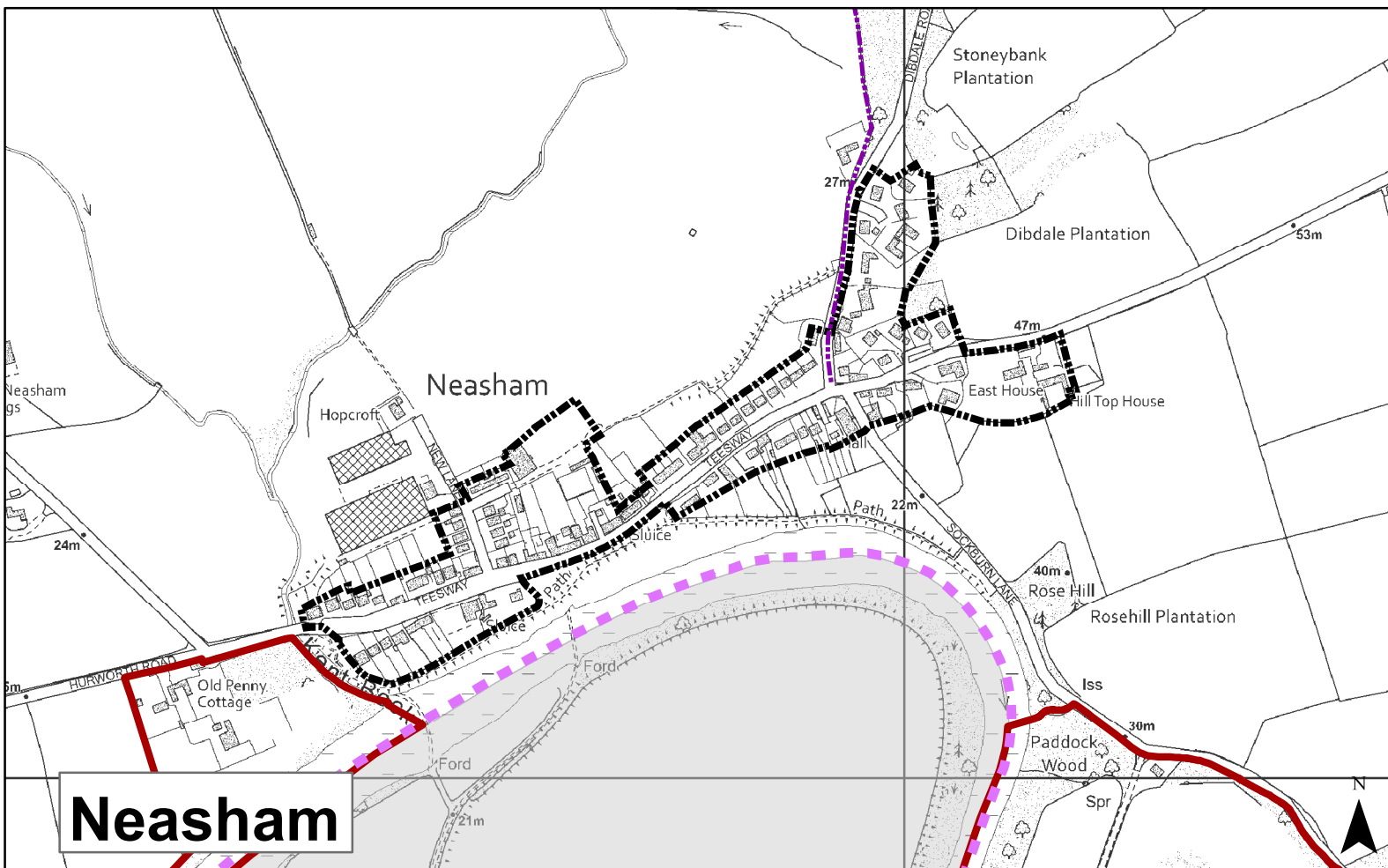
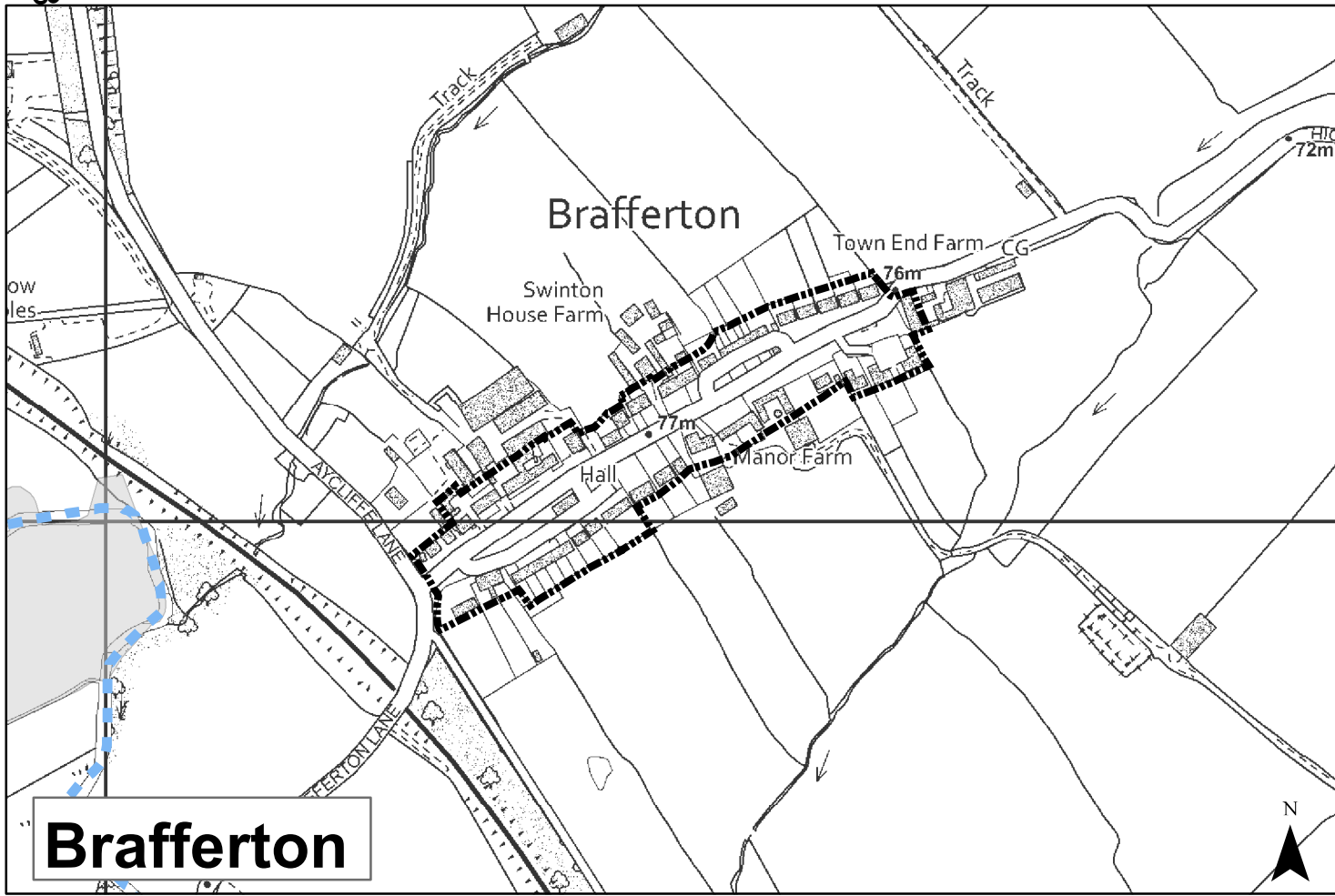
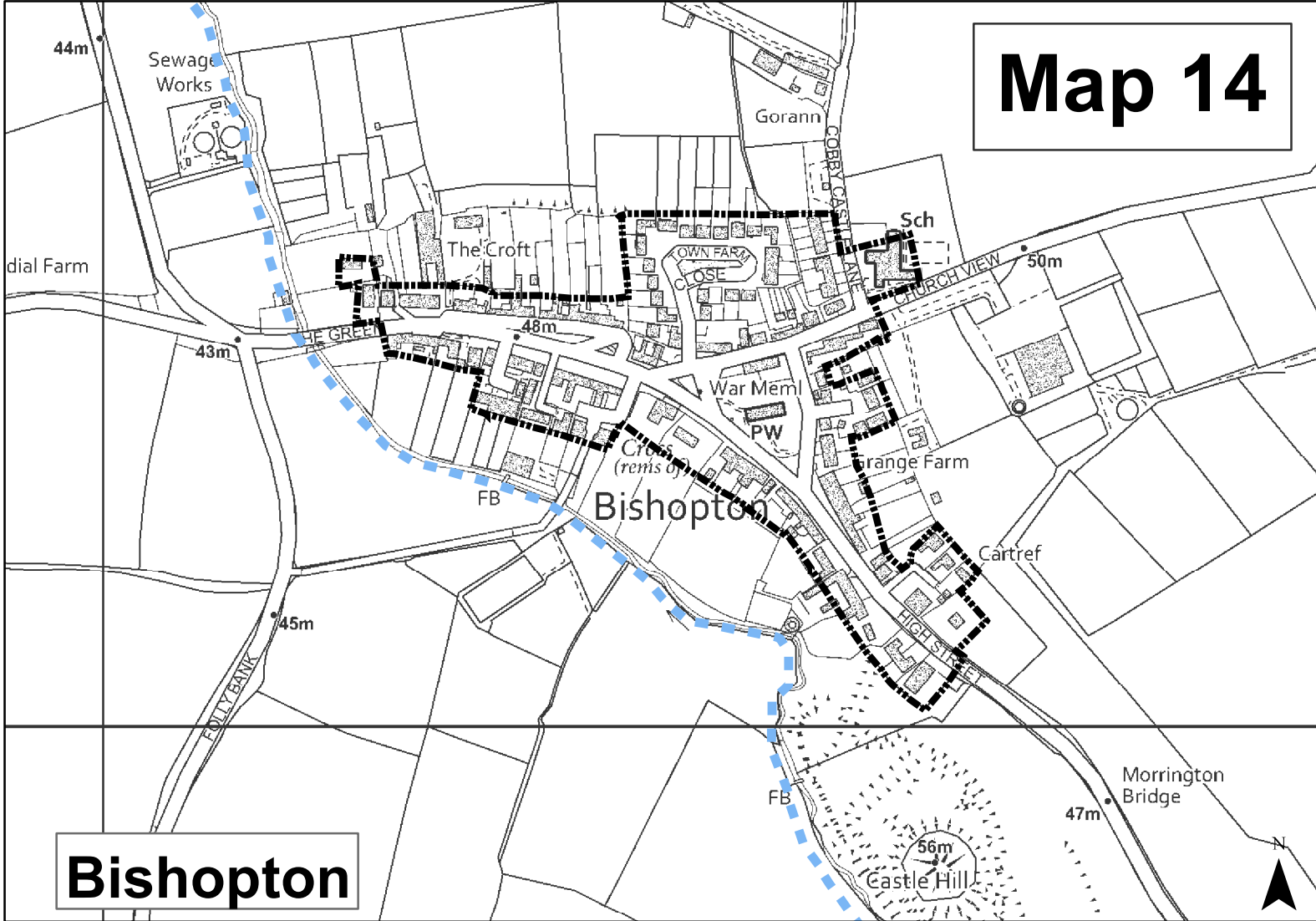
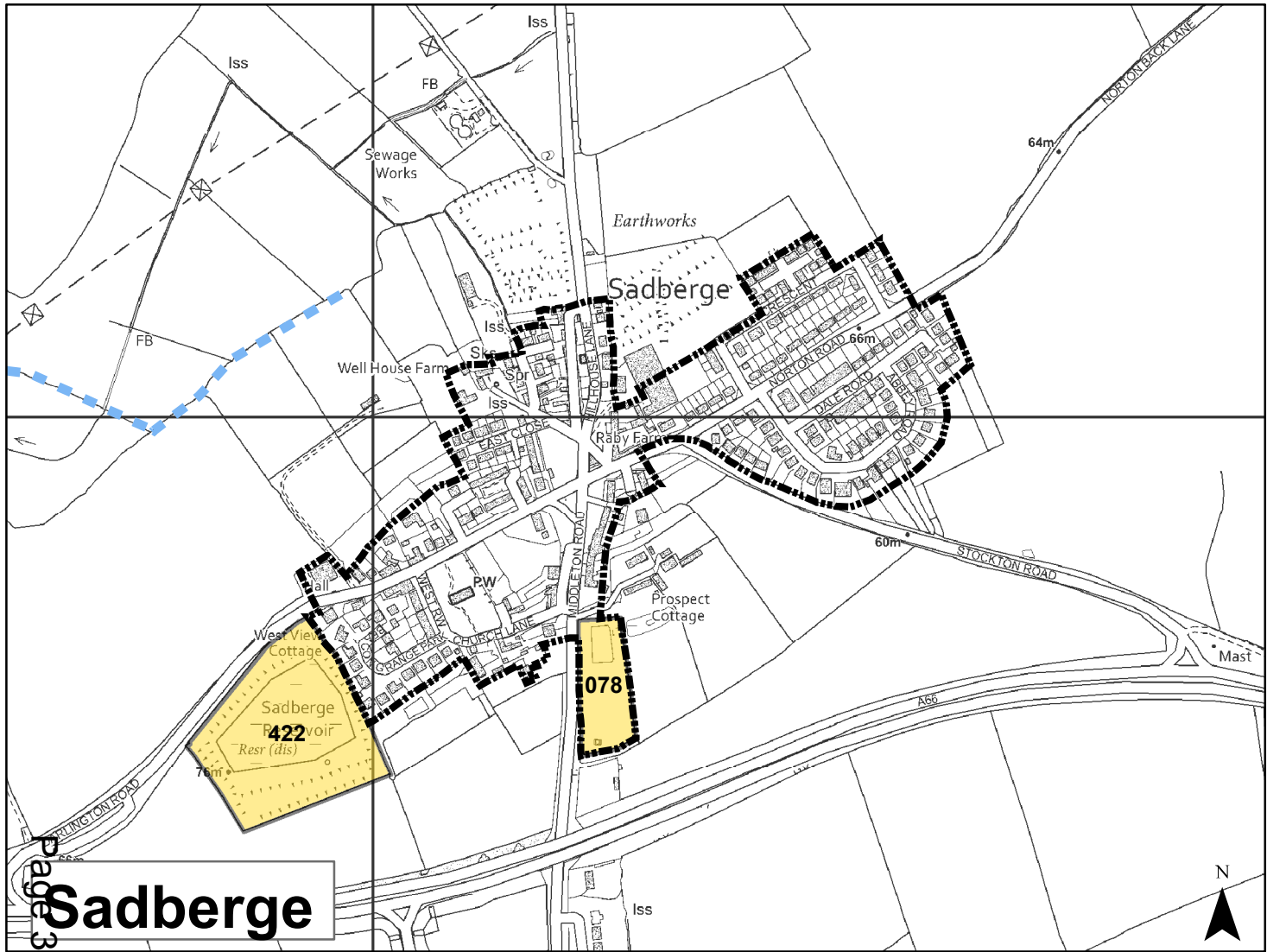
Page 320

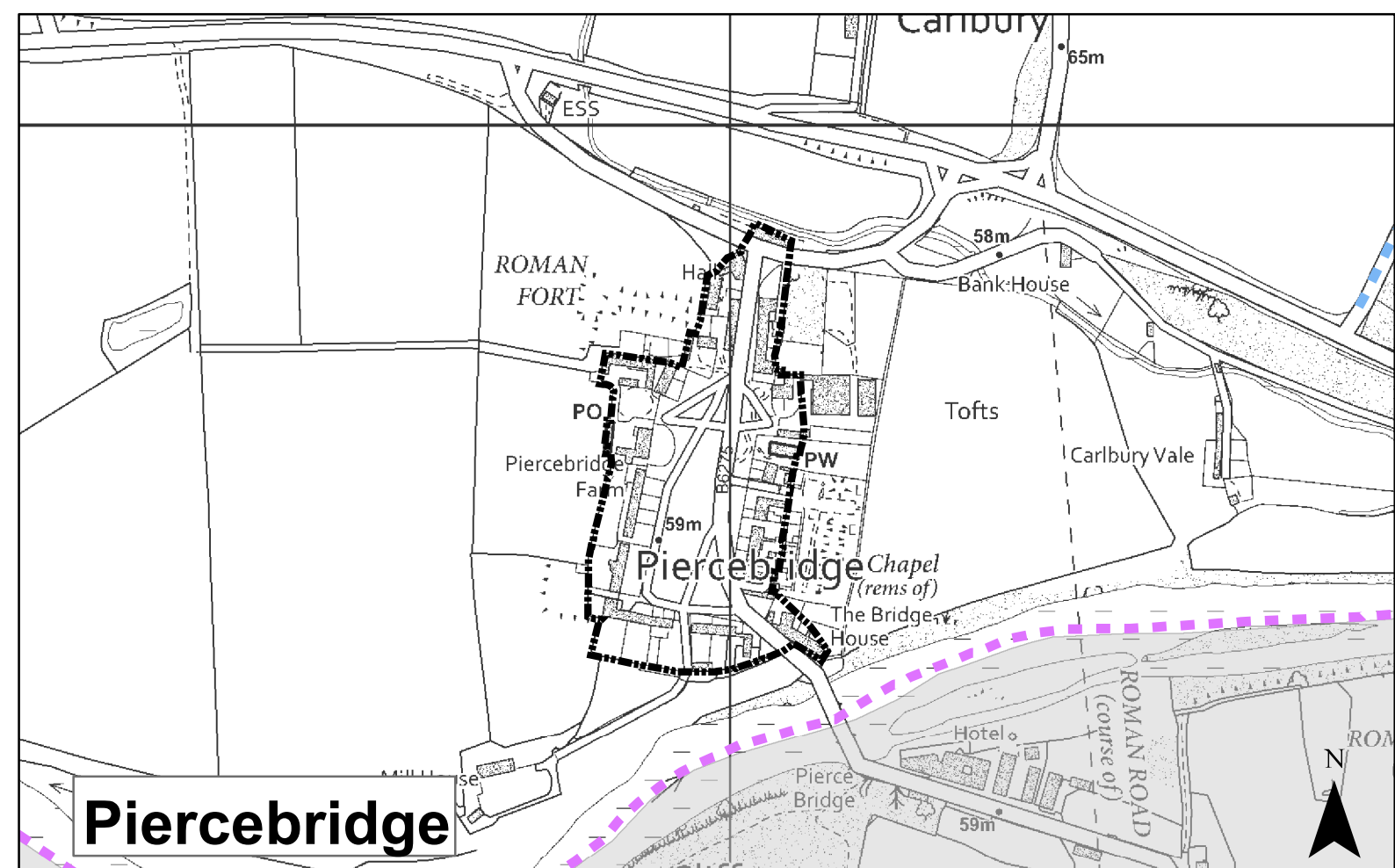
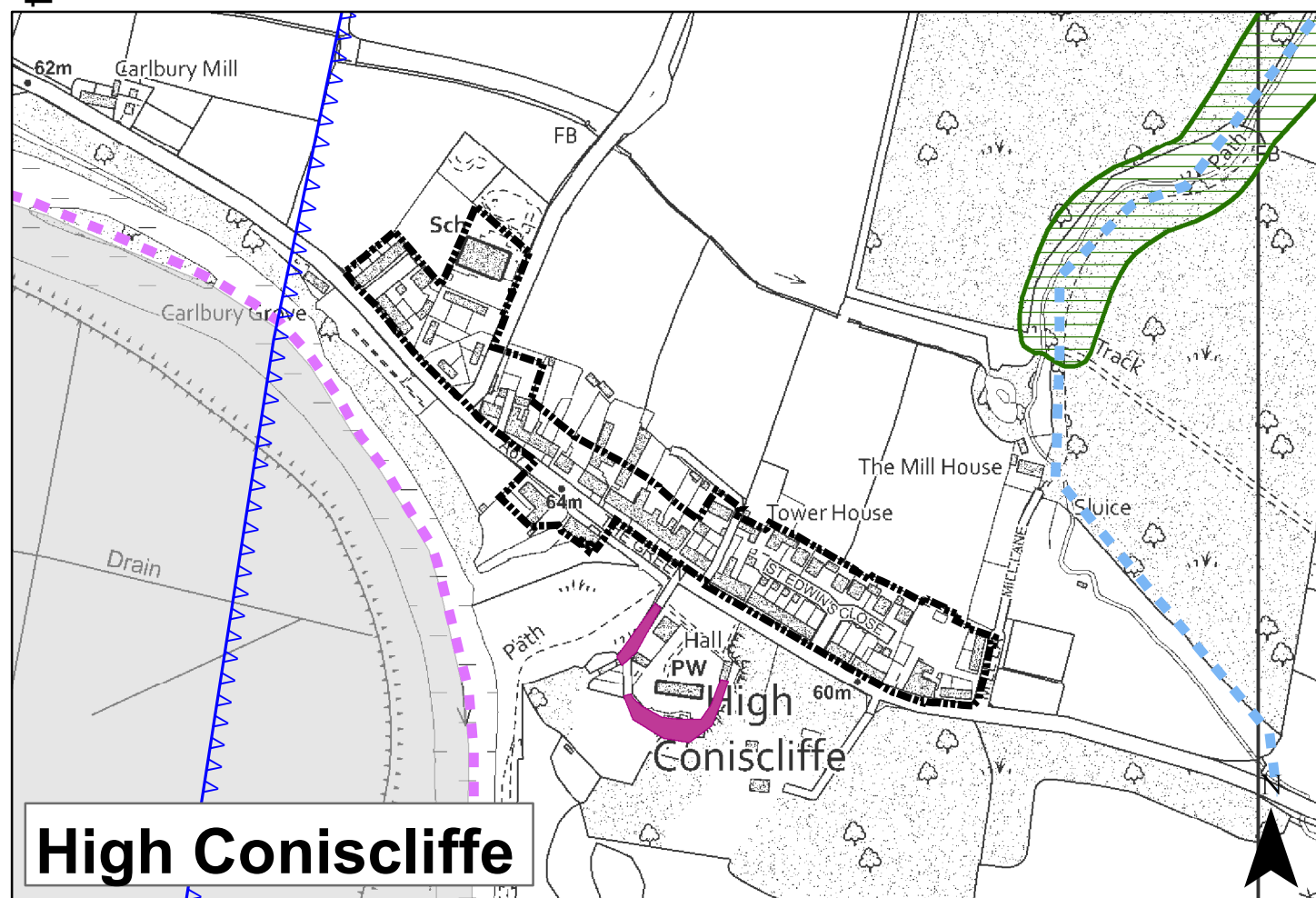
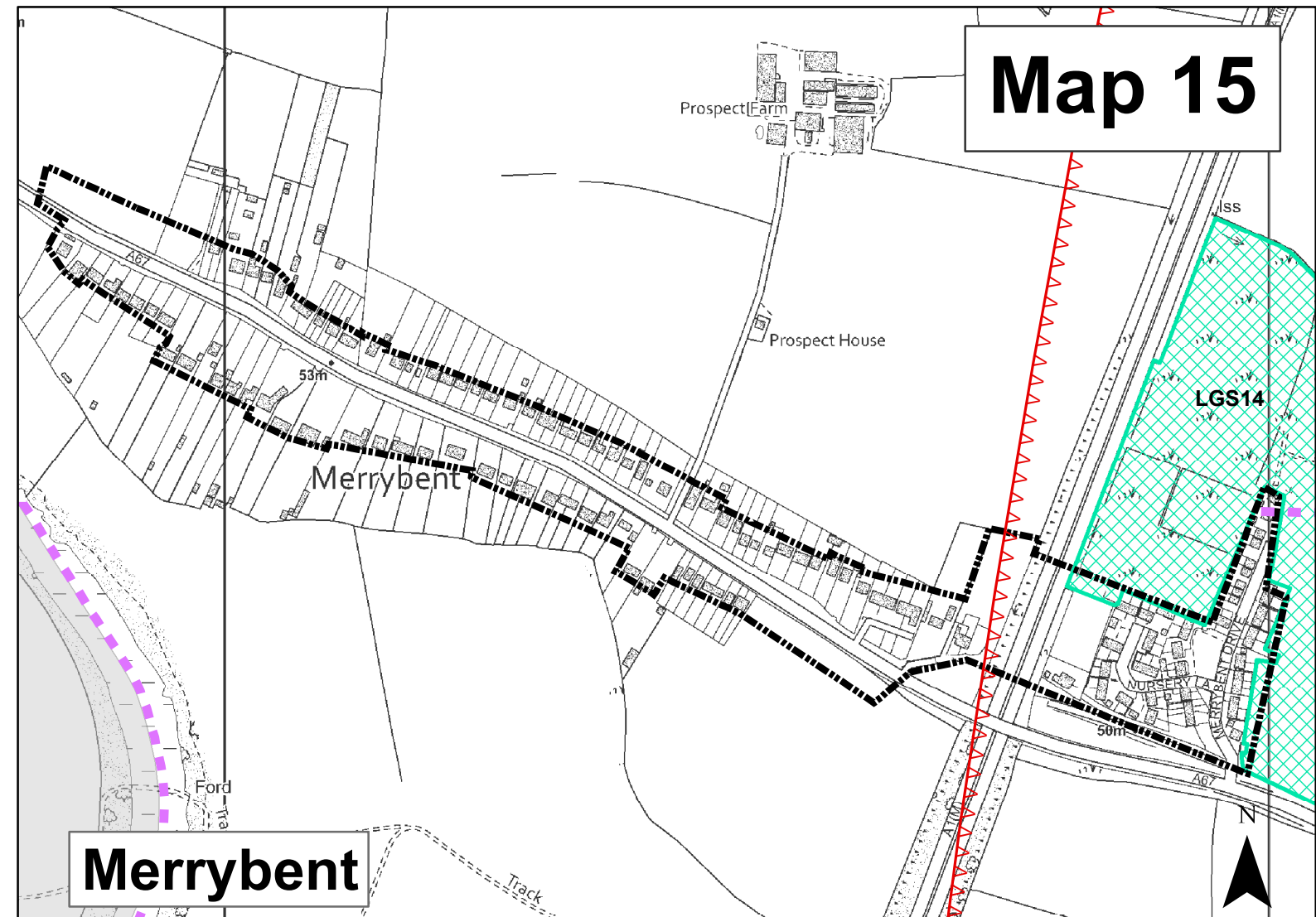
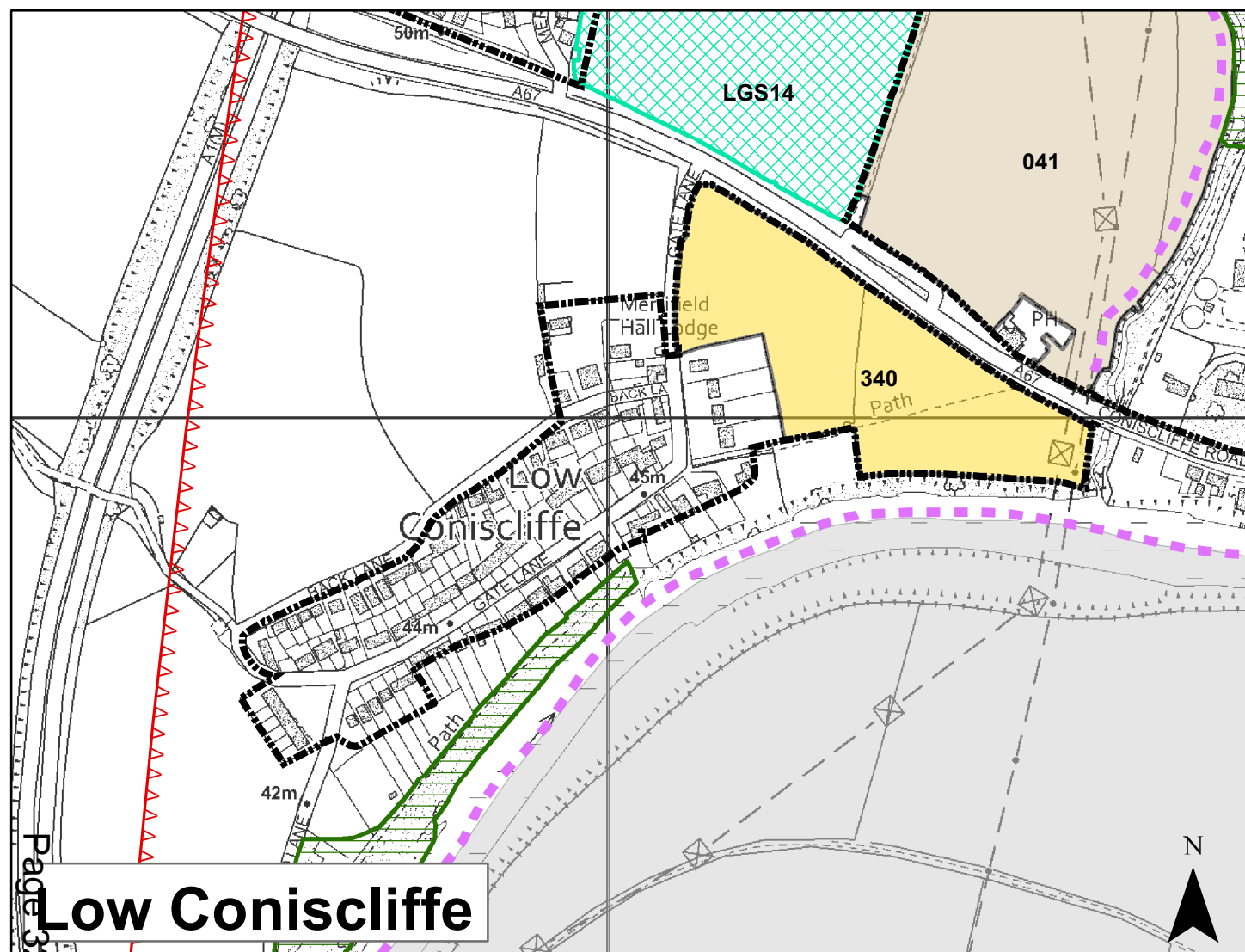
Map 12















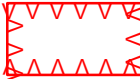
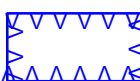



Map 13







-  Housing Allocation (H2)*
-  Housing Commitment*
-  Skerningham Allocation (H2) & (H10)*
-  Greater Faverdale Allocation (H2), (E2) & (H11)*
-  Mixed Use Allocation (H2) & (E2)*
-  Development Limits (H3)
-  Existing Council Gypsy & Traveller Sites (H9)
-  Proposed Extension to Council Gypsy & Traveller Sites (H9)
-  Safeguarding Existing Employment Opportunities (E1)*
-  Employment Allocation (E2)*
-  Darlington Farmer Auction Mart (E3)
-  Stockton & Darlington Railway (ENV2)
-  Historic Routes (ENV3)
-  Green Wedges (ENV3)
-  Rural Gaps (ENV3)
-  Parklands (ENV3)
-  Proposed Green Corridors (ENV4)
-  Existing Green Corridors (ENV4)

-  Local Green Space (ENV6)
-  Local Nature Reserves (ENV7)
-  Local Wildlife Sites (ENV7)
-  Local Geological Sites (ENV7)
-  Town Centre Boundary (TC1)
-  Primary Shopping Area (TC2)
-  Additional Site for Town Centre Uses (TC3)
-  District & Local Centres (TC4)
-  Darlington Town Centre Fringe (TC6)
-  Key Sustainable Transport Corridors (IN1)
-  Civil Aviation Authority Public Safety Zone (IN5)
-  Civil Aviation Authority - Bird Strike Hazard Area (IN5)
-  Civil Aviation Authority Public - Radius of Critical Airspace (IN5)
-  West Cemetery Extension (IN10)
-  Area Outside of Darlington Borough Council
-  Numbers refer to site Reference

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DARLINGTON BOROUGH COUNCIL

DISPENSATION – SECTION 33 OF THE LOCALISM ACT, 2011

On 7 February 2022, the Chief Executive and the Monitoring Officer, considering the number of Councillors whose interests may be potentially affected by particular aspects of the local plan agreed to grant a general dispensation, in respect of any disclosable pecuniary interests or other interests that may be affected, to allow full participation in regard to consideration and decision making about the adoption Local Plan, at the Cabinet meeting on 8 February 2022, the Special Council meeting on 17 February 2022, and subsequent meetings concerned about the adoption of the Local Plan held in 2022.

Having regard to all relevant circumstances the dispensation has been granted to all Councillors:

For the meeting of Cabinet - under grounds (a), (c), (d) and (e) of Section 33(2) of the Localism Act, 2011; and

For the meeting of Special Council - under grounds (a), (b), (c) and (e) of Section 33(2) of the Localism Act, 2011;

All members will be impacted to a greater or lesser extent by the draft local plan, and their participation in decision making will be important.

The Local Plan a matter of public interest, and something about which all members need to express a view and make decisions.

Allowing members to participate, in these circumstances, is not likely to damage public confidence in the conduct of the Councils business.

In all these circumstances, the Chief Executive and the Monitoring Officer agree that the grant of a dispensation in the terms set out above to members is appropriate.

Date: 7 February 2022

Signed:



Ian Williams
Chief Executive



Luke Swinhoe
Monitoring Officer

Notes

Section 33(2) of the Localism Act, 2011:

(2) A relevant authority may grant a dispensation under this section only if, after having had regard to all relevant circumstances, the authority—

(a) considers that without the dispensation the number of persons prohibited by section 31(4) from participating in any particular business would be so great a proportion of the body transacting the business as to impede the transaction of the business,

(b) considers that without the dispensation the representation of different political groups on the body transacting any particular business would be so upset as to alter the likely outcome of any vote relating to the business,

(c) considers that granting the dispensation is in the interests of persons living in the authority's area,

(d) if it is an authority to which Part 1A of the Local Government Act 2000 applies and is operating executive arrangements, considers that without the dispensation each member of the authority's executive would be prohibited by section 31(4) from participating in any particular business to be transacted by the authority's executive, or

(e) considers that it is otherwise appropriate to grant a dispensation.

**CABINET
8 FEBRUARY 2022**

SCHOOL ADMISSION ARRANGEMENTS 2023-2024

**Responsible Cabinet Member -
Councillor Jon Clarke, Children and Young People Portfolio**

**Responsible Director -
James Stroyan, Group Director of People**

SUMMARY REPORT

Purpose of the Report

1. To seek Members' approval for the Local Authority's admission arrangements for the 2023/2024 academic year for maintained schools in the Borough.

Summary

2. In line with the School Admissions Code 2021, an Admission Authority is required to annually determine the admission arrangements used to allocate places for schools for which it is the admission authority - **Appendix A.**

Recommendation

3. It is recommended that members approve the admission arrangements for the 3 maintained primary schools in Darlington for entry in 2023-2024 and for the administration of in-year applications thereafter.

Reasons

4. The recommendation is supported by the following reason; all admission authorities are under a statutory duty to determine admission arrangements for schools for which it is the admission authority every academic year.

**James Stroyan,
Group Director of People**

Background Papers

School Admissions Code – Issued September 2021

Melanie Dickinson: Extension 5908

S17 Crime and Disorder	Not relevant to this report
Health and Well Being	Offering a school place to meet parental preference and close to a child's address enhances safeguarding and provides security for the child.
Carbon Impact and Climate Change	Not relevant to this report
Diversity	Parents have a wide choice of schools to match the diverse needs of a pluralistic community.
Wards Affected	The admission criteria affects children living in all wards across Darlington
Groups Affected	Parents, Pupils, Schools, Neighbouring Authorities, other Admission Authorities.
Budget and Policy Framework	'This decision does not represent a change to the budget and policy framework'.
Key Decision	This is a key decision as it affects more than one Ward in Darlington.
Urgent Decision	For the purposes of call in this matter does not represent an urgent decision.
Council Plan	Annual report required by DfE.
Efficiency	The Admissions Policy and management of school places ensure that the Local Authority complies with statutory guidance on Surplus Places. This enables parents to have a choice in a school place but ensures resources are not wasted and school budgets are not overcommitted.
Impact on Looked After Children and Care Leavers	Looked After Children are the highest priority in the oversubscription criteria, however this report does not impact on Care Leavers

MAIN REPORT

Information and Analysis

5. The Local Authority acts as a 'clearing house' for all applications for a place at a school in Darlington at the normal point of entry (September). This is part of a co-ordinated scheme (**Appendix B**). Co-ordination also includes the offering of places to children who are resident in Darlington but have stated a preference for a school in another LA area.
6. The Local Authority acting in its capacity as an admission authority will make a single offer of a school place each academic year, to parents* who have expressed a preference for their child to be admitted to a maintained school within Darlington. Although all applications will be considered on an equal weighting basis, should a child be eligible for a place at more than one school, parents are requested to rank their order of preference on the 'Primary School Application Form 2023/24' in order that only one offer will be made. The admissions oversubscription criteria will be applied should the school be oversubscribed. The equal preference system operates to give parents choice in their selection of schools, allocating their highest ranked preference wherever possible. Where a maintained school is not oversubscribed parents who have applied will be offered a place for their child.

Legal Implications

7. As an Admission Authority, Darlington Local Authority must determine its admission arrangements each academic year and would be in breach of its statutory duty in accordance with the School Admissions Code, issued in September 2021.
8. The Authority would be in breach of its statutory duty if it did not co-ordinate the application process for all schools within its authority in accordance with the School Admissions Code, issued in September 2021.

Consultation

9. All Admission Authorities are required to consult on their admission arrangements at least once every 7 years. Consultation must take place between 1 October and 31 January of the school year before the arrangements are to take place and must last for a minimum of 6 weeks. This consultation period allows parents, other schools, religious authorities and the local community to raise any concerns about the proposed admission arrangements. In line with the requirements, Darlington Local Authority consults with the appropriate bodies within the timescales.
10. The Local Authority has consulted on the reduction of the published admission number (PAN) for Harrowgate Hill Primary from 90 to 60 for 2023/2024 entry. Full details of the admission arrangements for 2023/24 for maintained schools are provided in Appendix A.
11. Every 7 years Local Authorities must consult on a co-ordinated scheme. Consultation must take place if there is a substantial change before that time. Each year all Local Authorities are required to formulate and publish on their website a co-ordinated scheme for all publicly funded school within its area by 1 January in the relevant determination year.

12. With the introduction of a new School Admissions Code in September 2021 the Local Authority consulted with relevant admission authority to adopt a scheme for 2023/2024 to meet the requirements pertaining to in-year admission arrangements.

Outcome of Consultation

13. The Authority received no comments during the consultation process.

Equalities considerations

14. The equality duty must be considered and the possible impact on individuals and groups with protected characteristics. Where there are likely to be impacts this should be factored into the consultation about any proposals in order to be able to fully gather information in order to assess any impacts and to complete an Equality Impact Assessment. The Equality Impact Assessment should be attached to the report as an appendix and members should be advised to read the appendix in full. Members should be advised in the main body of a summary of the impacts and mitigation measures. Reference should be made to this in the summary.

ADMISSIONS POLICY

Darlington Local Authority is the admissions authority for the following community schools:

Harrowgate Hill Primary – 60 PAN

Red Hall Primary – 30 PAN

Whinfield Primary – 60 PAN

Admission at the Normal Point of Entry

Darlington Borough Council, as the Admissions Authority for community and voluntary controlled schools will consider all preferences for the schools, against the relevant oversubscription criteria as set out below. In determining admissions, priority will be given to those applications where the Primary School Application (PSA) is received by the published deadline. Applications received after the deadline ('late' applications) will then be considered.

Admissions Oversubscription Criteria

If there are more applications than the number of places available in a particular school, then the school is deemed to be oversubscribed. When stating a preference parents are entitled to state a reason for doing so. However, the only criteria used to allocate places are those detailed below.

After the admission of children with special educational needs where a school is named on the EHCP, and where the number of applicants is greater than the published admission number, applications will be considered against the criteria set out below, in the following order:

- | | |
|-------------------|--|
| Priority 1 | Looked After, Previously Looked After Children & Internationally Adopted previously Looked After Children
Looked after children and previously looked after but immediately after becoming looked after became subject to adoption, a child arrangement order or special guardianship order. Children who appear to Darlington Local Authority to have been in state care outside of England and ceased to be in state care as a result of being adopted (see not 1 & 2) |
| Priority 2 | Medical Reasons
Children with exceptional medical factors directly relating to school placement. Applications under this criterion should be supported by written evidence from a professional practitioner (see note 3) |
| Priority 3 | Family Links
Children who have a brother or sister already attending the school and are expected to be on roll at that school at the time of admission (see note 4) |

Priority 4 Rural

Children living within the Rural Wards of the Borough of Darlington (see note 5) who have been unsuccessful in obtaining a place at one of their preferred schools AND for whom the nearest alternative school would otherwise be more than two miles from their home will be given priority over other children for places at certain schools (A copy of the maps and corresponding rural wards list is available in the Guide for Parents and on the Council's website).

Priority 5 Distance (Urban Wards of Darlington Borough Council)

Children who live nearest the preferred school measured from the front door of the home address (including flats) (see note 6) to the main school gate, by the shortest walking route. This will be based on the home address of the child (see note 7)

Notes

1. Looked after children

- A looked after child is a child who is (a) in the care of a Local Authority, or (b) being provided with accommodation by a Local Authority in the exercise of their Social Services functions (see the definition in Section 22(1) of the Children Act 1989)
- An adoption order is an order made under Section 46 of the Adoption and Children Act 2002.
- A child arrangement order is an order outlining the arrangements as to the person with whom the child is to live under Section 8 of the Children Act 1989.
- A special guardianship order is an order appointing one or more individuals to be a child's special guardian or guardians (Section 14A Children Act 1989).
- A previously looked after child is a child who immediately moved on from that status after becoming subject to an adoption, child arrangement order or special guardianship order.

2. State Care Outside of England

Children who have been looked after outside of England by a public authority, a religious organisation or another provider of care whose sole purpose is to benefit society. The care may have been provided in orphanages or other settings.

3. Medical Criterion

If a parent states a preference for any of the 3 maintained schools and indicate their reason for doing so is 'medical', then they are required to send a supporting letter from a professional practitioner. The supporting evidence should set out the particular reasons why the school in question is the most suitable school and the difficulties it would cause if their child had to travel to another school. Permission from parents must be given to share this information.

4. Family Links

Children have a family link if:

- They are half or full brother or sister;
- They are adoptive brother or sister;
- They are a foster brother or sister;
- Their carers' are married/co-habiting and children live together in the same household;

- They are children of the same household (e.g. carers have special guardianship/child arrangements order)

5. Rural Wards

In the rural wards, the authority is aware that the shortest route may not be a safe route to walk. Therefore, if a child living in a rural ward, is successful in gaining a place at their nearest school; where the route taken when measured by the Local Authority, is paved/tarmaced but not also lit at regular intervals, then the Local Authority will provide assistance with travel arrangements, even if it is less than the statutory duty for a child of the appropriate age. To remain consistent the Authority uses a Geographical Information System to measure all distances.

6. Measurements

For applications which require a measurement to be undertaken to apply the oversubscription criteria or to determine a tie-break situation, the Local Authority will measure the distance using a Geographical Information System (GIS) this ensures consistency for all measurements. The measurement will take the shortest walking route judged to be safe (*lighting at regular intervals and paved/tarmacked). However, for some applications the authority recognises that the shortest route may not be a safe* route to walk in its entirety but may be a combination of both the shortest safest* walking route and a road route which will determine the basis of the measurement. The Local Authority accepts there may be exceptions and will treat each case on its merits.

7. Home Address

The home address is used when applying under criteria 4 and 5 of the admissions policy. This means that when a parent states their school preference's they must give the home address at the time of application. Parents must not give the address of childminders or other family members who may share in the care of their child. For parents who may have more than one property, reference should only be made to the property in which they and the child(ren) mainly reside (Monday to Friday).

Similarly, where parents are separated and the child lives for periods with both, then the home address will be where the child mainly resides Monday to Friday or where a court has determined it should be. If the main address has changed temporarily, for example where a parent resides with extended family during a period of sickness or takes up temporary accommodation due to building works/renovation, then the home address remains that at which the parent was resident before the period of temporary residence began. However, if the property has been sold (exchanged contracts) and the family have moved into temporary accommodation, then parents will be required to provide evidence of their situation and a decision will be made based upon the evidence provided.

Tie-Break

In the event of a tie-break in any criteria, distance will be the deciding factor. The Authority will carry out a thorough investigation, which may involve an Officer walking the route using a *pedometer* as distance will be the deciding factor.

Multiple Births

For multiple births where only 1 place remains, infant classes will be allowed to exceed the statutory limit where the 31st child is a twin or from multiple births. The 'excepted' pupil will be allowed for the time in Key Stage 1 or until the class numbers fall back to current class size limit.

Consideration of late applications

If a parent believe that there are exceptional/individual circumstances which prevented submission of an application form by the stated deadline, e.g. families who have moved into the area after the closing date or if they are a single parent and have been ill for some time or have been dealing with the death of a close relative, then they must provide clear evidence for the LA.

The Authority will then consider each application on an individual basis subject to verification. If the Authority decides that the reason given is unacceptable then the application will be considered after the applications received by the deadline and the decision of the LA will be final. These applications will be considered up to and including the stated deadline in January in the Guide for Parents. Further applications received after the January date will only be considered once the process for allocating places has been applied to those applications received by the deadline.

Offer Day

Darlington Borough Council will inform parents of the offer of a school place on 16 April of the year of entry (or the next working day to this date).

Appeals Process

Darlington Local Authority will issue appeal papers, if requested, to a parent who has been unsuccessful in their application to gain a place at their preferred school(s) as stated on the application form.

Waiting Lists

Darlington Local Authority as the Admission Authority for Community and Voluntary Controlled schools will always maintain a waiting list. A child's position on a waiting list(s) will be determined by the oversubscription criteria. If a parent wishes for their child's name to be added to a waiting list for any of the maintained schools that they stated a preference for, then they must complete the 'options' form attached to the refusal/offer letter issued in April of the relevant year of entry.

The Local Authority holds waiting lists only for schools within Darlington Borough and names can be added to a waiting list at any time. When pupil numbers fall below the published admission number, children will be admitted from the waiting list in accordance with the oversubscription criteria.

The Local Authority does not consider the length of time a child's name has been on the waiting list, nor whether the application was received by the closing date or thereafter. Vacancies often arise at short notice and those on the waiting list should be prepared to accept a place as soon as it occurs. Places will not be held for later consideration. After the point of entry in September, normal transfers/in-year admission arrangements will operate.

Admission of Children outside of their normal age group and deferred entry

If a parent seeks a place in a year group outside of their normal age group, they should complete an application form and attach a covering letter along with any accompanying documentation that details the circumstances behind their request, for example if their child has missed a significant amount of time due to ill health or they believe their child to be gifted and talented. This should be forwarded to the School Admissions Manager, Children, Families & Learning, Town Hall, Darlington, DL1 5QT who will then contact the head teacher of the school/s concerned and ask for their views. Once a decision has been made the LA will write to the parent(s) informing them of the decision and setting out the reasons for such.

Parents of summer born children can also make a request to apply for their child to start school in the next academic year after they reach five and should follow the same process but should start the process in the September of the year prior to the year of entry.

Admission of children below compulsory school age

Schools within Darlington Local Authority have a single point of entry in September each year for pupils starting school in Reception. However, children may attend part-time or parents can defer the date their child is admitted until later in the school year but not beyond the point at which they reach compulsory school age and not beyond the academic year of entry.

In-Year Applications Forms

Families who move into the area who require a place(s) at a Darlington school must contact the Schools Admissions Section at the Town Hall. Parents will be sent an In-year Application Form (IYAF) out and directed to the Council's website for a copy of the Guide for Parents (paper copies are also available on request). Should a place be available at a school requested by a parent, a meeting with the Head Teacher must take place before a start date is agreed.

Should however a parent request a place at a maintained school that has no places available, then they will be informed about the appeals process and the availability of alternative school places within the Borough of Darlington.

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Darlington Local Authority

**Co-ordinated Admissions for Schools in Darlington 2023-2024
Normal point of entry Scheme**

Introduction

1. This scheme is made by Darlington Local Authority under The School Admissions (Admission Arrangements and Co-ordination of Admission Arrangements) (England) Regulations 2012 and The School Information (England) Regulations 2008 and applies to all schools in the Darlington area.
2. The co-ordinated normal point of entry scheme is for the academic year 2023/2024 and shall apply to every school in Darlington Authority area (except Beaumont Hill Special School and Marchbank Free School) and will take effect from September 2023.
3. The normal point of entry scheme is determined in accordance with the provisions set out in Schedule 1 and processed in accordance with the timetable set out in Schedule 2.

Interpretation

In this scheme –

“the LA” means Darlington Borough Council acting in their capacity as a local authority;

“the LA area” means the area in respect of which the LA are the local authority;

“primary education” has the same meaning as in section 2(1) of the Education Act 1996;

“primary school” has the same meaning as in section 5(1) of the Education Act 1996;

“secondary education” has the same meaning as in section 2(2) of the Education Act 1996;

“secondary school” has the same meaning as in section 5(2) of the Education Act 1996;

“school” means a community, foundation or voluntary school (but not a special school) which is maintained by the LA;

“academy school” as defined in Section 1 of the Academies Act 2010;

“free school” as defined in Section 1 of the Academies Act 2010;

“admission authority” has the meaning as in section 88(1)(4) of the SSFA 1998 and in relation to a community or voluntary controlled school means the LA and, in relation to a Foundation, Academy, Free School or VA school means the governing body of that school;

“the specified year” means the school year beginning at or about the beginning of September 2023;

“admission arrangements” means the arrangements for a particular school or schools which govern the procedures and decision making for the purposes of admitting pupils to the school;

“in-year admission” means any application received for a school place other than at the normal point of entry for primary, junior or secondary education that is received after 1 September 2023;

“eligible for a place” means that a child has been placed on a school’s ranked list at such a point which falls within the school’s published admission number;

“nearest appropriate school” is defined as a school closest to the home address that has places available”;

throughout the scheme those with parental responsibility will be referred to as ‘parent’.

Schedule 1

PART I – NORMAL POINT OF ENTRY SCHEME

1. There will be 2 standard application forms supplied by the LA for parents living in the Darlington area who wish to express a preference(s) for a school in the Authority area or to a school(s) in another LA area at the normal point of entry. The forms will be known locally as the Secondary School Admission Form (SSA) and the Primary School Admission Form (PSA). For any family wishing to make an application in-year, they will be requested to complete a standard In-Year Admission Form (IYAF)
2. The SSA will be used for the purpose of admitting pupils into the first year of secondary education in the specified year.
3. The PSA will be used for the purpose of admitting pupils into the first year of primary education in the specified year.
4. The IYAF will be used for the purpose of admitting pupils into any year group of statutory education in the specified year after September of the normal year of entry.
5. The forms must be used as a means of expressing one or more preferences for the purposes of section 86 of the School Standards and Framework Act 1998, by parents’ resident in the LA area wishing to express a preference for their child(ren):

- a) to be admitted to a maintained school, VA or Academy school within the LA area;
 - b) to be admitted to a school located in another LA's area (including VA, Foundation schools, Free Schools and Academies).
6. The forms will invite the parent to express up to three preferences (five for primary at the normal point of entry) and give their reasons for each preference by completing the form and explain that the parent will receive no more than one offer of a school place and that:
- a) all preferences expressed will be considered on an equal weighting basis but where a child is eligible for more than one place it will be the highest ranked school for which they are eligible that they will be offered by the LA as the admissions authority, or on behalf of another LA; admission authority of a VA, Foundation, Free or Academy School;
 - b) if a place cannot be offered at a preferred school, then the parent will be offered a place at the nearest alternative school that has places available.
 - c) at the normal point specify the closing date and where it must be returned, in accordance with paragraph 12.
7. The LA will make appropriate arrangements to ensure that all reasonable steps are taken to provide an SSA/PSA to every child living in the Darlington area who is due to transfer to secondary/primary education in September 2023 and the SSA/PSA is accompanied by a written explanation of the coordinated admissions scheme.
8. The LA will ensure that a supplementary form will be available for parents to complete who express a preference for a faith school.
9. All preferences expressed on the forms are valid applications. The governing body of a faith school can require parents who wish to nominate, or have nominated, their school on the SSA/PSA, to provide additional information on a supplementary form only where the additional information is required for the governing body to apply their oversubscription criteria to the application. Where a supplementary form is required it must be returned to the LA, along with the SSA/PSA.
10. Where a school receives an application form in error it should inform the maintaining LA, whether the parent lives in that area or not, so that the home LA can ensure that a form is received with preferences and ranking.
11. Where a school receives a supplementary form from a Darlington resident it will not be regarded as a valid application unless the parent has also completed the appropriate form and the school is nominated on it. Where supplementary forms are received directly by a faith school, the school must inform the LA immediately so it can verify whether the appropriate form has been received from the parent and, if not, contact the parent and ask them to complete a form. Under the requirements of the scheme, parents will not be under any obligation to complete an individual school's supplementary form where this is not strictly required for the governing body to apply their oversubscription criteria.

Processing of SSA/PSAs

12. The closing date for secondary applications is 31 October 2022 and for junior & primary applications 15 January 2023. Completed SSA/PSAs are to be returned to the LA.

13. SSAs received after the closing date but before 4 November 2022 will be considered by the Authority if there are exceptional/individual circumstances which prevented the submission of the SSA by the stated deadline. The same will apply for PSAs but consideration will be given up to and including 19 January 2023. Consideration will be given to families who have moved into the area, single parents who have been ill for some time or for parents who have been dealing with the death of a close relative. All applicants must provide clear evidence for an admission authority to make a decision whether to accept their application as 'on time'. All SSA/PSAs will be considered on an individual basis, if the reason given is unacceptable then the application will be considered after the applications received by the deadline and the decision of the admission authority will be final. This allows for co-ordination between other LA's and admission authorities.
14. For secondary school applications by 21 November 2022 where parents have nominated a school outside the LA area, the LA will notify the relevant authority(s).
15. For primary school applications by 30 January 2023 where parents have nominated a school outside the LA area, the LA will notify the relevant authority(s).
16. For secondary school applications by 28 November 2022 the LA will notify each admission authority in Darlington that is oversubscribed of every nomination that has been made for that school, including all relevant details and any supplementary forms received by this date which a school requires, to apply their oversubscription criteria.
17. For primary school applications by 6 February 2023 the LA will notify each admission authority in Darlington that is oversubscribed of every nomination that has been made for that school, including all relevant details and any supplementary forms received by this date which a school requires, to apply their oversubscription criteria.

Determining offers in response to the SSA/PSA

18. The LA will act as a clearing house for the allocation of places for all admission authorities in Darlington in response to the SSA/PSAs. The LA will only make a decision in respect to the offer or refusal of a place at a maintained school preference expressed on the SSA/PSA where it is acting in its separate capacity as the admission authority or in the role of coordinator for applicants who are not eligible for a place at any school that the parent has stated as a preference and is therefore offering an alternative school place.
19. By 9 January 2023 admission authorities within Darlington Authority who were oversubscribed will have considered all applications for a secondary place and informed the LA of all applicants ranked according to the school's oversubscription criteria.
20. By 30 January 2023 other LA's and their admissions authority schools will have considered the applications for their schools from a Darlington resident and advised Darlington LA of those applicants ranked according to the relevant school's oversubscription criteria who may provisionally be offered a place at an out of authority school. Applicants that are refused also need to be listed in order of oversubscription criteria. Darlington LA will compare the lists from all admission authorities against the schools nominated on the SSA.
21. By 6 March 2023 admission authority schools within Darlington Authority who were oversubscribed will have considered all applications for a primary place and informed the LA of all applicants ranked according to the school's oversubscription criteria.

22. By 13 March 2023 other LA's and their admission authority schools will have considered the applications for their schools from a Darlington resident and advised Darlington LA of those applicants ranked according to the relevant school's oversubscription criteria who may provisionally be offered a place at an out of authority school. Applicants that are refused also need to be listed in order of oversubscription criteria. Darlington LA will compare the lists from all admission authorities against the schools nominated on the PSA.
23. Where a child is eligible for a place at more than one school, then a place will be provisionally offered at the highest ranked school for which they are eligible.
24. Where a child is not eligible for a place at any of the nominated schools, the child will be provisionally allocated a place at the nearest suitable school with a vacancy.
25. The LA will consult with all relevant admission authorities until the allocation of places is resolved.
26. By 6 February 2023 the LA will negotiate with other LA's to finalise the offer of secondary places and by 13 February 2023 the LA will inform its secondary schools of the pupils to be offered places at their schools.
27. By 20 March 2023 the LA will negotiate with other LA's to finalise offer of primary places and by 31 March 2023 the LA will inform its primary schools of the pupils to be offered places at their schools.
28. **On 1 March 2023 for secondary places and on 16 April 2023 for primary places, (or the next working day if either national offer day falls on a weekend or bank holiday)** parents will be notified that they are being offered a place at an allocated school. The letter/email will give the following information:
 - a. the name of the school at which a place is offered, whether it be an offer by the LA or on behalf of another admission authority;
 - b. the reasons why the child is not being offered a place at each of the other schools nominated on the SSA/PSA;
 - c. information about their statutory right of appeal against the decision to refuse places at the other nominated schools;
 - d. contact details for the school and LA (and those nominated VA or Academy schools where they were not offered a place, so that they can lodge an appeal with the governing body);
 - e. where a child has been refused a place at a nominated school, an invitation for the child's name to be added to a waiting list. The LA will operate waiting lists until the end of December 2023, to fill places that may become available in the first term of the school year of entry.
 - f. what to do if the place offered is in another LA;
 - g. what to do if an offer was not made at the preferred school which was within another LA and who to contact.

29. Parents will have an initial 14 working days to respond to the offer letter to accept/decline the school place offered. They will then receive a reminder letter and after 21 working days the admission authority will then look to withdraw the offer.
30. Where no SSA/PSA is received before the offer date, where the LA is aware of the child's details, all reasonable steps will be taken to contact the parent advising them that they need to make an application.
31. If a parent did not initially apply for a school but then wishes to do so, they then must make an application. An offer or refusal letter will be sent along with a supplementary form if applicable. Names can be added to a waiting list using the applicable oversubscription criteria.

PART II - LATE APPLICATIONS

SSAs received after 31 October 2021 (late applications) will be considered only in exceptional circumstances, e.g. families who have moved into the area after the closing date (refer to 13). These late applications will be considered up to and including 4 November 2022.

PSAs received after 15 January 2022 (late applications) will be considered only in exceptional circumstances, e.g. families who have moved into the area after the closing date (refer to 13). These late applications will be considered up to and including 19 January 2023.

In any other circumstances SSA/PSAs received after the closing date (late applications) will be held on a waiting list for consideration once the process has been applied to those applications who had submitted forms by the required deadline.

PART III - WAITING LISTS

A child's position on a waiting list(s) will be determined by the oversubscription criteria for the relevant admission authority. If a parent wishes to add their child's name to a waiting list for a school that they were refused a place at, then they must complete the 'options' form that will be attached to their offer letter or respond online.

Admission authorities do not take account of the length of time that a child's name has been on the waiting list when determining any further offers due to a vacancy occurring, nor if the application was received late.

Vacancies often arise at short notice and those on the waiting list should be prepared to take up a place as soon as it occurs. Places will not be held for later consideration. The LA will maintain waiting lists for schools for Reception and Year 7 pupils only, until the end of December 2023. After 1 September 2023 normal transfer/in-year admission arrangements will operate.

Consideration of further offers made from waiting lists will commence after the parents have been given 21 days in which to respond (point 29) and thereafter every 3 weeks.

SCHEDULE 2

Timetable of Secondary Co-ordinated scheme

<p>Consultation of admission arrangements (if applicable)</p> <p>Determination of admissions policy 2022/2023</p>	<p>1 October 2021 to 31 January 2022 (for at least 6 weeks) 28 February 2022</p>
Co-ordinated Scheme to be formulated and published on council website	By 1 January 2022
Secondary Applications available no later than	12 September 2022
Parent open evenings for Secondary Schools	12 Sept 2022 to 23 Sept 2022
SSA's to be returned to the LA by	By 31 October 2022
Exchange of forms to other LA's	By 21 November 2022
Inform Academy schools of all applications made and forward supplementary forms	By 28 November 2022
Darlington admission authority schools to send LA their ranked list of offers	By 9 January 2023
Other LA's to send their lists to Darlington LA	By 30 January 2023
Negotiation with other LA's to finalise offer of places	By 6 February 2023
Inform schools of the final offer list including children offered places residing other LA's	By 13 February 2023
Offer Letters sent out on behalf of admission authority schools in Darlington and other LA's	1 March 2023
Admission Appeals (if necessary)	May/June 2023

Timetable of Primary Co-ordinated Scheme

Consultation on admission arrangements (if applicable) Determination of admissions policy 2022/2023	1 October 2021 to 31 January 2022 (for at least 6 weeks) 28 February 2022
Co-ordinated Scheme to be formulated and published on council website	By 1 January 2022
Primary Applications available no later than	12 September 2022
PSA's to be returned to the LA by	15 January 2023
Exchange of forms to other LA's	By 30 January 2023
Inform schools of all applications made and forward supplementary forms	By 6 February 2023
Darlington admission authority schools to send LA their ranked list of offers	By 6 March 2023
Other LA's to send their lists to D'Ton LA	By 13 March 2023
Negotiation with other LA's to finalise offer of places	By 20 March 2023
Inform schools of the final offer list including children offered places residing other LA's	By 30 March 2023
Offer Letters sent out on behalf of admission authority schools in Darlington and other LA's	17 April 2023
Admission Appeals (if necessary)	June/July 2023

SECONDARY SCHOOLS 2023/2024

School	Age Range	Admission Number	Type
Carmel College	11-16	180	Co-Ed
Houghton Academy	11-16	180	Co-Ed
Hummersknott Academy Trust	11-16	240	Co-Ed
Hurworth School	11-16	127	Co-Ed
Longfield Academy	11-16	180	Co-Ed
Polam Hall School	11-16	78	Co-Ed
St Aidan's Church of England Academy	11-16	140	Co-Ed
Wyvern Academy	11-16	140	Co-Ed

PRIMARY SCHOOLS 2023/2024

School	Age Range	Admission Number	Type
Federation of Abbey Schools (Infant)*	4-7	90	Co-Ed
Federation of Abbey Schools (Junior)*	7-11	90	Co-Ed
Bishopton Redmarshall CE Primary	4-11	15	Co-Ed
Corporation Road Primary	4-11	30**	Co-Ed
Firth Moor Academy	4-11	45	Co-Ed
Gurney Pease Academy	4-11	30	Co-Ed
Harrowgate Hill Primary	4-11	60**	Co-Ed
Heathfield Academy	4-11	60	Co-Ed
Heighington CE Primary	4-11	30	Co-Ed
High Coniscliffe CE Primary	4-11	15	Co-Ed
Holy Family RC Primary	4-11	30	Co-Ed
Hurworth Academy	4-11	30	Co-Ed
Mount Pleasant Primary	4-11	30	Co-Ed
Federation of Mowden Schools (Infants)*	4-7	60	Co-Ed
Federation of Mowden Schools (Junior)*	7-11	90	Co-Ed
Northwood Primary	4-11	60	Co-Ed
Polam Hall School	4-11	52	Co-Ed
Red Hall Primary	4-11	30	Co-Ed
Reid Street Academy	4-11	60	Co-Ed
Skerne Park Academy	4-11	60	Co-Ed
Springfield Academy	4-11	30	Co-Ed
St Augustine's Catholic Primary	4-11	30	Co-Ed
St Bede's RC Primary	4-11	45	Co-Ed
St George's CoE Academy	4-11	60	Co-Ed
St John's CoE Academy	4-11	30	Co-Ed
St Mary's Cockerton Church of England Primary	4-11	30	Co-Ed
St Teresa's Catholic Primary	4-11	45	Co-Ed
The Rydal Academy	4-11	90	Co-Ed
West Park Academy	4-11	60	Co-Ed
Whinfield Primary	4-11	60	Co-Ed

*Associated school

** Consulting on a reduction in PAN

Admission Authorities for the purposes of this scheme, are:

Primary

Federation of Abbey Schools (Infants)
Federation of Abbey Schools (Juniors)
Bishopton/Redmarshall CE Primary
Corporation Road Primary
Firthmoor Academy
Gurney Pease Academy
Heathfield Academy
Heighington CE Primary
High Coniscliffe CE Primary
Holy Family RC Primary
Hurworth Primary
Federation of Mowden Schools (Infants)
Federation of Mowden Schools (Juniors)
Mount Pleasant Primary
Northwood Primary School
Polam Hall School
Reid Street Academy
Skerne Park Academy
Springfield Academy
St Augustine's Catholic Primary
St Bede's RC Primary
St George's CE Primary
St John's CE Primary
St Mary's Cockerton CofE Primary
St Teresa's Catholic Primary
The Rydal Academy
West Park Academy

Secondary

Carmel College
Haughton Academy
Hummersknott Academy
Hurworth School
Longfield Academy
Polam Hall School
St Aidan's Church of England Academy
Wyvern Academy

Darlington Local Authority

Harrowgate Hill Primary
Red Hall Primary
Whinfield Primary

IN-YEAR ADMISSIONS SCHEME

Applications received after 1 September 2023 and for places in year groups other than the normal year of entry will be treated as in-year admissions.

Parents who are new to the Authority will be directed to the LA who in turn will send out an IYAF for completion with a required response within 7 working days to the LA. Parents will then be contacted again if no IYAF is returned.

Processing of In-Year Admission Forms

All completed IYAFs are to be returned to the LA.

On receipt of the IYAF the LA will ascertain the availability of places if a stated preference is for a school maintained by another admission authority, in Darlington or in another LA area.

Processing of IYAFs from date of receipt will normally take 7 working days.

Determining offers in response to the IYAF

Where an applicant has been deemed to be 'hard to place' then their request for a school place will also be considered under the Fair Access Protocol, this does not limit the parents from appealing for their preferred school if their preference is not met.

For all other applications the relevant admissions criterion will be applied if there are more applicants than available places.

The LA will act as a clearing house for the allocation of places by the relevant admission authorities in response to the IYAFs. The LA will only make any decision with respect to the offer or refusal of a place in response to any preference expressed on the IYAF where it is acting in its separate capacity as an admission authority or there is no availability at a school that the parent has expressed a preference for.

Where a child is eligible for a place at more than one school, then a place will be provisionally offered at the highest ranked school for which they are eligible.

Where the child is not eligible for a place at any of the preferred schools, the parent will be advised of alternative school availability.

The offer/refusal letter will be issued by the home LA on behalf of another admission authority within 10 school days but no later than 15 school days. The letter will give the following information:

- a. the name of the school at which a place is provisionally being offered whether it be an offer by the LA or on behalf of another admission authority;
- b. the reasons why the child is not being offered a place at each of the other schools stated on the IYAF;

- c. information about a parents' statutory right of appeal against the decision to refuse places at the other stated preferred schools;
- d. contact details for the school and LA (and those nominated VA or Academy schools where they were not offered a place, so that they can lodge an appeal with the admission authority);
- e. what to do if the place offered is in another LA area;
- f. what to do if an offer was not made at the preferred school which was within another LA and who to contact.

Parents will have 7 working days to respond to the offer letter to accept the school place offered. Acting in its capacity as coordinator and in conjunction with the admission authority the LA will then look to withdraw the offer.

The LA operates a waiting list for community & voluntary controlled schools for the academic year that the child has applied for only. Schools which are their own admission authority may also hold a waiting list which they have asked for the LA to maintain.

PART I – IN-YEAR TRANSFERS

Where a parent is wishing to transfer their child to another school in Darlington, they can obtain an IYAF from their current school.

In the first instance, parent discusses the transfer with the current school that the pupil attends. If they then still wish for the transfer to proceed, PART B of an in-year application form should be completed by the school and issued to the parent who will then forward to the LA. Should there be a vacancy in an alternative school requested by the parent, an appointment will be arranged at the school the child wishes to transfer, the in-year transfer request form will be forwarded to the preferred school, and a start date will be agreed.

Should the school determine that the request for a transfer falls under the Vulnerable Pupil Protocol then the request will be considered by the Vulnerable Pupil Panel, this does not limit a parent from appealing for their preferred school.

Should the school that the child wishes to transfer to advises the LA that they are unable to meet the parents request, then the parent has the right to appeal against the decision to refuse a place at the school. All in-year application forms must be sent to the LA including those for children wishing to transfer to an oversubscribed Academy school.

The LA will write to parents informing them of their right to appeal and if parents wish to proceed, appeal papers will be issued by the relevant admission authority.

**CABINET
8 FEBRUARY 2022**

EDUCATION CASE MANAGEMENT SYSTEM

**Responsible Cabinet Member
Councillor Jon Clarke, Children and Young People Portfolio**

**Responsible Director -
James Stroyan, Group Director of People**

SUMMARY REPORT

Purpose of the Report

1. To seek Cabinet approval to procure a new software support and maintenance contract in respect of the product known as “Liquidlogic Early Years and Education System (EYES)” at an additional cost of £467,000 over the 2022/23 and 2023/24 financial years.

Summary

2. It has been identified that the current IT provision for Education systems does not enable a transformative approach to directorate wide work to secure the best outcomes for families in Darlington. A business case has considered options for the purchase of a new IT system which will offer full integration of records across the People directorate.

Recommendations

3. It is recommended that members:
 - (a) Note the review of software requirements in Education Services and approve the procurement of a new software and maintenance contract for Early Years and Education staff that facilitates greater integrated working across the People Directorate.
 - (b) Note the assessment of the procurement as set out in **Appendix C** and designate the procurement as a non-strategic procurement.
 - (c) Delegate the award of the contract to the Group Director of People in accordance with the Contract Procedure Rules.

Reasons

4. The recommendations are supported by the following reasons:

- (a) To facilitate the full integration of records across the People directorate.
- (b) To better enable Education Services to support the Council to fulfil its statutory duties.
- (c) To comply with the Contract Procedure Rules.

James Stroyan
Group Director of People

Background Papers

No background papers were used in the preparation of this report.

Tony Murphy: Extension: 5637

S17 Crime and Disorder	No impact.
Health and Well Being	The investment and implementation of the new integrated Education system with public facing portals will improve the way information is shared between parents and Education teams contributing to a more efficient case management system that supports the Health and Wellbeing of children.
Carbon Impact and Climate Change	No impact.
Diversity	The implementation of the public facing portals included in the Education system implementation will ensure any residents who are digitally excluded are provided with appropriate support.
Wards Affected	All Wards.
Groups Affected	All Groups.
Budget and Policy Framework	There are no implications – Funding will be sourced from underspend and existing Education budgets.
Key Decision	This is a key Decision.
Urgent Decision	This is not an urgent decision.
Council Plan	The new Education system is consistent with the Council Plan by implementing a high quality case management system, supporting key Education Business processes across all Education functions contributing to improving outcomes / maximising the potential of our young people and supporting the most Vulnerable in the Borough.
Efficiency	System will be an enabler in transforming key business functions in Education, removing off system labour intensive data recording / sharing processes for professionals and the parents / carers.
Impact on Looked After Children and Care Leavers	No direct impact, however, the system will provide a single Education / Children's Social Care record. Any associated case recording / improved data sharing and collaborative working with Education / Social Care for Looked After Children will be improved which may impact on better outcomes.

MAIN REPORT

Information and Analysis

5. Darlington Borough Council is required to fulfil a range of statutory education functions which meet the needs of children, young people and families across the county. In order to do so, it is necessary to have a well-maintained information management system in place. The Council currently uses the Capita ONE system to deliver and support the statutory functions of the Education Service.
6. It is imperative the authority reviews major systems that are used across its services; in particular, systems that require significant ongoing financial resource to fund annual maintenance and support costs. Capita ONE has been used in the Education Service for over 20 years. Over this time Education management system requirements, policy and strategies have changed considerably.
7. A review of the current system and Business Case has been completed, looking at opportunities in combining fragmented systems and identifying issues, such as off-system recording that can lead to silo working, poor data quality and risks in not sharing information between teams and services.
8. The options outlined in the Business Case enabled the Council to determine which path to take next for transformation in developing systems and case management recording. It also includes opportunities in how systems can change culture, practice and promoting efficient data sharing processes across both Education and Children's Social Care.

Objectives

9. The following objectives were outlined as part for the review / Business case:
 - (a) Review of current Education system Capita ONE to ensure the authority is getting value for money
 - (b) Research of other Education systems suppliers in the marketplace
 - (c) Identify proposals for areas of Transformation / change
 - (d) Present a list of options for change and associated plan and resources required
 - (e) Cost / Benefit analysis on options that require investment.

Scope

10. The scope of Business Case includes the following key products and modules that support Education Services processes:
 - (a) Admissions & Attendance – Portals for Parents and schools
 - (b) Missing from Education
 - (c) Exclusions & Reinstatements
 - (d) General & specialist case management

- (e) Home to school travel applications and Eligibility
- (f) Other Vulnerable Groups
- (g) Children in Employment / Entertainment
- (h) Data Sharing Between Schools and LA
- (i) SEN case Management / EHCP recording

Areas for Transformation

11. The following areas in Education were identified for Transformation in changing how data and processes are currently managed using new technology including customer and provider portals. All options in the business case include modules for the areas below:

- (a) Early Years Core functions and Portal (Provider and Parents)
- (b) Special Educational Needs Portal (For Professionals, Parents and Child)
- (c) Transport Application Portal (For Parents and Transport team)

Options

12. The business case presented 5 options. There are only 2 other leading Education system suppliers other than Capita currently in the market. Due to the low number of viable suppliers the business case has also explored the procurement options in Direct Awarding to make the process more efficient. The following summary of options were drawn up to either replace, develop the existing system or do nothing:

- (a) Liquidlogic Early Years and Education System (EYES)
- (b) Servelec Synergy
- (c) Capita ONE – Hosted by Supplier on Cloud – Software as a Service (SaaS)
- (d) Capita ONE – On Premises Hosted – Using current Xentrall resource
- (e) Do Nothing – Stay with Capita ONE with current modules

(A-D have same system scope for each supplier)

13. In advance of the authority investing in the existing system to transform, improve data quality and business processes, consideration was given to the other leading suppliers in market.

Option A – Liquidlogic EYES – Preferred Option

14. Some options require more investment than others, careful consideration has been given to what type of system is needed to meet the future needs of Education services. Liquidlogic EYES (Option A) provides the authority with the following unique benefits /solutions:

- (a) **Single Child record** - Unique opportunity in having a single child record across both Education and Social Care.
- (b) **Benefits / Efficiencies** - Although significant investment needed within the first 2 years of implementation EYES provides the most efficiencies in time saving benefits for both Children's Social Care and Education teams. (See **Appendix A**).

- (c) **Collaborative working** - Enable the authority to develop collaborative integrated working between Education and Social Care, removing spreadsheets, manual email business processes and all other off system recording and communication.
 - (d) **ICT and System Admin** – Existing Liquidlogic Social care systems share same ICT infrastructure and system admin function requiring less resource than other options.
15. In other options considered there is no capacity for a single child record within a shared Education and Children's Social care system that is also fully web based. The council currently uses Liquidlogic for its Adult's and Children's Social Care services making possible full record integration across the People directorate enabling collaborative working across services. See Appendix A for list of benefits / efficiencies EYES will bring to the authority.

Financial Implications

16. The estimated additional value for the required support, maintenance and project implementation budget in respect of Liquidlogic Early Years and Education System (EYES) and the Capita ONE Education Software overlapping costs is expected to be no more than £467,000 over the two years of the implementation period. This additional required funding is intended to be met through current underspend. Budget has been identified to cover the increased ongoing cost from year 3 onwards. See **Appendix B** for implementation timeline and **Appendix D - Part III** for breakdown of project budget and internal project resource required.

Procurement Advice

17. The procurement activity will be carried out in line with the Public contracts Regulations 2015 and the Councils Contract Procedure Rules.
18. This procurement will be a direct call off on the CCS Framework RM3821 Lot 3C.
19. The Contract Procedure Rules require all tenders over £100,000 should be presented to Cabinet to determine if they are strategic or non-strategic, based on previously agreed criteria the procurement of the goods and services is deemed to be non-strategic, attached at Appendix C.

Equalities considerations










20. The procurement of an Education Casework Management System and maintenance contract does not have a direct impact on equalities or any of the protected characteristics. It does, however, help schools and the Council in relation to data collection, monitoring and reporting on different characteristics that are of interest to the Council in considering matters of equality and protected groups.
21. During the early stages of implementation and system familiarisation, a desktop Equality Impact Assessment will be carried out to ensure the Council does not discriminate, in addition to identifying any negative or positive impacts the new system may present.

Liquidlogic EYES - Benefits Summary

EYES SYSTEM BENEFITS (For both Education and Children's Social Care)				
Ref	Area	Summary	Benefit	Benefit Summary
1	Core system	Single Child record / Single Family view across both Education and Social care	Time saved for users in not accessing more than one system. Reduction in sharing data off system reducing data breaches and improving data security	TIME SAVINGS
2	Professional Network	Users in both Education and Social Care will have up to date access to professionals involved with the child	Time saved in sourcing information on who is involved with child across different teams in each service	TIME SAVINGS IMPROVED COMMUNICATION
3	SEN Portal / EHCP recording	Joint assessment recording / EHCP recording can be recorded on system as a collaborative document and instantly shared across Education teams, schools and social care via Online portal.	Time savings for SEN team (caseload of over 800 EHCPs) and Business Support removing manual processes of sending copies of EHCP - with more efficient EHCP recording and data sharing processes between professionals in Education, Health and Social care. An improved EHCP process will support the EHCP process contributing to better outcomes for children with an EHCP. Supporting over 180 social cases that have an open EHCP.	TIME SAVINGS BETTER OUTCOMES FOR CHILDREN IMPROVED COMMUNICATION
4	Transport	Transport team can be alerted to changes made in social care to addresses	Reduced disruption to child's provision of transport to school Time saved for transport officers in sourcing new address for child	TIME SAVINGS REDUCED DISRUPTION FOR CHILD
5	Support Multi agency meetings	Social Care and Education workers working from the same child record will be more informed before attending multi agency meetings.	More efficient process in meetings potentially reducing time of meetings, help any decision making processes and resulting in better outcomes for children.	TIME SAVINGS IMPROVED DECISION MAKING
6	Missing from Education (MIE)	Move all MIE recording into EYES will:- Give ability to track and review children missing within system and those educated at home to meet our statutory obligations.	Helps in better understanding as to why their attendance is low providing a more rounded package of support to raise the child's attendance.	IMPROVED DATA SHARING HELP REDUCE CHILDREN MISSING FROM EDUCATION
7	Home Educated Children	EYES would provide a workflow to record Home Educated children for Early Help/attendance team and Education Staff to track and review these cases.	Covid has presented new challenges with increase in home schooling. Need for having this recording in the system. Having the home education case management will help other areas in education and Social care with background info for child.	BETTER OUTCOMES / PLANNING FOR HOME EDUCATION
8	Virtual School Processes	EYES would give the Virtual school access to relevant social care and education data to help support new statutory requirements – including data such as: Looked after status, Attendance, exclusions, social care professional involvement.	New dimension of data for both education and social care complimenting the new statutory requirements. Will help support the strategic response in delivering the new requirements linked to social care involvement.	SUPPORTS NEW VIRTUAL SCHOOL DfE GUIDANCE / LEADING TO BETTER OUTCOMES FOR CHILDREN
9	Social care Referral process	Less admin time required within Childrens front door. Able to search and find child relating to referral in addition to oversight of any siblings that need to be entered to record household.	Time Saving 700+ referrals x 15 mins per case (data entry) total time saved 175 Hours admin time.	TIME SAVINGS

EYES SYSTEM BENEFITS (For both Education and Children's Social Care)				
Ref	Area	Summary	Benefit	Benefit Summary
10	Assessment and Review processes	EYES can be used by Social care to collate a summary of Background Education data needed for Assessments / reviews/ CP Strategy meetings such as EHCP info, attendance / exclusion data.	Will support over 850 open Social care cases by:- Reusing data within the system, reducing duplication of work during assessment and review processes <ul style="list-style-type: none"> • Improvement in the accuracy and accessibility of data • Quick access to education information direct from EYES. Saving time in not having to contact education staff via email or when unable to contact schools for info during holidays. • Improvement in Assessment / Review timescales in obtaining information timelier. • More officer time available to work with the children and their families. • Opportunity to align assessment and review processes across Education and Social care (eg ensure review dates are aligned – this will mean Parents / Carer / Child is not asked same questions, reducing repetition of assessment and review processes. 	TIME SAVINGS IMPROVE PROCESSES
11	Transport Portal	Parents and carers can apply online for Transport services via self service portal, removing the current off system application process.	Streamline Process that's manages 400 transport applications per year Bulk processing removes need for spreadsheets	TIME SAVINGS
12	Early Years Portal	Portal will replace off system data recording <ul style="list-style-type: none"> - Live EY register - Accurate Head Count data to support funding process - Improved transparency, audit, accuracy and communication 	<ul style="list-style-type: none"> • Other Local authorities who have implemented EY portals from manual processes have reduced the time to process head count data by over 80%. • £6.5M is spent on EY provider funding a year. Having the live register and real time data will help support the authority in understanding the correct numbers of children in settings potentially providing savings processing over 3000 claims from Providers and Childminders. 	ADMIN TIME SAVINGS IMPROVED COMMUNICATION WITH EY PROVIDERS
13	ICT Infrastructure	Same server / platform as Social care system	Benefits Xentrall Shared Services in making infrastructure changes and system upgrades process more efficient	TIME SAVINGS ON UPGRADES / SYSTEM DOWNTIME
14	System Admin	System admin / configuration and management of system and users same process and format as existing social care	System and Process team can manage system more efficiently and share skills and knowledge across team	IMPROVE SYSTEM ADMIN PROCESSES / ENABLE MORE TIME FOR SYSTEM DEVELOPMENT

Education System Implementation Timeline

ID	Task Name	Start	Finish	Q2 22			Q3 22			Q4 22			Q1 23			Q2 23			Q3 23			Q4 23			
				Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
1	Project preparation / Recruitment / Staff engagement	28/03/2022	30/09/2022																						
2	Project Kick off	05/09/2022	30/09/2022																						
3	Admissions & Appeals / New Parent Portal – Live for 2023/24 applications	02/01/2023	27/09/2023																						
4	New Admissions portal Go live Sept 2023	01/09/2023	29/09/2023																						
5	Transport Core / Portal	09/01/2023	04/10/2023																						
6	School Data Sharing – Group Call	09/01/2023	08/08/2023																						
7	SEN Core / Portal / Ed Psych / Inclusion and Case management	10/11/2022	23/06/2023																						
8	EHCP / Delegation portal	27/04/2023	26/06/2023																						
9	Early Years Core / Portal (go live for Census submission 2024)	10/04/2023	01/01/2024																						

* Indicative project timeline – dates subject to change during project resource allocation for supplier and DBC

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Item No	Procurement Board Number	Current Supplier or New Contract	Description of Contract	Contract Term in years	Approx Contract Value per annum	Approx Total contract Value	Cost	Impact on Residents (1)	Risk - Financial, Health & Safety, Public (2)	Innovative in design, New form of contract, Sustainability (3)	External Monitoring e.g. from funding body (4)	Total	Strategic	Delegation for Award of Contract	Procurement Route if Known
1		Liquidlogic	Education Casework Management System and Maintenance	7	£ 131,714.00	£ 921,998.00	2	2	2	1	1	8	Non-Strategic	Group Director of Operations	Direct Call-Off via the CCS Framework

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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CABINET
8 FEBRUARY 2022

DARLINGTON RAIL HERITAGE QUARTER

Responsible Cabinet Member -
Councillor Andy Keir, Local Services Portfolio

Responsible Director - Dave Winstanley, Group Director of Services

SUMMARY REPORT

Purpose of the Report

1. To provide an update to Members on the Darlington Rail Heritage Quarter (DRHQ) project and to seek the necessary approvals to deliver the project for the Bicentennial Anniversary of the Stockton & Darlington Railway(S&DR) in 2025.

Summary

2. Darlington Rail Heritage Quarter is a major project that invests in our rail heritage ahead of the bicentennial anniversary in 2025 to create a national visitor destination in Darlington. Heritage and cultural regeneration are now recognised as a key ingredient in economic growth and the DRHQ will complement the economic growth ambition of the Borough.
3. The development will transform the DRHQ into a major visitor attraction by 2024 so that it can be a central part of the bicentenary events of the Stockton and Darlington Railway (S&DR) in 2025. Essential improvements will be undertaken to a number of significantly historic buildings on the site, linking them together to create a cluster of attractions including the Skerne Bridge, the oldest working railway bridge in the world. Digital and technological investment will bring history to life and there will be a new immersive ride experience only seen at theme parks. The DRHQ will have a café and shop, themed play area, show field a new live engineering building, temporary exhibition space, archive and extended car parking, all of which attract all generations to visit for years to come.
4. The site will be a key venue for the 2025 bicentenary anniversary events, which will put Darlington and the wider region on the world map and build strong foundations for the new DRHQ, demonstrating the Council's commitment to valuing our heritage and culture.
5. Members last considered a report on the DRHQ in January 2020 which released circa £20m of funding secured from the Tees Valley Combined Authority and since then work has progressed with a number of presentations to Scrutiny Committees outlining the direction of travel. This report provides an update on:
 - (a) The background and strategic case for the project
 - (b) The project objectives
 - (c) What is included in the project

- (d) An update on approvals, leases, and acquisitions to deliver the project
 - (e) The delivery timetable and financial strategy
6. The project is now at a position for Cabinet and Council to consider the approvals required for the delivery of the project. DRHQ will be a new transformational national standard attraction for Darlington and contribute to the economic growth ambition. It can be delivered and operated for the same cost that Head of Steam currently costs and be delivered in time for the bi-centennial anniversary.

Recommendation

7. It is recommended that :-

- (a) Cabinet agrees to progress with the delivery of the Darlington Rail Heritage Quarter as detailed in this report and in doing so recommends that Council:
 - (i) Approve and release £0.54m funded from grants and contributions from external bodies.
 - (ii) Approve and release £2.2m from the Indigenous Growth Fund and note the use of £4.6m from the Towns Fund.
 - (iii) Approve and release £5.11m of capital funding that will be financed through prudential borrowing from within the existing MTFP resources allocated for the Head of Steam.
 - (iv) Approve and release £1.6m of capital funding from the National Lottery Heritage Fund (NLHF) & £0.3m from the Arts Council England (ACE) subject to successful applications. In the unlikely event the bids are not successful then agree to underwrite the £1.9m of funding.
 - (v) Release and underwrite a further £1m if the current project costs cannot be reduced further by value engineering.
- (b) Members authorise officers to progress compulsory purchase order if the negotiated transfer has not been completed by the end of February 2022.
- (c) The Chief Executive be given delegated authority to agree terms of the lease and service level agreement for site partners.
- (d) Note that a funding agreement will be entered into with TVCA under the current delegated approval by the Group Director of Operations.

Reasons

8. The recommendations are supported by the following reasons:
- (a) To enable DRHQ to move forward to delivery, ensuring it is completed in time for the 2025 celebrations of 200 years of the Stockton and Darlington Railway.
 - (b) DRHQ has strong links to the Council vision contributing to the economic growth of the town, and Northgate in particular, and will be a key venue for 2025 celebrations, which will put Darlington and the wider region on the world map being a place to be truly proud of, demonstrating the Council's commitment to valuing our heritage and culture.
 - (c) Cabinet do not have the delegated authority to approve capital expenditure over £0.5m in one financial year.

Dave Winstanley
Group Director of Services

Background Papers

- (i) Rail Heritage Quarter Report (Cabinet, 7 January 2020)
- (ii) Rail Heritage Presentation (Communities & Local Services Scrutiny Committee, 22 October 2020)
- (iii) DRHQ Presentation (Communities & Local Services Scrutiny Committee, 21 October 2021)

Ian Thompson : Extension 6628
CD

S17 Crime and Disorder	The project will regenerate the museum and surrounding area, which will have a positive impact on crime and disorder.
Health and Wellbeing	There will be a positive impact on health and well being of the local community by improving the site and providing significant outdoor play opportunities.
Carbon Impact and Climate Change	Where possible, measures to reduce the overall impact of climate change will be introduced.
Diversity	There is no impact on diversity as a result of this project.
Wards Affected	Northgate
Groups Affected	No particular group is affected as a result of this project.
Budget and Policy Framework	Funding for the project sits outside of the Council Budget Frameworks and will therefore have to be reported to Full Council for their approval.
Key Decision	Yes
Urgent Decision	No
Council Plan	DRHQ contributes to the Council Plan Vision and numerous Portfolio priorities, providing a significant new visitor attraction and putting in place the foundations for 2025 celebrations.
Efficiency	There is no impact on the Council's efficiency agenda as a result of this project.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers.

MAIN REPORT

Background and Strategic Case

- Darlington Rail Heritage Quarter (DRHQ) is a project that will invest in our rail heritage and assets ahead of the bicentennial anniversary in 2025 that will create a national visitor destination in Darlington. The Vision for DRHQ is:

“By 2024, Darlington is recognised as the world’s most historic railway town with the Railway Heritage Quarter becoming a major visitor attraction showcasing internationally significant heritage in the Tees Valley, which will be central to the Stockton and Darlington Railway’s bicentennial celebrations in 2025. This project will reveal the story of Darlington and its communities that saw an opportunity and seized it, connecting, and transforming the world in the process. Our unique and authentic heritage will be reimagined with a strong narrative, varied interpretation, reimagined spaces, and new experiences to engage a wider audience, including local residents, businesses and visitors from around the globe. This site will act as a catalyst for heritage-led regeneration and social cohesion, empowering our communities and businesses to be part of the next transformational change.”

10. The Council Plan Delivering Success for Darlington 2020 – 2023 sets the vision and priorities for the Council and the Rail Heritage Quarter delivers towards the vision and priorities. The creation of a nationally significant heritage visitor attraction in Darlington contributes to the vision that *“Darlington is a place where people want to live and businesses want to relocate, where the economy continues to grow, where people are happy and proud of the borough and where everyone has the opportunity to maximise their potential.”*
11. The Rail Heritage Project also delivers against several the Council’s Priorities to:
 - (a) *Grow Darlington’s economy*
 - (b) *Maximise the potential of our young people*
 - (c) *Support the most vulnerable in the Borough*
 - (d) *Working with communities to maximise their potential*
12. Heritage and cultural regeneration are now recognised as a key ingredient in delivering economic growth. The DRHQ will add to the economic growth story of the town, and Northgate in particular, and will be a key venue for 2025 bi-centenary anniversary events, which will put Darlington and the wider region on the world map being a place to be truly proud of, demonstrating the Council’s commitment to valuing our heritage and culture.
13. DRHQ will contribute to the development of young people through a heritage educational experience in a fun environment, creating a community hub for the local area and offering opportunities for all residents and visitors to explore Darlington’s role in the birthplace of modern passenger rail. There are strong links and synergy with the wider developments at Darlington Station, Central Park and the town centre. The DRHQ will be a key visitor attraction within walking distance of the town centre, helping attract people to live in Darlington, visit Darlington and enjoy all that Darlington has to offer. DRHQ will be connected to the town centre via the linear park along the River Skerne; providing an accessible and attractive route will encourage visitors to not only go to DRHQ but also explore the town centre where they will contribute to the wider local economy.

Project Objectives

14. Members last considered a report on DRHQ in January 2020 and since then the project has continued to progress over the last two years despite the impact of the pandemic and is now at a position for Cabinet and Council to consider the approvals for delivery of the project.
15. Darlington Rail Heritage Quarter (DRHQ) is the working title for the project, which may well change following a detailed branding review that will feed into the overall marketing and website strategy.
16. The objectives remain the same for the project and have helped guide the development over the last two years and are documented below to set the context for Members.
17. The objectives are:
 - (a) **Heritage** – to reveal, conserve, protect and promote aspects of the heritage on site and secure its long-term future. The project will remove the Goods Shed from the

Historic England Buildings at Risk register and will conserve and interpret the rest of the site attracting around 369,000 visits to the site each year. This restoration, development and interpretation of the heritage will act as a key element in the bicentenary celebrations which will remind the world of Darlington's impact.

- (b) **Engineering** – retain live engineering on site through developing third sector capacity and providing opportunities for the wider community through skills, learning and volunteering.
- (c) **Innovation** – use past, current and future innovation to inspire, engage and motivate visitors and communities to raise aspirations and instil pride in the area.
- (d) **Play** – through bespoke play, engage the local community and improve the wider visitor experience across the whole site.
- (e) **Events and Activities** – develop an events and activity programme with an extended and engaging plan to increase the range and number of site users and audiences.
- (f) **Skills and Learning** – deliver an educational programme for local and regional schools alongside more formal and informal skills and training opportunities in partnership with on-site partners and other interested relevant education bodies.
- (g) **Community** – be a vehicle for improved health and well-being through increased activity and volunteering opportunities that provide positive social, health and quality of life benefits.
- (h) **Interpretation** – engage a diverse audience including those that do not normally visit, and interpretation helps to do that by being exciting, creative and immersive through the telling of the story to keep the site fresh and vibrant.
- (i) **Economy** – the site will act as a catalyst for economic growth by attracting local, national and international visitors, investment and spend, and creating employment and enterprise opportunities for the local community.
- (j) **Heritage Action Zone** – act as one of the key orientation points along the 26 miles of the Stockton & Darlington Railway, providing a hub for visitors to not only access the site but also the S&DR walking and cycling route, and wider interpretation.
- (k) **Commercial** – applying a commercial approach, demonstrating heritage and tourism as a viable sector for private investment.
- (l) **Sustainability** – proposals will work towards contributing to the overall climate change 2050 target.

What is planned for the Rail Heritage Quarter

18. The development will transform DRHQ into a major visitor attraction and museum by 2024 so that it can be a central part of the bicentenary events of the Stockton and Darlington Railway (S&DR) in 2025. Essential improvements will be undertaken to a number of significantly historic buildings on the site linking them together to create

cluster attractions including the Skerne Bridge, the oldest working railway bridge in the world. Digital and technological investment will bring history to life into and there will be a new immersive ride experience only seen at theme parks. The DRHQ will have a café and shop, themed play area, a new live engineering building, temporary exhibition space and extended car parking all of which attract all generations to visit.

19. There are a number of elements to the overall site. Attached at **Appendix 1** is the site layout and below more detail on each element:

- (a) **The Goods Shed** – Currently occupied by Darlington Rail Preservation Society (DRPS), this Grade II* Listed building will be repaired and restored (removing it from the Historic Buildings at Risk register). This will be the entry/admission point to DRHQ café and will have an immersive visitor digital media experience and a Hologauze projection of locomotives.
- (b) **North Road Station Building** - A Grade II Listed building on a 200-year lease from Network Rail to Darlington Borough Council that houses the Head of Steam Museum. The refreshed museum will offer a rich visitor experience, immersed and engaged in the S&DR story and Darlington's place within it. Visitors will learn about where they are standing – the station itself – through its beautifully preserved original space, enticing visuals, and accounts drawn from archival ephemera – that will draw them back to the site repeatedly. There will be a number of exciting augmented and virtual reality installations that the visitor can engage with alongside traditional interpretation. The most memorable encounter of all within the museum is likely to be the Black Box experience, an extraordinarily vivid immersion into passenger rail travel from 1825 to the present day (if not also the future), and the extraordinary impact it had across societies and cultures around the world. The detail of the black box experience is under development, it is proposed that it will include a 9 or 12 seat 4D cinema type experience where the hydraulic cinema seat moves in different directions given the feeling of movement. The design will be capable of delivering the heritage experience but will also be such that different shows can be easily added for different times of the year to stimulate repeat visit. The museum will be free (which removes the financial barrier to heritage allowing improved access to local deprived neighbourhoods) with the Black Box generating income through being a charged for experience.
- (c) **The Carriage Works** - Currently occupied by the A1 Steam Locomotive Trust (A1SLT) and North East Locomotion Preservation Group (NELPG). Within the carriage works a new archive store, study centre, reading rooms and open store on one side and temporary exhibition on the other, will be created. This will attract touring exhibitions improving local access to national collections and exhibitions. Initially for 2025, the whole of the carriage works will be used to house an exhibition of early locomotives from around the world as part of the 200-year celebrations. The archive, open store and study centre will be installed following this exhibition.
- (d) **External Play Area** - The development of a must-see play area designed to fit with the heritage story of the S&DR. Provides a new attraction and activity for locals and visitors that will increase the overall visitors to DRHQ, generating increased secondary spend opportunities at the café and shop.

- (e) **New Build Engineering Shed** - Creation of new engineering shed to house A1SLT with public visitor access via a bridge across the main line into a viewing gallery. The element of DRHQ creates the space for ongoing new build locomotives adding to the authenticity of the site, drawing in additional visitors.
- (f) **Footbridge Link** – A footbridge link from DRHQ site, over live operational rail track to the new live steam engineering building – providing safe and accessible access to this aspect of the visitor attraction.
- (g) **1861 Shed** – The 1861 Shed and surrounding land have been purchased to be part of the DRHQ with the restoration of the building to provide space to relocate DRPS into one half and the other half used for storage and garaging of locomotives. The outside spaces will provide the connection to the wider site with the cycling and walking route coming through this space as well as the private rail siding.
- (h) **Private Siding and Turntable** – The private siding linking the mainline to the site will allow locomotives to arrive on site by rail and provide the opportunity to run steam train rides as part of the events programme through the year. The cost of providing and laying and maintaining the private siding is the responsibility of A1SLT with support from DRPS. The turntable currently is aspirational and subject to further funding applications.
- (i) **The Lime Cells** – A building recently acquired by Darlington Borough Council is derelict and in poor condition. The Lime Cells will be repaired and will become an office for Friends of S&DR to support the continued work of the Heritage Action Zone (HAZ) and provide focus for an extensive programme of community engagement activity in relation to HAZ and supported by the National Lottery Heritage Fund (NLHF). Subject to a successful Round 2 application to NLHF (a first-round pass was granted in December 2021) this development will enable the Friends organisation to recruit and train more volunteers to take part in management of the HAZ.
- (j) **Car Park** – Whilst we would anticipate some visitors will arrive by train to North Road Station, and over time hopefully this will increase, there is still a requirement to provide a car park which is placed purposefully close to the iconic Grade I listed Skerne Bridge, the oldest operating railway bridge in the world and a key player in the First Day, 27 September 1825. It is also famous for its illustration on the five-pound note. Close to the car park will be points of interpretation, all of which will convey a top-level introduction to the significance of the site in which they stand.
- (k) **External Works** - This includes entrance works, pedestrian areas on McNay Street, coach drop off, pedestrian crossing for North Road, highways work, drainage, bus stops, cycleways and landscaping.

Interpretive Approach

- 20. The unique selling point of the DRHQ is the site itself, the cluster of heritage buildings and its proximity to the historic Skerne Bridge are assets only Darlington can seize upon. However, the interpretation of the site is key to making it a success and this has been

developed in tandem with the physical aspects of the project.

21. The investment in interpretation and bringing the experience to life will create an awe-inspiring, memorable 'sense of place' and the realisation that 'it happened here'. The site will provide accessible entry points to the main themes of the Stockton & Darlington Railway story and Darlington's key role within it. The main themes are:
 - (a) **A global innovation** - The birth of the modern railway happened here in Darlington and was an innovation that changed the world forever.
 - (b) **The First Day** - Over 10,000 people witnessed the first ride of the first passenger steam train here in Darlington on 27 September 1825.
 - (c) **Darlington then and now** - The railway heritage of Darlington is all around us, and innovation continues to thrive in Darlington today.
22. The latest technologies offer opportunities for the rich heritage of the site to be brought alive for visitors, where using immersive, multi-sensory approaches, they can experience the sights and sounds of Victorian Darlington.
23. Once visitors have experienced the DRHQ, they will fully appreciate just how much the S&DR transformed the town and its fortunes forever. It will be a place where local heritage will lead to sustainable regional regeneration, investment and the transfer of new knowledge and skills to local communities. With a strong narrative, varied interpretation, reimagined spaces, and the creation of new experiences, it will explore the S&DR's enduring influence on the people, development and identity of Darlington and the region – past, present and future.
24. It will tell the story of a place, a time and range of people that brought together unique combinations of existing ideas and technologies and new solutions that combined the ingenuity and determination of engineers, entrepreneurs, financiers, surveyors, builders, navies, and countless unnamed individuals who gave their knowledge, expertise and faith to a great, world-changing endeavours.
25. Alongside all of this, the DRHQ will showcase and inspire the innovation and invention currently going on in the region – in industry, universities, entrepreneurial start-ups, and established companies – and build connections with knowledge, technology and heritage communities around the world through the interpretation of the collection and the site.
26. The interpretation will appeal to a wide range of audiences, both formal and informal learners, and is fundamentally visitor-focussed in its approach. Interpretation across the site ensures that there are engaging opportunities for a range of ages and preferences. The digital 'black box' experience is balanced with beautifully lit, iconic star objects such as Derwent, the celebrated Hackwork engine of 1845. Hands-on, interactive exhibits are included as well as a playful use of audio. The printed word will be clear and accessible, and an engaging use of existing archival material – newspapers, illustrations, photos, letters and diary entries – will provide authentic insights for all visitors. Provision for the under 5's is integrated throughout the interpretation and through bespoke play spaces.

27. The approach adopted to interpretation will be:

- (a) Welcoming, friendly and informed
- (b) Presenting a sense of place
- (c) Inclusive
- (d) A playful approach
- (e) Content delivered through themes and stories
- (f) Digital 'wows'
- (g) Interactive, hands-on experiences
- (h) Intellectually accessible and engaging
- (i) Physically accessible
- (j) Participative
- (k) Environmentally responsible
- (l) A vibrant programme of activities and events
- (m) Attracting repeat visits

Approvals, Acquisitions and Lease Update

28. A number of land acquisitions have taken place to bring the site together. All of the land parcels are secured or nearing completion. Negotiations have taken place on one particular piece of land and it is expected to transfer by the end of February. However, discussions have been slow and protracted. In the event the acquisition by agreement does not progress, approval is being sought for authority to use compulsory purchase as a reserve position.
29. There are a number of occupants on the site and negotiations in relation to leases and future direction of the Rail Heritage Quarter have been taking place over a number of years. Most of these are resolved but some need to be concluded but these do not impact on the delivery of the project.
30. Planning approvals associated with the project were approved in January 2022.
31. Further detail and information on approvals, acquisition and leases are included at **Appendix 2**.

Delivery Timetable

32. Subject to Cabinet and Council approval the proposed delivery timetable is as below:
- (a) Cabinet and Council approval February 2022
 - (b) Phase 1 construction mobilisation March 2022
 - (c) Phase 1 construction completion March 2023
 - (d) Phase 2 construction mobilisation January 2023
 - (e) Phase 2 construction completion April 2024
33. Phase 1 works will include the new build shed, refurbishment of the 1861 Shed, landscaping and preparation for private siding as well as external landscaping on McNay Street up to the goods shed.

34. Phase 2 works will include goods shed, museum, carriage works, bridge link, installation of interpretation, play park external works, lime cells (subject to funding) and car park.

Financial Implications

35. A robust business case for the project has been developed with the support of external specialist advisors. In addition, the business case has been subject to sensitivity testing and independent challenge including by TVCA. Visitor numbers will increase from 40,000 per year to 369,000 per year.
36. The project is proposed to be delivered on a Design & Build basis to manage the risk on the project. The designers have undertaken significant investigation works and had early contractor involvement in developing the project costs. In summary, the maximum price for the project is between £34.14m to £35.14m, the lower costs includes £1m of value engineering which does not impact on the overall vision for DRHQ and there is a high degree of confidence that the costs will be at the lower end of this range prior to committing to contract. There is £27.13m secured funding for the project from various sources and a further £1.9m in advanced stages of funding bids. There is a high degree of confidence that the bids are progressing well and coming to a final determination in the coming months.
37. Therefore, the total funding available is between £27.13m and £29.03m with the costs being between £34.14m and £35.14m leaving a minimum funding gap of £5.11m based on achieving £29.03m funding and the final cost of £34.14m, which there is a high degree of confidence this will be the case. Other areas of funding will continue to be pursued including trusts, potential sponsorships and naming rights which will further reduce the funding gap. There may also be an opportunity for contributions from a bid to the Leveling Up Fund, however this is likely to be for added value including increased interpretation, turntable, enhanced play area, enhancements to buildings, contribution to cycling and walking route and other site enhancements.
38. The current 2024/25 MTFP revenue requirement for the Head of Steam is £363K. The new business model maintains the same level of investment however, the new model enables the MTFP allocation to not only fund operational costs but also create a sinking fund to enable the DRHQ to be maintained and refreshed ensuring our heritage assets and new facilities have strong business foundations. £207k of the current MTFP allocation will also enable prudential borrowing of £5.11m over a 40-year term to contribute to the funding of the project. The Council will continue to seek opportunities and continually review the business model to seek to reduce the revenue contributions and increase capital contributions to the DRHQ.
39. It is therefore proposed that the funding gap will be funded from prudential borrowing from the reduced subsidy generated through the new operating model for DRHQ as opposed to the existing costs for the Head of Steam. Based on 2024/25 the level of funding in the MTFP is as follows:

(a) **Head of Steam**

Current resource allocation from MTFP 2024/25 is **£363K**

(b) **Darlington Rail Heritage Quarter**

Resource allocation required from MTFP in 2024/25, including sinking fund.	£156K
Cost of borrowing £5m over 40 years per annum	£207K
DRHQ total resource allocation from MTFP	<u>£363K</u>

40. There are £1.9m funding applications still to be secured. However, the risk is low that this won't be delivered. The outcome of the ACE bid will be known in April and the NLHF in December. Whilst confidence is high that these two risks won't materialise it is necessary for Cabinet to request Council to underwrite this risk of £1.9m until the outcome is known. Similarly, Cabinet is requesting Council to underwrite the £1m of value engineering, funding of which will be based on the best financial option available at the time such as the use of capital receipts or prudential borrowing. The borrowing cost for £2.9m over 40 years would be £114k per annum.
41. In conclusion, the new DRHQ, will deliver a new transformational national standard attraction for Darlington and contributing to the economic growth ambition of the Council. It can be delivered and operated for the same cost that Head of Steam currently costs and be delivered in time for the bi-centennial anniversary.
42. The funding for the bicentennial anniversary is covered within the Medium Term Financial Plan report and this will complement the launch and set the foundations for the Darlington Rail Heritage Quarter Project.
43. Further details on the business model, project costs and funding sources are included in **Appendix 3**.

Legal Implications

44. This report sets out thoughts on a future work programme and consultation plans, and legal implications will depend on the development of specific schemes.
45. Property acquisition and disposals will be subject to legal due diligence and further Cabinet approvals on and subject to the terms and method of acquisition. Grant funding schemes will need to be provided on an accessible basis ensuring the funding delivers required outcomes and ensures prudent use of funds and does not give rise to subsidy control. It is anticipated that further Cabinet reports detailing the funding sources will cover these issues and further detail on legal implications as required.

HR Implications

46. It is anticipated that the Head of Steam will close in December 2022, reopening in Spring 2024. There will be a reduced staffing structure in place during the closure period and full consultation will be entered into with unions and employees in the Summer of 2022.

Procurement Advice

47. Cabinet previously agreed in January 2020 that the procurement of works and services should be designated as a strategic procurement which under the Contract Procedure Rules entails contract award decisions being made through the Procurement Board with Cabinet being updated via the procurement plan reports and these reports.

Equalities Considerations

48. DRHQ has been designed in a way to make it as inclusive and accessible as possible for all residents and visitors, ensuring everyone receives a warm welcome and can participate in the experience through the interpretation, activities and events to the limit of their ability or willingness to be involved.

Consultation

49. As reported in the previous Cabinet report, a significant amount of consultation has taken place as part of the production of the Master Plan and the Grand Narrative Interpretation Strategy for the S&DR. Pre-planning consultation was carried out in February and March 2020. A summary of the consultation is included at **Appendix 4**.

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1. Narrow Gauge Line – Introduction of a new model railway.
2. Carriage works North – Archive and Study Centre.
3. Carriage Works South – South Open Store Display (from archive), Exhibition (temporary) Space, Flexible glass “Cube” space (studio, conservation, exhibition, meeting).
4. Events Space – central landscaped events space will be created in the middle of the site next to the proposed play area.
5. Museum – existing facilities retained and enhanced.
6. Live Engineering Building – new purpose built ‘clean’ engineering built on the northern side of the live rail line. Access for the public to view; although bridge link would be required. Building and train line able to give access to main line, as well as link to 1861 building
7. Pedestrian Bridge link to Live Engineering & 1861 Buildings.
8. Road Closed to Traffic – along McNay Street, promoting pedestrian approach
9. Exhibition Yard/Arrival – a new entrance to the site will be created at the junction of McNay Street and North Road. The proposed Entrance Plaza – provides visibility to the scheme from North Road and looks to provide accessible route across for the change in level.
10. Route to North Road Station – currently link would be back to bottom of entrance plaza however there is an opportunity to look at options for entering the Head of Steam direct from the platform.
11. Goods Shed to be used as Café/Shop/seminar/events – the Goods Shed also acts as new entrance link and control point for visitors entering the site on foot.
12. New offsite car park – most of the parking, with the exception of disabled, are located ‘offsite’. DDA parking will be located at the entrance to the Head of Stem Museum.
13. Stockton and Darlington Rail Link – provides opportunity for recreation of route between Darlington and Shildon.
14. Play Area – railway themed adventure play area to be created and set within the existing wooded area of the site
15. Skerne Bridge – Visitor attraction and route for pedestrians and cyclists
16. Bus drop off to Station Road
17. Coach parking on Bonomi Way
18. Signage or Public Art Installation could be located at the bottom of the Entrance Plaza
19. A167 North Road - Vehicular Traffic
20. Goods Yard Exhibition Space
21. Shunting Yards/ Turntable & rail link between engineering
22. 1861 Shed - Potential to relocate NELPeG and DRPS.
23. Exhibition space/ access to pedestrian bridge.
24. Viewing platform to Skerne Bridge – Opportunity for interpretation point.
25. North Road Station - Access to Museum from Platform
26. Harrowgate Hill Cycle Route
27. DRHQ Cycle Route

SPACE

Spaceworks, Barton Park Road, Newcastle upon Tyne, NE7 7LX
T: +44 (0)1644 606 660
www.spaceworkscollect.co.uk

Project Darlington Railway Heritage Quarter				
Drawing Title Site Plan				
Project No. K00231	Drawing No. Z6-00-DR-L-91007	Status P2	Revision P2	Scale to A0 1:1000
File Reference: DRHQ SPACE-Z6-00-DR-L-91007				

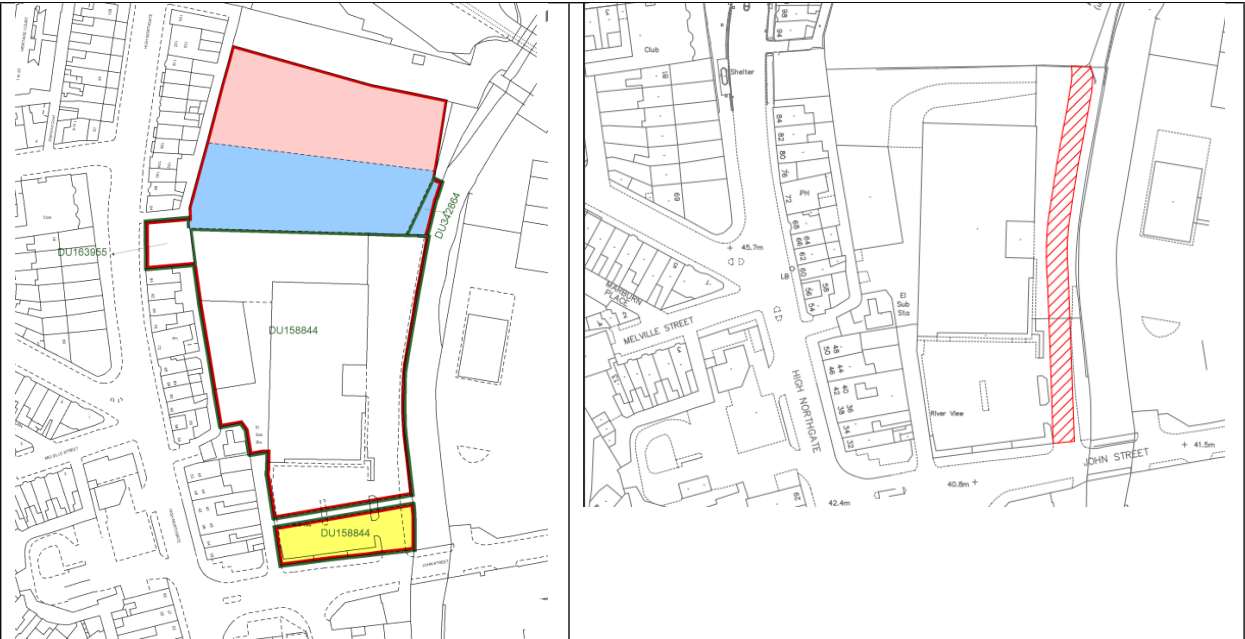
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Land Acquisitions and Leases

APPENDIX 2

Land Acquisitions

- 1. A number of parcels of land were required in order to deliver DRHQ. An update on acquisitions is below:
 - (a) Land behind North Road next to Skerne Bridge, shown below for the car park purchased (shown shaded pink and blue on the attached title plan) purchased for £50,000 + VAT together with an access strip from John Street (shown hatched on the second plan) for £37,500 + VAT.



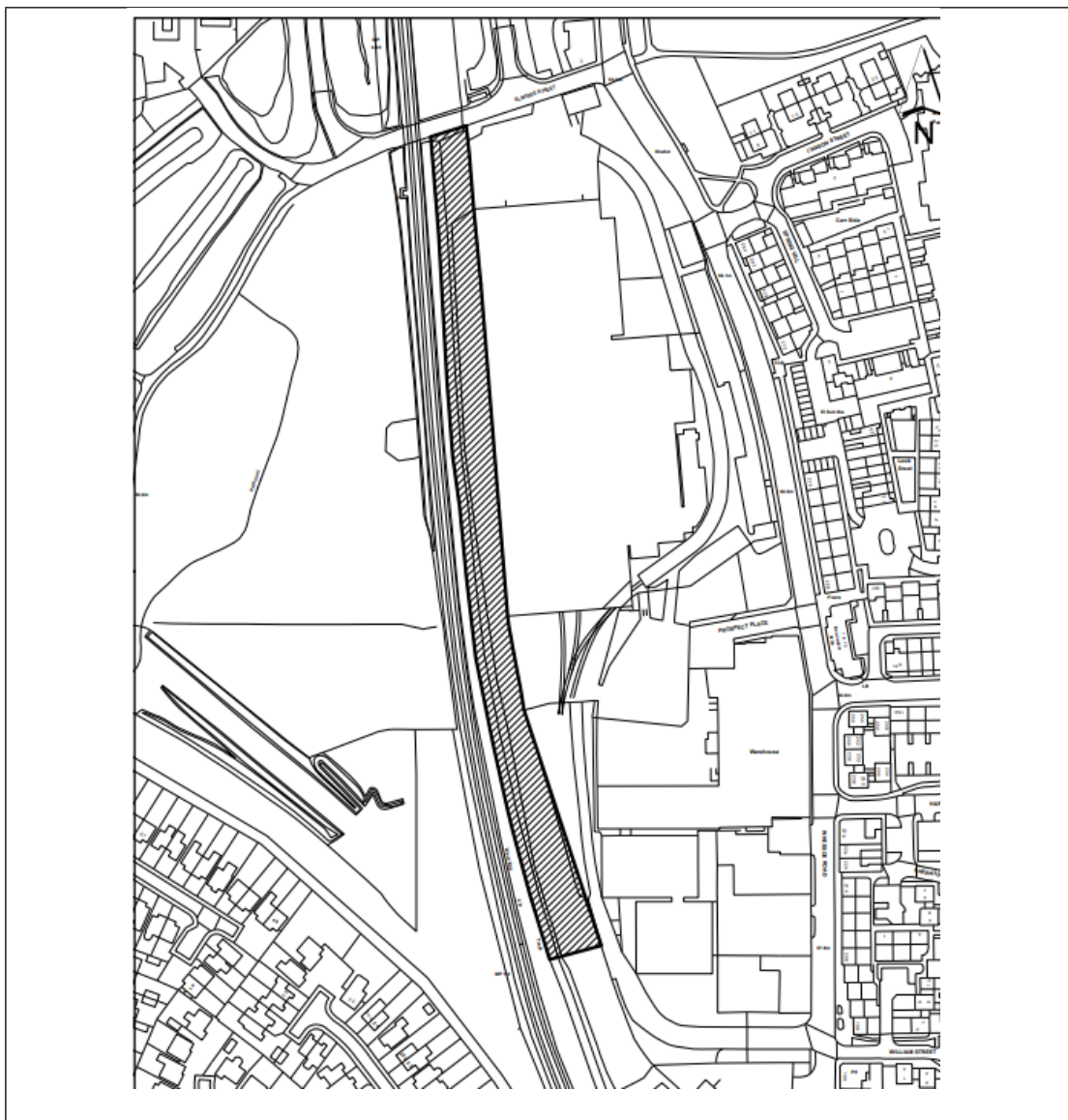
- (b) Small strip of land between cycleway/footpath from Skerne Bridge to North Road between Darlington Borough Council land and Network Rail land, shown below. Provisional price agrees £5K plus fees. This is currently with Legal to finalise.



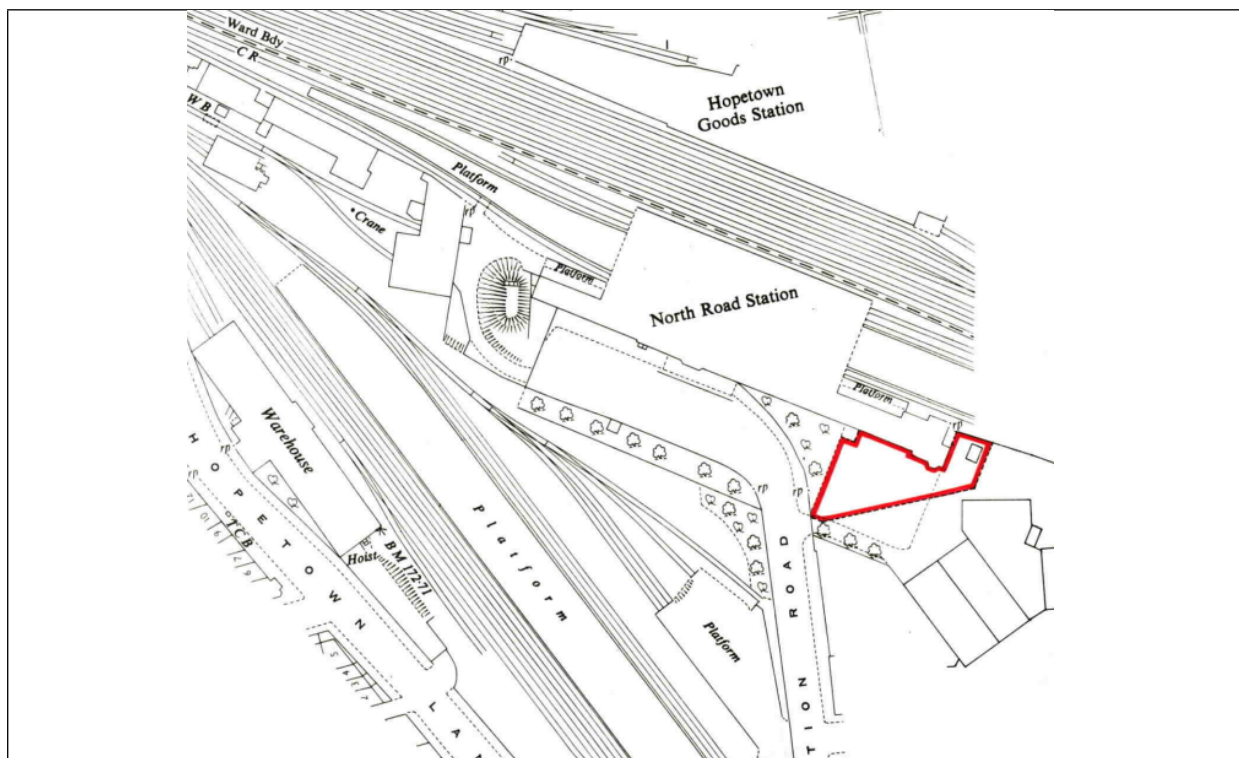
- (c) Network Rail land and 1861 Shed, shown below shaded blue for £245,000 plus VAT, which shall be payable but with a £95,000 cap on the cost of contamination removal on an open book basis to be repaid to the Council if required.



- (d) A strip of land from the 1861 Shed north to Elm Street bridge shown below to enable the private siding to connect to the mainline. This land will also be used for the cycling and walkway connecting up to DRHQ with aspiration to link through to Burtree Lane and then onto Patches Lane. In principal agreement has been reached with Network Rail and negotiations should be concluded soon.



- (e) Small piece of land owned by Museum Trust within the goods yard, shown below for £20,000. There is a meeting planned for the trustees and their solicitor to sign the agreement and it is anticipated the land transfer will take place before the end of February 2022. However, the transfer has progressed very slowly so it is proposed that Members authorise officers to investigate preliminary works necessary to make a Compulsory Purchase Order so that the acquisition can be guaranteed if the transfer has not been completed by the end of February.



Site Partners Lease

2. There are currently a number of partners on site that will remain, however some will need to relocate as part of the development. The A1 Steam Locomotive Trust (A1SLT) will relocate from the carriage works to the new build shed. The other tenant in the carriage works North Eastern Locomotive Preservation Group (NELPG) could not accept the alternative accommodation offered in the refurbished 1861 Shed as they believed it was not suitable for their purposes and therefore unfortunately will relocate to another site. NELPG have agreed to vacate the carriage works by 31 December 2022 and will receive statutory compensation of £15,800.
3. Darlington Railway Preservation Society (DRPS) are currently located in the goods shed and officers have worked with representatives from DRPS to try and come to agreement with regard to their relocation into one half of the 1861 Shed. To date agreement has not been possible, however progress on agreeing the lease continues and officers are hopeful an agreement can be reached. However, to protect the Council's position and ensure we have vacant possession in early 2023 it has been necessary to start formal proceedings to bring DRPS tenancy to an end.
4. Both A1SLT and DRPS will need to enter into a lease and service level agreement (SLA) with the Council to deliver a range of activities and contribute to the overall offer on site in lieu of full commercial rent. There will be a number of core requirements in the SLA and others that will be agreed annually to link in with that year's events programme. In the case of A1SLT, it is proposed their annual rent will be £4K with the building having a commercial rent of approximately £90K, therefore the added value they will need to demonstrate through the SLA will be equivalent to £86K. For DRPS, the proposed rent will be £1K, with a commercial rent of approximately £23K the added value they will need to agree to is £22K. This will be monitored on an annual basis.

5. The Friends of Stockton and Darlington Railway (FS&DR) will operate from the lime cells which will be refurbished subject to a successful National Lottery Heritage Fund bid. The FS&DR will contribute to the overall site offer again in lieu of full commercial rent.
6. The Darlington Model Railway Club and North Eastern Railway Association (NERA) will continue to operate out of the goods agent's office on McNay Street.
7. The Friends of the Museum, whilst they don't have a formal base, operate out of the Head of Steam and will continue to do so post refurbishment.

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Financial Implications

APPENDIX 3

Project Costs

1. The design and build contract has been market tested and prices have been received for the majority of the works to be completed. The Council has received the Agreed Maximum Price from Wilmott Dixon and the total project cost is currently at £35.14m. Detailed discussions regarding the final scope and prices are underway and there is a high degree of confidence £1m can be secured to reduce the overall cost with ongoing value engineering that does not impact on the overall vision and objectives for DRHQ. Subject to approval from Cabinet and Council the contract will be agreed and signed.
2. The overall maximum cost of the DRHQ is £34.14m to £35.14m and is made up as follows:
 - (a) W.D. package £33.04m maximum price (includes £1.1m inflation and £1.35m risk)
 - (b) Land Acquisitions £0.5m
 - (c) Highway Requirements £0.6m scheme (still to be agreed)
 - (d) Fees not in W.D. contract £0.2m
 - (e) FF+E package £0.2m
 - (f) Extra power £0.1m
 - (g) Client Contingency £0.5m
 - (h) Value Engineering (no impact on vision – Detail still to be confirmed) -£1m
3. In addition to the costs for the scheme, there is the cost of the private siding that will be delivered by the A1SLT supported by DRPS. The estimated commercial value of the private siding is £3.6m. A1SLT will oversee and manage the delivery of materials, links with Network Rail and installation of the track. DRPS will support A1SLT to deliver this element of the project, however if an agreement can't be reached with DRPS, the A1SLT will deliver the work. Once complete, the private siding will belong to the Council, however, will be managed and maintained by A1SLT.

Project Funding

4. The costs for DRHQ as detailed above and will be funded from:

Confirmed funding

- (a) TVCA £19.790m
- (b) IGF £2.2m
- (c) Towns Fund £4.6m
- (d) Historic England £0.2m (still to confirm final amount)
- (e) Railway Heritage Trust up to £0.15m
- (f) A1 Trust contribution to pits £0.19m
- (g) DRPS contribution to pits (to be confirmed)

Total confirmed funding £27.13m

5. Both the A1SLT and DRPS (if required) will fund the installation of pits, in the new build shed and external area for A1SLT and 1861 shed for DRPS. The cost of the pits and associated work will be repaid either through increased rent or a state aid compliant loan.

Further negotiations with A1SLT and DRPS will take place and if necessary external advice will be sought to ensure subsidy control compliance.

6. Additional funding applied for which has not been approved to date:

- (a) National Lottery Heritage Fund (NLHF) successful up to Stage 1. Stage 2 submission August, determined in December 2022 £1.6m.
- (b) Arts Council England (ACE) £0.3m successful Expression of Interest, full bid submitted, determined March 2022.

Total potential additional funding £1.9m.

7. The financial risk and level of confidences is:

- (a) **Funding** - NLHF and ACE funding not successful:
 - (i) NLHF £1.6m through 1st round and have development funding to stage 2 – Low Risk.
 - (ii) ACE £0.3m slightly higher risk through first stage.
- (b) **Costs** - Outturn exceeds Funding:
 - (i) Agreed Maximum Price and significant level risk and contingency built in
 - (ii) Confident that will be able to achieve £1m VE from current price.
- (c) **Business Model**:
 - (i) Robust model developed and externally tested / benchmarked industry norms/sensitivity analysis with realistic mode applied.

The Business Model

- 8. The key objectives for the business model are that the site should attract a significantly increased number of visitors; that it should achieve core sustainability; that it should show an economic impact and that it should create a step change in the performance and profile of the site.
- 9. The outcome of the business development process is a site that creates a new experience which better tells the fabulous story of the S&DR and its role in changing the world through the development of modern passenger rail. The project will interpret the collection better sharing it with visitors, using interactive displays, live engineering, a ride type experience, a new play park and a new café space. The approach to interpretation described earlier turns this into reality.
- 10. As a result of the market, competitor and comparator research and the audience consultation, the following proposition was developed. To create an offer that would achieve the following:
 - (a) Appeal to new and existing markets.

- (b) Draw new markets that were not traditional heritage users (lower socio-economic markets) from the local population.
 - (c) Use this new offer to democratise the heritage encouraging the non-engaged to sample the museum by removing intellectual and financial barriers.
 - (d) Create an experience that would draw new markets, competing with alternative offers (not just attractions – the current competitor for young audiences includes computer simulation games that can be accessed at home).
 - (e) Include a ride experience that would be so appealing as to draw young visitors who want to repeat the experience over and over again.
11. For business modelling purposes, the markets for Darlington Railway Heritage Quarter can be described as follows:
- (a) Locals up to 10 minutes' drive-time from the site
 - (b) Domestic and international tourists and day visitors from outside the area
 - (c) Special interest groups
 - (d) Education visits
12. An analysis of the drive-time catchment for Darlington Railway Heritage Quarter shows the following populations. As can be seen the population within a 30-minute drive-time of the site is not insignificant.

Distance	Population
Up to 10 minutes	91,775
Up to 20 minutes	357,450
Up to 30 minutes	815,187

13. Visitor number projections have been calculated using a number of sources of data. Firstly, population isochrones (which is the area accessible by car from DRHQ within a given time threshold of 10-, 20- and 30-minute drive times) have been calculated. The 10-minute drive-time isochrone has been used as the local audience for economic impact assessment purposes. This assumes that the local audience will come from within a 10-minute drive-time and that populations outside this drive-time constitute economic day visitors. Different penetration rates have been used for each of these markets to account for different visit propensities. Furthermore, different repeatability rates have been used with very local rates being higher than those beyond 20 minutes.
14. In addition to the local market, tourist and day visitor data has been drawn from the 2019 STEAM (Scarborough Tourism Economic Activity Monitor) report for Darlington. This shows current day visitor and overnight volume. Penetration rates have been applied to each of these markets according to different elements of the attraction.
15. Day visitor penetration rates have been drawn from the Great Britain Day Visitor Survey 2019 which shows that 5% of all day visits included a visit to an attraction. For the purposes of forecasting we have used a 3% penetration rate on those with a propensity

to visit museums. This is considerably lower than the national penetration rate but reflects a day visitor market with a lower socio-economic and thus a lower propensity to visit museums.

16. Tourist penetration rates have been drawn from the Great Britain Tourist Survey 2015 (last available relevant data). According to the Great British Tourist Survey 2015 around 19% of all domestic and 29% of all inbound tourism trips included a trip to an attraction. Tourists visiting Darlington, arguably, have less choice than those visiting other parts of the country, indeed the north east. Visitors to Newcastle for instance can choose from a number of museums and attractions. Thus, given the low competition it is assumed that a penetration rate of 25% would not be unreasonable.
17. To estimate the number of visitors, the playpark comparator analysis has been undertaken. A penetration analysis of the drive-time isochrones around similar facilities has been used to provide a test for the likely draw of the play area at DRHQ.
18. The overall annual visitor number has been built up for the different elements allowing for some proportion of the visitor to one element to access other elements of the experience, therefore the total number of visits will increase from the existing 40,000 per year to 369,891 per year.

Revenue Model DRHQ

19. As part of the business model work, a detailed revenue model was developed that is driven by visitor numbers, with a level of sensitivity across the years the bottom line is driven by income and expenditure. The model also includes building up a sinking fund over the first 10 years of a minimum of over £500,000 that will enable the refresh of interpretation on a regular basis to ensure the offer is still fresh and appropriate in future years. It is envisaged that the annual contributions to the sinking fund will be flexed and if performance is better than budget in any given year more will be put into the sinking fund.
20. Income will come from the following sources:
 - (a) Admissions (charge for the ride experience)
 - (b) Café
 - (c) Retail
 - (d) Events
 - (e) Car Parking
 - (f) Venue Hire
 - (g) Donations
 - (h) Special Exhibitions
 - (i) Rent from on-site partners
21. Expenditure costs have been built up to ensure there are adequate resources to deliver the operational model that allows the level of income to be achieved by offering a quality experience to customers.

Consultation

Appendix 4

1. There has been Consultation was carried out between November 2018 and March 2019 and consisted of:
 - (a) Stakeholder consultation with key individuals and partners, specialist interest groups, arts organisations, industry partners and the education sector.
 - (b) An online survey was open from 18 February to 18 March 2019. 240 responses were received. A link to the survey was distributed through various networks and was largely filled in by people who knew about or had some connection with the Stockton & Darlington Railway.
 - (c) Community consultation was carried out with a range of groups and individuals.
 - (d) Community open days: 286 people attended and contributed to the open day sessions, which were held at Preston Park Museum, Locomotion Shildon and the Head of Steam.
2. An additional online survey was developed to ascertain the priority areas of interest for potential visitors based on the proposed interpretation scheme for DRHQ. This was limited only to Darlington Borough Council employees as it was in early stages of development and initial feedback would help inform options to be included in final proposal. A total of 85 returns were received to the survey.
3. In February and March 2020 pre planning consultation was carried out online as drop-in sessions could not be held as a result of Covid. There were 31 responses received.

Outcome of Consultation

4. The outcome of the consultation was extremely positive and the outcome and benefits that those consulted perceive will result from the project include:
 - (a) A renewed sense of local awareness of the region's heritage;
 - (b) Younger and future generations learning about the region's heritage, leading to new appreciation of their local area and a sense of grass roots local pride;
 - (c) Family history projects, galvanising local communities to engage with the heritage and revealing new personal stories;
 - (d) Raised levels of aspiration, particularly in young people;
 - (e) New facilities and activities that will fulfil existing community needs;
 - (f) Activities and volunteering opportunities that provide positive social, health and quality of life benefits.

5. It was clear that DRHQ promises to thrive as a community hub, taking on the activity preferences voiced by those consulted:
 - (a) To engage audiences from across the spectrum of abilities, ages, social, cultural or economic backgrounds;
 - (b) To provide opportunities for young people to gain new skills, expertise and qualifications, which will be a valuable resource to help set them up for their next vital stage in life;
 - (c) To be a vehicle for new social interaction and improved health and quality of life.
6. Generally, the overall reactions were:
 - (a) Real enthusiasm from the majority of people and organisations spoken to for DRHQ;
 - (b) Huge potential for it to be a catalyst for the area;
 - (c) Most organisations want to get involved; further engagement/consultation will take place throughout the project;
 - (d) A wow factor is needed;
 - (e) Unique grouping of existing tenants and buildings, key to the success of the site;
 - (f) There is a desire to have working steam on site;
 - (g) There were strong feelings that DRHQ is currently a hidden location and in developing as a world-class visitor destination, it is important to balance the needs of the locals and visitors;
 - (h) Northgate needs to be improved as this will be important for visitors coming from the town centre;
 - (i) Opportunity for a bike hub linking the 26-mile route;
 - (j) Schools and universities interested in learning opportunities, STEM and STEAM, hands on experience;
 - (k) Businesses interested in skills for young people and potential involvement on the site.
7. From the additional survey carried out with Darlington Borough Council employees, the headline themes that came out on the interpretation strategy were:
 - (a) Global Innovation
 - (b) The First Day
 - (c) Darlington then and now
 - (d) Peoples' stories

8. In general, the feedback from the public and stakeholders from the pre planning consultation was generally in favour of the DRHQ proposals, especially with regards to regenerating and attracting people to the heritage of Darlington and the railway. In addition, there was very few negative comments about DRHQ proposals. No comments were received that would suggest the outline scheme proposals were not acceptable or needed to be drastically altered prior to progressing to the next stage in scheme development.
9. This consultation work has helped develop DRHQ and the interpretation strategy. The intention is to continue to develop the offer going forward and further consult on the various aspects of DRHQ, an example being the play area where young people will be consulted on the design options to help inform the final design.

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**CABINET
8 FEBRUARY 2022**

LEVELLING UP DARLINGTON

**Responsible Cabinet Member -
Councillor Jonathan Dulston, Stronger Communities Portfolio**

**Responsible Director -
Ian Williams, Chief Executive**

SUMMARY REPORT

Purpose of the Report

1. This report seeks approval for the development of a Levelling Up Darlington Plan to be developed, led by Darlington Borough Council with public partner agencies.

Summary

2. The UK government is committed to levelling up across the whole of the United Kingdom to ensure that no community is left behind, particularly as we recover from the Covid-19 pandemic.
3. The Levelling Up Darlington Plan aims to maximise the benefit to Darlington and its residents of Government investment. Particularly it will aim to support residents of the communities most in need in Darlington and those whose employment has been adversely affected by Covid-19 to access quality employment.

Recommendation

4. It is recommended that:
 - (a) The Levelling Up Darlington Framework is agreed
 - (b) The areas for priority action are agreed
 - (c) Work with partner agencies commences to develop a programme and action plan
 - (d) A Levelling Up Darlington launch event is held.

Reasons

5. The recommendations are supported by the following reasons:
 - (a) The Levelling Up Darlington plan will help deliver the priorities of the Council Plan

- (b) The Plan will maximise the benefits to Darlington of Government investment.

Ian Williams
Chief Executive

Background Papers

No background papers were used in the preparation of this report.

Seth Pearson: Extension 5408

S17 Crime and Disorder	No impact
Health and Wellbeing	The proposed plan would improve community health and wellbeing
Carbon Impact and Climate Change	No impact
Diversity	No impact
Wards Affected	All
Groups Affected	All
Budget and Policy Framework	No impact
Key Decision	No
Urgent Decision	No
Council Plan	The plan would aim to support delivery towards the priorities of the Council Plan
Efficiency	No impact
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

6. Many of the issues identified in the levelling Up Darlington analysis are longstanding and the Council has already instigated action to address them articulated in the Council Plan.
7. Growing the Economy is recognized as a fundamental measure to address the challenges highlighted in the report. A substantial house building programme is underway to attract younger, working age, families which will help counterbalance the aging population ratio. There has been major success in bringing employment to Darlington with Amazon setting up a major facility and 1700 jobs soon to be created by Government relocations.
8. Maximising the potential of all our young people will in the long term improve the overall wealth and wellbeing of the borough. Dedicated work is underway to ensure that young people in Darlington are able to take best advantage of the employment opportunities available to them. But supporting the most vulnerable in our community now is vitally important.
9. The Council has invested in a range of interventions to support struggling families such as the Bread and Butter Thing and The Uniform Exchange Scheme etc. Of course the pandemic has exacerbated some existing areas of concern and introduced new ones.
10. The Levelling Up Darlington Plan aims to ensure all of our communities can access opportunities and lead happy and healthy lives.

UK Government levelling up and community investment

11. The UK Government is now making changes to the way it supports local economic growth in order to regenerate town centres and high streets, support individuals into employment, improve local transport links and invest in local culture.
12. In doing this the government aims to decentralise power and work more directly with local partners and communities who they see as best placed to understand the needs of their local areas and more closely aligned to the local economic geographies.

Levelling Up Darlington Plan

13. It is proposed that a 'Levelling up Darlington' plan is developed. This would focus on maximising the social and economic benefits arising from economic recovery and the Government's 'Levelling Up' proposals are accessible to all Darlington communities.
14. A common theme of researchers analysing the impact of Covid-19 is that there is a vital need for strategic, place-based cooperation between local partners, led by the public sector to collectively:
 - (a) Develop a shared long-term vision and approach to recovery, ensuring that this includes a focus on addressing health and income inequalities

- (b) Inform how agencies deploy their resources and use any additional discretionary funding
 - (c) Action plan, based around best practice and led by evidence.
15. In addition, public sector agencies have long recognised the interconnected nature of the issues they face, and that inequality and deprivation are core drivers of demand.
16. The plan is based around the Thriving Places Index framework and indicator set. (Vision and Framework at **Appendix 1**). Understanding of local need will also be enhanced via analysis of additional data and local intelligence.
17. The Northgate Initiative provides a valuable model for the plan and inter-agency cooperation and will continue to act as a test bed for developing interventions.

Priorities for Action

18. The vision for Levelling Up Darlington is “Darlington is a place where residents, no matter where in the borough they live, have the same opportunity to make the best of their talents and live a healthy and happy life as any other part of the UK.”
19. To achieve this vision, it is proposed that a programme of action would be developed with partners prioritising the following:
- (a) Quality Jobs: attracting more to Darlington and assisting people from more deprived communities accessing them.
 - (i) DBC Inward Investment Team is successfully attracting employers to Darlington bringing a greater volume of quality jobs.
 - (ii) The deficit is in supporting people to develop their employability skills to access these jobs. Analysis before the pandemic in 2019 indicated that a significant issue in Darlington was under-employment rather than unemployment, i.e. people (particularly young families) in low-paid insecure employment with fluctuating income. Unsurprisingly, there are high numbers of these families in the less affluent areas of town.
 - (iii) Potential actions: An Adult learning facility is proposed as part of the Towns Fund initiative. The focus of this facility could be career development. The Adult Learning Budget could be used to provide tailored pre-employment courses which included input from local employers who were recruiting, ideally with guaranteed interviews on completion of the course.
 - (iv) Indicator: reduction in number of in-work Universal Credit claimants.
 - (b) Improving the prospects of young people from deprived communities through better qualifications, aspirations and confidence:
 - (i) The Youth Employment Task Group has endorsed this as a priority and recognise it as a natural extension of its work. Analysis commissioned by the

group (see **attached**) illustrates a dramatic increase in 16 to 24 year old unemployed Universal Credit claimants which are highly spatial concentrated. There has been particularly dramatic increases in Skerne Park, Albert Hill and Firthmoor, as well as Branksome and areas of Stephenson and North Road Wards.

- (ii) Potential actions: The 11 to 19 group of secondary schools and colleges in Darlington would be invited to take a leading role in oversight of a programme. Two areas of focus would be how the wider curriculum could be augmented and what additional resources could be secured. The TVCA are looking to develop a more dispersed approach in this area, which may help with resourcing.
 - (iii) Indicator: reduction in unemployed and in work Universal Credit claims for 16 to 24 year olds from deprived communities. (whilst this is a useful top line indicator, further work could be undertaken with Teesside University to develop a more qualitative assessment of confidence and aspiration).
- (c) Improving Health, particularly mental health:
- (i) Pre-Covid, there continued to be a high correlation between deprived Wards and higher incidences of poor health behaviours and outcomes.
 - (ii) Child obesity has increased at a faster rate than elsewhere since 2017/18.
 - (iii) Healthy life expectancy has fallen at a faster rate than elsewhere since 2015-17, & for males is now below regional & national averages at 58.
 - (iv) Estimated mental health service contacts since May 2020 have increased 13% for Under 19s, 23% for working-age residents, but fallen 3% for 65+.
 - (v) Darlington Primary Care Network are investing £2 million in creating a 'Living Well' outreach team. The Team will look to work with groups with particular conditions but also will focus work in deprived communities.
 - (vi) Darlington Primary Care Network would like to work with Darlington Borough Council to undertake an engagement and consultation exercise to help focus the work of the Living Well Team.
 - (vii) Indicator: to be developed with PCN.

20. The advantages of focusing on the above as priorities are that they:

- (a) Directly deliver towards Council Plan priorities.
- (b) Address the issues highlighted in a recently compiled profile report.
- (c) Are areas that build on existing activity or where additional action can be instigated.
- (d) Have a strong potential to engage partners.
- (e) Provide clarity when seeking resources.
- (f) Will make a difference long term.

Consultation

21. Public sector agencies have been consulted on the approach proposed in the Vision and Framework through the Public Sector Executives Group.
22. At the meeting of 12 January 2022, the Youth Employment Task Group voiced their support for the priorities for action, particularly “Improving the prospects of young people from deprived communities through better qualifications, aspirations and confidence”.

Outcome of Consultation

23. The plan is supported by the Public Sector Executives Group.

Levelling Up Darlington – A Proposed Vision and Framework for Action

Background

The concept of 'levelling up' is high on the national policy agenda. Focussed on regional inequalities across the UK, the approach is intended to address relative economic underperformance, poor living standards and opportunities in areas that feel left behind. A White Paper, due later this year, will outline a range of new central policy interventions which are expected to focus on key headline measures of local economic performance such as productivity, household incomes, labour market and qualifications, and physical infrastructure.

Why a Local Levelling Up Strategy?

Current activity

The council is already working with partners to support deprived communities, for example:

- In March 2021 the council worked with locally companies, Cummins and Darlington Building Society to bring The Bread and Butter Thing charity to Darlington which helps hundreds of struggling families access affordable food every week.
- Public sector agencies in Darlington, led by the council, have come together to form an 'anchor network'. The purpose of the network is to maximise the added social value their suppliers commit to Darlington over and above goods or service being procured, with a particular emphasis on helping local residents in need of support.
- A pioneering multi-agency approach, 'The Northgate Initiative' has been established. Workstream groups, led by relevant professionals from partner agencies, direct action on particular domains which collectively deliver a holistic, systems approach to improving local residents' lives. These domains are brought together in one steering group and provide a template for how a Levelling Up Darlington programme could be delivered.

Outside of the Northgate Initiative, however, work focussing on addressing borough inequalities is often ad hoc and fragmented. A clear local strategy and framework to drive and direct partnership action would ensure both ongoing and new activities can be clearly identified, monitored and shaped.

Impact of COVID on local inequalities

In addition to the effects of the pandemic on regional inequalities, Covid-19 has also highlighted and exacerbated significant inequalities *within* places. Whilst health and employment impacts have varied between regions, the starkest differences in measures such as unemployment, mental health and mortality rates have been recorded between the most and least deprived *within* areas, across the country. Analysis by the COVID Recovery Commission, an independent group of UK business leaders, on the impact of the pandemic has shown the most deprived neighbourhoods are found in every part of the country, including in some of the wealthiest areas, and that the pandemic has hit disadvantaged communities hardest¹; most starkly in the finding that mortality rates from the virus have been twice as high in poorer areas than the richest. The commission consequently concluded that 'a levelling up agenda which targets interventions at the local level will have the best chance of success in reducing long-running inequalities' and that 'to level up will require interventions at a national and local level'.

¹ <https://covidrecoverycommission.co.uk/wp-content/uploads/2020/10/Levelling-up-communities.pdf>

Consequently, a common theme of researchers analysing the impact of COVID-19 and suggesting how to effectively address these has been to conclude that there is a vital need for strategic, place-based cooperation between local partners, led by the public sector to collectively:

- Develop a shared long-term vision and approach to recovery, ensuring that this includes a focus on addressing health and income inequalities
- Inform how agencies deploy their resources and use any additional discretionary funding
- Action plan, based around best practice and led by evidence

In addition, public sector agencies have long recognised the interconnected nature of the issues they face, and that inequality and deprivation are core drivers of demand and have joined the growing consensus that a place-based approach, bringing together local partners from the public sector, civil society and the private sector, is integral to deliver any meaningful measure of levelling up. One size policies will not fit all areas, and many of the levers to address inequalities and regenerate neighbourhoods rests with local institutions. Our proximity to and experience of working with local communities means we understand where investment is likely to be most impactful and what works to address our particular needs and priorities.

What is Levelling Up Darlington?

The Levelling Up Darlington Strategy will clearly outline our collective approach to addressing local inequalities and how we will complement action being taken nationally to ensure that all local residents can benefit from it.

Aims/Principles

The Levelling Up Darlington Strategy will seek to:

- bring partners and stakeholders together around a shared long-term vision and approach to recovery, reflecting and building on the national focus on inequalities in health, opportunities and income
- direct local agencies' action planning and resource deployment, based around best practice and led by evidence
- take a wider determinants approach: rather than waiting for residents to fall into crisis before partners intervene, the strategy will seek to minimise the likelihood of residents falling into needing emergency support by acting upstream to address the underlying causes of poor outcomes and crises and improve households' resilience to manage

Vision

Darlington is a place where residents, no matter where in the borough they live, have the same opportunity to make the best of their talents and live

a healthy and happy life as any other part of the UK.

Framework for Action

The proposed Levelling Up Darlington framework is a successor to the Local What Works for Wellbeing framework² which has been used by the Council and partners for a number of years to direct and measure activity, including the ongoing Northgate Initiative. Whilst it retains the same wellbeing focus and general structure, the new framework has been adapted to reflect the dramatic impacts the pandemic continues to have on residents by incorporating elements of a recovery framework developed by Professor Michael Marmot³ which reflects priority areas for action and places health equity at the heart of our approach.

As highlighted in the below diagram, the framework is structured around the social determinants of health and outlines a systems approach to tackling inequalities across all of the identified domains.



The draft framework:

- Supports the national levelling up ethos by referencing priority areas of health and income inequalities, as well as local conditions known to impact wellbeing including place, education, work, and communities.
- Provides a balanced and easily readable view of the different elements that support places to thrive, cutting across a range of policy areas to ensure a holistic way of approaching Darlington's priorities
- Is evidence-based; both of the frameworks our approach is based on have been developed using the most up-to-date government evidence on the causes of health inequalities.

² <https://whatworkswellbeing.org/resources/understanding-local-needs-for-wellbeing-data/>

³ <https://www.instituteofhealthequity.org/resources-reports/build-back-fairer-in-greater-manchester-health-equity-and-dignified-lives/build-back-fairer-in-greater-manchester-main-report.pdf>

- Supports understanding of local inequality by providing a suite of robust, valid and representative 'beacon' measures of local wellbeing (Appendix A), aligned to the various headings, allowing us to:
 - o Regularly benchmark progress both across the borough and against regional and national comparators,
 - o Quickly understand what's going well and which areas are experiencing particular challenges, and so
 - o Effectively develop priorities for action
- Can be mapped across to existing frameworks, including those used for the Northgate Initiative programme and Council Plan.

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[illegible]

	Beacon Indicator	England	North East	Tees Valley	Darlington		Bank Top & Lascelles	Brinkburn & Faverdale	Cockerton	College	Eastbourne	Harrowgate Hill	Haughton & Springfield	Heighington & Coniscliffe	Hummersknott	Hurworth	Mowden	North Road	Northgate	Park East	Park West	Pierremont	Red Hall & Lingfield	Sadberge & Middleton St George	Stephenson	Whinfield
	AHAH Air quality domain	26.7 %	9.2%	14.5%	6.1%		6.4%	6.3%	5.9%	6.3%	6.2%	6.2%	6.4%	4.8%	5.4%	4.9%	5.8%	6.5%	6.6%	6.0%	5.6%	6.4%	6.5%	5.9%	6.5%	6.3%
	Annual Mean Nitrogen Dioxide (NO2) Concentrations							15.6%			19.9%	26.0%	22.6%					19.0%	26.3%	22.2%	26.0 %			14.2%		
Communities	Feelings of safety in local area - After dark	79.0 %		-	61.1%		44.6%	57.1%	60.3%	71.0 %	56.0%	56.5%	61.7%	78.2 %	70.1 %	81.4%	69.6%	62.3%	58.3%	57.7%	72.4 %	58.1%	51.4%	69.6%	51.6%	66.1%
	Feelings of safety in local area - During day	94.0 %		-	91.1%		85.9%	87.6%	90.2%	97.0 %	94.2%	86.0%	91.5%	94.4 %	94.3 %	97.7%	93.1%	91.4%	90.9%	88.9%	96.8 %	91.0%	84.6%	91.9%	87.8%	94.1%
	People with different backgrounds get on well together	83.0 %	84.0%	-	64.9%		50.4%	58.6%	61.3%	70.3 %	67.7%	58.3%	68.2%	78.0 %	76.2 %	70.5%	78.4%	62.6%	72.6%	59.5%	66.9 %	69.6%	60.9%	71.9%	58.6%	56.8%
	Antisocial behaviour	26.5 %	42.8%	47.2%	32.7%		37.0%	16.2%	30.4%	17.3 %	38.1%	12.5%	28.3%	16.3 %	13.5 %	19.3%	14.8%	44.3%	54.5%	79.3%	34.0 %	26.0%	48.1%	20.8%	48.6%	25.2%
Health	Poor health	52.4 %	57.7%	57.8%	56.3%		59.8%								60.1 %	44.6%		64.8%	50.9%	58.3%		49.5%		55.3%		57.0%
	Bad health	4.2%	5.8%	5.4%	4.5%		5.7%	2.6%	7.0%	2.3%	4.9%	3.6%	5.9%	2.5%	3.2%	3.2%	3.2%	5.5%	5.4%	5.7%	2.5%	3.8%	5.9%	3.1%	7.3%	4.0%
	Low wellbeing in adults	10.5 %	13.3%	13.9%	12.9%		10.9%								9.6%	4.5%		25.7%	16.9%	13.7%		8.1%		10.3%		12.6%
	Emergency readmissions for ambulatory sensitive conditions																									
	Obese children in reception	9.7%	10.9%	11.3%	9.8%		13.4%	8.6%	8.8%	11.5 %	10.2%	9.0%	10.3%	9.8%	4.6%	9.4%	6.0%	10.9%	13.0%	13.4%	12.4 %	5.0%	13.1%	8.1%	13.4%	5.5%
	Obese children in year 6	20.4 %	22.9%	22.7%	22.1%		29.7%	19.7%	22.8%	9.2%	27.2%	19.0%	20.8%	16.7 %	12.0 %	18.8%	12.0%	24.6%	26.9%	27.7%	14.9 %	22.2%	32.9%	18.3%	31.4%	17.5%
	Obese adults	24.1 %	27.8%	28.1%	27.7%		29.9%	28.3%	30.9%	18.5 %	31.5%	30.8%	28.1%	25.3 %	22.7 %	25.5%	22.7%	29.9%	27.7%	27.5%	21.9 %	28.1%	31.1%	25.5%	30.8%	28.7%
	Obese adults (GP data)	10.5 %	14.0%	13.5%	14.6%		13.7%								10.2 %	9.4%		15.1%	12.0%	18.6%		16.7%		13.1%		14.8%
	Smoking prevalence	14.3 %	14.9%	16.0%	15.2%		29.1%								14.5 %	7.5%		16.5%	15.4%	15.8%		11.9%		11.3%		13.3%

**CABINET
8 FEBRUARY 2022**

CALENDAR OF COUNCIL AND COMMITTEE MEETINGS 2022/23

**Responsible Cabinet Member -
Councillor Heather Scott, Leader and all Cabinet Members**

**Responsible Director -
Elizabeth Davison, Group Director of Operations**

SUMMARY REPORT

Purpose of the Report

1. To consider the Calendar of Council and Committee Meetings for the 2022/23 Municipal Year.

Recommendation

2. It is recommended that:
 - (a) The Calendar of Council and Committee Meetings 2022/23, attached as an Appendix, be approved; and
 - (b) The proposed dates for the meetings of Council be referred to the Annual Council meeting scheduled to be held on Thursday 19 May 2022.

Reasons

3. The recommendations are supported by the following reasons:
 - (a) To ensure that the calendar of meetings is approved to assist with forward planning.
 - (b) To enable the meetings of Council to be approved.

**Elizabeth Davison
Group Director of Operations**

Background Papers

No background papers were used in the preparation of this report.

Lynne Wood : Extension 5803

S17 Crime and Disorder	The contents of this report do not have any direct implications on Crime and Disorder.
Health and Wellbeing	The contents of this report do not have any direct implications on Health and Safety.
Carbon Impact and Climate Change	The contents of this report do not have any direct Carbon Impact implications.
Diversity	The contents of this report do not have any direct implications on Diversity.
Wards Affected	The contents of this report do not directly affect any wards.
Groups Affected	The contents of this report do not directly affect any groups.
Budget and Policy Framework	The contents of this report do not have any direct implications on the Budget and Policy Framework.
Key Decision	The issues contained within the report do not represent a key decision.
Urgent Decision	This is not an urgent decision.
Council Plan	The contents of this report do not have any direct implications on the Council's Plan.
Efficiency	The contents of this report do not have any direct implications on efficiency.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

4. Members will be aware that the Calendar of Council and Committee Meetings is normally submitted for consideration at this time of the year to assist officers and Members with forward planning.
5. The calendar, attached as an Appendix, is based on five Council cycles and a four week summer recess period.
6. Included within the calendar are the dates for Remembrance Sunday and the Borough Council Elections and meetings of the Audit Committee, Corporate Parenting Panel, Health and Well Being Board and Standing Advisory Council on Religious Education.

Outcome of Consultation

7. The Chief Officers Executive and Chief Officers Board were consulted on the calendar.

CALENDAR OF MEETINGS

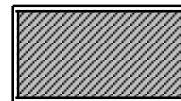
2022/23

This document was classified as: OFFICIAL

Calendar May 2022 to May 2023

Recess - 4 weeks 25 July to 19 August 2023

Abbreviation	Council and Committees
AC	- Annual Council
C	- Council
Cab	- Cabinet
L	- Licensing (General Licensing, General Licensing Sub and Licensing Act 2003 Committees)
PA	- Planning Applications Committee
A	- Audit Committee
AD	Adults Scrutiny Committee
CYP	- Children and Young People Scrutiny Committee
CLS	- Communities and Local Services Scrutiny Committee
ER	- Economy and Resources Scrutiny Committee
HH	- Health and Housing Scrutiny Committee
CPP	- Corporate Parenting Panel
HWBB	- Health and Well Being Board
SACRE	- Standing Advisory Council on Religious Education
RS	- Remembrance Sunday
BCE	Borough Council Elections



= Bank Holiday (including additional bank holiday on 3 June 2022 for the Queen's Platinum Jubilee)



= Recess

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed								
MAY 2022	classified as: OFFICIAL							1	2	3 CAB	4	5	6	7	8	9	10	11 PA	12 C	13	14	15	16	17	18	19 AC	20	21	22	23	24	25	26	27	28	29	30	31	
JUNE 2022		1	2	3		4	5	6	7 L	8	9	10	11	12	13	14 CAB	15 PA	16	17	18	19	20	21 AD	22	23 CLS	24	25	26	27 CYP	28	29 H&H	30 E&R HWBB							
JULY 2022				1	2	3	4	5 CAB	6	7	8	9	10	11 SACR E	12	13 PA	14 C	15	16	17	18	19 L	20 A	21	22	23	24	25	26	27	28	29	30	31					
AUGUST 2022							1	2	3	4	5	6	7	8	9	10	11 PA	12	13	14	15	16	17	18	19	20	21	22	23 AD	24	25 CLS	26	27	28	29	30	31 H&H		
SEPTEMBER 2022			1 E&R	2	3	4	5 CYP	6 L CAB	7 PA	8	9	10	11	12	13 CPP	14	15	16	17	18	19	20	21	22 HWBB	23	24	25	26	27	28 A	29 C	30							
OCTOBER 2022					1	2	3	4	5	6	7	8	9	10	11 CAB	12 PA	13	14	15	16	17	18 L	19	20	21	22	23	24	25 AD	26	27 CLS	28	29	30	31 CYP				
NOVEMBER 2022	1	2 H&H	3 E&R	4	5	6	7	8 CAB	9 PA	10	11	12 RS	13	14 SACR E	15	16	17	18	19	20	21	22	23	24 C	25	26	27	28	29 L	30									
DECEMBER 2022			1	2	3	4	5 CAB	6 PA	7	8	9	10	11	12	13 AD	14 H&H	15 CLS HWBB	16	17	18	19 CYP	20	21	22	23	24	25	26	27	28	29	30	31						
JANUARY 2023						1	2	3	4 PA	5 E&R	6	7	8	9	10 CAB	11	12	13	14	15	16	17 L	18	19	20	21	22	23	24	25 A	26 C	27	29	29	30	31			
FEBRUARY 2023		1 PA	2 E&R	3	4	5	6	7 AD CAB	8 H&H	9 CLS	10	11	12	13	14 CPP	15	16	17	18	19	20	21	22	23	24	25	26	27 CYP	28 L										
MARCH 2023		1 PA	2	3	4	5	6	7 CAB	8	9	10	11	12	13	14	15	16 HWBB	17	18	19	20 SACR E	21	22 PA	23 C	24	25	26	27	28	29	30	31							
APRIL 2023					1	2	3	4 CAB	5	6	7	8	9	10	11	12	13	14	15	16	17	18 L	19	20	21	22	23	24	25 CAB	26 A PA	27	28	29	30					
MAY 2023							1	2	3	4 BCE	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25 AC	26	27	28	29	30	31		
	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed								

**CABINET
8 FEBRUARY 2022**

**MEDIUM TERM FINANCIAL PLAN
INVESTING IN AND DELIVERING SUCCESS FOR DARLINGTON**

**Responsible Cabinet Member - Councillor Heather Scott
Leader and all Cabinet Members**

Responsible Directors – Chief Officers Executive

SUMMARY REPORT

Purpose of the Report

1. To propose a Medium Term Financial Plan (MTFP) for 2022/23 to 2025/26 including setting a budget and Council Tax increase for 2022/23, to be forwarded to Council for approval on 17 February 2022.

Summary

2. Whilst 2020/21 was undoubtedly the year of Covid, 2021/22 will be remembered as the year we started to live and adapt to the difficulties and opportunities it created. The pandemic fundamentally impacted on the priorities of, and the way in which the Council conducted its business. The financial pressure on the public sector as a whole and the Council more specifically have been significant over the last couple of years, and this was on the background of a decade of significant financial challenge following the economic downturn and the reductions in public sector spending.
3. Despite this the Council has been successful in responding to these challenges, both in the last couple of years supporting residents, business and NHS colleagues in their response to the pandemic, and more generally by continuing to provide vital core services and investing the resources available in growing our economy to deliver success for the benefit of all. This is becoming increasingly difficult in the light of the pandemic with demand for services increasing, particularly in regard to social care where costs are predicted to rise substantially; this is alongside reduced income in our leisure and cultural venues as residents understandably are cautious in rushing back to normality. There are also external pressures in the wider economy with transport, fuel and material prices all increasing which have an impact on the day to day running of the Council.
4. The Local Government Finance Settlement delivered on 16 December 2021 confirmed a one year settlement and a number of funding streams announced in the Autumn Statement including the £1.5bn additional funding stream which has been split between a specific grant for Social Care and an un-ringfenced Services Grant which is only guaranteed for 2022/23 whilst a review of Local Government funding takes place. This means the MTFP is based on a one year funding basis, and whilst this is unhelpful for

planning purposes, it is understandable given the fair funding review has been paused for the last few years and time will be needed to establish robust allocation and distribution of departmental budgets.

5. The consequence of this is that the 2022/23 Budget and MTFP has an eye to future years but does not seek to presume what the future will look like. It aims to ensure that the Council can continue to provide vital services in response to Covid should it be required and importantly continue to provide our core offer level of services to the residents of Darlington regardless of Covid.
6. The Council has performed well in responding to the financial challenges and has taken early action in order to ensure that it is ahead of the curve and not therefore pushed into short term decisions. The outcome of the significant consultation and detailed budget review exercise in 2016 was a core offer budget with a small provision for discretionary services and this is the base level the new MTFP has been prepared on.
7. A healthy level of reserves has been maintained for medium term stability and this is now a crucial component of the budget strategy which will allow time for the key ambition of economic growth to take effect.
8. In addition to the core offer budget a futures fund was established from reserves in the following five areas:
 - (a) Community Safety
 - (b) Maintain an attractive street scene environment
 - (c) Maintaining a vibrant town centre
 - (d) Developing an attractive visitor economy
 - (e) Neighbourhood renewal
9. Whilst this was for a time limited period it is clear the ongoing commitments in the fund for example community safety and developing a vibrant town centre are key to driving our ambition of growing the economy, therefore these ongoing elements have been mainstreamed into the budget from 2025/26.
10. The core offer remains challenging with some significant pressures arising as mentioned, nevertheless, through tight financial management, innovative financial investments and increased income from economic growth successes, the Council can still deliver the agreed balanced plan, finance the MTFP to 2025/26 whilst retaining usable balances of £1.523m.
11. In summary, if the recommendations are agreed, the Council's financial position is robust with a four-year balanced MTFP which will allow net revenue investment in Darlington and its residents of over £100m per year, capital investment of over £157m, and create the conditions and opportunities for growth.

Recommendation

12. It is recommended that Cabinet approve and recommend to Council on 17 February:
 - (a) The Revenue MTFP as set out in **Appendix 6** and the Capital programme as set out in **Appendix 7**, including the following:

- (i) A Council Tax increase of 1.99% plus a 1% Adult Social Care Precept to help fund social care for 2022/23.
- (ii) The Schedule of Charges as set out in **Appendix 3**.
- (iii) Mainstreaming the ongoing services provided by the futures fund into the budget from 2025/26 onwards as set out in paragraph 71.

Reasons

13. The recommendations are supported by the following reasons:

- (a) The Council must set a budget for the next financial year.
- (b) To enable the Council to continue to plan services and finances over the medium term.
- (c) To ensure decisions can be made in a timely manner.
- (d) To ensure investment in our assets is maintained.

Chief Officers Executive

Background Papers

No background papers were used in the preparation of this report.

Elizabeth Davison: Extension 5830

S17 Crime and Disorder	The report contains proposals to continue to allocate resources in support of the Council's Crime and Disorder responsibilities
Health and Well Being	The report contains proposals to continue to allocate resources in support of the Council's Health and Well Being responsibilities
Carbon Impact and Climate Change	The proposals in the report seek to continue to support the Council's responsibilities and ambitions to reduce carbon impact in the Council and the Borough.
Diversity	There are no specific proposals that impact on diversity issues.
Wards Affected	All wards are affected
Groups Affected	All groups are affected by the Council Tax increase.
Budget and Policy Framework	The MTFP, Budget and Council Tax must all be decided by full Council
Key Decision	The MTFP, Budget and Council Tax must all be decided by full Council
Urgent Decision	The MTFP, Budget and Council Tax must all be decided by full Council
Council Plan	Within the constraints of available resources it is necessary for the Council to make decisions involving prioritisation. The proposals contained in this report are designed to support delivery of the Council Plan within those constraints.
Efficiency	Efficiency savings which do not affect service levels have been included in the MTFP.
Impact on Looked After Children and Care Leavers	Children's social care continues to be resourced to provide good outcomes for Looked after Children or Care Leavers.

MAIN REPORT

Background and context

14. The Council has faced significant financial challenges over the last decade as the Government responded to the worldwide economic downturn by introducing public sector spending reductions. This has been exacerbated by the pandemic and a growing demand for services, particularly in relation to social care, both Adults and Children's services.
15. The Council has performed well in responding to these challenges and following an in-depth review of all service provision in 2016 took early decisions in order to ensure that it is ahead of the curve and was not pushed into short term decision making. A good level of reserves has been maintained and this will now be a crucial component of the budget strategy. Given the essential emphasis on responding to Covid, recovering from Covid and the background of a decade of savings there is much less scope for new and significant savings proposals. Reserves are therefore key to ensuring that a medium term approach to planning can take place and time created to see the impacts of the economic growth strategy.
16. In addition to the core budget, following good progress made on achieving savings, strong cost management and innovative treasury initiatives, the Council was in a position to add back some discretionary services from unallocated balances which were key to growing Darlington's economy and consistent with the Council's priorities. This was called the Futures Fund and covered the following areas:
 - (a) Community Safety
 - (b) Maintain an attractive street scene environment
 - (c) Maintaining a vibrant town centre
 - (d) Developing an attractive visitor economy
 - (e) Neighbourhood renewal
17. The funds are being utilised as expected to make positive change and are a significant contributor to growing Darlington's economy, whether that be more attractive streets and green areas to festivals and safer streets.
18. As time has passed it has become clear a number of the services funded via the futures fund are key to the aim of growing our economy and without them would have a significant impact on that key aim. Therefore, it is proposed the ongoing elements of the fund are mainstreamed into the budget and are considered with all other funded services in any future budget discussions.
19. The core offer budget plus the futures fund as noted above is the starting position for this year's MTFP.
20. Income and resource levels will be discussed in detail later in the paper, however we have only received a one year finance settlement which along with the turbulent times we find ourselves in makes it challenging to predict expenditure and income levels moving forward. As a consequence, best estimates have been used and assumptions made on the

impact of Covid-19 on budgets in 2022/23 and the income and resources we will receive in future years.

Updated Information and changes to the draft MTFP

21. As a result of updated information since the draft MTFP was approved for consultation, a number of changes have been made to this proposed MTFP. These changes along with the references to where they appear in the report are shown below:

No.	Change	Effect	Para	App
1	Additional council tax from increased taxbase	Over life of the MTFP improves reserves by £2.271m	52, 60, 61, 74	6
2	Settlement – less Top Up Grant due to CPI rate	Over the life of the MTFP reduces reserves by £0.588m	60, 61, 74	6
3	Settlement – less RSG due to NHB being extended by a further year	Over the life of the MTFP reduces reserves by £0.609m	45, 60, 61, 74	6
4	Settlement – NHB scheme extended for a further year	Improves reserves by £1.416m	46, 60, 61, 74	6
5	Settlement – BCF inflation	Over the life of the MTFP improves reserves by £0.528m	60, 61, 74	6
6	Settlement – Adult Social care Support Grant inflation	Over the life of the MTFP improves reserves by £0.640m	60, 61, 74	6
7	Settlement – Lower Tier Services Grant	Over the life of the MTFP improves reserves by £0.151m	60, 61, 74	6
8	Settlement – Additional funding through Adult Social Care and 2022/23 Services Grant	Over the life of the MTFP improves reserves by £0.164m	49, 60, 61, 74	6
9	Additional pressures	Pressures identified in utilities, car parking, additional inflationary contract pressures and employee costs. Reduces reserves by £2.532m.	22, 42, 43, 61, 74	1, 2 & 6
10	Stronger Communities Fund	Reduces reserves by £0.050m.	32, 33	6
11	2025 Bicentennial Anniversary Event programme Reserve	Reduces reserves by £1.000m n.b. this is the maximum amount as other sources of funding are sought.	41, 60, 61, 74	6
12	Qtr 3 Revenue Budget Management	Improved position at Quarter 3 increases reserves by £0.237m.	60, 61, 74	6

Financial Analysis

Projected Expenditure

22. As noted previously the core offer budget and futures fund is the level on which the MTFP is based upon. Estimates attached at **Appendix 1** have been prepared based on current service levels and include known pressures and efficiencies which are summarised below and detailed in **Appendix 2**. The most significant are discussed in the following paragraphs. The assumptions used when preparing the estimates are set out at **Appendix 4**.

<u>Summary of Pressures</u>	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m
Efficiencies and Savings	(1.782)	(0.954)	(0.745)	(0.783)
Increased Service Demand	2.073	2.350	2.394	2.413
Price Inflation	1.833	1.707	1.870	3.188
Reduced Income	0.134	0.678	0.647	0.682
Other and Contingencies	1.829	1.316	1.368	1.322
Covid 19 Pressures	0.738	0.181	0.186	0.191
	4.825	5.278	5.720	7.013

23. **Efficiencies/Savings** – there are significant anticipated savings over the life of the MTFP of £4.264m. Our investment returns are higher than anticipated with the dividends from our joint venture partnership £0.700m higher over the next couple of years. Other efficiencies cut across all areas and include staff savings and a realignment of running costs achieved following the different ways of working throughout the pandemic.
24. **Increased Service demand** – is the most significant strain on the budget and within this category the main pressure area is Adult Social Care. Pressures in this area are being felt nationwide and whilst the new social care funding reforms will assist people paying for their care from 2023, they do not assist with the pressure being faced now. There has been a significant increase in demand for home care with an additional 1,771 hours per week commissioned. In addition, there are pressures from demographic, residential care, day care, direct payments, and the provision of respite requirements. Over the life of the MTFP there is a £7.5m social care demand pressure.
25. **Price Inflation** – our adult social care contracts are linked to various inflation factors in the Consumer Price Index, the main one being the national living wage which has been set at £9.50 per hour from 1 April 2022 – an increase of 6.6% and this automatically feeds through to the care providers. With residential care there is also a utilities factor which has significantly increased from at 22% year on year and has impacted on the contract rate. There is also the National Insurance increase of 1.25% which again will be fed through the contracts. Whilst this is a significant pressure on the Council's finances the pressure on the care sector is recognised and these uplifts are required to ensure stability. The pressure from contract uplifts is £5.78m across the MTFP.

26. The other significant inflation pressure is the utilities increase, again being seen across the country and which has a direct impact on our running costs, from the buildings we operate to the street lighting electricity usage. Our energy is purchased through the North East Procurement Organisation and the impact is not as high as it could have been as fuel was pre-purchased before the rises. Energy efficiency measures are continually being looked at, for instance the LED street lighting programme, however the significant increase cannot be contained within existing budgets.
27. **Reduced Income** - The patronage of the Council's car parks is at 75% of pre-Covid levels and anticipated to remain at that level as the shift to home working and more sustainable modes of transport grow. The position will be constantly reviewed however it is prudent to put a marker down in the MTFP to acknowledge the potential pressure at this point.
28. **Other and Contingencies** – the main pressures here are for the additional 1.25% Employers National Insurance contributions payable from April 2022 and also a provision for an employee pay award. These are both estimated at this point in time and based on current staffing levels.
29. There is also a provision for continuation of the strengthening families programme into 2022/23. The increase in children needing support from the local authority has put pressures on both staffing levels and the placement budgets over the last few years. This pressure is being felt across the country with most Councils' reporting an increased investment requirement in this area. The Council was awarded a £1.2m grant from the DfE to assist in transforming social care practice within Darlington and the team is working in partnership with Leeds City Council who have already been through this process. The ultimate aim is to improve outcomes for children, focus on prevention and reducing the number of children who need to come into care and ultimately reduce the budget pressure.
30. Unfortunately, due to Covid, the scheme didn't progress as quickly as anticipated and the funding did not extend to 2022/23. In order to achieve the savings required the programme needs to be extended for a further year, the cost is £0.533m however it is felt this investment will achieve longer term savings to help the service achieve a sustainable footing.
31. **COVID-19** – the coronavirus pandemic had a significant effect on the Council's expenditure and income budgets over the last 18 months. The government has responded well with help to offset a large proportion of these pressures however this support has now come to an end. Whilst in the medium term it is anticipated most income in our leisure and culture venues will return to pre-Covid levels there remains a pressure in 2022/23 as visitors become more confident in returning. The area anticipated to have an ongoing pressure is waste disposal where an increase in household levels of waste have remained high; it is anticipated they will reduce gradually over the coming years but not to pre-Covid levels.

Additional budget provision

32. **Stronger Communities Fund** – the stronger communities fund was established to assist grass roots projects and initiatives in each of the elected Members Wards. It was agreed in the 2021/22 budget that £0.001m was made available to each member to utilise as they see fit in their communities and reviewed on an annual basis. A report was taken to the

Local Communities Scrutiny Committee on 6 January and subsequently forwarded to the Economy and Resources Committee on 20 January, updating on the spend to date and initiatives Councillors had funded. The fund is being utilised for varied and creative uses from purchasing benches and seating in parks, sports kit for local teams, to Christmas lights and hampers, goal posts and equipment for Scouts and craft sessions to name a few.

33. There was unanimous agreement that it be recommended to Cabinet that the pilot should be extended for a further year with six monthly reports back to committee to monitor progress. At the beginning of the financial year each members fund will be topped back up to £1,000. Members final spend will not be known until the end of March 2022 so a full provision of £0.050m has been included in the MTFP for 2022/23. If this is not utilised it will be returned to reserves.
34. **2025 Bicentenary Anniversary Event Programme** - In 2025 it is the 200th anniversary of the birth of the modern passenger railway. The Stockton and Darlington Railway (S&DR) is of national and international significance and Government and national agencies are keen to support and promote.
35. An ambitious programme of celebrations is being developed of national event standard by a core group of partners who have been collaborating for 5 years to develop the plans for the S&DR Bicentenary. Darlington Borough Council, Stockton Borough Council, Tees Valley Combined Authority and Durham County Council have been working with Historic England, Network Rail, the Friends of SDR and others, to develop a connected set of visitor sites, experiences and interpretation that will be programmed in the year approaching the anniversary and culminate in celebrations on the actual anniversary. This programme of events will set the permanent heritage visitor attractions on strong foundations for future return visits to the region.
36. The 200th anniversary in 2025 has the potential to attract visitors from across the world and establish the profile and identity of the S&DR visitor attraction in all its parts, celebrating our heritage, changing perceptions about the area, and driving long term visitor economy growth. The draft Economic Impact Assessment demonstrates a potential across the Durham and Tees Valley area of 2,310 net additional temporary jobs in 2025 and 410 net additional permanent jobs after the Bicentenary, a Gross Value added of £120m and a wider impact value of £227m.
37. The plans involve a mixture of investment in events, in buildings and the environment, linking Locomotion Museum in Shildon, Darlington's Rail Heritage Quarter, Preston Hall Museum & Grounds and Stockton's Riverside.
38. The Partnership has commissioned major pieces of work to provide the foundation for the development of the permanent visitor attraction and the promotion of the Bicentenary. These include a full access audit for the length of the line, historic significance and condition surveys of buildings and structures, marketing and interpretation frameworks, feasibility studies into live steam and early locomotive exhibitions.
39. A significant amount of work has been done to lay foundations for the core programme, but there is still a great deal of fluidity and flexibility. The core programme for 2025 will be built around the following:

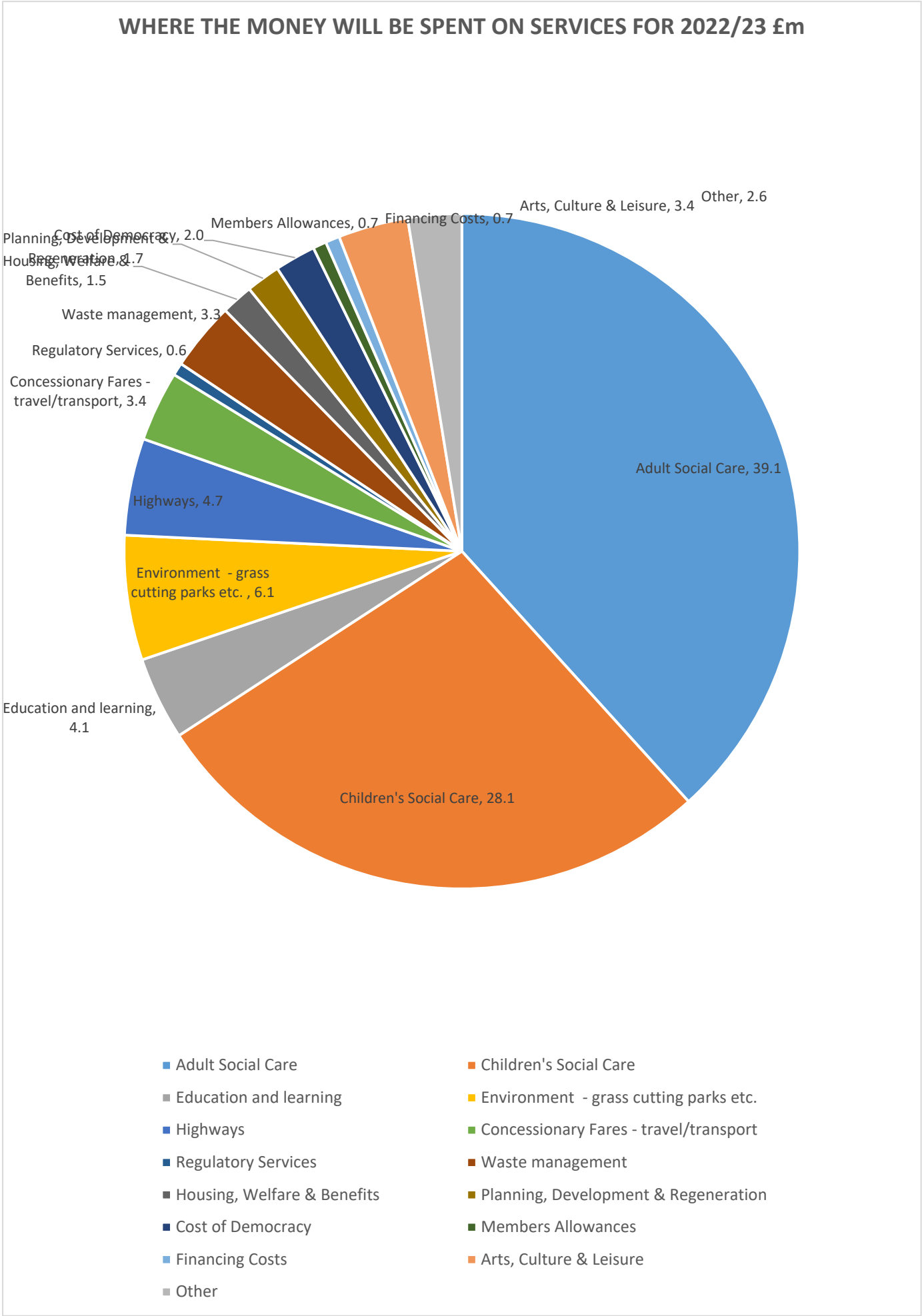
- (a) **Live steam and motive power**, journeys into the region, within the region and along the line of the first journey from Shildon to Stockton. Replica of Locomotion No.1 operating on the private rail siding at Rail Heritage Quarter as well as other steam trains.
 - (b) **Exhibitions of early steam locomotives** from around the world, brought together for the first time displayed at 3 locations Locomotion in Shildon, Rail Heritage Quarter (a key site) and a site in Stockton.
 - (c) **Education and schools' projects** to understand and celebrate the S&DR and use the innovations of the early 1800s to inspire interest in technology, engineering and invention.
 - (d) **Knowledge sharing & conferences**, attracting national and international contributors, highlighting the many different social, cultural and technological impacts that railways have had and the contributions that transport innovation could make to environmental sustainability.
 - (e) **Community events**, parades, celebrations and installations illustrating some of the ways in which communities and localities were changed by S&DR.
 - (f) **Large scale outdoor arts and street theatre** creating moments of mass celebration and spectacle that are distinctive and rooted.
40. Our rail heritage is very important and the Council Plan recognises that we should make the most of our culture and heritage as these can be significant drivers for an area's economic growth and success.
41. Partners are currently seeking approvals to fund this major programme of events and Stockton recently presented a report to their cabinet to allocate a budget of £1.3m to the programme. It is recommended that £1m is allocated in MTFP and a reserve set up to enable preparations to commence and be confirmed. The Council will continue to seek to raise funds to cover the costs of the programme from other sources which would reduce the council funding required.

Total Expenditure

42. Taking the above savings and pressures into account the summarised projected expenditure is shown in the table below:

	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m
People Services	66.018	67.900	70.652	73.251
Chief Executives Office & Economic Growth	1.288	1.334	1.366	1.455
Services	18.126	18.530	19.008	19.398
Operations	16.341	16.542	16.886	17.140
Financing costs	0.637	2.921	2.933	2.992
Investment Returns - Joint Venture	(1.864)	(1.480)	(1.130)	(1.130)
Council Wide Pressures/(savings)	1.037	1.054	1.079	1.106
Council Wide Contingencies	0.525	1.512	1.512	1.512
Total Expenditure	102.108	108.313	112.306	115.724

43. This proposed net investment in services of £102m in 2022/23 covers a wide range of areas from refuse collection to adult residential care, from street lighting to school crossing patrols and grass cutting to our Leisure and Culture provision. The chart below shows the split of investment and as can be seen Social Care, both Children's and Adults, are the most significant proportion of funding, accounting for nearly two thirds of the overall budget.



Projected Income

Local Government Finance Settlement

44. The draft Local Government Finance Settlement was announced for consultation on 17 December 2021 and confirmed a number of funding streams announced in the Autumn budget and spending review. Consultation on the settlement closed on 13 January and we have yet to find out if there are any changes to the draft, however in previous years there has been little, if any, movement so this plan is based on the draft position. The settlement is for one year and therefore assumptions have been made for years two to four of the plan using best estimates using the latest information available. All assumptions are in Appendix 4 and detailed in the relevant sections below, however the overriding principle is that we will receive cash equivalent grant funding for all government funding streams unless otherwise stated.

Core Grant funding to Local Government

45. **Revenue Support Grant (RSG)** has become a reducing element of the Council core funding over recent years however it has been assumed this will continue into future years at a cash equivalent position. Furthermore as the New Homes Bonus scheme is coming to an end, and the funding for NHB was top sliced from RSG, an assumption has been made this will be returned to Local Government and has therefore been included in the projections for future years.
46. **New Homes Bonus (NHB)** is included in core Government funding as it is top sliced from RSG. The scheme was due to end with only legacy payments made, however it was announced in the settlement that the scheme would be extended for a further year. The housing figures are taken from October 2020 and October 2021 and given the buoyant market between these dates this has increased NHB by £1.4m. As noted, we are anticipating the scheme coming to an end next year so have only accounted for legacy payments withing the RSG figures from 2023/24 onwards.
47. **Better Care fund** - Members will recall that previous year changes to the NHB scheme along with the reduction in RSG funded the Improved Better Care Fund which was separate to the funding stream allocated direct to the NHS. This was in recognition that Councils were under significant pressure in regard to social care funding, it was initially a three-year pot but continued in 2020/21 and 2021/22 as core funding. The settlement provided confirmation this will continue into 2022/23 and for estimate purposes it has been assumed this funding will continue over the life of the MTFP given it is part of the core funding settlement.
48. **Adult Social Care Support Grant** - In recognition of the significant pressures being faced by Councils in Social Care due to the growing elderly population and increases in children looked after, over the last couple of years the Chancellor announced additional funding for Councils through direct grant last year, this has been confirmed for 2022/23 and it has been assumed this funding will continue into future years on a cash-equivalent basis.
49. **Spending Review 2021** – In the Autumn Statement the Chancellor recognising the significant pressures faced by Councils and the important role they have taken throughout the pandemic announced a funding package for Local Government of £1.6bn of which

£0.1bn will be used for Cyber Security and Troubled Families programmes. The remaining £1.5bn has been distributed to councils. The funding needs to cover the cost of the National Living Wage increases along with the additional 1.25% National Insurance contributions for the Council's own workforce and that of its contractors and suppliers. The funding has been split into two funding streams:

- (a) **The Services Grant - £1.579m.** This grant funding is un-ringfence and one-off for 2022/23. The government have stated they will work closely with the sector on how best to distribute this money for 2023/24 onwards. Given this, the funding would not be included in the baseline for any protections required if allocations were reduced in future years. It has been assumed however given the levelling up agenda Darlington will receive the equivalent grant in the remaining years of the MTFP.
- (b) **Social Care Grant - £1.162m.** This funding can be utilised for both Adult and Children's Social Care and has been distributed to Councils based on the Adult Social Care relative needs formula.

Council Tax Income

- 50. Due to reduction and reliance on Government funding over the last ten years, Council Tax is now by far the largest single funding stream and will increase further as a percentage over the coming years representing 61% of projected resources anticipated by 2025/26. The ongoing increases reflect the Cabinet's view that income from Council Tax needs to increase to protect key service provision and enable investment in vital services. Members will recall that a 1% increase in Council Tax equates to an annual revenue of £0.560m.
- 51. The Council Tax referendum limit has been set at 2% for 2022/23 and this MTFP assumes a Council Tax increase of 1.99% for 2022/23 and across the rest of the MTFP. In addition, Local Authorities have been given access to additional Social Care funding through an Adult Social Care precept of 1% for the next three years; this is in recognition of the extreme pressure Councils are facing, particularly in regard to demand and the increasing demographic of older people and rises in people with complex needs. As can be seen in the chart in paragraph 43, Adult Social Care is by far our largest overall budget with a spend of £39.1m. The precept is crucial to enable this investment in Social Care to continue and provide the ongoing sustainability of the service. This MTFP proposes the 1% precept is levied in 2022/23 but does not commit to future years and will be reviewed in the next MTFP cycle. The precept is in addition to the 1.99% Council Tax.
- 52. The Council Tax base was affected by Covid-19 firstly due to the increase in Local Council Tax support claimants (LCTS) and also a slight reduction in housebuilding in the earlier part of 2020. Whilst LCTS claimants remain higher than the pre-Covid position they are reducing month by month and furthermore housing building has started back in earnest. Moving forward planning estimates anticipate growth levels to be an average of 562 Band D equivalent properties over the period of this plan which is a growth on the tax base of 1.62% per annum. These figures have been used to prepare the estimates; clearly should this be any different income levels will differ. The collection rate (of collectable debt) is anticipated to remain at 99% in 2022/23, but as mentioned previously other factors are impacting on the overall income levels.

National Non-Domestic Rates (NNDR)

53. The Council retains 49% of NNDR collected and can gain or lose depending on whether the net tax collected increases or decreases. The Government via the valuation office sets rateable values and the rate paid in the pound is increased each year in line with the Consumer Price Index (CPI). The business tax-base is far more volatile than the Council Tax base and requires very close monitoring. In addition to the potential to “lose” income due to business closures, the Council also carries the risk of losing appeals by businesses against valuations.
54. Growing the economy is the key priority in the Council Plan and the Economic Strategy gives priority to increasing business within the borough and significant effort has been put into achieving growth. This has been rewarded with a positive net increase in NNDR collection. Sites such as Symmetry Park and Central Park are all contributing to the growth and the recent announcement of a Government hub Darlington led by her Majesty’s Treasury Department will provide a tremendous boost to the town and will undoubtedly lead to other businesses moving into the area.
55. Notwithstanding these major developments, attracting businesses into the Town by their very nature takes time and upfront investment and therefore is an area which needs continued prioritisation and pump prime funding so growth can continue. It needs to be remembered that net growth in NNDR collected relies on growth outstripping revaluations and reductions which can be very challenging in the current economy.
56. One area of uncertainty is the business rate reset. The business rates system changed in 2013 and Councils received 49% of the NNDR collected above the base level, this was to incentivise councils to drive economic growth. The system was due to be reviewed in 2020, with the intention of resetting the baseline and a review of need across the board and a subsequent redistribution of funding. This was part of the Fair Funding Review which has been postponed for a couple of years and there is no indication of whether this will happen in 2022/23. As Darlington has seen a healthy increase in business rates any reset would likely reduce funding in this area. Given the review has been postponed and there would need to be consultation on any new formula system, it has been assumed this would not impact on Darlington until 2024/25.
57. The in-year collection rate target for NNDR is 98.0% and as at the end of December 2021 is 85.7% and on track to achieve the target.

Collection Fund

58. The Collection Fund account reflects the statutory requirements for the Council to maintain a separate Fund in relation to the operation of Council Tax and the Business Rates Retention Scheme (BRRS). The Fund records all of the transactions for billing in respect of Non-Domestic Rates (NNDR) and Council Tax, exemptions and discounts granted, provision for bad debts and appeals and payments made to the Council’s General Fund, the Police and Fire and Rescue precept authorities and Central Government. The collection fund is in a healthy position and it is not anticipated there will be a call on the general fund during 2022/23.

Other Grants

59. Set out below are the estimated specific grants which as the title suggests are for specific areas of expenditure as dictated by the government and cannot be used for other areas; the main one being the Public Health ring-fenced grant. These grants are included in service estimates at Appendix 1.

	2022/23 £m
Public Health Grant	8.636
PFI Grant	3.200
Youth Justice Board	0.223
Local Reform & Community Voices	0.057
Adult & Community Learning	1.057
Staying Put	0.055
Heritage Action Zone	0.047
Garden Village	0.100
Parks for People	0.014
Towns Fund	0.100
Bus Service Operators Grant	0.009
	13.498

Total Income

60. The table below summaries the Council's estimated income for the period of this plan which thanks to the increase in spending announced in the Autumn Statement, continued economic growth and house building activity, and the subsequent increases in Council Tax and NNDR, confirms a much-needed increase in income given our expenditure pressures.

Resources - Projected and assumed	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m
Council Tax	58.343	60.430	62.370	64.502
Business rates retained locally	20.175	20.546	20.227	20.612
Top Up Grant	7.297	7.297	5.238	5.343
RSG	3.748	4.781	4.781	4.781
New Homes Bonus	1.881	0.000	0.000	0.000
Better Care Fund	4.488	4.488	4.488	4.488
Adult Social Care Support Grant	3.753	3.753	3.753	3.753
Social Care Grant	1.162	1.162	1.162	1.162
2022/23 Services Grant	1.579	1.579	1.579	1.579
Lower Tier Services Grant	0.151	0.000	0.000	0.000
Total Resources	102.576	104.035	103.598	106.220

Projected MTFP

61. Set out in the table below are the projections based on the income and expenditure analysis discussed in the previous sections along with the required use of balances over the period. The projections assume additional futures funding for ongoing commitments in 2025/26 is agreed and allocated as noted in paragraphs 62-63.

	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m
Estimated Expenditure	97.283	103.035	106.586	108.711
Add Pressures / Additional savings	4.825	5.278	5.720	7.013
	102.108	108.313	112.306	115.724
Projected Total Resources	(102.576)	(104.035)	(103.598)	(106.220)
Projected budget deficit	(0.468)	4.278	8.708	9.504
Utilisation of balances	0.468	(4.278)	(8.708)	(9.504)
Total	0.000	0.000	0.000	0.000

Futures Fund

62. As noted earlier to supplement the core offer a futures fund was established using unallocated reserves. In total £7.564m has been allocated to the fund over the years, a mix of one-off funding across five themes (£4.764m) and an ongoing revenue stream for Community Safety and Maintaining an Attractive Street Scene Environment (£2.8m).
63. The fund is being used to support the core offer budget, in particular areas which will help grow Darlington's economy through keeping the borough clean, safe and healthy whilst valuing our heritage and culture, alongside working with communities to maximise their potential.
64. To date £4.358m has been committed to the themes with a balance of £0.386m remaining. A summary of the spend and commitments is noted below.

Futures Fund - Theme 1 - Community Safety (£1.134m)

65. £1.115m of the fund has been committed, £1.040m on staffing across the seven years. This is to improve resilience and robustness in the team, particularly as community safety is a key priority for the Council. £0.075m was for the purchase of a mobile CCTV camera and deployment over the years.

Futures Fund - Theme 2 – Maintaining an Attractive Street Environment (£0.561m)

66. £0.216m has been allocated to employ an arboriculture team leader to help address the increasing workload in regard to trees. £0.125m for a street orderly concentrating on

keeping the arterial roads and areas into Darlington clean, £0.098m on a back-lane crew to help tackle fly tipping and £0.059m on trees in the town centre along with a memorial seat for those victims of Covid. The remaining funding has not been committed yet. The core funding allocation of £0.300m per annum has made a significant impact on the street environment. Grass cutting returned to a 12-15 day cycle which improved the look of the borough over the summer period and more frequent cleanses and litter picks have made a noticeable difference. Floral displays helped in achieving the Northumbria in Bloom awards accolades.

Futures Fund - Theme 3 – Maintaining a Vibrant Town Centre (£1.693m)

67. The Town Centre faces a number of challenges as do many towns across the country due to the increase in on-line shopping and out of town retailing. This fund is helping to maintain Darlington's vibrant town centre and £1.463m of the funding has been committed across a number of areas including a one-off grant to the House of Fraser to facilitate the store remaining open following the financial difficulties they faced and the announcement of store closures across the country. The fund is also supporting a full Town Centre events programme such as the Festival of Ingenuity, Pride and the Ice Sculpture installations all of which encourage footfall. The commitment to bringing Fireworks back to Darlington in 2022 is also being funded from this pot.

Futures Fund - Theme 4 – Developing an Attractive Visitor Economy (0.500m)

68. £0.435m has been committed against this theme including Heritage Action Zone funding and the development of live stream events and a feasibility study exhibition of early locomotives for the 2025 200th anniversary of the opening of the Stockton and Darlington Railway.

Futures Fund - Theme 5 – Neighbourhood Renewal (0.876m)

69. One of the Council priorities is to work with communities to maximise their potential and enjoy a good quality of life. The funding in this theme assists with this priority and £0.848m has been allocated to various initiatives including £0.050m to the Darlington Credit Union to enable them to continue work in addressing financial hardship and across households in Darlington; £0.236m for a skills and employability officer across the years to understand what skills are required in the borough and take action to promote employment; £0.221m to run initiatives and part fund a programme officer for the Northgate project which is a multi-agency programme providing a range of interventions from support and advice to enforcement activities where required in order to improve outcomes for local residents; £0.180m for specialist benefits advice to assist residents claiming benefit entitlements; and £0.020m for the pilot In2 Programme which introduces children who wouldn't usually have access to arts and cultural experiences. There has also been an allocation of £0.032m for the initial set up of the Bread and Butter Thing which has been a huge success and has over 1,600 members and £0.035m to support work to embed community wealth building across the Council and partners.

Futures Fund – ongoing commitments

70. As time has passed it has become clear a number of the services funded via the futures fund are key to the aim of growing our economy and without them would have a

significant impact on that key aim. A significant proportion of the futures fund expenditure is on staffing to carry out services over and above the statutory level, for example Community Safety including enforcement officers; Street Scene activities including grass cutting, street cleaning, back lane clear ups and tree work; helping neighbourhoods with our skills and employability officer. In total there are 22.7 full time equivalent staff funded on an annual basis through this fund. Additionally, there is £0.110m allocated to the Town Centre events programme per annum to assist in maintaining a vibrant Town Centre and helping out local businesses with increased footfall.

71. It is therefore proposed the ongoing elements of the fund as shown in the table below are mainstreamed into the budget (from 2025/26 onwards) and are considered with all other funded services if expenditure needs to be reduced at a future point.

Mainstreamed elements of the futures fund	2025/ 26 £m's
Ongoing annual funding - Street Scene	0.300
Ongoing annual funding - Community Safety	0.100
<u>Theme 1 - Community Safety - £1.134m</u>	
Enforcement Officers	0.068
Private Sector Housing officer	0.024
Community Safety Enforcement officers	0.082
Deployment of mobile camera's	0.010
Total Theme 1	0.184
<u>Theme 2 - Attractive Street Environment - £0.561m</u>	
Team Leader – Arboriculture	0.036
Street Orderly	0.025
Total Theme 2	0.061
<u>Theme 3 - Maintaining a Vibrant Town Centre - £1.693m</u>	
Town Centre Partnership Officer	0.028
Town Centre Events - Gold Standard	0.110
Town Centre Footfall Monitoring	0.015
Town Centre Event – Pride	0.010
Outdoor Events Infrastructure	0.030
Total Theme 3	0.193
<u>Theme 5 - Neighbourhood Renewal - £0.876m</u>	
Specialist Benefits Advice	0.030
Road closures & local events	0.003
Skills and employability officer	0.049
Neighbourhood renewal Programme officer	0.024
Total Theme 5	0.106
Overall total	0.944

Revenue Balances

72. Taking into account the projected revenue out turn for 2021/22 detailed at **Appendix 5**, the Risk Reserve of £5.350m and the utilisation of balances to fund the projected budget deficit over the four year period, leaves a projected general fund balance of £1.523m by 2025/26.
73. However, it needs to be noted that the MTFP is only being balanced annually by using reserves which is not a sustainable position moving forward as reserves will eventually be depleted. Also, the unallocated balances rely on building around 562 Band D equivalent houses per annum; no significant overspending; assumptions of a cash equivalent position materialising in the settlement and a Council Tax increase of 1.99% with a 1% Social Care precept totalling 2.99% in 2022/23. We therefore need to be cautious, particularly in light of future years estimated income, but we understand the need to invest into our services as much as possible to stimulate growth and tackle inequality.
74. Given the uncertainties in regard to future funding and expenditure pressures it is recommended the balance remains unallocated at this point in time to assist in future pressures and reviewed in future MTFP's when a clearer position on local government funding is given.

Revenue Balances	2022/23 £m	2023/24 £m	2024/25 £m	2025/26 £m
Opening balance	24.595	24.013	19.735	11.028
Stronger Communities fund	(0.050)	0.000	0.000	0.000
2025 Bicentennial Celebration				
Reserve	(1.000)	0.000	0.000	0.000
Contribution to/(from) balances	0.468	(4.278)	(8.708)	(9.504)
Closing balance	24.013	19.735	11.028	1.523

Capital Expenditure

75. The Council has an extensive capital programme with significant resources invested to purchase, improve, protect and maintain our assets, to enable the Council to deliver its priorities, for example purchasing land to enable road improvements or investing in modernising school buildings and housing. The Council continues to deliver a significant capital investment programme in the main funded from the Housing Revenue Account (HRA) and grant or other external funding which is targeted at specific schemes and programmes such as Transport and Schools. Furthermore, investment from the Tees Valley Combined Authority (TVCA) along with European and other external funding sources are being used for economic growth initiatives.
76. The Council can also supplement these funding sources with its own resources such as capital receipts or prudential borrowing where there is a need, however as capital receipts are limited and prudential borrowing comes with future revenue implications there must be a strong case for doing so.

77. In recent years there has been significant investment in Economic Growth either funded or pump primed by the Council; schemes such as Central Park including the National Biologics Centre and Business Central along with the Development of Feethams House which is Grade A Office accommodation, and recent Town Centre purchases are helping to make Darlington a more vibrant place to be. The Council's Investment Fund and Economic Growth Investment Fund are both being utilised to invest in these areas which ultimately increases business rates and the finances of the Council helping vital services to be funded.
78. The current capital programme stands at £274m as summarised in Table 1 below. The programme is monitored on a monthly basis and reported to Cabinet on a quarterly basis; the latest available monitoring report for the 2021/22 was presented to Cabinet on 8 February 2022 and noted the programme was within budget with the majority of schemes on target.

Table 1

	Construction				Non construction	Capital investment fund	Housing New Build not yet allocated	Total
	Live Schemes 75k & Over	Annualised Schemes	Completed Schemes awaiting review	Live Schemes under 75k				
Area	£m	£m	£m	£m	£m	£m	£m	£m
Housing	32.635	0.687	6.815	0.122	0.940	0.000	33.524	74.723
Economic Growth	50.919	0.000	0.918	0.487	10.200	31.713	2.037	96.274
Highways/Transport	45.132	7.894	18.872	1.063	1.220	0.000	0.000	74.181
Leisure & Culture	21.620	0.000	0.000	0.225	0.000	0.000	0.000	21.845
Education	4.155	0.000	0.058	0.213	0.053	0.000	0.000	4.479
Adult Social Care	0.000	0.000	0.000	0.000	0.071	0.000	0.000	0.071
Other	0.000	0.000	0.000	0.000	2.890	0.000	0.000	2.890
Total	154.461	8.581	26.663	2.110	15.374	31.713	35.561	274.463

79. In addition to the current agreed programme the Council looks ahead to future capital requirements based on the principles of the capital strategy. A four-year timeframe has been adopted to fall in line with the revenue Medium Term Financial Plan. Attached at **Appendix 7** are the priority proposals for addition to the plan along with the funding methods. The majority of schemes are focused on 'Housing and Transport, funded via the HRA and government grants respectively; there are also a number of Council funded corporate schemes that have already been approved.
80. The following paragraphs describe the major elements of the capital programme priorities for approval. Specific scheme funding release will be subject to detailed reports to Cabinet.

Corporate schemes – funding required

81. As noted previously the Council can supplement government capital funding, albeit options are limited in the current financial climate. Funding can come from prudential borrowing, repaid via revenue, which puts additional pressure on the revenue account or from capital receipts.

82. The risk assessed usable capital receipts over the next four years are in the region of £12m. Of this £1.110m has been allocated to the Eastbourne Sports Complex for the replacement running track and the new APG pitches and parking leaving just under £11m unallocated.
83. There will be many competing priorities against the available resources for both regeneration and refurbishment and these schemes will emerge over the coming year/s. At this stage Members are requested to make capital provision for five priority schemes with a total value of £3.470m, which will be subject to full reports to Cabinet in due course, these are:
- (a) **Dolphin Centre phase 3 - M & E replacement and renewal works - £2.200m** – The mechanical and electrical installations in the Dolphin Centre are now nearly 40 years old and are well past their serviceable life cycle with some equipment likely to fail in the next couple of years. The replacement programme has been delivered in a phased way with the first two phases being completed over the past 5 years. Phase 3, which is the final phase, needs to be completed in the next 2 years to mitigate the risk of failure of the plant and equipment and therefore closure of areas of the building.
 - (b) **Whinfield School replacement roof - £0.620m** - The latest survey has determined the school will need to be completely re-roofed within a 1-3 year period. The funding received for school condition works is insufficient to fund an undertaking of this magnitude. Over the last five years ongoing maintenance work has been carried out to keep the school watertight, however it is now at the point where unless this work is undertaken there will be further deterioration of the roof and a likely impact on delivery of education at the school. It would be necessary to phase the works over a three year period due to the complexity of the roof and the restrictions of having to complete the works during summer holidays.
 - (c) **West Cemetery drainage - £0.250m** – Additional drainage work is being carried out as part of the extension of the burial ground at West Cemetery. There is a pond close to properties on Salutation Road that collects water from the adjacent allotments and surrounding area which drains naturally; however, at times has not been able to hold the volume of water and run-off has potentially contributed to residents' gardens being flooded. This area is subject to maintenance and improvement works as part of the current project. Subject to the success of the proposed drainage improvements then additional work may not be required to the pond. However, it is considered prudent to identify capital funding should the area need to be drained into the main NWL drainage system in the future.
 - (d) **Capitalised repairs – £0.250m** is required for repairs on the Council building stock in 2025/26 to ensure it is fit for purpose. This is a rolling programme and funding has already been agreed for 2022/23 – 2024/25. Details on specific areas of spend will be brought to Cabinet for consideration.
 - (e) **Advanced design fees - £0.150m** per annum is requested for 2025/26 to ensure that resources are available to work up any new schemes brought forward in relation to Economic Growth including site investigations on development sites, industrial and housing land. This is a rolling programme and funding has already been agreed for 2022/23 – 2024/25. This funding has been invaluable in the past in enabling the

Council to be site ready and without this it is likely schemes would stall and not progress.

- (f) In addition to the schemes above it is recommended the **Economic Growth Investment Fund (EGIF) is replenished with £0.500m allocated each year.** The EGIF was set up in 2017 to enable a programme of investments that were required or desired in order to deliver Darlington's ambitions for sustainable economic growth. The plan was developed as a means to implement key strategies and to set out what needs to be done in order for the Borough to accelerate sustainable, managed and planned economic growth. It was also developed in order to provide the structured framework required to ensure that a programme of investments is created that can deliver the strategic ambitions and goals of the Council.
- (g) The fund has been very successfully deployed across the Borough and has accelerated some key regeneration schemes. Investments have been a combination of land acquisition to accommodate residential and commercial development, through to basic site infrastructure to enable more commercial development to happen. Notable investments included:
 - (i) Early feasibility work on Bank Top station that has since led to master plan and planning being approved and will lead to a £105m redevelopment of the station. To accommodate, the Cattle Mart site was demolished (utilising EGIF) and will be a temporary car park and compound whilst Bank Top works are ongoing, then will become a regeneration site in its own right. Other adjacent properties (needed for the redevelopment) have been acquired through negotiation with that funding reimbursed from TVCA funding for Bank Top.
 - (ii) Land acquisition and contribution to the road development was necessary to accommodate the 1.6m sq ft Amazon development, provide additional wider estate road improvements, and another investment was forward funding of key infrastructure at Ingenium Park 40 Ha of economic land (investment recovered through Government grant).
 - (iii) Land acquisition of land at Feethams then paved the way for the speculative Feethams Office Development which will house the Darlington Economic Campus initially. At least five Government Departments will locate in Darlington.
 - (iv) Land acquisition at Neasham was an integral part of the moves to relocate the Cattle Mart to the A68 site and the Neasham site is currently under construction as a much-needed 450 unit residential site with the Council aiming to build 150 units for social rent.
 - (v) If the above investments are approved at £5.470m there would potentially be £5.5m of unallocated capital receipts. However, as capital receipts are not guaranteed and potentially receipts may be needed to assist with the revenue MTFP in the future, along with the significant pressures being faced in the construction industry with regard to material and labour resource, it would be

prudent, and my advice, to hold onto these receipts for review in future years.

Corporate Schemes on the horizon

84. In addition to the schemes noted above, there are a number of schemes on the horizon which will be further explored during the coming year/s in regard to need, cost and funding opportunities. They are highlighted here as a potential marker for future investment:

- (a) Electric charging infrastructure at the depot to facilitate a change to an all-electric fleet.
- (b) Replacement CCTV cameras.
- (c) A67 Victoria Road culvert repairs.
- (d) Town Centre capital works outside IGF.
- (e) Changes to waste management, e.g. food and green waste collections.
- (f) Climate change – potential COP26 issues.
- (g) Potential Town Hall modernisation works following the agile pilot.

Government Funding

85. Set out below are details of the levels of Government funding available for investment by the Council in 2022/23 and an outline of the proposed use of these funds.

	2022/23 £m
Children's Services	
School Condition Allocation	0.142
Transport	
Local Transport Plan	2.575
Other	
Disabled Facilities Grant	1.063
Total Capital Grant Available	3.780

School Condition Allocations

86. The Local Authority now only receives school condition funding for Community Maintained Schools. Maintenance funding for Academies is available through other routes. This funding received by the Local Authority will be spent in line with key priorities identified with each maintained school through the locally agreed asset management planning

(LAMPAs) process, carried out each January. There are no strict spend deadlines for these small scale condition related projects which are prioritised and completed as funding becomes available.

Transport and Highways

87. A new Local Transport Plan for the Tees Valley has been consulted upon and was endorsed by the Tees Valley Cabinet in 2021. This will help set the spending plans for the funding allocations from the Department for Transport and from the Devolution deal. The Integrated Transport Programme (ITP) of TVCAs Investment plan identifies £256.7m of investment over the next 10 years. There will be projects and initiatives delivered in Darlington from this fund. However, these will be subject to separate business cases and approval processes as they are developed.
88. The new Tees Valley Local Transport Plan has a number of accompanying documents that set the strategy and vision for different modes of transport. Each Local Authority is required to produce a Local Improvement Plan, which will effectively replace the local authority Local Transport Plan. These plans will cover local priorities and maintenance requirements. Prior to this year the Council received funding via TVCA that was based on needs formula. However, all of the funding has now been merged into the new City Region Sustainable Transport Settlement (CRSTS), which is a 5 year allocation of funding. The Tees Valley have been allocated £310m. However, the details of this allocation have yet to be confirmed including the governance on how this money will be prioritised and allocated. It is hoped funding will be no less than previous allocations under the formula approach that allocated £0.886m for the Integrated Block and £1.689m for the Highways Maintenance Block plus varying amounts for the Pothole action programme. The new CRSTS will provide the opportunity to deliver larger improvement schemes in Darlington identified in the Tees Valley and Darlington transport plans and these will be dealt with on an individual project basis.

Disabled Facility Grants

89. These grants are available if you are disabled and need to make changes to your home with examples being:
- (a) Widen doors and install ramps,
 - (b) Improve access to rooms and facilities – e.g. stair lifts or a downstairs bathroom,
 - (c) Provide a heating system suitable for your needs, and
 - (d) Adapt heating or lighting controls to make them easier to use.

Housing

90. All Housing Capital schemes are funded fully from the Housing Revenue Account. The priorities identified through the Housing Business Plan will be funded from the estimated capital resources for 2022/23. Further detail is given in the Housing Revenue Account financial plan but in summary includes:
- (a) Adaptations and lifts - £0.2m
 - (b) Heating Replacement - £1.105m

- (c) Structural Works - £0.4m
- (d) Lifeline Services - £0.05m
- (e) Repairs before Painting - £0.06m
- (f) Roofing and Repointing work - £1m
- (g) Garages - £0.05m
- (h) External Works - £0.2m.
- (i) Smoke Detectors - £0.025m
- (j) Pavements - £0.032m
- (k) Replacement Door Programme - £0.450m
- (l) Window Replacement - £0.500m
- (m) Internal planned maintenance (IPM) - £1.91m
- (n) Communal Works - £0.15m
- (o) Energy Efficiency Improvements - £1m
- (p) New Build housing - £25.581m

Consultation

91. Consultation on the draft plan ran from 30 November 2021 to 21 January 2022. The plan was promoted on the Council's consultation website, which had 2,597 page views over the period and a double page article in the One Darlington Magazine. There was also information available in both Crown Street and Cockerton Library.
92. Council Scrutiny Committees reviewed the MTFP and its proposals through December and January and the Economy and Resources Committee met on 20 January 2022 to consider the responses from all the Council's Scrutiny Committees. The minutes of that meeting are shown in Appendix 8; in summary the committee submitted the following response for Cabinet consideration:
 - (a) The Leader and the Cabinet Member for Resources should continue to lobby the Government in relation to the need for :
 - (i) Increased funding generally for local government; and
 - (ii) An alternative method of funding the current pressures in Adult Social Care as the Adult Social Care Precept is not a sustainable solution.
 - (b) Cabinet should ensure work is undertaken to plan for the projected budget deficit over the four-year period of the MTFP, including details of what steps and actions might need to be taken and report back to the Economy and Resources Scrutiny Committee in 12 months' time;
 - (c) A comprehensive communication strategy should be developed to better inform residents of the Borough of the reasons for the proposed increase in Council Tax and how the funding is being spent to deliver services;
 - (d) If additional funding becomes available, Cabinet should consider increasing the budget allocation to Early Help Services to prevent expensive and intrusive statutory interventions in the future and is therefore a more financially viable way of supporting families;

- (e) Having considered the use, to date, of the Stronger Communities Fund, the view is that Cabinet should consider the continuation of that Fund in the 2022/23 financial year; and
- (f) The continuation of the ongoing work around the New Homes Bonus Scheme.

93. No further feedback has been received.

Conclusion

94. The current MTFP as agreed by Council remains deliverable but as previously acknowledged it is not without risk and challenges. Some risks previously identified have occurred and the recommendations within this report address the associated financial implications. The proposed MTFP includes the Risk Reserve at the same level as 2021 given the financial challenges we are still facing.
95. The Council still has the financial capacity to deliver a four-year balanced MTFP which puts it in a stronger position than many Councils, however this is based on a core offer service level with limited discretionary services and does rely on the use of balances across the four years. Despite significant pressures in social care, the proactive stance taken in growing the economy and our joint venture partnerships is working and assisting in minimising ongoing committed annual spending.
96. Planning beyond the current MTFP is extremely difficult, given the uncertainty around future funding and the review of the new Local Government Financial system (the government have committed to working with Councils during 2022/23 to review the funding mechanisms), and issues such as the impact of Brexit and Covid on the country's finances. Given the four-year balanced position, the proposed plan will allow time, post-the funding reforms, to assess the impacts of the changing landscape and decide how to address the future financial position faced. Current planning suggests there will be a budget deficit of approximately £9.5m, however for the reason above, this will almost certainly change. At this stage it is not possible to know whether this will be a positive or negative position.
97. In summary, the Council continues to face significant financial challenges, however, due to the healthy reserves position which now play a crucial role in the budget strategy, the MTFP remains deliverable on the basis of what we know now and the following conditions – economic growth, house building, no further pressures, fair funding reforms and a fair settlement, if this changes plans will need to be adjusted.
98. As the Council's Statutory Chief Financial Officer, the Group Director of Operations must advise the Council on the robustness of the budget and adequacy of reserves. The budget presented to Members in this report has been based on the most accurate information available at this point in time, therefore the Director is confident that they are an accurate reflection of the Council's financial position. General Fund Reserves are adequate, however the Council is carrying a financial risk over the lifetime of the plan which is difficult to forecast at present, in particular the implications and impacts of Covid-19, Brexit and the uncertainty around the local government funding reforms. It is essential that growing pressures in Social Care are addressed through transformation and

implemented as the Council will be operating with minimum levels of balances to fund any future cost pressures.

APPENDICES

Appendix 1	Detailed Estimates
Appendix 2	Budget Pressures / Savings
Appendix 3	Fees and Income Proposals
Appendix 4	Assumptions used to prepare estimates
Appendix 5	Projected Revenue Outturn 2021/22
Appendix 6	Proposed MTFP 2022 to 2026
Appendix 7	Capital programme
Appendix 8	Consultation – Economy and Resources Scrutiny Committee minutes

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REVENUE ESTIMATES 2022/23 - Summary**Appendix 1**

	2021/22	2022/23			
	Net Budget	Gross Budget	Income	Grants	Net Budget
	£000	£000	£000	£000	£000
People Group	62,544	123,982	(16,357)	(41,607)	66,018
Services Group	19,016	64,592	(46,453)	(14)	18,126
Operations Group	15,817	44,511	(3,713)	(24,457)	16,341
Chief Executive Office & Economic Growth Group	1,598	3,845	(2,309)	(248)	1,288
Group Totals	98,975	236,931	(68,832)	(66,325)	101,773
Financing Costs	823	637	0	0	637
Investment Returns - Joint Ventures	(1,546)	(1,864)	0	0	(1,864)
Council Wide Pressures / Savings	(499)	1,037	0	0	1,037
Contingencies	725	525	0	0	525
Grand Total	98,478	237,266	(68,832)	(66,325)	102,108

PEOPLE GROUP - Revenue Estimates 2022/23

	2021/22	2022/23			
	Net Budget	Gross Budget	Income	Grants	Net Budget
	£000	£000	£000	£000	£000
Group Director of People	176	155	0	0	155
<u>Children & Adult Services</u>					
Transformation & Performance	703	745	(115)	0	630
Business Support	1,403	1,400	(8)	0	1,392
<u>Children's Services</u>					
Children's Services Management & Other Services	485	480	0	0	480
Assessment Care Planning & LAC	4,018	4,110	0	0	4,110
First Response & Early Help	2,784	3,529	0	0	3,529
Adoption & Placements	13,753	14,011	(50)	(55)	13,906
Disabled Children	1,517	1,789	(205)	0	1,584
Youth Offending	268	627	(127)	(223)	277
Quality Assurance & Practice Improvement	743	804	(182)	0	622
<u>Development & Commissioning</u>					
Commissioning	2,434	2,352	(85)	0	2,267
Voluntary Sector	297	330	0	(57)	273
Workforce Development	168	185	(36)	0	149
<u>Education</u>					
Education	1,078	25,501	(2,224)	(22,153)	1,124
Schools	0	9,285	0	(9,285)	0
Transport Unit	1,871	2,837	(384)	(534)	1,919
<u>Public Health</u>					
Public Health	0	8,636	0	(8,636)	0
<u>Adult Social Care & Health</u>					
External Purchase of Care	24,969	38,848	(10,677)	(664)	27,507
Intake & Enablement	595	2,253	(1,621)	0	632
Older People Long Term Condition	1,430	1,676	(170)	0	1,506
Physical Disability Long Term Condition	5	27	(22)	0	5
Learning Disability Long Term Condition	1,737	1,748	(37)	0	1,711
Mental Health Long Term Condition	1,138	1,596	(414)	0	1,182
Service Development & Integration	972	1,058	0	0	1,058
Total People Group	62,544	123,982	(16,357)	(41,607)	66,018

SERVICES GROUP - Revenue Estimates 2022/23

	2021/22	2022/23			
	Net Budget	Gross Budget	Income	Grants	Net Budget
	£000	£000	£000	£000	£000
Group Director of Services	125	159	0	0	159
<u>Capital Projects, Transport & Highways Planning</u>					
AD Transport & Capital Projects	98	131	0	0	131
Building Design Services	20	533	(513)	0	20
Capital Projects	322	585	(276)	0	309
Car Parking R&M	483	497	0	0	497
Concessionary Fares	3,484	3,436	0	0	3,436
Flood & Water Act	112	89	0	0	89
Highways	3,276	4,733	(971)	0	3,762
Highways - DLO	(515)	10,463	(10,983)	0	(520)
Investment & Funding	417	185	(181)	0	4
Sustainable Transport	62	68	(26)	0	42
<u>Community Services</u>					
AD Community Services	141	143	0	0	143
Allotments	11	23	(12)	0	11
Building Cleaning - DLO	139	744	(600)	0	144
Cemeteries & Crematorium	(897)	669	(1,610)	0	(941)
Dolphin Centre	1,793	3,793	(2,916)	0	877
Eastbourne Complex	39	121	(128)	0	(7)
Emergency Planning	99	101	0	0	101
Head of Steam	275	329	(63)	0	266
Hippodrome	547	5,110	(4,915)	0	195
Indoor Bowling Centre	12	18	0	0	18
Libraries	829	866	(42)	0	824
Move More	33	80	(45)	0	35
Outdoor Events	477	450	(22)	0	428
School Meals - DLO	65	729	(674)	0	55
Strategic Arts	121	115	0	0	115
Street Scene	5,402	7,846	(2,274)	(14)	5,558
Transport Unit - Fleet Management	(9)	61	(70)	0	(9)
Waste Management	3,261	3,452	0	0	3,452
Winter Maintenance	469	549	(2)	0	547
<u>Community Safety</u>					
CCTV	199	613	(411)	0	202
Community Safety	630	676	(35)	0	641
General Licensing	0	158	(153)	0	5
Parking	(2,116)	432	(2,544)	0	(2,111)
Parking Enforcement	5	183	(174)	0	9
Private Sector Housing	78	95	(10)	0	85
Stray Dogs	46	48	(1)	0	46
Taxi Licensing	0	208	(163)	0	45
Trading Standards	234	243	(6)	0	237
<u>Building Services</u>					
Construction - DLO	(571)	11,210	(11,802)	0	(592)
Maintenance - DLO	(407)	4,421	(4,833)	0	(412)
Other - DLO	0	(0)	0	0	(0)
<u>General Support Services</u>					
Works Property & Other	111	112	0	0	112
<u>Joint Levies & Boards</u>					
Environment Agency Levy	116	115	0	0	115
Total Services Group	19,016	64,592	(46,453)	(14)	18,126

OPERATIONS Group - Revenue Estimates 2022/23

	2021/22	2022/23			
	Net Budget	Gross Budget	Income	Grants	Net Budget
	£000	£000	£000	£000	£000
Group Director of Operations	134	134	0	0	134
AD Resources					
AD Resources	87	109	0	0	109
Financial Services	1,393	1,931	(506)	0	1,426
Financial Assessments & Protection	244	292	(43)	0	249
Xentrall (D&S Partnership)	1,848	2,416	(649)	0	1,766
Human Resources	654	947	(342)	0	605
Health & Safety	163	227	(57)	0	170
Head of Strategy Performance & Communications					
Communications & Engagement	1,159	1,040	(138)	0	902
Systems	791	912	(7)	0	905
AD Law & Governance					
AD Law & Governance	120	130	0	0	130
Complaints & FOI	275	282	(1)	0	281
Democratic Services	1,227	1,286	(24)	0	1,262
Registrars	(14)	221	(254)	0	(33)
Administration	659	745	(93)	0	653
Legal & Procurement	1,324	1,814	(450)	0	1,364
Coroners	220	225	0	0	225
AD Xentrall Shared Services					
ICT	713	735	(12)	0	723
Corporate Landlord					
Corporate Landlord	3,532	4,428	(290)	0	4,138
AD Housing & Revenues					
Local Taxation	384	866	0	0	866
Rent Rebates / Rent Allowances / Council Tax	(132)	23,693	(416)	(23,794)	(517)
Housing Benefits Administration	227	877	0	(663)	214
Customer Services	307	474	(181)	0	293
Homelessness	323	369	(54)	0	315
Service, Strategy & Regulation and General Services	179	359	(197)	0	162
Total Operations Group	15,817	44,511	(3,713)	(24,457)	16,341

CHIEF EXECUTIVES OFFICE & ECONOMIC GROWTH - Revenue Estimates 2022/23

	2021/22	2022/23			
	Net Budget	Gross Budget	Income	Grants	Net Budget
	£000	£000	£000	£000	£000
Chief Executive	194	203	0	0	203
AD Economic Growth					
AD - Economic Growth	132	134	0	0	134
Building Control	142	317	(169)	0	148
Consolidated Budgets	129	146	0	0	146
Development Management	(49)	618	(642)	0	(25)
Economy	463	353	0	(100)	253
Environmental Health	303	323	(17)	0	306
Place Strategy	714	757	(30)	(147)	580
Property Management & Estates	(470)	866	(1,387)	0	(521)
Darlington Partnership					
Darlington Partnership	40	128	(63)	0	65
Total Chief Executives Office & Economic Growth	1,598	3,845	(2,309)	(248)	1,288

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APPENDIX 2

Analysis of Pressures/Savings	Estimate 22/23 £m	Estimate 23/24 £m	Estimate 24/25 £m	Estimate 25/26 £m
Savings				
Trade Waste - reduction in income due to Covid lower than expected	(0.030)	(0.030)	(0.030)	(0.030)
Car Parking - contract parking	(0.030)	(0.030)	(0.030)	(0.030)
Concessionary Fares - removal of inflationary increase	(0.050)	(0.050)	(0.051)	(0.052)
Feethams House - increased income from occupancy	(0.089)	(0.050)	(0.033)	(0.020)
Investment Returns - increased Joint Venture dividends	(0.578)	(0.131)	0.000	0.000
Property funds - returning to pre-covid levels	(0.319)	0.000	0.000	0.000
Social work/Looked After Through Care - volunteer drivers savings	(0.011)	0.000	0.000	0.000
People Services - staffing savings	(0.256)	(0.261)	(0.210)	(0.195)
Commissioning - Improvement Grant Contract now funded from grant	(0.031)	(0.031)	(0.031)	(0.031)
Early Years - savings on supplies & services	(0.002)	(0.003)	(0.004)	(0.004)
Public Health - grant not reduced as expected	(0.285)	(0.285)	(0.285)	(0.285)
Financial Assessments - additional income	(0.003)	(0.003)	(0.003)	(0.003)
Registrars - leasing budget no longer required	(0.016)	(0.016)	(0.016)	(0.016)
Secretarial Support - staffing savings	(0.054)	(0.056)	(0.057)	(0.057)
Various budget corrections	(0.028)	(0.008)	0.005	(0.060)
	(1.782)	(0.954)	(0.745)	(0.783)
Increased Demand				
Waste Disposal -increased growth with new builds	0.000	0.000	0.000	0.024
Winter Maintenance - increased average spend	0.050	0.051	0.052	0.053
Waste Disposal - LASPV contract support	0.040	0.040	0.040	0.040
Highways - responsive repairs	0.200	0.204	0.000	0.000
Social Work (A&S) - legal costs regarding child care proceedings	0.024	0.024	0.024	0.024
Social Work (A&S) - support costs for children not looked after or with no recourse to public funds	0.032	0.055	0.055	0.055
ICT - systems maintenance	0.088	0.090	0.092	0.094
Occupational Health - additional capacity	0.035	0.035	0.036	0.037
Advocacy Contract - additional usage	0.013	0.013	0.013	0.013
Medequip Contract - additional usage	0.013	0.013	0.013	0.013
Direct Payments - additional usage of 530 hours	0.098	0.109	0.121	0.121
Home Care - increase of 1,771 hours	1.202	1.369	1.541	1.541
Changes in residential and nursing placements	0.170	0.170	0.170	0.161
Adults Demographics - increased demand	0.025	0.092	0.160	0.160
Adults Day Care - increased usage	0.022	0.018	0.005	0.005
Adults Respite - increased usage	0.061	0.067	0.072	0.072
	2.073	2.350	2.394	2.413
Price Inflation				
Utilities	0.966	0.667	0.578	0.484
Inflation - Services Group	0.000	0.000	0.000	0.120
Residential/Nursing increase in inflation factors	0.220	0.390	0.610	0.640
Inflation - Adults Social Care	0.000	0.000	0.000	1.262
National Living Wage - increase in Adults contract costs	0.647	0.650	0.682	0.682
	1.833	1.707	1.870	3.188
Reduced Income				
Bowling Centre - loss of rent	0.006	0.006	0.006	0.006
Estates - reduction in rental income	0.046	0.031	0.000	0.000
Darlington Partnership - reduction of income	0.023	0.023	0.023	0.023
Legal - reduction in external legal income	0.000	0.053	0.053	0.053
Ending of school improvement grant	0.000	0.000	0.000	0.035
Car Parking - reduction in patronage after removal of parking offer	0.059	0.565	0.565	0.565
	0.134	0.678	0.647	0.682
Other and contingencies				
Events - Queens Platinum Jubilee	0.030	0.000	0.000	0.000
Services - staffing changes	0.080	0.081	0.084	0.085
Social Work (Assessment & Safeguarding Teams) - lone working devices	0.007	0.007	0.007	0.007
Social Work (Assessment & Safeguarding Teams) - retention payments	0.087	0.087	0.087	0.000
Operations - staffing changes - pensions	0.006	0.022	0.044	0.056
Procurement Team - additional post	0.034	0.036	0.038	0.039
Legal Services - professional fees	0.000	0.010	0.010	0.010
Town Hall Telephones - additional costs	0.010	0.010	0.010	0.010
Emergency Duty Team - increase in service	0.005	0.005	0.005	0.005
Local Insight Licence	0.008	0.008	0.008	0.008
National insurance - increase in employers rate by 1.25%	0.373	0.381	0.393	0.406
Pay Award - effect of 3% pay award in 2022/23	0.656	0.669	0.682	0.696
Strengthening Families - grant funding ended	0.533	0.000	0.000	0.000
	1.829	1.316	1.368	1.322
Covid Related				
Waste Disposal - household levels high due to home working	0.263	0.181	0.186	0.191
Car Parking - loss of contract parking	0.082	0.000	0.000	0.000
Hippodrome - assumes 85 % patronage	0.126	0.000	0.000	0.000
Dolphin Centre - assumes 75% patronage	0.202	0.000	0.000	0.000
Taxi Licensing - reduction in taxi drivers	0.045	0.000	0.000	0.000
General Licensing - free pavement café licences	0.005	0.000	0.000	0.000
Estates - fall in rentals	0.015	0.000	0.000	0.000
	0.488	0.181	0.186	0.191
Total Net Pressures	4.825	5.278	5.720	7.013

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SCHEDULE OF CHARGES 2022/23				
Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
LEARNING SKILLS - LEARNING FOR LIFE				
Fees Policy: August 2021 to July 2022 (Next Review July 2022)				
Full Fees (including enrolment and tuition fees) per hour	L	3.00	3.00	NIL
<p>Accredited Learning Full accreditation fee (if applicable) - if the course has a qualification there will be additional fees to pay for registration and certification.</p> <p>No fees will be charged for publicly subsidised courses where:</p> <ol style="list-style-type: none"> Learners are aged 16-18 (on 31 August 2021) Learners are aged 19-24 (on 31 August 2021) with a learning difficulty and/or disability as evidenced through an Education, Health and Care (EHC) Plan Learners are aged 19 or older where the learning aim is up to and including level 2, and the learner is studying English or Maths Learners are aged 19-23 (on their first day of study) and are studying their first 'full' level 2 or first 'full' level 3, excludes English for speakers of Other Languages (ESOL) Learners are aged 19 or older where the learning aim is up to and including level 2 (including ESOL), the skills training will help them into work, and the learner is classed as unemployed and one or more of the following apply: <ol style="list-style-type: none"> They receive Job Seeker's Allowance (JSA) - this includes those receiving National Insurance credits only, or They receive Employment and Support Allowance (ESA), or They receive Universal Credit and their earned income from employment (disregarding benefits) is less than £338 a month (learner is sole adult in their benefit claim) or £541 a month (learner has a joint benefit claim with their partner) They are released on temporary licence, studying outside a prison environment, and not funded by the Ministry of Justice Learners are aged 19 or older where the learning aim is up to and including level 2 (including ESOL), they are employed and eligible for co-funding but earn less than £17,004.00 gross salary, based on the assumption of a 37.5 hour contract with paid statutory holiday entitlement. <p><i>Evidence required: A wage slip within 3 months of the learning start date, or a current employment contract which states gross monthly / annual wages</i></p> <ol style="list-style-type: none"> Learners aged 19-24 who are unemployed and on a Traineeship <p>Courses with no public subsidy For learners aged 19 or above and where the learning aim is level 3 or above (except for exclusion above), learners will need to take out an Advanced Learning Loan, subject to funding availability. Further details can be found at: www.gov.uk/advanced-learning-loans</p> <p>Asylum Seekers – individuals will be assessed for eligibility in conjunction with ESFA guidance Special Fees – some courses have special fees, cost on application FE course – NVQ etc price on application</p> <p>The following courses are free: Family Learning, Functional Skills, Study Programmes and courses which are funded through external projects</p> <p>Additional Learning Support (ALS) is intended to enable disadvantaged learners to achieve their learning goal by providing funding, on top of programme funds, to help them overcome their barriers to learning. The funding is intended to be flexible and to help support learners who have a range of learning difficulties and/or disabilities</p>				

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
REGISTRATION OF BIRTHS, DEATHS, MARRIAGES AND CIVIL PARTNERSHIPS				
The following fees do not incur VAT				
Marriages				
Entering a Notice of Marriage or Civil Partnership	N			
For a Registrar to attend a Marriage at the Register Office	N			
Civil Partnership Registration	N			
Incumbents for every Entry Contained in Quarterly Certified	N			
Copies of Entries of Marriage	N			
Registrars fee for attending a marriage at a registered building or for the housebound or detained	N			
Superintendents Registrar fee for attesting a notice of marriage away from his office for housebound or detained	N			
Superintendents Registrar fee for attending the marriage of the housebound or detained	N	These charges set nationally by Statute and will be charged at the advised rate for 2021/22	These charges set nationally by Statute and will be charged at the advised rate for 2022/23	
Certification for Worship and Registration for Marriages				
Place of Meeting for Religious Worship	N			
Registration of Building for Solemnisation of Marriage	N			
Certificates issued from Local Offices				
Standard Certificate (SR)	N			
Standard Certificate (RBD) (at time of Registration)	N			
Standard Certificate (RBD) (after Registration)	N			
Short Certificate of Birth (SR)	N			
Short Certificate of Birth (RBD)	N			
Certificates of Civil Partnership (at time of Ceremony)	N			
Certificates of Civil Partnership (at later date)	N			
General Search fee	N			
Each Verification	N			
Civil Partnership Ceremony	N			
All Ceremonies – Approved Premises				
Application Fee for licence as an approved venue (valid for 3 years)	N	1,750.00	1,750.00	
Fee for Attendance - All days including Bank Holidays	L	540.00	555.00	
All Ceremonies – Town Hall				
The Council Chamber (Monday to Saturday)	L	285.00	295.00	
The Council Chamber Foyer (Monday to Saturday)	L	130.00	135.00	
REGISTER OF ELECTORS, OPEN REGISTER AND MONTHLY UPDATES - SALE				
The following fees do not incur VAT.				
Register – Printed Form	N	10.00	10.00	
Per 1,000 Names – Printed	N	5.00	5.00	
Register – Data Form	N	20.00	20.00	
Per 1,000 Names – Data	N	1.50	1.50	
LIST OF OVERSEAS ELECTORS – SALE				
The following fees do not incur VAT.				
List – Printed Form	N	10.00	10.00	
Per 1,000 Names – Printed	N	5.00	5.00	
List – Data Form	N	20.00	20.00	
Per 1,000 Names – Data	N	1.50	1.50	
MARKED COPY OF THE REGISTER OF ELECTORS AND MARKED ABSENT VOTERS LIST - SALE				
The following fees do not incur VAT				
Register – Printed Form	N	10.00	10.00	
Per 1,000 Names – Printed	N	2.00	2.00	
Register – Data Form	N	10.00	10.00	
Per 1,000 Names – Data	N	1.00	1.00	
				6,000

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
TOWN HALL				
Hire of Committee Rooms – all charges shown exclusive of VAT. Charges will be made plus the appropriate VAT rate.				
All rooms are to be charged by the hour, rather than by session				
Committee Rooms per hour	L	33.00	33.00	
				NIL
LAND CHARGES				
The following fees are inclusive of VAT				
Search Fees				
Standard Search - Residential Property (post or DX)	L	91.80	91.80	
Standard Search – Residential Property (electronic)	L	89.80	89.80	
Standard Search – Commercial Property (post or DX)	L	139.80	139.80	
Standard Search – Commercial Property (electronic)	L	137.80	137.80	
Con 29 Required				
Residential Property				
One Parcel of Land	L	76.80	76.80	
Several Parcels of Land – Each Additional Parcel	L	24.00	24.00	
Commercial Property				
One Parcel of Land	L	124.80	124.80	
Several Parcels of Land – Each Additional Parcel	L	24.00	24.00	
Con 29 Optional				
Each Printed Enquiry	L	6.00	6.00	
Own Questions	L	6.00	6.00	
Official Search – LLCI	L	15.00	15.00	
Official Search – NLIS (National Land Information Service) or email	L	13.00	13.00	
Expedited Search (Residential)	L	165.00	165.00	
Expedited search (Commercial)	L	225.00	225.00	
Personal Search	L	No charge	No charge	
				NIL

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
FINANCIAL PROTECTION SERVICES				
Category				
I. Work up to and including the date upon which the court makes an order appointing a deputy for property and affairs	N	745.00	745.00	
II. Annual management fee where the court appoints a local authority deputy for property and affairs, payable on the anniversary of the court order:				
- for the first year	N	775.00	775.00	
- for the second and subsequent years	N	650.00	650.00	
where the net assets are below £16,000, the local authority deputy for property and affairs will take an annual management fee not exceeding 3% of the net assets on the anniversary of the court order appointing the local authority as deputy				
Where the court appoints a local authority deputy for health and welfare, the local authority will take an annual management fee not exceeding 2.5% of the net assets on the anniversary of the court order appointing the local authority as deputy for health and welfare up to a maximum of £500.				
III. Annual property management fee to include work involved in preparing property for sale, instructing agents, conveyancers, etc or the ongoing maintenance of property including management and letting of a rental property	N	300.00	300.00	
IV. Preparation and lodgement of an annual report or account to the Public Guardian	N	216.00	216.00	
V. Conveyancing Costs				
Where a deputy or other person authorised by the court is selling or purchasing a property on behalf of P, the following fixed rates will apply except where the sale or purchase is by trustees in which case, the costs should be agreed with the trustees:	N	See Description	See Description	
A value element of 0.15% of the consideration with a minimum sum of £350 and a maximum sum of £1,500, plus disbursements				
Travel Rates are allowed at a fixed rate per hour for travel costs	N	40.00	40.00	
Please note that these rates are set by The Office of Public Guardian and are the rates as of 1st April 2017, these may be amended during 2022/23				
Administration fee for arranging the care and support needs for those with capital in excess of the upper capital limit or those who have chosen not to disclose their financial information.	L	105.00	108.00	
				Minimal
DEFERRED PAYMENT FEES				
Administration cost for setting up a Deferred Payment Agreement	L	321.00	331.00	
plus cost of valuation (this will be dependant on property type)	L	Actual cost of valuation	Actual cost of valuation	
				Minimal

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
LIBRARIES				
Fines On Overdue Items				
Adults – per day	L	0.20	No charge	
Maximum charge per book	L	3.00	No charge	
Senior Citizens – per day	L	0.10	No charge	
Children – per day	L	No charge	No charge	
Non-collected reservations				
Per item	L	N/a	0.50	
Reservation Fees for Books Obtained from Outside the Authority				
Single charge for all books obtained from other libraries	L	6.00	6.00	
Repeat Fee for Renewal of Books from Outside the Authority				
Single Charge for all books obtained from other local authorities	L	6.00	6.00	
Replacement Tickets				
Adults	L	1.50	1.50	
Senior Citizens	L	1.50	1.50	
Children/Unemployed	L	1.50	1.50	
Language Courses (per element)				
Subscription for whole course to be paid in advance	L	1.35	1.35	
Local History Research				
Look Up Service	L	5.00	5.00	
Photocopies				
A4 B&W	L	0.20	0.20	
A3 B&W	L	0.40	0.40	
Printing				
Text Printouts				
A4 B&W	L	0.15	0.20	
A3 B&W	L	0.30	0.40	
Test Printouts				
A4 colour	L	0.60	0.60	
Reproduction of Images from Stock				
Digital copies for Private/Study purposes – per photo	L	5.50	5.50	
Digital copies for small local commercial use – per photo	L	5.50 + 2 copies of publications	5.50 + 2 copies of publications	
Digital copies for local commercial use - per photo	L	10.50 + 2 copies of book	10.50 + 2 copies of book	
Digital copies for national/international commercial	L	110.00	110.00	
Scan and e-mail Service				
First sheet	L	1.00	1.00	
Each subsequent sheet	L	0.50	0.50	
Hire of Locker	L	0.50	0.50	
Internet Use				
Library members First 60 minutes FREE , Members & Non Members £1.00 per 30 minutes hereafter	L	1.00	1.00	
Lost & Damaged Items	L	Full current Replacement Cost (non-refundable)	Full current Replacement Cost (non-refundable)	
Room Hire				
Not for profit organisations per hour	L	10.00	15.00	
Commercial organisations per hour	L	15.00	20.00	
				Minimal

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
PLANNING FEES Planning fees are set nationally				
PLANNING – PRE APPLICATION ADVICE All charges include VAT at 20%				
Large Major Development (200+) for a written response, including up to 2 meetings	L	1,200.00	1,200.00	
Small Major Development (10-199) for a written response, including up to 2 meetings	L	600.00	600.00	
Minor Development for a written response to include a meeting if necessary	L	400.00	400.00	
Other Developments				
Minerals Processing	L	Based on areas above	Based on areas above	
Change of use for a written response to include a meeting if necessary	L	50.00	50.00	
Householder developments	L	36.00	36.00	
Advertisements	L	25.00	25.00	
Listed Building consents (to alter/extend/demolish)	L	Free	Free	
Conservation area consents	L	Free	Free	
Certificates of lawful development	L	Application advice not appropriate	Application advice not appropriate	
Telecommunications Notifications	L	126.00	126.00	
Other Charges				
Pre-Application meeting involving Planning Committee Members	L	1,000.00	1,000.00	
PLANNING – SUPPLEMENTARY ITEMS				
Items inclusive of VAT at 20%				
A4 Photocopy (ex plans) – first page	L	1.10	1.10	
Subsequent pages	L	0.10	0.10	
A3 Photocopy (ex plans) – first page	L	1.20	1.20	
Subsequent pages	L	0.20	0.20	
A2 Photocopy (ex plans) – first page	L	1.50	1.50	
A1 Photocopy (ex plans)	L	2.00	2.00	
A0 Photocopy (ex plans)	L	3.00	3.00	
Items outside the scope of VAT				
Local plan	L	18.00	18.00	
Local plan – postage	L	4.00	4.00	
Local plan – alterations	L	2.00	2.00	
Invoicing	L	9.00	9.00	
				NIL

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
LICENSING The following fees do not incur VAT				
Prosecution Costs				
Hourly rate for Preparation of Case Reports	L	47.00	48.00	
General Licensing				
Pavement Café Licence, per person				
1-10	L	200.00	200.00	
11-25	L	240.00	240.00	
26-40	L	280.00	280.00	
41-60	L	320.00	320.00	
61-80	L	360.00	360.00	
81-99	L	400.00	400.00	
100 or over	L	450.00	450.00	
Duplicate licence fee	L	50.00	50.00	
Transfer of licence	L	50.00	50.00	
Change of detail	L	30.00	30.00	
Variation of Covers	L	100.00	100.00	
Goods on Highway Licence	L	155.00	155.00	
Sex Shop Grant of application	L	3,700.00	3,700.00	
Sex Shop Renewal	L	1,200.00	1,200.00	
Sex Shop transfer	L	1,200.00	1,200.00	
Skin Piercing (Premises) Grant	L	280.00	280.00	
Skin Piercing (Personal) Grant/Variation	L	65.00	65.00	
Scrap Metal Dealers				
Collectors Licence (3 years) - application	L	150.00	150.00	
Collectors Licence (3 years) – renewal	L	150.00	150.00	
Major Variation	L	50.00	50.00	
Minor Variation	L	15.00	15.00	
Site Licence (3 years) Grant	L	350.00	350.00	
Additional Sites (per site per year of licence)	L	195.00	195.00	
Site licence (3 years) – renewal	L	270.00	270.00	
Additional sites (per site per year of licence)	L	195.00	195.00	
Minor Variation Site	L	15.00	15.00	
		50.00 + 65.00	50.00 + 65.00	
Major Variation Site	L	per additional site per year	per additional site per year	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Caravan Sites				
New Application for a permanent residential site licence;	L			
1-5 pitches	L	200.00	200.00	
6-20 pitches	L	225.00	225.00	
21-50 pitches	L	240.00	240.00	
Greater than 50 pitches	L	260.00	260.00	
Annual Fees associated with administration and monitoring of site licences;				
1-5 pitches	L	No charge	No charge	
6-50 pitches	L	220.00	220.00	
Greater than 50 pitches	L	260.00	260.00	
Cost of Laying Site Rules	L	25.00	25.00	
Cost of Variation/Transfer	L	100.00	100.00	
Caravan Site Fit and Proper Person Assessment	L	100.00	100.00	
Zoo Licensing Act				
New Application (4 years) or renewal (6 years) for a Zoo Licence (excluding the inspection costs of appointed inspector)	L	450.00	450.00	
Animal Welfare				
Breeding of Dogs - Grant of Licence				
1 Year Licence	L	245.00	245.00	
2 Year Licence	L	290.00	290.00	
3 Year Licence	L	335.00	335.00	
Breeding of Dogs - Renewal of Licence				
1 Year Licence	L	215.00	215.00	
2 Year Licence	L	260.00	260.00	
3 Year Licence	L	305.00	305.00	
Pet Vending Commercial - Grant of Licence				
1 Year Licence	L	252.00	252.00	
2 Year Licence	L	297.00	297.00	
3 Year Licence	L	342.00	342.00	
Pet Vending Commercial - Renewal of Licence				
1 Year Licence	L	222.00	222.00	
2 Year Licence	L	267.00	267.00	
3 Year Licence	L	312.00	312.00	
Pet Vending Home - Grant of Licence				
1 Year Licence	L	245.00	245.00	
2 Year Licence	L	290.00	290.00	
3 Year Licence	L	335.00	335.00	
Pet Vending Home - Renewal of Licence				
1 Year Licence	L	215.00	215.00	
2 Year Licence	L	260.00	260.00	
3 Year Licence	L	305.00	305.00	
Keeping or Training Animals for Exhibition - Grant of Licence				
3 Year Licence	L	235.00	235.00	
Keeping or Training Animals for Exhibition - Renewal of Licence				
3 Year Licence	L	215.00	215.00	
Hiring Out of Horses - Grant of Licence				
1 Year Licence	L	265.00	265.00	
2 Year Licence	L	310.00	310.00	
3 Year Licence	L	355.00	355.00	
Hiring Out of Horses - Renewal of Licence				
1 Year Licence	L	235.00	235.00	
2 Year Licence	L	280.00	280.00	
3 Year Licence	L	325.00	325.00	
Boarding of Dogs and Cats Commercial - Grant of Licence				
1 Year Licence	L	305.00	305.00	
2 Year Licence	L	350.00	350.00	
3 Year Licence	L	395.00	395.00	
Boarding of Dogs and Cats Commercial - Renewal of Licence				
1 Year Licence	L	275.00	275.00	
2 Year Licence	L	320.00	320.00	
3 Year Licence	L	365.00	365.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Boarding of Dogs and Cats Home - Grant of Licence				
1 Year Licence	L	245.00	245.00	
2 Year Licence	L	290.00	290.00	
3 Year Licence	L	335.00	335.00	
Boarding of Dogs and Cats Home - Renewal of Licence				
1 Year Licence	L	215.00	215.00	
2 Year Licence	L	260.00	260.00	
3 Year Licence	L	305.00	305.00	
Boarding of Dogs Day Care Up to 7 Dogs - Grant of Licence				
1 Year Licence	L	245.00	245.00	
2 Year Licence	L	290.00	290.00	
3 Year Licence	L	335.00	335.00	
Boarding of Dogs Day Care Up to 7 Dogs - Renewal of Licence				
1 Year Licence	L	215.00	215.00	
2 Year Licence	L	260.00	260.00	
3 Year Licence	L	305.00	305.00	
Boarding of Dogs Day Care 8+ Dogs - Grant of Licence				
1 Year Licence	L	305.00	305.00	
2 Year Licence	L	350.00	350.00	
3 Year Licence	L	395.00	395.00	
Boarding of Dogs Day Care 8+ Dogs - Renewal of Licence				
1 Year Licence	L	275.00	275.00	
2 Year Licence	L	320.00	320.00	
3 Year Licence	L	365.00	365.00	
		130.00 + 10.00 per host + 65.00 per host	130.00 + 10.00 per host + 65.00 per host	
Dog Boarding Franchise in Darlington - Grant of Licence	L	inspection fee + 45.00 annual enforcement fee per year	inspection fee + 45.00 annual enforcement fee per year	
		100.00 + 10.00 per host + 60.00 per host	100.00 + 10.00 per host + 60.00 per host	
Dog Boarding Franchise in Darlington - Renewal of Licence	L	inspection fee + 45.00 annual enforcement fee per year	inspection fee + 45.00 annual enforcement fee per year	
Dog Boarding Franchise out of Darlington - Grant of Licence	L	60.00 + 65.00 per host	60.00 + 65.00 per host	
Dog Boarding Franchise out of Darlington - Renewal of Licence	L	55.00 + 60.00 per host	55.00 + 60.00 per host	
Additional Fees				
Cost per additional licensable activity - Grant and Renewal (each)	L	65.00	65.00	
Mandatory mid licence inspection fee - Grant and Renewal (each)	L	30.00	30.00	
Variation of licence where no inspection is required (each)	L	35.00	35.00	
Variation of licence where inspection is required (each)	L	90.00	90.00	
Application for Re-Rating (each)	L	70.00	70.00	
Copy Licence	L	15.00	15.00	
Administration Fee	L	35.00	35.00	
Dangerous Wild Animals (not including vets fee)	L	120.00	120.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Street Trading				
November / December - Full Calendar Month	L	975.00	975.00	
- Week	L	385.00	385.00	
- Day	L	85.00	85.00	
January / October - Full Calendar Month	L	660.00	660.00	
- Week	L	270.00	270.00	
- Day	L	60.00	60.00	
Note- The above to apply to Itinerant traders. For regular all year round traders - fees as follows				
Annual Consent	L	7,000.00	7,000.00	
If Paying Monthly	L	620.00	620.00	
If Paying Weekly	L	170.00	170.00	
Buskers selling CD's – Half Day	L	25.00	25.00	
Full Day	L	45.00	45.00	
Mobile vehicles (moving or lay-by)	L	260.00	260.00	
New Vendor Permits	L	35.00	35.00	
Duplicate licenses	L	15.00	15.00	
Skip Hire Licence				
More than 3 days' notice	L	15.00	15.00	
Less than 3 days' notice	L	30.00	30.00	
Hoarding/Scaffold Licence	L	50.00	50.00	
Administration Charge (per hour or part thereof)	L	35.00	35.00	
Statutory Fees				
Petroleum Licences				
Less than 2,500 litres	L	44.00	44.00	
2,500 – 50,000 litres	L	60.00	60.00	
More than 50,000 litres	L	125.00	125.00	
Transfer/variation	L	8.00	8.00	
Gambling Act				
Statutory Fees- The following gambling fees are set within statutory bands and will be revised as changed nationally.				
Adult Gaming Centres – Annual Fee	N	600.00	600.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	1,200.00	1,200.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	1,200.00	1,200.00	
Betting Shops - Annual Fee	N	550.00	550.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	1,200.00	1,200.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	1,300.00	1,300.00	
Bingo Halls - Annual Fee	N	600.00	600.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	1,200.00	1,200.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	1,200.00	1,200.00	
Family Entertainment Centres – Annual Fee	N	550.00	550.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	950.00	950.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	950.00	950.00	
Betting (tracks) – Annual Fee	N	550.00	550.00	
New Application	N	1,300.00	1,300.00	
Variation	N	1,300.00	1,300.00	
Transfer	N	950.00	950.00	
Provisional Statement	N	1,300.00	1,300.00	
Licence Reinstatement	N	950.00	950.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
<u>Permit Type – The following fees are set by statute and will be revised as changed nationally</u>				
Small Society Lottery Registration	N	40.00	40.00	
Small Society Annual Fee	N	20.00	20.00	
FEC gaming machine – Renewal fee	N	300.00	300.00	
FEC gaming machine – Change of name	N	25.00	25.00	
Prize gaming – Application fee	N	300.00	300.00	
Prize gaming – Renewal fee	N	300.00	300.00	
Prize gaming – Change of name	N	25.00	25.00	
Prize gaming – Copy permit	N	15.00	15.00	
Gaming machines (3 or more) - application Fee	N	100.00	100.00	
Gaming machines (3 or more) - variation Fee	N	100.00	100.00	
Gaming machines (3 or more) - transfer Fee	N	25.00	25.00	
Gaming machines (3 or more) - annual Fee	N	50.00	50.00	
Change of name	N	25.00	25.00	
Copy Permit	N	15.00	15.00	
Notice of intent 2 or less gaming machines available	N	50.00	50.00	
Club Premises cert (S 72f Licencing Act 2003) application fee	N	100.00	100.00	
Club Premises cert (S 72f Licencing Act 2003) renewal fee	N	100.00	100.00	
Other applicants - application fee	N	200.00	200.00	
Other applicants - renewal fee	N	200.00	200.00	
Variation fee	N	100.00	100.00	
Annual fee	N	50.00	50.00	
Copy permit	N	15.00	15.00	
Initial fee	N	40.00	40.00	
Annual fee	N	20.00	20.00	
Temporary use notice	N	500.00	500.00	
Copy/replacement/endorsed copy of notice	N	25.00	25.00	
Licensing Act Fees				
Statutory Fees- The following gambling fees are set within statutory bands and will be revised as changed nationally.				
Premises Licences				
Band A (RV £0 - £4,300) - Initial fee	N	100.00	100.00	
- Annual fee	N	70.00	70.00	
Band B (RV £4,301 - £33,000) - Initial fee	N	190.00	190.00	
- Annual fee	N	180.00	180.00	
Band C (RV £33,001 - £87,000) - Initial fee	N	315.00	315.00	
- Annual fee	N	295.00	295.00	
Band D (RV £87,001 - £125,000) - Initial fee	N	450.00	450.00	
- Annual fee	N	320.00	320.00	
Band E (RV > £125,001) - Initial fee	N	635.00	635.00	
- Annual fee	N	350.00	350.00	
Band D with Multiplier - Initial fee	N	900.00	900.00	
- Annual fee	N	640.00	640.00	
Band E with Multiplier - Initial fee	N	1,905.00	1,905.00	
- Annual fee	N	1,050.00	1,050.00	
Club Premises Certificates				
Band A (RV £0 - £4,300) - Initial fee	N	100.00	100.00	
- Annual fee	N	70.00	70.00	
Band B (RV £4,301 - £33,000) - Initial fee	N	190.00	190.00	
- Annual fee	N	180.00	180.00	
Band C (RV £33,001 - £87,000) - Initial fee	N	315.00	315.00	
- Annual fee	N	295.00	295.00	
Band D (RV £87,001 - £125,000) - Initial fee	N	450.00	450.00	
- Annual fee	N	320.00	320.00	
Band E (RV > £125,001) - Initial fee	N	635.00	635.00	
- Annual fee	N	350.00	350.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Large Scale Events				
5,000 to 9,999 - Initial fee	N	1,000.00	1,000.00	
- Annual fee	N	500.00	500.00	
10,000 to 14,999 - Initial fee	N	2,000.00	2,000.00	
- Annual fee	N	1,000.00	1,000.00	
15,000 to 19,999 - Initial fee	N	4,000.00	4,000.00	
- Annual fee	N	2,000.00	2,000.00	
20,000 to 29,999 - Initial fee	N	8,000.00	8,000.00	
- Annual fee	N	4,000.00	4,000.00	
30,000 to 39,999 - Initial fee	N	16,000.00	16,000.00	
- Annual fee	N	8,000.00	8,000.00	
40,000 to 49,999 - Initial fee	N	24,000.00	24,000.00	
- Annual fee	N	12,000.00	12,000.00	
50,000 to 59,999 - Initial fee	N	32,000.00	32,000.00	
- Annual fee	N	16,000.00	16,000.00	
60,000 to 69,999 - Initial fee	N	40,000.00	40,000.00	
- Annual fee	N	20,000.00	20,000.00	
70,000 to 79,999 - Initial fee	N	48,000.00	48,000.00	
- Annual fee	N	24,000.00	24,000.00	
80,000 to 89,999 - Initial fee	N	56,000.00	56,000.00	
- Annual fee	N	28,000.00	28,000.00	
> 90,000 - Initial fee	N	64,000.00	64,000.00	
- Annual fee	N	32,000.00	32,000.00	
Other Licensing Act 2003 Fees & Charges				
Minor Variations	N	89.00	89.00	
Personal Licence	N	37.00	37.00	
Provisional Statement	N	315.00	315.00	
Temporary Event Notice (TEN)	N	21.00	21.00	
Theft / Loss of Licence / Notice	N	10.50	10.50	
Variation of DPS	N	23.00	23.00	
Transfer of Premises Licence	N	23.00	23.00	
Change of Name / Address	N	10.50	10.50	
Notification of Interest	N	21.00	21.00	
Notification of Alteration of Club Rules	N	10.50	10.50	
Interim Authority Notice	N	23.00	23.00	
Explosives Act/Fireworks Annual Registration	N	52.00	52.00	
				NIL

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
HACKNEY CARRIAGES				
Taxi Licencing				
Taxi licensing fees are agreed annually by licensing committee normally in March and will be published separately as part of this process. Existing licence holders will be notified accordingly.				
ENVIRONMENTAL HEALTH				
Pest Treatment Charges – All charges shown exclusive of VAT. Charges will be made plus the appropriate VAT rate				
Insects – per Treatment	L	58.50	58.50	
Rodents in Private Premises	L	8.33	8.33	
Re-rating Food Hygiene Inspections	L	150.00	150.00	
Prosecution Costs				
Hourly Rate for preparation of case reports and carrying out works in default of legal notices	L	47.50	48.00	
Environmental Searches				
Environmental search 1 or 2 report includes environmental information held by the Council on a site (additional charges apply for sites larger than 10,000m2 and distance buffer greater than 250m radius)	L	65.00	65.00	
Additional photocopying for example copies of site investigation reports;				
A4 B&W	L	0.10	0.10	
A3 B&W	L	0.20	0.20	
A4 Colour	L	1.00	1.00	
A3 Colour	L	2.00	2.00	
Scanned Copy	L	Free	Free	
LAPPC and LAIPPC Permits				
Charges are annually set by Defra in March and are subject to change. Current charges as known are;				
LAPPC Charges				
Application Fee;				
Standard process (includes solvent emission activities)	N	1,650.00	1,650.00	
Additional fee for operating without a permit	N	1,188.00	1,188.00	
PVRI, SWOBs and Dry Cleaners	N	155.00	155.00	
PVR I & II combined	N	257.00	257.00	
VRs and other Reduced Fee Activities	N	362.00	362.00	
Reduced fee activities: additional fee for operating without a permit	N	71.00	71.00	
Mobile plant**	N	1,650.00	1,650.00	
for the third to seventh applications	N	985.00	985.00	
for the eighth and subsequent applications	N	498.00	498.00	
Where an application for any of the above is for a combined Part B and waste application add an extra to the above amounts	N	310.00	310.00	
Annual Subsistence Charge;				
Standard process Low*	N	772.00 (+104.00)	772.00 (+104.00)	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Standard process Medium*	N	1,161.00 (+156.00)	1,161.00 (+156.00)	
Standard process High*	N	1,747.00 (+207.00)	1,747.00 (+207.00)	
*the additional amounts must be charged where a permit is for a combined Part B and waste installation				
PVRI, SWOBs and Dry Cleaners Low	N	79.00	79.00	
PVRI, SWOBs and Dry Cleaners Medium	N	158.00	158.00	
PVRI, SWOBs and Dry Cleaners High	N	237.00	237.00	
PVR I & II combined Low	N	113.00	113.00	
PVR I & II combined Medium	N	226.00	226.00	
PVR I & II combined High	N	341.00	341.00	
VRs and other Reduced Fees Low	N	228.00	228.00	
VRs and other Reduced Fees Medium	N	365.00	365.00	
VRs and other Reduced Fees High	N	548.00	548.00	
Mobile plant, for the first and second permits Low**	N	626.00	626.00	
for the third to seventh permits Low	N	385.00	385.00	
eighth and subsequent permits Low	N	198.00	198.00	
Mobile plant, for the first and second permits Medium**	N	1,034.00	1,034.00	
for the third to seventh permits Medium	N	617.00	617.00	
eighth and subsequent permits Medium	N	316.00	316.00	
Mobile plant, for the first and second permits High**	N	1,551.00	1,551.00	
for the third to seventh permits High	N	924.00	924.00	
eighth and subsequent permits High	N	473.00	473.00	
Late payment fee	N	52.00	52.00	
Where a Part B installation is subject to reporting under the E-PRTR Regulation add an extra to the above amounts	N	104.00	104.00	
Transfer and Surrender;				
Standard process transfer	N	169.00	169.00	
Standard process partial transfer	N	497.00	497.00	
New operator at low risk reduced fee activity	N	78.00	78.00	
Surrender: all Part b activities	N	0.00	0.00	
Reduced fee activities: transfer	N	0.00	0.00	
Reduced fee activities: partial transfer	N	47.00	47.00	
Temporary transfer for mobiles;				
First transfer	N	53.00	53.00	
Repeat following enforcement or warning	N	53.00	53.00	
Substantial change;				
Standard process	N	1,050.00	1,050.00	
Standard process where the substantial change results in a new PPC activity	N	1,650.00	1,650.00	
Reduced fee activities	N	102.00	102.00	
**Not using simplified permits				
LAPPC mobile plant charges (not using simplified permits)				
Number of permits 1 to 2;				
Application fee	N	1,650.00	1,650.00	
Subsistence fee Low	N	646.00	646.00	
Subsistence fee Medium	N	1,034.00	1,034.00	
Subsistence fee High	N	1,506.00	1,506.00	
Number of permits 3 to 7;				
Application fee	N	985.00	985.00	
Subsistence fee Low	N	385.00	385.00	
Subsistence fee Medium	N	617.00	617.00	
Subsistence fee High	N	924.00	924.00	
Number of permits 8 and over;				
Application fee	N	498.00	498.00	
Subsistence fee Low	N	198.00	198.00	
Subsistence fee Medium	N	316.00	316.00	
Subsistence fee High	N	473.00	473.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
LA-IPPC charges				
Every subsistence charge below includes the additional £104 charge to cover LA extra costs in dealing with reporting under the E-PRTR Regulation				
Application	N	3,363.00	3,363.00	
Additional fee for operating without a permit	N	1,188.00	1,188.00	
Annual Subsistence Low	N	1,447.00	1,447.00	
Annual Subsistence Medium	N	1,611.00	1,611.00	
Annual Subsistence High	N	2,334.00	2,334.00	
Late Payment Fee	N	52.00	52.00	
Variation	N	1,368.00	1,368.00	
Transfer	N	235.00	235.00	
Partial Transfer	N	698.00	698.00	
Surrender	N	698.00	698.00	
Subsistence charges can be paid in four equal quarterly instalments paid on 1st April, 1st July, 1st October and 1st January. Where paid quarterly the total amount payable to the local authority will be increased by £38.00				
Newspaper adverts may be required under EPR at the discretion of the LA as part of the consultation process when considering an application. This will be undertaken and paid for by the LA and the charging scheme contains a provision for the LA to recoup its costs				
				NIL
TRADING STANDARDS				
Please note that VAT may be added to some charges. Check with the service before the work is agreed.				
Prosecution Costs				
Hourly rate for Preparation of Case Reports	L	47.50	48.00	
Measures				
Linear measures not exceeding 3m each scale	L	15.00	15.00	
Not exceeding 15kg	L	40.50	40.50	
Exceeding 15kg but not exceeding 100kg	L	70.50	70.50	
Exceeding 100kg but not exceeding 250kg	L	84.50	84.50	
Exceeding 250kg but not exceeding 1 tonne	L	147.00	147.00	
Exceeding 1 tonne but not exceeding 10 tonnes	L	235.50	235.50	
Exceeding 10 tonnes but not exceeding 30 tonnes	L	494.00	494.00	
Exceeding 30 tonnes but not exceeding 60 tonnes	L	734.00	734.00	
Charge to cover any additional costs involved in testing incorporating remote display or printing facilities based on the above fee plus a charge per hour (minimum charge of 2 hours)	L	65.00 per hour	65.00 per hour	
Measuring Instruments for Intoxicating Liquor				
Not exceeding 150ml	L	23.50	23.50	
Other	L	27.00	27.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Measuring Instruments for Liquid Fuels and Lubricants				
Container Type (un-subdivided)				
Multi-grade (with price computing device):	L	102.00	102.00	
Single Outlets	L	139.50	139.50	
Solely Price Adjustment	L	255.00	255.00	
Otherwise				
Other Types – Single Outlets				
Solely Price Adjustment	L	112.00	112.00	
Otherwise	L	152.00	152.00	
Other Types – Multi Outlets:				
1 Meter Tested	L	162.50	162.50	
2 Meters Tested	L	267.00	267.00	
3 Meters Tested	L	365.00	365.00	
4 Meters Tested	L	465.00	465.00	
5 Meters Tested	L	562.00	562.00	
6 Meters Tested	L	660.00	660.00	
7 Meters Tested	L	746.00	746.00	
8 Meters Tested	L	861.00	861.00	
Charge to cover any additional costs involved in testing ancillary equipment such as payment acceptors based on the above fee plus a charge per hour (minimum of 2 hours)	L	65.00 per hour	65.00 per hour	
Special Weighing and Measuring Equipment				
For all specialist work undertaken by the service which is not included above a charge per hour on site (minimum charge of 2 hours) plus cost of provision of testing equipment applies	L	65.00 per hour	65.00 per hour	
Discounts				
Fees from Measures to Certification Calibration will be discounted as follows :-				
a) Where more than a single item is submitted on one occasion the second and subsequent fees will be reduced by 20%				
b) Where tests are undertaken using appropriately certified weights and equipment not supplied by the Borough Council the fees will be reduced by 20%				
c) Special rates can be negotiated for multiple submissions or where assistance with equipment or labour is provided				
NB – Where different fees are involved the highest fee will be charged in full and any discounts calculated from the remaining lesser fees				
Licensing – VAT not applicable				
Explosives and Fireworks Licences (Statutory Fee)				
Licence for the storage of explosives	N	**See Note	**See Note	
Licence for the sale of fireworks all year round	N	**See Note	**See Note	
**These are statutory rates that are set centrally in April				
Other				
Export Certificate (exclusive of VAT)	L	N/a	75.00	
If visit required prior to issuing certificate - charged at our normal standard rate per hour or part thereof	L	N/a	48.00	
				Minimal

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
PARKING – all off-street charges are inclusive of VAT at 20% The below pricing reflects the parking offers funded by the Tees Valley Combined Authority (TVCA) Pricing subject to change following end of the TVCA funding from January 2023				
Off Street Car Parks - Town Centre within Inner Ring Road included in the Parking Offer Car Parks - Abbots Yard, Commercial Street East & West, Winston Street North & South, Town Hall & Feethams MSCP				
Monday to Sunday 8am to 6pm (including bank holidays)				
First 2 hours	L	Free	Free	
Each subsequent hour	L	1.00	1.00	
Car Parks - East Street				
Monday to Saturday 8am to 6pm (including bank holidays)				
First 2 hours	L	Free	Free	
Per day	L	2.00	2.00	
Sunday 8am to 6pm				
First 2 hours	L	Free	Free	
Per day	L	1.00	1.00	
Off Street Car Parks - Town Centre outside Inner Ring Road excluded from the Parking Offer Car Parks - Archer Street, Kendrew Street East & West, Park Place East & West				
Monday to Saturday 8am to 6pm (including bank holidays)				
Per hour (up to 3 hours)	L	1.00	1.00	
Per day	L	4.00	4.00	
Per week	L	16.00	16.00	
Sunday 8am to 6pm				
Per day	L	1.00	1.00	
Car Parks - Garden Street, Hird Street, St Hilda's Tannery Yard Parkgate				
Monday to Saturday 8am to 6pm (including bank holidays)				
First 2 hours	L	Free	Free	
3 hours	L	1.00	1.00	
Per day	L	4.00	4.00	
Car Parks - Chestnut Street				
Monday to Saturday 8am to 6pm (including bank holidays)				
Cars per day	L	2.00	2.00	
Cars per week	L	8.00	8.00	
HGV and coaches per day	L	Free	Free	
HGV and coaches per night (6pm to 8am)	L	4.00	4.00	
Sunday 8am to 6pm				
Cars per day	L	1.00	1.00	
HGV and coaches per day	L	Free	Free	
Car Parks - Park Lane (Station)				
Monday to Saturday 8am to 6pm (including bank holidays)				
Per day	L	5.00	5.00	
Sunday 8am to 6pm				
Per day	L	1.00	1.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Areas included in the Parking Offer				
East Row Horsemarket, Barnard Street, Back Street, Beaumont Street, Duke Street, South Arden Street, Winston Street, East Raby Street, Larchfield Street, Napier Street, Powlett Street, Primrose Street, Raby Street, West Powlett Street (Max stay of 2 hours)				
Monday to Sunday 8am to 6pm (including bank holidays)				
First 2 hours	L	Free	Free	
Grange Road, Town Centre, Northumberland Street (Max stay of 3 hours)				
Monday to Sunday 8am to 6pm (including bank holidays)				
First 2 hours	L	Free	Free	
Subsequent 1/2 hour	L	0.50	0.50	
Areas excluded from the Parking Offer				
Gladstone Street, Kendrew Street, North Lodge Terrace, Victoria Road, Hargreave Terrace, Park Place, Swan Street, Victoria Embankment (Max stay of 2 hours)				
Monday to Sunday 8am to 6pm (including bank holidays)				
Per 30 minutes	L	0.50	0.50	
Car Parks – Contract Parking – all charges are inclusive of VAT at 20%				
Parking locations as determined by the Director of Economic Growth and Neighbourhood Services.				
Per year one space	L	950.00	950.00	
Per year two spaces	L	900.00	900.00	
Per year three spaces	L	860.00	860.00	
Per year four spaces	L	830.00	830.00	
Per year five to nine spaces	L	800.00	800.00	
Per year ten or more spaces	L	700.00	700.00	
Four Riggs				
Per calendar month	L	64.00	64.00	
Car Parks – Staff & Members per year	L	173.04	173.04	
Residents Parking Permits				
3 month temporary permit	L	12.00	12.00	
6 month permit	L	24.00	24.00	
12 month permit	L	40.00	40.00	
Tradesmen Parking Permits				
Daily Waiver	L	5.00	5.00	
3 month permit	L	50.00	50.00	
6 month permit	L	90.00	90.00	
12 month permit	L	150.00	150.00	
				NIL

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
BUILDING CONTROL				
Items inclusive of VAT at 20%				
Letter confirming exemption	L	Free	Free	
Letter confirming enforcement action will not be taken	L	Free	Free	
Decision/Approval Notice (Building Control)				
Responding to request for historical information from electronic databases (email response)	L	Free	Free	
Responding to request for historical information from electronic databases (letter response)	L	1.00	1.00	
Responding to request for historical information from manually recorded data (email response)	L	Free	Free	
Personal searches (email response)	L	Free	Free	
The Building (Local Authority Charges) Regulations 2010 Plus VAT at 20%				
Work charged on individual job basis	L	As agreed with client	As agreed with client	
				NIL

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
DOLPHIN CENTRE				
Pricing based on the introduction of a leisure card.				
Swimming				
Adult swim				
Card holder	L	4.05	4.10	
Non card holder	L	4.70	4.75	
Concession	L	3.10	3.15	
Junior Swim	L	2.65	2.75	
Concession	L	2.00	2.10	
Family swim junior rate discount (up to 4 children accompanying 1 adult)				
Per card holder	L	1.90	1.95	
Per non card holder	L	2.30	2.35	
Under 12 months	L	Free	Free	
Lessons	L	46.50	47.50	
Fitness Areas				
The Gym				
Card holder	L	4.90	5.00	
Non card holder	L	5.35	5.45	
Concession	L	3.70	3.70	
Junior Gym	L	4.00	4.00	
Concession	L	3.05	3.10	
Health & Fitness Classes				
Health & Fitness Classes				
Card holder	L	4.25	4.35	
Non card holder	L	4.90	5.00	
Concession	L	3.20	3.30	
Half Main Hall				
Adult				
Card holder	L	43.50	43.50	
Non card holder	L	50.00	50.00	
Junior (1 hour courts only)	L	30.00	30.00	
Weekday lunchtime				
Card holder	L	32.00	32.00	
Non card holder	L	44.00	44.00	
Badminton				
Adult				
Card holder	L	8.55	8.65	
Non card holder	L	9.80	9.90	
Concession	L	6.40	6.50	
Junior (1 hour courts only)	L	4.70	4.80	
Concession (1 hour courts only)	L	3.55	3.65	
Equipment Hire				
Footballs	L	Free	Free	
Footballs – Deposit (FOC for card holders)	L	5.00	5.00	
Badminton	L	2.00	2.00	
Badminton – Deposit (FOC for card holders)	L	5.00	5.00	
Squash Racquets	L	2.00	2.00	
Squash Racquets – Deposit (FOC for card holders)	L	5.00	5.00	
Table Tennis Bats	L	1.40	1.40	
Table Tennis Bats – Deposit (FOC for card holders)	L	5.00	5.00	
Pram Lock	L	Free	Free	
Pram Lock – Deposit (FOC for card holders)	L	5.00	5.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Children's Activities				
Crèche	L	3.75	3.75	
Soft play admissions	L	4.75	4.75	
Sensory Room	L	4.75	4.75	
Parent/toddler (Soft play)	L	4.75	4.75	
Other Activities				
Showers				
Card holders	L	1.75	2.00	
Non card holders	L	2.25	2.35	
Fit 4 Life Packages				
12 month Full Membership	L	299.40	299.40	
12 month Seniors	L	228.00	228.00	
12 month Student	L	180.00	180.00	
6 Month Full	L	195.00	195.00	
12 Month Upfront	L	275.00	275.00	
Swimming Pools				
Main Pool - per hour	L	97.00	100.00	
Diving Pool - per hour	L	55.00	57.00	
Teaching Pool - per hour	L	55.00	57.00	
Gala - per hour				
Swimming Galas - whole complex				
Normal opening hours - per hour	L	308.00	320.00	
Outside normal opening hours - per hour	L	163.00	168.00	
Swimming Galas - Schools, Junior Clubs and Organisations				
Main Pool - Peak	L	217.00	224.00	
Main Pool - Off Peak	L	153.00	158.00	
Main Pool and Teaching Pool - Peak	L	181.00	187.00	
Main Pool and Teaching Pool - Off Peak	L	187.00	193.00	
Electronic Timing	L	91.00	94.00	
Ten Pin Bowling				
Adult Standard - 1 game	L	7.00	7.00	
Juniors (under 16) - 1 game	L	5.95	5.95	
Students & Seniors - Off Peak - 1 game	L	5.95	5.95	
Family Package - Peak - 1 game	L	23.00	23.00	
Family Package - Off Peak - 1 game	L	21.00	21.00	
Adult, Students, Seniors - Peak - 2 game	L	14.00	14.00	
Adult, Student, Seniors - Off Peak - 2 game	L	10.50	10.50	
Juniors (under 16) - Peak - 2 game	L	11.90	11.90	
Juniors (under 16) - Off Peak - 2 game	L	10.50	10.50	
Disabled and carer - Off Peak - 1 game (per person)	L	4.95	4.95	
Disabled and carer - Off Peak - 2 game (per person)	L	9.90	9.90	
Dry Sports Hall				
Main Sports Hall - per hour	L	102.00	105.00	
Special Events - per hour Weekends	L	335.00	345.00	
Preparation - per hour Weekends	L	175.00	180.00	
Special Events - Schools - per hour off peak	L	47.00	49.00	
Meeting Room	L	34.50	36.00	
Seminar Room/Stephenson Suite	L	34.50	36.00	
Central Hall				
All Events (except commercial, exhibitions and local societies)	L	106.00	110.00	
Exhibitions - commercial - per hour	L	139.00	143.00	
Local Societies event - per hour	L	73.00	76.00	
				15,000

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
PARKS				
Football - Hire of Hundens Park Pitch Seniors' Match	L	25.00	25.00	
Juniors Match	L	15.00	15.00	
				NIL
EASTBOURNE SPORTS COMPLEX				
3G Pitch				
Non Charter Standard Pay and Play (Exclusive of VAT)				
1/2 3G Pitch - Adult (1 hour)	L	46.00	46.00	
1/2 3G Pitch - Junior (1 hour)	L	35.00	35.00	
Full 3G pitch per hour – Adult	L	77.00	77.00	
Full 3G pitch per hour – Junior	L	50.00	50.00	
Charter Standard and Partner Clubs (Exclusive of VAT)				
1/2 3G Pitch (1 hour)	L	25.00	25.00	
Full 3G pitch per hour	L	50.00	50.00	
Off Peak Summer Prices (May to August) Charter Standard and Partner Clubs Only				
1/2 3G Pitch (1 hour)	L	25.00	25.00	
Full 3G pitch per hour	L	50.00	50.00	
Grass Pitch				
Adult per match	L	25.00	25.00	
Junior per match	L	15.00	15.00	
Athletics Track				
Non club rate				
Adult	L	3.80	4.00	
Junior	L	3.40	3.60	
Full track per hour	L	34.00	35.00	
Club rate				
Adult	L	3.00	3.00	
Junior	L	3.00	3.00	
Hard Court				
1 Court (1 hour)	L	10.00	10.00	
Full Area (4 courts - 1 hour)	L	30.00	30.00	
Other				
Shower	L	2.00	2.00	
Function room and pavilion hire per hour	L	21.00	21.00	
Multi Purpose Studio per hour	L	15.00	15.00	
				Minimal

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
HIPPODROME & HULLABALOO Hire & Conferencing (all pricing exclusive of VAT)				
John Wade Group Lounge - max capacity 40 (theatre style) - per hour	L	35.00	36.75	
John Wade Group Lounge - max capacity 40 (theatre style) - day hire**	L	210.00	220.50	
Living Water Tower Room - max capacity 18 - per hour	L	30.00	31.50	
Living Water Tower Room - max capacity 18 - day hire**	L	180.00	189.00	
Hippo Lounge - max capacity 70 - per hour	L	42.00	44.00	
Hippo Lounge - max capacity 70 - day hire**	L	252.00	264.50	
Hippo Education Space - max capacity 40 (workshop of approx. 25) - per hour	L	35.00	36.75	
Hippo Education Space - max capacity 40 (workshop of approx. 25) - day hire**	L	210.00	220.50	
Hullabaloo Rehearsal Space - max capacity 35 - per hour	L	35.00	36.75	
Hullabaloo Rehearsal Space - max capacity 35 - day hire**	L	210.00	220.50	
Hullabaloo Café - max capacity 70 - per hour	L	42.00	44.00	
Hullabaloo Café - max capacity 70 - day hire**	L	252.00	264.50	
Hippodrome Theatre Hire - max capacity 1,000 - w/end full day	L	1,900.00	1,995.00	
Hippodrome Theatre Hire - max capacity 1,000 - w/end half day	L	950.00	997.50	
Hippodrome Theatre Hire - max capacity 1,000 - w/day full day	L	1,750.00	1,837.50	
Hippodrome Theatre Hire - max capacity 1,000 - w/day half day	L	875.00	918.75	
Hullabaloo Theatre Hire - max capacity 150 - per hour	L	62.00	65.00	
Hullabaloo Theatre Hire - max capacity 150 - day hire**	L	450.00	472.50	
**day hire - 9am to 6pm				
Community Rate may be applicable for charities, NHS, children's groups and local artists if qualifying criteria met. This equates to 30% reduction on the above charges.				
				1,000

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
HEAD OF STEAM				
Admission				
Adult	L	4.95	4.95	
Concession	L	3.75	3.75	
Children (6-16 years old)	L	3.00	3.00	
Children (under 6)	L	No charge	No charge	
Single annual pass	L	10.00	10.00	
Family day pass (2 adults & 4 children)	L	10.00	10.00	
Family annual pass (2 adults & 4 children)	L	15.00	15.00	
School Visit	L	No charge	No charge	
Research				
Research	L	£30.00 (min 1 hour & max 3 hours)	£30.00 (min 1 hour & max 3 hours)	
Research by Curator	L	£30.00 (min 1 hour & max 3 hours)	£30.00 (min 1 hour & max 3 hours)	
Short research (up to 10 mins)	L	Free except for £5.00 minimum handling fee for scans, photocopies and postage	Free except for £5.00 minimum handling fee for scans, photocopies and postage	
Photocopying				
A4 (B&W)	L	0.20	0.20	
A3 (B&W)	L	0.40	0.40	
A4 (B&W)	L	0.50	0.50	
A3 (Colour)	L	1.00	1.00	
A0 plan copies (B&W)	L	6.50	6.50	
Digital Copies (personal) per image				
Scan of document (max A3)	L	Free except for £5.00 minimum handling fee for scans	Free except for £5.00 minimum handling fee for scans	
Scan of photograph (max A3)	L	6.50	6.50	
Day photo pass	L	10.00	10.00	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Digital Copies (commercial) per image				
Small local charitable, educational including websites	L	6.50	6.50	
Local commercial including websites	L	15.00	15.00	
Books, specialist magazines, journals & newspapers including websites	L	30.00	30.00	
Regional TV/Video/Film/DVD	L	50.00	50.00	
National/international TV/Video/Film/DVD	L	100.00	100.00	
Discount for 10 images or more	L	0.10	0.10	
Postage and Packing				
Up to A4 (in UK only)	L	Free except for 5.00 minimum handling fee	Free except for 5.00 minimum handling fee	
'Package' size and/or outside UK delivery	L	Dependant on size and weight	Dependant on size and weight	
Filming Fees				
Student Production (during opening hours)	L	Free but donation welcome	Free but donation welcome	
Small Productions (per day)	L	350.00	350.00	
Large Productions (per day)	L	700.00	700.00	
Conference Facilities				
During opening hours (per hour)	L	25.00	25.00	
Outside opening hours (per hour)	L	32.50	32.50	
Use by Museum partners (during opening hours)	L	Free	Free	
Hire of Museum Field				
Educational Use	L	No charge	No charge	
Corporate Events	L	Negotiated on an individual basis	Negotiated on an individual basis	
				NIL
REFUSE COLLECTION AND DISPOSAL				
Refuse sacks (per 25) (Exclusive of VAT)	L	104.35	107.50	
Garden Waste Sacks (Non VATable) (for collection of 10 bags)	L	11.25	11.60	
Bulky Household Collection up to 6 items	L	18.80	19.40	
Garden Waste Service	L	36.00	37.00	
Cost of replacement (inclusive of 20% VAT)				
360L Wheeled Bin	L	53.35	54.95	
240L Wheeled Bin	L	21.00	21.65	
Caddie	L	5.40	5.55	
Glass Box	L	3.45	3.55	
55L Box	L	17.70	18.25	
Lid for recycling box	L	1.45	1.50	
Lid for 240L bin	L	5.25	5.40	
				9,000

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
CEMETERIES				
Burial fees without exclusive right of burial (these fees will be tripled where the deceased is a non-resident of Darlington at time of death)				
Individual foetal remains	N	No Charge	No Charge	
Stillborn or child not exceeding 12 months	N	No Charge	No Charge	
Person over 12 months up to 18 years	N	No Charge	No Charge	
Person over 18 years	L	930.00	960.00	
Burial fees with exclusive right of burial (these fees will be doubled where the deceased is a non-resident of Darlington at time of death)				
Individual foetal remains	N	No Charge	No Charge	
Child not exceeding 12 months	N	No Charge	No Charge	
Person over 12 months up to 18 years	N	No Charge	No Charge	
Person over 18 years	L	930.00	960.00	
Cremated remains	L	200.00	210.00	
Exclusive rights of burial (these fees will be doubled if the purchaser is a non-resident of Darlington if not purchased at time of first interment).				
Exclusive burial rights (50 years)	L	950.00	980.00	
Exclusive burial rights for a bricked grave	L	1,900.00	1,960.00	
Other charges				
Scattering of cremated remains	L	45.00	50.00	
Indemnity form (to produce duplicate grant)	L	45.00	50.00	
Use of Cemetery Chapel	L	100.00	100.00	
After post mortem remains	L	200.00	210.00	
Exhumation of a body (excl. re-interment)	L	2,000.00	2,100.00	
Exhumation of cremated remains (excl. re-interment)	L	500.00	525.00	
Grave Maintenance (inclusive of 20% VAT)				
Initial payment	L	50.00	50.00	
Annual Maintenance	L	37.00	37.00	
Memorials (fees will be doubled where the deceased to whom the memorial/inscription refers was non-resident of Darlington at time of death)				
Memorial rights including first inscription (30 years)	L	220.00	220.00	
Provision of kerbs – traditional sites only)	L	100.00	100.00	
Vases not exceeding 300mm	L	80.00	80.00	
Additional inscription	L	80.00	80.00	
Total financial effect for Cemeteries				8,000

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
CREMATORIUM				
Crematorium fees (inclusive of certificate of cremation, use of organ and scattering of remains in Gardens of Remembrance at an unreserved time)				
Individual foetal remains	N	No charge	No charge	
Hospital arrangement – foetal remains	L	200.00	210.00	
Stillborn or child not exceeding 12 months	N	No charge	No charge	
Person over 12 months up to 18 years	N	No charge	No charge	
Person over 18 years	L	850.00	875.00	
Direct Cremation	L	625.00	675.00	
After post mortem remains	L	200.00	210.00	
Other charges				
Medical Referee Fee	N	22.00	22.00	
Environmental Surcharge	L	58.00	58.00	
Postal Carton	L	20.00	20.00	
Metal Urn	L	40.00	40.00	
Wooden Casket	L	50.00	50.00	
Baby Urn	L	10.00	10.00	
Crematorium Chapel	L	100.00	100.00	
Scattering of remains at reserved time	L	45.00	50.00	
Webcasts (inclusive of 20% VAT)				
Live Webcast	L	48.00	48.00	
Live Webcast and watch again	L	54.00	54.00	
Keepsake (DVD, Blu-ray, USB or audio CD)	L	60.00	60.00	
Extra copies of Keepsake	L	30.00	30.00	
Book of Remembrance (inclusive of 20% VAT)				
Single Entry (2 lines)	L	70.00	70.00	
Double Entry (3 or 4 lines)	L	110.00	110.00	
Additional lines	L	25.00	25.00	
Crest or floral emblem	L	115.00	115.00	
Memorial Cards (inclusive of 20% VAT)				
Single entry card (2 lines)	L	25.00	25.00	
Double entry card (3 or 4 lines)	L	30.00	30.00	
Additional lines	L	5.00	5.00	
Crest of floral emblem	L	70.00	70.00	
Personal photographs – set up	L	50.00	50.00	
Additional photographs – after set up	L	10.00	10.00	
Memorial Books (inclusive of 20% VAT)				
Single entry book (2 lines)	L	80.00	80.00	
Double entry card (3 or 4 lines)	L	85.00	85.00	
Additional lines	L	5.00	5.00	
Crest of floral emblem	L	70.00	70.00	
Personal photographs – set up	L	50.00	50.00	
Additional photographs – after set up	L	10.00	10.00	
Triptych (inclusive of 20% VAT)				
Single entry card (2 lines)	L	67.00	67.00	
Double entry (3 or 4 lines)	L	72.00	72.00	
Additional lines	L	5.00	5.00	
Crest or floral emblem	L	70.00	70.00	
Personal Photographs – set up	L	50.00	50.00	
Additional Photographs – after set up	L	10.00	10.00	
Other Memorial Schemes				
Replacement kerb vase plaque	L	300.00	300.00	
Replacement flower holder	L	5.00	5.00	
Wall plaques	L	245.00	245.00	
Planter plaques	L	365.00	365.00	
Lease of space for memorial plaques (per annum)	L	25.00	25.00	
Total financial effect for Crematorium				39,000

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
ALLOTMENTS & STABLES				
Rent per year	L	180.20	185.60	
				Minimal
HIGHWAYS				
Private apparatus in the Highway (Section 50 Licence, new installations)	L	550.00	550.00	
Private Road Openings (repair existing)	L	225.00	225.00	
Vehicle Crossings – estimate fee (taken as part of payment if go ahead with the works)	L	25.00	25.00	
Vehicle Crossings (plus actual construction costs)	L	100.00	100.00	
Vehicle Crossings if planning permission required on a classified road (plus actual construction costs)	L	150.00	150.00	
Temporary Traffic Regulation Notices (road closures etc)	L	130.00	175.00	
Temporary Traffic Regulation Orders (road closures etc) (plus advertising)	L	275.00	288.00	
Emergency Traffic Regulation Orders	L	130.00	136.00	
Application to Secretary of State for TTRO extension (plus advertising)	L	N/a	100.00	
Personal Search - Highways (by email) per question	L	N/a	6.00	
Street Naming Royal Mail Income (per address, Nationally agreed price LGIH)	L	1.00	1.00	
Street Naming & Numbering of Properties:				
- Per road name (developer suggests)	L	165.00	165.00	
- Per road name (council names)	L	200.00	200.00	
- Per plot	L	15.00	15.00	
Street Naming & Numbering of Properties:				
- Per plot or renaming of a property	L	35.00	35.00	
Rechargeable Works	L	Actual cost + 10%	Actual cost + 10%	
Temporary Traffic Light Applications	L	No Charge Individually	No Charge Individually	
Section 50 Licence associated bond costs	L	priced based on requirements	priced based on requirements	
Access protection markings	L	No charge	No charge	
Tourist Sign (plus actual cost of sign)	L	£75.00 + VAT	£75.00 + VAT	
Accident Data Requests	L	£75.00 + VAT	£75.00 + VAT	
Traffic Count Data	L	75.00 Individually	75.00 Individually	
Street Lighting Design Service	L	priced based on charge out rate	priced based on charge out rate	
Oversailing Licence	L	No charge	No charge	
Banner Licence	L	No charge	No charge	
Placing Goods on the Highway	L	155.00	155.00	
Deposits upon the Highway	L	No charge	No charge	
Temporary Development Signs – Admin Fee	L	200.00	200.00	
Temporary Development Signs – DBC undertake work on behalf of developer	L	Actual costs	Actual costs	
Switch off / on traffic signal / pelican crossings – per visit	L	150.00	150.00	
Unauthorised marks or affixing of signs to street furniture	L	No charge	No charge	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £	
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed					
Section 278 Highway works agreement	N	6% of works + legal if delivered by developer	6% of works + legal if delivered by developer		
Section 116 Stopping Up of the Highway	N	Actual Costs	Actual Costs		
Section 38 Road Adoption agreement	N	6% of works + legal if delivered by developer	6% of works + legal if delivered by developer		
NRSWA Defect Charges	N	Nationally set scale of charges	Nationally set scale of charges		
NRSWA Road Opening Inspection Charges (sample)	N	Nationally set scale of charges	Nationally set scale of charges		
Section 74 – charges for overstay	N	Nationally set scale of charges	Nationally set scale of charges		
				Minimal	
PUBLIC RIGHTS OF WAY					
Public Path Orders (HA 80 S 118 and 119, TCPA 90 s247, 257)					
Actual cost based on charge out rate plus advertising and legal costs					
PROW Temporary Closures – as Highways fees and charges					
Landowner Rights of Way Statement and Declaration s31.6					
One parcel of land, includes 2 notices	L	250.00	250.00		
Additional parcel	L	50.00	50.00		
Additional notice	L	50.00	50.00		
Authorisation for installing a new gate or stile (HA 80 s147)	L	100.00	100.00		
Path Orders under Deregulation Act					
Actual cost based on charge out rate plus advertising and legal costs, to include but not restricted to pre-application advice, processing the application, resolving objections, making the order, confirmation of the order, and any subsequent Public Inquiry or Hearing					
				NIL	
SUSTAINABLE TRANSPORT					
Charges for Concessionary Travel (ENCTS);					
Replacement pass for lost/stolen without a CRN	L	10.00	10.00		
Learn to Ride per session (child)	L	3.00	3.00		
Production, placement and retrieval of notices when bus stops are temporarily per bus stop	L	60.00	60.00		
Production and placement of bus timetable information when bus services have to be re-registered due to road closures – up to 6 timetables	L	84.00	84.00		
				NIL	

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
TRANSPORT SERVICES				
Charges for Taxi Licensing;				
Taxi Vehicle Test	L	50.00	50.00	
Taxi Vehicle Test and MOT	L	60.00	60.00	
Failure to attend (less than 48 hours' notice)	L	50.00	50.00	
Re-test	L	25.00	25.00	
Re-test including emissions	L	35.00	35.00	
Re-test emissions only	L	10.00	10.00	
Charges for General Public;				
MOT for Motorbike Class I & II	L	25.00	25.00	
MOT for Standard Car Class IV	L	35.00	35.00	
MOT for Class V Vehicles	L	40.00	40.00	
MOT for Class VII Vehicles	L	40.00	40.00	
				NIL
PRIVATE SECTOR HOUSING				
Works in default & statutory activities per hour	L	47.00	48.00	
Housing inspections & consultancy per hour (inclusive of VAT)	L	56.00	57.60	
Charge for the service relevant Housing Act 2004 legal notice	L	421.00	432.00	
Securing empty homes (addition of VAT by agreement)	L	280.00	288.00	
Houses in Multiple Occupation Activities;				
HMO licence fee per letting/let/tenancy	L	187.00	187.00	
Other relevant HMO activities per hour	L	47.00	47.00	
Variation of HMO licence	L	Free	Free	
Housing Immigration Inspections;				
Within 10 working days (including VAT)	L	141.00	144.00	
Fast Track within 5 working days (including VAT)	L	188.00	192.00	
General Enforcement Activities:				
Hourly rate for preparation of case reports/prosecutions	L	47.00	48.00	
Additional copies of legal notices via post	L	10.00	10.00	
Additional copies of legal notices - Scanned copy by Email	L	Free	Free	
Smoke and Carbon Monoxide Alarms (England) Regulation 2015;				
Fines for failing to provide a working smoke or carbon monoxide alarm. Offence by the same individual or organisation;				
First	N	500.00	500.00	
Second	N	1,000.00	1,000.00	
Third	N	2,000.00	2,000.00	
Fourth	N	3,000.00	3,000.00	
Fifth or more	N	5,000.00	5,000.00	
The Redress Schemes for Letting Agency Work and Property Management Work (England) Order 2014;				
Fines for failing to join an approved letting and management redress scheme;				
Businesses that have been served with a notice of intent and failed to join an approved scheme	N	5,000.00	5,000.00	
Businesses that have joined an approved scheme following the service of the notice of intent	N	4,000.00	4,000.00	
Businesses that have joined an approved scheme prior to enforcement action being taken, after the 1st October 2014	N	3,000.00	3,000.00	
**The Redress Scheme is currently undergoing a national review and may be replaced prior to April 2021 by a new civil penalty policy				

Description	Type**	Existing Charge £	New Charge £	Financial Effect £
**KEY for basis of fee and charges setting, L - Locally Agreed, N - Nationally Agreed				
Energy Efficiency (Private Rented Property) (England and Wales) Regulations				
Penalty (less than 3 months in breach) renting a non-compliant property	N	Up to 2,000.00 and/or publication penalty	Up to 2,000.00 and/or publication penalty	
Penalty (3 months or more in breach) renting out a non-compliant property	N	Up to 4,000.00 and/or publication penalty	Up to 4,000.00 and/or publication penalty	
Providing false or misleading information on the PRS Exemptions Register	N	Up to 1,000.00 and/or publication penalty	Up to 1,000.00 and/or publication penalty	
Failing to comply with a compliance notice	N	Up to 2,000.00 and/or publication penalty	Up to 2,000.00 and/or publication penalty	
Housing and Planning Act 2016				
Failure to comply with an Improvement Notice (under section 30 of the Housing Act 2004)				
Failure to comply with a Prohibition Order (under section 32 of the Housing Act 2004)				
Breach of a banning order made under section 21 of the Housing and Planning Act 2016	N	Civil penalties of up to 30,000 per offence as an alternative to prosecution	Civil penalties of up to 30,000 per offence as an alternative to prosecution	
Using violence to secure entry to a property (under section 6 of the Criminal Law Act 1977)				
Illegal eviction or harassment of the occupiers of a property (under section 1 of the Protection from Eviction Act 1977)				
				Minimal
COST OF REVENUE COLLECTION				
Council Tax – All Charges do not incur VAT				
Issue of Summons for Liability Order	L	33.50	33.50	
Issue of Liability Order	L	44.00	44.00	
Issue of Summons for Committal Hearing	L	90.00	90.00	
Issue of Statutory Demand	L	157.50	157.50	
				NIL
Business Rates (NNDR) – All Charges do not incur VAT				
Issue of Summons for Liability Order	L	33.50	33.50	
Issue of Liability Order	L	44.00	44.00	
Issue of Summons for Committal Hearing	L	90.00	90.00	
Issue of Statutory Demand	L	157.50	157.50	
				NIL

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APPENDIX 4

**KEY ASSUMPTIONS USED IN PROJECTED
RESOURCES, EXPENDITURE AND INCOME 2022/23-2025/26**

Factor	Assumption
Resources	
Council Tax base	Variable depending on projected additional properties.
Council Tax	2.99% increase in 2022/23 year (including 1% for any allowable precepts) and then a 1.99% increase in 2023/24, 2024/25 & 2025/26.
Council Tax collection	99% collected
Government Grants	Government grants for 2022/23 as indicated in 2021 spending review and indicative figures for 2023/24 – 2025/26.
	No increase in Business Rates Scheme Top Up Grant in 2022/23 & 2023/24, 2% in 2025/26 (projected CPI).
	Revenue Support Grant 2022/23 flat lined to 2025/26.
	Continuation of Improved Better Care Fund (iBCF) at 2022/23 rates.
	Continuation of 2021/22 Social Care Support Grant of £3.753m in total and assumed to continue to 2025/26.
	New Homes Bonus (NHB) legacy payments will continue but no new ones assumed after 2022/23, assumed to discontinue in 2023/24.
Expenditure	
Pay inflation	2022-23 3% and thereafter 2% in line with national scheme.
Price inflation	Only contractual inflation on running costs
Local Government Pension Scheme	Contribution rate of 18.4% for 2022/23 plus past service deficit contributions of £0.280m in 2022/23, amounts set aside in Contingencies for potential increase post 2022/23 Triennial review.
Financing Costs	
Interest rates payable	Average rate on existing debt 2022/23 of 2.48%; 2023/24 of 2.29%, 2024/25 of 2.13% & 2025/26 of 2%.
Interest rates payable on new debt – 10 year rate	2022/23 of 1.80%; 2023/24 of 1.95%, 2024/25 of 2.08% & 2025/26 of 2.23%.
Interest rates receivable	0.10% in 2022/23, 0.25% in 2023/24, 0.50% in 2024/25 & 1.00% in 2025/26.
Income	
Inflationary increases	Various based on individual service considerations

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REVENUE BUDGET MANAGEMENT 2021/22

<u>Projected General Fund Reserve at 31st March 2022</u>	
	2021-25 MTFP (Feb 2021)
Medium Term Financial Plan (MTFP) :-	£000
MTFP Planned Opening Balance 01/04/2021	21,506
Approved net contribution from balances	3,420
Planned Closing Balance 31/03/2022	24,926
Increase in opening balance from 2020-21 results	2,317
Projected corporate underspends / (overspends) :-	
Public Health rebased savings	285
Community Services rebased savings	308
Adult Services rebase savings	400
Council Wide	175
Financing Costs	306
Joint Venture - Investment Return	248
Government Grant - SFC	(470)
Transfer in from earmarked reserve - Covid	1,474
Projected General Fund Reserve (excluding Departmental) as at 31st March 2022	29,969
Planned Balance at 31st March 2022	24,926
Improvement	5,043

<u>Departmental projected year-end balances</u>	
	Improvement / (decline) compared with 2021-25 MTFP
	£000
People Group	(556)
Services Group	850
Operations Group	(406)
Chief Executive	(84)
TOTAL	(196)

<u>Summary Comparison with :-</u>	
	2021-25 MTFP £000
Corporate Resources - increase in opening balance from 20/21 results	2,317
Corporate Resources - additional in-year Improvement/(Decline)	1,733
Quarter 1 budget rebase	993
Departmental - Improvement / (Decline)	(196)
Improvement / (Decline) compared with MTFP	4,847
Projected General Fund Reserve at 31st March 2022	29,773

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MEDIUM TERM FINANCIAL PLAN 2022 TO 2026

	2022/23	2023/24	2024/25	2025/26
	£m	£m	£m	£m
People Group	66.018	67.900	70.652	73.251
Chief Executives Office & Economic Growth	1.288	1.334	1.366	1.455
Services Group	18.126	18.530	19.008	19.398
Operations Group	16.341	16.542	16.886	17.140
Financing costs	0.637	2.921	2.933	2.992
Investment Returns - Joint Venture	(1.864)	(1.480)	(1.130)	(1.130)
Council Wide Pressures/(savings)	1.037	1.054	1.079	1.106
Council Wide Contingencies	0.525	1.512	1.512	1.512
Contribution to/(from) revenue balances	0.468	(4.278)	(8.708)	(9.504)
Total Net Expenditure	102.576	104.035	103.598	106.220
<u>Resources - Projected and assumed</u>				
Council Tax	58.343	60.430	62.370	64.502
Business rates retained locally	20.175	20.546	20.227	20.612
Top Up grant	7.297	7.297	5.238	5.343
Revenue Support Grant	3.748	4.781	4.781	4.781
New Homes Bonus	1.881	(0.000)	0.000	0.000
Better Care Fund	4.488	4.488	4.488	4.488
Adult Social Care Support Grant	3.753	3.753	3.753	3.753
Spending Review 21 Government Funding	1.162	1.162	1.162	1.162
2022/23 Services Grant	1.579	1.579	1.579	1.579
Lower Tier Services Grant	0.151	0.000	0.000	0.000
Total Resources	102.576	104.035	103.598	106.220
<u>Balances</u>				
Opening balance	24.595	24.013	19.735	11.027
Transfer to Stronger Communities Fund	(0.050)	0.000	0.000	0.000
Transfer to 2025 Bicentennial Celebration reserve	(1.000)	0.000	0.000	0.000
Contribution to/(from) balances	0.468	(4.278)	(8.708)	(9.504)
Closing balance	24.013	19.735	11.027	1.523

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Capital Medium Term Financial Plan 2022/23 - 2025/26					APPENDIX 7
	2022/23 £'000	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total £'000
Children, Families & Learning					
School Condition Allocations	142	142	142	142	568
	142	142	142	142	568
Housing					
Adaptations / Lifts	200	206	212	214	832
Heating replacement programme	1,105	1,138	1,172	1,184	4,599
Structural works	400	412	424	429	1,665
Lifeline Services	50	50	50	50	200
Repairs before painting	60	60	60	60	240
Roofing	1,000	1,050	1,082	505	3,637
Garages	50	50	50	50	200
External Works (footpaths, fencing, etc.)	200	210	216	218	844
Smoke detection	25	26	26	26	103
Pavement Crossing	32	33	34	34	133
Replacement Door Programme	450	473	487	492	1,902
Window Replacement	500	510	520	525	2,055
IPM works	1,910	2,417	2,489	2,514	9,330
Energy Efficiency	1,000	1,000	1,000	1,000	4,000
Comunal Works	150	156	159	161	626
New build (net of HE grant)/regeneration	25,581	16,797	11,808	16,415	70,601
Fees	267	281	292	298	1,138
	32,980	24,869	20,081	24,175	102,105
Transport					
Highway Maintenance	1,689	1,689	1,689	1,689	6,756
Integrated Transport	886	886	886	886	3,544
	2,575	2,575	2,575	2,575	10,300
Other Capital Programmes					
Disabled Facility Grants	1,063	1,063	1,063	1,063	4,252
	1,063	1,063	1,063	1,063	4,252
Council funded Schemes					
Dolphin Centre Mechanical & Electrical works Phase 3	850	1,350	-	-	2,200
Whinfield School Roof Replacement	372	124	124	-	620
West Cemetery Drainage	100	150	-	-	250
Economic Growth investment Fund (EGIF)	500	500	500	500	2,000
Eastbourne Sports Complex	2,310	-	-	-	2,310
Capitalised Repairs (already approved until 2024/25)	250	250	250	250	1,000
Advanced Design Fees (already approved until 2024/25)	150	150	150	150	600
Total Council Funded Schemes	4,532	2,524	1,024	900	8,980
Self Financing schemes					
Railway Heritage Quarter	13,000	18,000	3,140		34,140
Total Council Self Financing Schemes	13,000	18,000	3,140	-	34,140
Total Spending Plans	54,292	49,173	28,025	28,855	160,345
Funded by:					
Capital Grants	4,480	3,780	3,780	3,780	15,820
HRA Revenue Contributions	17,618	16,491	16,693	14,179	64,981
HRA Capital Receipts	303	303	303	303	1,212
Borrowing	15,059	8,075	3,085	9,693	35,912
Corporate Resources	3,832	2,524	1,024	900	8,280
Self Financing	13,000	18,000	3,140	-	34,140
Total Resources	54,292	49,173	28,025	28,855	160,345
Commitments - see above	54,292	49,173	28,025	28,855	160,345
Resources Available for Investment	-	-	-	-	-

Figures shown in italics are estimates, awaiting confirmation of funding streams.

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ECONOMY AND RESOURCES SCRUTINY COMMITTEE

Thursday, 20 January 2022

PRESENT – Councillors Renton (Chair), Bartch, Boddy, Harker, L Hughes, Mrs D Jones, McEwan and Wright

APOLOGIES – Councillors Crudass and Paley

ABSENT –

ALSO IN ATTENDANCE – Councillors Durham, Marshall, Tait and Willis

OFFICERS IN ATTENDANCE – Elizabeth Davison (Group Director of Operations) and Shirley Wright (Democratic Manager)

ER33 DECLARATIONS OF INTEREST

There were no declarations of interest reported at the meeting.

ER34 MEDIUM TERM FINANCIAL PLAN - TO CONSIDER A RESPONSE TO CABINET ON THE PLAN TAKING INTO ACCOUNT THE VIEWS OF ALL OF THIS COUNCIL'S SCRUTINY COMMITTEES :-

Submitted – The Minutes (previously circulated) of meetings of this Council's Scrutiny Committees which had been held to discuss the proposals contained within the draft Medium-Term Financial Plan (MTFP) for 2022/23.

It was reported that each of the Council's Scrutiny Committees had been requested to consider the MTFP 2022/23 to 2025/26 and to forward any views, particularly in relation to those services and finances which were specifically within their remit, to this Scrutiny Committee for consideration.

Each of the Chairs/Vice Chairs, in attendance gave an overview of the discussions which had taken place at their meetings, together with the agreed response to this Scrutiny Committee.

(a) Economy and Resources Scrutiny Committee

It was reported that the following views had been proposed at the meeting held on 6 January 2022 :-

(i) the Leader and the Cabinet Member for resources should continue to lobby the Government in relation to the need for increased funding;

(ii) Cabinet should ensure work is undertaken to plan for the projected budget deficit over the four-year period of the MTFP, including details of what steps and actions might need to be taken; and

(iii) a comprehensive communication strategy should be developed to better inform residents of the Borough of the reasons for the proposed increase in Council Tax and

how the funding is being spent to deliver services.

Discussion ensued on the need to clarify further, points (i) and (ii) above, and it was suggested that a time frame should be included on the reporting back in relation to (ii) above, and that, in relation to (i) above, it should be clear that the Leader and Cabinet Member for Resources continue to lobby Government in relation to both the increased funding generally for local government and an alternative method of funding adult social care.

(b) Communities and Local Services Scrutiny Committee

It was reported that that Scrutiny Committee had no comments to make on the MTFP itself, however, in relation to the continuation of the Stronger Communities Fund, it had advised that

it supported the continuation of the scheme in the 2022/23 financial year.

Discussion ensued at the meeting on the total amount of funds which had been allocated to date; the need for the process to be clarified in terms of ensuring that Members understood that the fund needed to be allocated from their individual credit union account by the end of the financial year; the reporting process and monitoring to ensure that the aims and objectives of the fund were being met; the carry forward of any individual Members unspent funding with the caveat that any individual fund would not exceed £1,000 in any one financial year and the continued six monthly reporting by the Communities and Local Services Scrutiny Committee.

(c) Children and Young People Scrutiny Committee

It was reported that the following views had been proposed at its meeting held on 10 January 2022 :-

(i) if additional funding became available, Cabinet should give consideration to increasing the budget allocation to early Help Services to prevent expensive and intrusive statutory interventions in the future and is therefore a more financially viable way of supporting families.

Following questions by Member in relation to savings within the Adults and Childrens' staffing budget, it was reported that this related to staff turnover and that further detailed information could be provided.

(iv) Health and Housing Scrutiny Committee

It was reported that that Scrutiny Committee had no comments to make on the MTFP.

Discussion ensued on the New Homes Bonus Grant and the continuation of the work to bring derelict properties within the Borough back into use

(v) Adults Scrutiny Committee

It was reported that that Scrutiny Committee had no comments to make on the MTFP

Taking into account the above and the discussions which had taken place, the Economy and Resources Scrutiny Committee gave consideration to the views it wished to put forward to Cabinet on behalf of all of the Scrutiny Committees.

That Cabinet be advised that the following is the response of the Economy and Resources Scrutiny Committee on behalf of all of the Council's Scrutiny Committees in relation to the Medium Term Financial Plan 2022/23 to 2025/26 consultation :-

(a) the Leader and the Cabinet Member for Resources should continue to lobby the Government in relation to the need for :-

(i) increased funding generally for local government; and

(ii) an alternative method of funding the current pressures in Adult social care as the Adult Social Care Precept is not a sustainable solution.

(b) Cabinet should ensure work is undertaken to plan for the projected budget deficit over the four-year period of the MTFP, including details of what steps and actions might need to be taken and report back to the Economy and Resources Scrutiny Committee in 12 months' time;

(c) a comprehensive communication strategy should be developed to better inform residents of the Borough of the reasons for the proposed increase in Council Tax and how the funding is being spent to deliver services;

(d) If additional funding becomes available, Cabinet should consider increasing the budget allocation to Early Help Services to prevent expensive and intrusive statutory interventions in the future and is therefore a more financially viable way of supporting families;

(e) having considered the use, to date, of the Stronger Communities Fund, the view is that Cabinet should consider the continuation of that Fund in the 2022/23 financial year; and

(f) the continuation of the on- going work around the New Homes Bonus Scheme

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**CABINET
8 FEBRUARY 2022**

HOUSING REVENUE ACCOUNT – MTFP 2022-23 TO 2025-26

**Responsible Cabinet Member - Councillor Kevin Nicholson,
Health and Housing Portfolio**

**Responsible Director - Elizabeth Davison,
Group Director of Operations**

SUMMARY REPORT

Purpose of the Report

1. To consider proposals for the revenue budget, capital programme, rent levels and service charges for the Council's Housing Revenue Account (HRA) for the financial year 2022-23 in the context of the HRA Medium Term Financial Plan to 2025-26 and the 30-year Business Plan, following consultation with Council tenants.

Summary

2. Darlington Borough Council is the largest provider of social housing in the borough, providing 5,275 homes to local residents. Our homes offer a high standard of accommodation that meets the Decent Homes Standard and we provide a range of quality services to tenants, including a responsive repairs and maintenance service, lifeline services and emergency call out provision.
3. We are proud of our housing and want to continually improve so in addition to the day to day maintenance, significant investment is made in our housing stock each year to maintain and improve those standards, enhance the energy efficiency of our homes to reduce our carbon impact and help our tenants reduce their energy consumption and bills, whilst ensuring we have the financial capacity to continue with our ambitious programme of building new Council homes.
4. The great quality of our homes and the services provided mean they are in high demand, which is why we have an ambitious programme to build new Council homes in Darlington. Our new build Council housing programme is funded through capital receipts from right to buy sales, grant funding from Homes England and through estimated borrowing of £15m.
5. This report sets out the key decisions for the HRA for 2022-23, which includes:
 - (a) Proposed revenue expenditure of £25.448m, including
 - (i) £4.282m to fund our responsive repairs and maintenance service, and
 - (ii) £17.618m contribution to the capital programme.

- (b) A proposed capital programme of £32.98m, including
 - (i) £1.1m for heating system replacements;
 - (ii) £1.8m for property adaptations, structural works, external works and roofing;
 - (iii) £1.0m for windows and door replacements;
 - (iv) £1.9m for kitchen and bathroom replacements;
 - (v) £1.0m to deliver energy efficiency measures to tackle climate change;
 - (vi) £25.6m to deliver our new build Council housing programme.
- 6. The key decision regarding the HRA each year is the balance between setting rent and service charge levels that are affordable to our tenants, whilst ensuring we have sufficient resources to invest in our housing stock, tackle climate change and maintain services.
- 7. Councils have the discretion to increase rents each year by the Consumer Price Index (CPI) plus 1%, which means for 2022-23 Members can decide to increase rents by up to 4.1%.
- 8. Options of a 4.1% increase a 2% increase and a zero increase have been considered and taking into account the current economic pressures facing our tenants and balancing this with the need to deliver our ambitious capital and energy efficiency programmes, an increase of 2% is recommended, or an average of £1.64 each week. It is also recommended to increase service charges by an appropriate inflationary amount.
- 9. Council tenants have been consulted on these proposals and the outcome of this consultation is given at paragraphs 44 to 46. However, the proposed rent increase and spending plans received overwhelming support.

Recommendations

- 10. It is recommended that Cabinet consider the following proposals and recommend their onward submission for approval to Council:-
 - (a) An average weekly rent increase of 2% for 2022-23 be implemented giving an average social rent of £75.01 and affordable rent of £92.06.
 - (b) Garage rents and service charges are increased as shown in **Table 1**.
 - (c) The revenue budget at **Appendix 1** is approved.
 - (d) The Housing Business Plan at **Appendix 2** is agreed.
 - (e) The capital programme at **Appendix 3** is approved and if approved by Council the expenditure is subsequently released.
 - (f) That the Group Director of Operations be given delegated powers to proceed with new build schemes using the funding as identified at paragraphs 22-23.

Reason

11. To enable the Council to deliver an appropriate level of services to tenants to meet housing need and to support the economic growth of the Borough through housing development.

Elizabeth Davison
Group Director of Operations

Background Papers

Regulator of Social Housing - Rent Standard

Anthony Sandys: Ext 6926

S17 Crime and Disorder	There are no issues
Health and Well Being	By ensuring our housing stock is in good condition we are making a positive contribution to the health and well-being of our tenants
Carbon Impact and Climate Change	There are a range of energy efficiency measures included in the business plan which will have a positive carbon impact
Diversity	There are no diversity issues
Wards Affected	This will have an effect on all Wards in the Borough with Council Housing
Groups Affected	All Council tenants and Lifeline service users
Budget and Policy Framework	The issues contained within this report require Council approval and the report will be presented to Council on 17 February 2022
Key Decision	This is not a key decision for Cabinet, as the approval of Council on 17 February 2022 will be required
Urgent Decision	This is not an urgent decision for Cabinet, as the approval of Council on 17 February 2022 will be required
Council Plan	This report contributes to the Council Plan by involving Members in the plans to build new Council houses and ensuring the existing Council housing stock is maintained to a high standard and is environmentally friendly by maximising rental and service charge income
Efficiency	As the HRA is a ring fenced budget every effort is made to maximise income and identify savings in order to maintain a high quality service
Impact on Looked After Children and Care Leavers	No impact

MAIN REPORT

Background

12. Darlington Borough Council is the largest provider of social housing in the borough, providing 5,275 homes to local residents. Our homes offer a high standard of accommodation that meets the Decent Homes Standard and provides a range of quality services to tenants including a responsive repairs and maintenance service, lifeline services and emergency call out provision.
13. In addition, significant investment is made in our housing stock each year to maintain and improve those standards. A comprehensive capital programme delivers a range of home improvements to tenants, improves the energy efficiency of our homes to reduce our carbon impact and reduce the bills of our residents, whilst ensuring we have the financial capacity to continue with our ambitious programme of building new Council homes. Over 50% of households in Council housing have one or more person with a disability and we are therefore committed to providing good quality homes with generous space standards and lifetime homes principles to support people to live independently and maintain a good quality of life.
14. The great quality of our homes and the services provided mean they are in high demand, which is why we have an ambitious programme to build new Council homes in Darlington.
15. The key decision regarding the HRA each year is the balance between setting rent and service charge levels that are affordable to our tenants, whilst ensuring we have sufficient resources to invest in our housing stock, tackle climate change and maintain services.

Setting the MTFP for the HRA

Projected HRA Expenditure for 2022-23

16. Detailed estimates have been prepared based on current service levels and the following expenditure amounts for the revenue account are proposed for 2022-23:

Area	£m	Description
Management Services	2.737	This includes all staffing costs associated with the provision of our housing management services, central support services and other associated support costs such as ICT and insurance.
Service provision	3.304	This covers services charged to tenants such as grounds maintenance and Lifeline charges to a range of clients. All service charges are fully recoverable. It also includes recharges that will be recovered through additional income including court costs and recharges to the General Fund for grounds maintenance.
Repairs and maintenance	4.281	This covers the on-going general repairs to our 5,275 Council properties, which is an average of £812 for each property in 2022-23. The continued investment in a good quality repairs and maintenance service is essential to maintaining the high standards of our housing stock, whilst also ensuring we meet all the statutory requirements to provide for the health and safety of our tenants.
Capital financing	3.688	Historic and ongoing cost of paying for borrowing undertaken to fund capital expenditure.
Bad debt provision	0.350	Provision to cover rents that are deemed to be unrecoverable.
Revenue contribution to the Capital programme	17.618	This represents the amount by which the HRA can fund major capital works. A breakdown of the proposed Capital Programme for 2022-23 is given below in 'Housing Business Plan'.

Housing Business Plan

17. All Housing Capital schemes are funded fully from the HRA and this section explains what future capital investment is planned. The priorities are identified through the Housing Business Plan, which is constantly reviewed to ensure investment is targeted in the area of most need. The funding proposals for 2022-23 are:

Area	£m	Description
Adaptations and lifts	0.200	This budget delivers adaptations to Council homes to enable tenants with a disability to remain in their own home and live independently. In addition, the budget also covers any unplanned works to passenger lifts within sheltered and extra care schemes.
Heating replacement	1.105	This budget will fund new condensing boilers and central heating upgrades in approximately 240 properties and in addition, to any unplanned replacements required due to boiler failure before their due replacement date.
Structural works	0.400	This budget will be used to address structural issues identified within the year.
Lifeline services	0.050	This budget will to continue fund any upgrades required to Lifeline equipment.
Repairs before painting	0.060	This budget will be invested in joinery repair works in anticipation of the cyclical external painting programme.
Roofing and repointing work	1.000	This budget will fund the replacement of flat and pitched roofs and the replacement of fascias, soffits and rainwater goods. In addition, it will also fund loft insulation work, where appropriate.
Garages	0.050	This budget will be invested in improvements to the Council's garage blocks including demolition where they are beyond economical repair.
External works	0.200	This budget will be used to provide new rear dividing fences and new footpaths to Council properties based on their condition, in various locations across the borough.
Smoke detectors	0.025	This budget will fund the replacement of existing hard-wired smoke and heat detectors, where systems are now 10 years old and reaching the end of their recommended lifespan.
Pavements	0.032	This budget will fund any identified work to upgrade or adapt any pavements (including requirements for dropped kerbs for Council properties) across the Borough.

Area	£m	Description
Door replacement	0.450	This budget will be used as part of the timber external doors replacement programme.
Window replacement	0.500	This budget will be used to replace all single glazed windows in Council properties with double glazing. It is anticipated all replacement will be completed by April 2023.
Internal planned maintenance (IPM)	1.910	This budget will fund kitchen and bathroom replacements for approximately 185 properties. This work had originally been planned for 2020-21 but has been delayed due to the Covid pandemic. Fortunately, the IPM programme had been working 2 years in advance prior to 2020-21, so therefore the overall Housing Business Plan has not been disrupted by this delay. This budget will also fund any kitchen and bathroom renewal works for properties as required, including any void properties that require this work before letting.
Communal works	0.150	This budget will fund replacement communal doors and will also be used to carry out upgrades to card entry systems.
Energy efficiency improvements	1.000	This budget will continue to fund energy efficiency improvements such insulation and heating systems. This will also include any match funding required for Government energy grant bids (see the 'Climate Change' section below).
New build	25.581	This budget will continue to fund the new build Council housing programme (see the 'New Build' section below).

18. The purpose of the Housing Business Plan is to ensure that Housing Services has a sustainable medium-term financial plan, which focuses investment towards our strategic priorities. The following proposals will outline our strategic priorities and how resources will be aligned against these priorities (subject to final decisions on rent levels).

New Build

19. Darlington Borough Council has set an ambitious programme to build 1,000 new Council homes over a 10-year period. Since the programme began, 237 new Council properties have already been delivered at various locations around Darlington, providing exceptionally high quality homes to local residents. Demand for our properties continues to be high, with over 1,600 people on the Housing Allocations register.
20. Since the abolition of the HRA borrowing cap, we have been able to prudentially borrow and have included additional borrowing of £15m in 2022-23 to build new affordable homes. The good quality of our homes and the services provided mean they are in high demand, which is why we have an ambitious programme to build new Council homes in Darlington. Our new build Council housing programme is funded through capital receipts from right to buy sales, grant funding from Homes England and prudential borrowing.

21. The Housing Business Plan is funded by the rents and service charges received from Council properties and the loss of income from ongoing right to buy sales would put the Business Plan at risk if these properties were not replaced.
22. The following new build work is planned to be delivered in 2022-23:
 - (a) Phase 3 of the 'Allington Way' site will be completed, providing an additional 55 new homes. This work was due to be completed in 2021-22 but was significantly disrupted due to the Covid pandemic. 92 homes have already been delivered on the previous phases at Earl Carlson Grove and Lancaster Close.
 - (b) Phase 2 of the Sherbourne Close site is due to be completed, providing an additional 14 new homes. Phase one of this site has already delivered 18 new homes.
 - (c) Work on the Skinnergate site will commence shortly delivering 15 new homes and will initially require some demolition work of existing commercial buildings. It is anticipated that this site will therefore be completed in 2023.
 - (d) Work on the Neasham Road site will commence in 2022 delivering 150 new homes by 2026. Infrastructure work on the site has already commenced and the first new Council homes on the site are due to be completed in 2023.
23. As noted previously, the new build programme for 2022-23 will partly be funded through additional borrowing. In addition, grant funding bids to Homes England's Affordable Housing Programme will also provide around 25% to 30% of the overall costs. It is difficult to predict exact grant funding levels as decisions are made by Homes England on a site by site basis, therefore grant projections are based on previous successful bids. In order to reduce financing costs, unallocated balances will be used before borrowing, however this is purely for treasury management purposes, as all new build schemes are self-financing.
24. Several new build 'pipeline' sites have been identified and are currently being worked up in more detail to enable planning permission to be sought. Meanwhile, delegated powers are being requested for the Group Director of Operations to enable new build schemes to be progressed in a timely manner, subject to planning permission.

Housing for Vulnerable People

25. Each year, Housing Services complete a range of minor and major adaptations to individual Council properties where a need has been identified by an Occupational Therapist. Works range from the provision of lever taps and grab rails to semi-permanent ramps, stair lifts, hoists and ground floor extensions.
26. The HRA adaptations budget reflects the fundamental role adaptations play in supporting vulnerable people to continue to live independently, reducing the need for expensive care packages and prevent a premature move into residential or care accommodation. These high levels of need have also been considered in developing our new build housing programme and properties are built in accordance with Lifetime Homes standards.
27. Inexpensive features include flush door entrances at the front and rear for wheelchair access, and raised sockets, as well as low level windowsills and openings. Increased space standards allow for hallways wide enough for 360° wheelchair turning circles, wider doors,

and ground floor toilets. Occupational Therapists and Housing Officers also work closely with individuals to meet their needs where appropriate, such as bespoke lowered kitchens and specific bathing requirements before they move in, wherever possible.

Existing Stock Investment and Responsive Repairs

28. In accordance with good practice, our housing stock is surveyed by an independent specialist organisation every five years and detailed analysis of the data takes place to help inform our priorities. Overall, our properties have been assessed as being in good condition, reflecting our significant annual investment as part of a structured programme for both ongoing capital improvements and responsive repairs and maintenance. The next survey is due to take place in 2022 and data from this will continue to shape our Business Plan and energy efficiency priorities.
29. All of our properties reached the basic Decent Homes Standard in 2006 and continue to do so. This can be largely attributed to a central heating programme providing A-rated combi-boilers and a planned maintenance programme which ensures properties benefit from cavity wall insulation and 300mm of loft insulation. Properties have also been targeted in recent years for a more comprehensive package of energy efficiency measures including double-glazed UPVC windows, composite doors and loft insulation.
30. The Housing Business Plan identifies a capital works budget of around £102m over the next four years and £409m budget for capital works over the next 30 years, including the New Build Programme (see Appendix 2).
31. The Business Plan also anticipates the number of responsive repairs will remain at current levels, with an annual inflationary increase for costs and so allocates a budget of £65m for responsive and cyclical repairs over the next four years.

Climate Change

32. We are committed to improve the energy efficiency of our homes, reduce our carbon impact, help tackle climate change and reduce tenant's fuel bills. However, significant investment is required to achieve Government targets to ensure all of our homes:
 - (a) Achieve a minimum Energy Performance Certificate (EPC) rating of C by 2030.
 - (b) Achieve a net zero carbon rating by 2050.
33. An independent consultant has produced a zero carbon study and our zero carbon plan, to retrofit our housing stock to meet Government targets over the next 30 years. The full cost of retrofitting all properties is difficult to determine at this stage, but estimates are in excess of £100m. The study recognises that the majority of this amount will need to come from Government funding.
34. The Council has already committed £1m of capital expenditure to tackle climate change in 2021-22 and this has been supplemented with Government funding of £1.26m from successful bids through the Local Authority Delivery (LAD) scheme. This is delivering improvements to 765 Council homes in 2021-22 including loft insulation and replacing single glazed windows with double glazing.

35. A further £1m investment is recommended for each year in the HRA MTFP, together with further grant funding through the Social Housing Decarbonisation Fund (SHDF). This will help to deliver the following improvements:
- (a) Replacing all single-glazed windows in Council properties with double glazing by April 2023.
 - (b) Replacing all timber front and back doors with composite doors.
 - (c) Improvements to external wall insulation.
 - (d) Installation of solar panels and air source heat pumps.
 - (e) Loft insulation upgrades as part of our roofing and IPM programmes.
36. All Government funding bids require match funding from the Council. Our initial objective is to ensure the EPC rating for all our Council homes is at a minimum of C. Approximately 1,800 Council properties currently have an EPC rating of below C, although it is recognised that many of these properties just fall short of an EPC rating of C where minimal investment is required to achieve this. Our zero carbon plan currently being developed will identify what actions are required from 2022-23 onwards to deliver this.

Income

Rents

37. All registered providers of social housing (including Councils) must set rents in accordance with the Government's Rent Standard guidance. The guidance allows social housing providers to increase rents by CPI plus 1%. Therefore, for 2022/23 Councils have the discretion to increase rents by up to 4.1%.
38. A number of options were considered including a 4.1% increase, a 2% increase and a zero increase for 2022/23. The Council recognises that the last 18 months have been a difficult time for all our residents and in the current economic climate the pressures on fuel and price inflation in general puts a strain on family finances. Conversely, rising prices also means the cost of repairs, maintenance, contractor and material costs to maintain and invest in our stock are also increasing. Without any rise there would be an impact on our ability to maintain and invest in our tenants' homes and the ability to implement the required energy efficiency measures to tackle climate change. It is worth noting that over 70% of our tenants will have their rent and most service charges covered by Universal Credit or Housing Benefit payments. This means that the full amount of any increase will be covered by those benefits.
39. Taking into account the current economic pressures facing our tenants, the recent increase in CPI and balancing this with the need to deliver our ambitious capital and energy efficiency programmes, an increase of 2% is recommended for 2022-23, an average of £1.64 each week. It is also recommended to increase service charges by an appropriate inflationary amount. The proposed increases reflect the rising cost of wages, building materials and contracted services.

40. In addition to the income from rent and service charges, in 2022-23 we plan to borrow an additional £15m to help fund our new build programme. This will be supplemented with grants from Homes England, which usually cover around 25% to 30% of the new build costs. We also plan to continue to bid for Government funding through the Social Housing Decarbonisation Fund to improve the energy efficiency of our homes and reduce our carbon impact.

Garage Rents and Service Charges

41. The proposed service charges are shown at Table 1 below and provides for achieving full recovery of costs from those tenants who directly benefit from the services provided. In most instances this means a small inflationary increase is necessary but in some instances no increase is needed to maintain current levels of service.
42. Any additional costs will be covered by Housing Benefit or Universal Credit for the approximate 70% of tenants who are eligible. The HRA funds a Tenancy Sustainment Service and Income Management Team to address the financial challenges facing a significant number of Council tenants. Referrals are also made to CAB for independent financial advice as well as to food banks and furniture recycling schemes. Those tenants, particularly first-time tenants who require more sustained intensive support, will be referred to the Housing Plus Team.

Table 1: Garage Rents and Service Charges

Description	Current Weekly Charge (21/22)	Proposed Weekly Charge (22/23)
	£	£
Garage Rents	8.07	8.33
Building Cleaning – Blocks of Flats	1.88	2.11
Building Cleaning – Sheltered Schemes	3.84	3.86
Building Cleaning – Extra Care Schemes	12.25	13.74
Grounds Maintenance – General Housing	1.80	1.80
Grounds Maintenance – Blocks of Flats	1.80	1.80
Heating – Sheltered Schemes	11.46	12.86
Heating – Blocks of Flats	1.53	1.70
Administration – Leaseholders	1.75	1.81
Furnishings and Fittings – Sheltered Schemes	2.03	2.30
Furnishings and Fittings – Good Neighbour Schemes	0.93	1.06
Lifeline Response	5.98	6.27
Lifeline – Sheltered and Extra Care Schemes	18.35	18.96
Pavement Crossings and Hard standings	4.35	4.50
Mid-day Meals – Extra Care Schemes (Residents only)	35.24	40.56
Mid-day Meals – Extra Care Schemes (Non-Residents only)	42.34	48.67
Guest Rooms in Sheltered Schemes	87.31	89.06
Door Entry Systems	0.72	0.82
TV Aerials	0.19	0.20
Housing Plus Service	19.39	19.78

Consultation

43. The Annual Review of the HRA Business Plan, together with the recommendation to increase rents and service charges is developed in consultation with Council tenants through our Tenants Panel and tenant surveys. Consultation on the proposals for 2022-23 has taken place during January 2022.

Outcome of Consultation

44. The Tenants Panel were consulted in January 2022 and the Panel fully supported the proposed 2.0% rent increase. They appreciated the financial situations for tenants had been considered and the proposed increase had been kept to a minimum. The Panel also supported the proposed spending priorities and that energy efficiency work to help reduce tenants' energy bills, such as replacing windows and doors was a key priority. Examples of the Panel's comments were as follows:
- (a) "I expected the increase to be higher, so I am happy with the proposal. It makes sense and although some people may grumble it will be appreciated that the rent wasn't increased to the maximum 4.1%".

- (b) "I am happy that it looks like DBC have thought about their tenants. I knew that the rent would increase but I am more than happy with what it increased to. I am also extremely happy about what is intended to be spent".
 - (c) "It will go down well with the public that they have been considered and I can't see why people would complain about the increase".
 - (d) "In regards of the increase it is what it is, and every Council has to be transparent with rent increases which Darlington Borough Council have been. Cost of living goes up all the time and it is expected. The fact that it is 2% and not 4% will be well received".
45. Tenants were also asked for feedback via the website, social media and Housing Officers attended several face-to-face events in January 2022. Respondents gave overwhelming support of the reduced rent increase of 2% and the proposed spending plans.
46. During the consultation period, over 14,000 views were made to the Housing website page which included the proposals. In addition, over 1,300 views were made to the social media posts about the proposals. Respondents also stated that the proposed climate change measures are important, advising that they believed it should be everyone's concern.

Financial Implications

47. The estimates included in this report represent a fair view of ongoing plans and commitments although Members will appreciate some budgets are subject to volatility and will continue to be monitored closely.
48. With the proposed increase in rents the expenditure plans presented are affordable and the level of revenue balances projected in this report represent an adequate level of risk.

HOUSING REVENUE ACCOUNT

APPENDIX 1

	2022/23	2023/24	2024/25	2025/26
	£000	£000	£000	£000
<u>Income</u>				
Rents Of Dwellings (Gross)	(21,150)	(21,715)	(21,935)	(22,543)
Sundry Rents (Including Garages & Shops)	(475)	(480)	(484)	(489)
Charges For Services & Facilities	(3,029)	(2,984)	(3,039)	(3,087)
Contribution towards expenditure	(275)	(275)	(275)	(275)
Interest Receivable	(6)	(6)	(6)	(6)
Total Income	(24,936)	(25,460)	(25,740)	(26,400)
<u>Expenditure</u>				
Management	6,091	6,127	6,240	6,346
Capital Financing Costs	3,688	4,023	4,154	4,623
Increase in Bad Debt Provision	350	350	350	350
HRA Revenue Repairs	4,334	4,464	4,598	4,736
Revenue Contribution to Capital (R.C.C.O.)	17,618	16,489	16,692	14,179
Contribution to/(from) balance	(7,145)	(5,992)	(6,294)	(3,833)
Total Expenditure	24,936	25,460	25,740	26,400
(Surplus) / Deficit	0	0	0	0
Opening balance	24,103	16,958	10,966	4,672
Contribution to/(from) balance	(7,145)	(5,992)	(6,294)	(3,833)
Closing balance	16,958	10,966	4,672	839
Estimated closing dwelling numbers	5,278	5,293	5,308	5,364
Closing balance per dwelling	£3,213	£2,072	£880	£156

APPENDIX 2

THIRTY YEAR INVESTMENT FORECAST 2022/23 - 2051/52

	Years 1-10 (£000)	Years 11-20 (£000)	Years 21-30 (£000)	Total Spend (£000)
Adaptations / Lifts	2,260	3,021	4,061	9,342
Communal Works	1,695	2,266	3,045	7,006
Decoration following IPM	335	766	906	2,007
External works (footpaths, fencing, etc.)	2,300	3,080	4,139	9,519
Garage Improvements	500	500	500	1,500
Heating Replacements	12,488	16,694	22,435	51,617
Internal Planned Maintenance	26,079	38,283	45,722	110,084
Repairs before painting	600	600	600	1,800
Roof work	7,001	7,120	9,569	23,690
Structural Repairs	4,521	6,043	8,121	18,685
Warden Link & Sheltered Housing	500	500	500	1,500
Energy Efficiency	27,369	23,539	27,369	78,277
Professional Fees	3,052	3,744	4,564	11,360
Smoke / Fire Alarms	272	330	403	1,005
Pavement Crossing	348	423	516	1,287
New build and regeneration capital investment	80,601	0	0	80,601
Total expenditure	169,921	106,909	132,450	409,280

APPENDIX 3

HRA Business Plan – Draft 4 Year Investment Plan

	2022/23	2023/24	2024/25	2025/26
	£000's	£000's	£000's	£000's
<u>Scheme / Project</u>				
Adaptations / Lifts	200	206	212	214
Heating replacement programme	1,105	1,138	1,172	1,184
Structural works	400	412	424	429
Lifeline Services	50	50	50	50
Repairs before painting	60	60	60	60
Roofing	1,000	1,050	1,082	505
Garages	50	50	50	50
External Works (footpaths, fencing, fabric etc.)	200	210	216	218
Smoke detection	25	26	26	26
Pavement Crossing	32	33	34	34
Replacement Door Programme	450	473	487	492
Window Replacement	500	510	520	525
IPM works	1,910	2,417	2,489	2,514
Energy Efficiency	1,000	1,000	1,000	1,000
Communal Works	150	156	159	161
New build (net of HE grant)/regeneration	25,581	16,797	11,808	16,415
Fees	267	281	292	298
Total spend	32,980	24,869	20,081	24,175
<u>Resourced by:</u>				
Capital Receipts	303	303	303	303
RCCO	17,618	16,491	16,693	14,179
Additional Borrowing	15,059	8,075	3,086	9,693

Examples of Weekly Rent Changes for 2022/23

Appendix 4

Area		Property Type	Approved Rent 2021/22	Proposed Ren 2022/23	Increase between 21/22 & 22/23		
					£	%	
<u>Middleton St George</u>							
	Mount Pleasant Close	1 Bedroom Bungalow	82.96	84.62	1.66	2.0%	*
	Pounteys Close	2 Bedroom House	77.98	79.54	1.56	2.0%	
	Thorntree Gardens	3 Bedroom House	88.96	90.74	1.78	2.0%	
<u>Cockerton</u>							
	Newton Court	1 Bedroom Flat	64.41	65.69	1.29	2.0%	
	Elvet Place	2 Bedroom House	75.42	76.93	1.51	2.0%	
	Minors Crescent	3 Bedroom House	81.26	82.88	1.63	2.0%	
<u>Haughton</u>							
	Ted Fletcher Court	1 Bedroom Flat	64.95	66.24	1.30	2.0%	
	Lyonette Road	2 Bedroom Flat	73.56	75.03	1.47	2.0%	
	Nightingale Avenue	1 Bedroom Bungalow	78.16	79.72	1.56	2.0%	*
	Rockwell Avenue	2 Bedroom House	77.39	78.94	1.55	2.0%	
	Dunelm Walk	3 Bedroom House	86.52	88.25	1.73	2.0%	
<u>Branksome</u>							
	Branksome Hall	1 Bedroom Flat	64.50	65.79	1.29	2.0%	
	Whitby Way	1 Bedroom Bungalow	71.34	72.77	1.43	2.0%	
	Malvern Crescent	2 Bedroom House	73.98	75.46	1.48	2.0%	
	Rosedale Crescent	3 Bedroom House	84.11	85.79	1.68	2.0%	
	Sherborne Close	2 Bedroom Flat	89.13	90.92	1.78	2.0%	*
<u>Lascelles</u>							
	Coxwold House	1 Bedroom Flat	63.75	65.03	1.28	2.0%	
	Gilling Crescent	2 Bedroom Flat	71.10	72.52	1.42	2.0%	
	Aldborough Walk	2 Bedroom House	83.70	85.38	1.67	2.0%	*
	Caldwell Green	3 Bedroom House	80.78	82.39	1.62	2.0%	
	Fenby Avenue	3 Bedroom House	100.77	102.78	2.02	2.0%	*
<u>Bank Top</u>							
	Graham Court	1 Bedroom Flat	64.91	66.21	1.30	2.0%	
	Graham Court	3 Bedroom House	92.42	94.27	1.85	2.0%	*
<u>Redhall</u>							
	Bramall House	1 Bedroom Flat	77.53	79.08	1.55	2.0%	*
	Aviemore Court	2 Bedroom Flat	68.49	69.85	1.37	2.0%	
	Murrayfield Way	1 Bedroom Bungalow	66.03	67.35	1.32	2.0%	
	Aintree Court	2 Bedroom House	70.00	71.40	1.40	2.0%	
	Aintree Court	3 Bedroom House	91.96	93.80	1.84	2.0%	*
<u>Eastbourne</u>							
	West Moor Road	1 Bedroom Flat	61.17	62.40	1.22	2.0%	
	Tansley Gardens	2 Bedroom Flat	68.13	69.49	1.36	2.0%	
	Firthmoor Crescent	2 Bedroom House	70.95	72.37	1.42	2.0%	
	Brignall Moor Crescent	3 Bedroom House	76.80	78.34	1.54	2.0%	
<u>Skerne Park</u>							
	Trent Place	2 Bed House	71.75	73.18	1.43	2.0%	
	Humber Place	3 Bed House	77.53	79.08	1.55	2.0%	
<u>Parkside</u>							
	Wordsworth Road	1 Bedroom Flat	65.00	66.30	1.30	2.0%	
	Shakespeare Road	2 Bedroom House	81.31	82.94	1.63	2.0%	*
	Ruskin Road	3 Bedroom House	84.91	86.61	1.70	2.0%	

*Affordable rent properties - these rents include applicable service charges.

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**CABINET
8 FEBRUARY 2022**

PRUDENTIAL INDICATORS AND TREASURY MANAGEMENT STRATEGY REPORT 2022/23

**Responsible Cabinet Member -
Councillor Scott Durham, Resources Portfolio**

**Responsible Director -
Elizabeth Davison, Group Director of Operations**

SUMMARY REPORT

Purpose of the Report

1. This report requests Cabinet to review and scrutinise the following prior to forwarding to Council for their approval and adoption:
 - (a) The Prudential Indicators and Limits for 2022/23 to 2024/25 relating to capital expenditure and Treasury Management activity.
 - (b) A policy statement relating to the Minimum Revenue Provision.
 - (c) The Treasury Management Strategy 2022/23, which includes the Annual Investment Strategy for 2022/23.
2. The report outlines the Council's prudential indicators for 2022/23 – 2024/25 and sets out the expected treasury operations for this period. It fulfils key legislative and guidance requirements:
 - (a) The reporting of the **prudential indicators** setting out the expected capital activities and treasury management prudential indicators included as treasury indicators in the Chartered Institute of Public Finance and Accountancy (CIPFA) Treasury Management Code of Practice.
 - (b) The Council's **Minimum Revenue Provision (MRP) Policy**, which sets out how the Council will pay for capital assets through revenue each year.
 - (c) The **treasury management strategy** statement which sets out how the Council's treasury service will support capital decisions taken above, the day to day treasury management and the limitations on activity through treasury prudential indicators.
 - (d) The key indicator is the **authorised limit**, the maximum amount of debt the Council could afford in the short term, but which is not sustainable in the longer term.

- (e) The **investment strategy** which sets out the Council's criteria for choosing the investment counterparties and limiting exposures to the risk of loss.
- 3. The information contained in the report regarding the Councils expenditure plans, Treasury Management and Prudential Borrowing activities indicate that they are:
 - (a) Within the statutory framework and consistent with the relevant codes of practice.
 - (b) Prudent, affordable and sustainable.
 - (c) An integral part of the Council's Revenue and Capital Medium Term Financial Plans.

Recommendation

- 4. It is recommended that Cabinet examine the following and pass on any comments to Council in order that they approve:
 - (a) The Prudential Indicators and limits for 2022/23 to 2024/25 summarised in Tables 1 and 2.
 - (b) The Minimum Revenue Provision (MRP) statement (paragraphs 33 - 37).
 - (c) The Treasury Management Strategy 2022/23 to 2024/25 as summarised in paragraphs 41 to 69.
 - (d) The Annual Investment Strategy 2022/23 contained in paragraphs 70 to 107.

Reasons

- 5. The recommendations are supported by the following reasons:
 - (a) In order to comply with the Prudential Code for Capital Finance in Local Authorities and the Department for Levelling Up, Housing & Communities (DLUHC) guidance on investments.
 - (b) To comply with the requirements of the Local Government Act 2003.
 - (c) To approve a framework for officers to work within when making investment decisions.

Elizabeth Davison
Group Director of Operations

Background Papers

- (i) Annual Draft Statement of Account 2020/21
- (ii) Draft MTFP (incl Capital MTFP 2022/23 to 2025/26)
- (iii) Draft Capital Strategy
- (iv) Link Asset Services Economic Report Dec 2021

Peter Carrick: Extension 5401

S17 Crime and Disorder	This report has no implications for S 17 Crime and Disorder.
Health and Well Being	This report has no implications for the Council's Health and Well being agenda.
Carbon Impact and Climate Change	This report has no implications for the Council's Carbon Emissions.
Diversity	This report has no implications for the Council's Diversity agenda.
Wards Affected	All Wards
Groups Affected	All Groups
Budget and Policy Framework	This report must be considered by Council.
Key Decision	This is not an executive decision
Urgent Decision	For the purposes of call in this report is not an urgent decision.
Council Plan	This report has no particular implications for the Council Plan.
Efficiency	The report refers to actions taken to reduce costs and manage risks.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers.

MAIN REPORT

Information and Analysis

Background

6. CIPFA defines treasury management as:

"The management of the local authority's borrowing, investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks."

7. The Council is required to operate a balanced budget, which broadly means that cash raised during the year will meet cash expenditure. Part of the treasury management operation is to ensure that this cash flow is adequately planned, with cash being available when it is needed. Surplus monies are invested in low risk counterparties or instruments commensurate with the Council's risk appetite, providing adequate liquidity initially before considering investment return

8. The second main function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer term cash flow planning to ensure that the Council can meet its capital spending obligations. This management of longer term cash may involve arranging long or short term loans, or using longer term cash flow surpluses. On occasion, when it is prudent and economic, any debt previously drawn may be restructured to meet Council risk or cost objectives.
9. The contribution the treasury management function makes to the Council is critical, as the balance of debt and investment operations ensure liquidity or the ability to meet spending commitments as they fall due, either on day-to-day revenue or for larger capital projects. The treasury operations will see a balance of the interest costs of debt and the investment income arising from cash deposits affecting the available budget. Since cash balances generally result from reserves and balances, it is paramount to ensure adequate security of the sums invested, as a loss of principal will in effect result in a loss to the General Fund Balance.
10. Whilst any commercial initiatives or loans to third parties will impact on the treasury function, these activities are generally classed as non-treasury activities, (arising usually from capital expenditure), and are separate from the day to day treasury management activities.

Reporting requirements

Capital Strategy

11. The 2017 CIPFA Prudential and Treasury Management Codes require all local authorities to prepare a capital strategy report, which will provide the following:
 - (a) A high-level long term overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services
 - (b) An overview of how the associated risk is managed
 - (c) The implications for future financial sustainability
12. The aim of the capital strategy is to ensure that all elected Members on the full Council fully understand the overall long-term policy objectives and resulting capital strategy requirements, governance procedures and risk appetite. The Capital Strategy is reported separately to Council on an annual basis.

Treasury Management Reporting

13. The Council is required by legislation to receive and approve, as a minimum, three main reports each year, which incorporate a variety of policies, estimates and actuals.

Prudential and Treasury Indicators and Treasury Strategy (this report)

14. The first, and most important report is forward looking and covers:

- (a) The capital plans (including prudential indicators);
- (b) A minimum revenue provision (MRP) policy (how residual capital expenditure is charged to revenue over time);
- (c) The treasury management strategy, (how the investments and borrowings are to be organised), including treasury indicators; and
- (d) An investment strategy, (the parameters on how investments are to be managed).

A Mid-Year Treasury Management Report

- 15. This is primarily a progress report and will update members on the capital position, amending prudential indicators as necessary, and whether the treasury function is meeting the strategy or whether any policies require revision.

An Annual Treasury Report

- 16. This is a backward looking review document and provides details of a selection of actual prudential and treasury indicators and actual treasury operations compared to the estimates within the strategy.
- 17. These reports are required to be adequately scrutinised before being recommended to the Council. This role is undertaken by the Audit Committee.

Treasury Management Strategy for 2022/23

- 18. The strategy for 2022/23 covers two main areas:

- (a) Capital Issues:

- (i) The capital expenditure plans and the prudential indicators;
 - (ii) The minimum revenue provision (MRP) policy.

- (b) Treasury Management Issues:

- (i) The current treasury position;
 - (ii) Treasury indicators which will limit the treasury risk and activities of the Council;
 - (iii) Prospects for interest rates;
 - (iv) The borrowing strategy;
 - (v) Policy on borrowing in advance of need;
 - (vi) Debt rescheduling;

- (vii) The investment strategy;
 - (viii) Creditworthiness policy; and
 - (ix) Policy on use of external service providers.
19. These elements cover the requirements of the Local Government Act 2003, the CIPFA Prudential Code, DLUHC MRP Guidance, the CIPFA Treasury Management Code and the MHCLG Investment Guidance.
20. A summary of the key prudential indicators and limits are contained in Tables 1 and 2 and further details are contained further on in this report.

Table 1 – Capital Expenditure and Borrowing

	2021/22 Revised	2022/23 Estimated	2023/24 Estimated	2024/25 Estimated
Capital Expenditure Tables 3 and 4	£49.560m	£76.970m	£49.471m	£23.853m
Capital financing requirement - Table 5	£225.663m	£243.522m	£254.926m	£261.440m
Ratio of financing costs to net revenue stream – General Fund See paragraph 39 - Table 6	2.50%	2.14%	4.24%	4.21%
Ratio of financing costs to net revenue stream –HRA See paragraph 39 - Table 6	14.86%	14.79%	15.80%	16.14%
Operational boundary for external debt - Table 9	£174.081m	£187.966m	£201.860m	£215.761m
Authorised limit for external debt - Table 10	£236.946m	£255.698m	£267.672m	£274.512m

Table 2 – Treasury Management

	2022/23 Upper Limit	2023/24 Upper Limit	2024/25 Upper Limit
Limits on fixed interest rates	100%	100%	100%
Limits on variable interest rates	40%	40%	40%
Maximum principal sums invested > 364 days	£50m	£50m	£50m
Maturity Structure of fixed interest rate borrowing 2022/23			
	Lower Limit	Upper Limit	
Under 12 months	0%	40%	
12 months to 2 years	0%	50%	
2 years to 5 years	0%	60%	
5 years to 10 years	0%	80%	
10 years and above	0%	100%	

Training

21. The CIPFA code requires the responsible officer to ensure that Members with responsibility for treasury management receive adequate training in treasury management. This especially applies to Members responsible for scrutiny. Training was undertaken by a number of Members during 2 sessions held in September 2021 and further training will be arranged as required. The training needs of treasury management officers are periodically reviewed.

Treasury Management Consultants

22. The Council uses Link Group, Treasury solutions as its external treasury management advisors. The Council recognises that responsibility for treasury decisions remains with the organisation at all times and will ensure that undue reliance is not placed upon the services of our external service provider. All decisions will be undertaken with regards to all available information, including, but not solely, our treasury advisors.
23. It also recognises that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The officers of the Council will ensure that the terms of their appointment and the methods by which their value will be assessed are properly agreed and documented and subject to regular review.

The Capital Prudential Indicators 2022/23– 2024/25

24. The Council's capital expenditure plans are the key driver of treasury management activity. The output of the capital expenditure plans is reflected in the prudential indicators, which are designed to assist members' overview and confirm capital expenditure plans.

Capital Expenditure

25. This Prudential Indicator is a summary of the Council's capital expenditure plans, both those agreed previously, and those forming part of this budget cycle. Members are asked to approve the capital expenditure forecasts:

Table 3 Capital Expenditure

	2021/22 Revised £m	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m
General Fund	28.098	40.231	24.399	7.899
HRA	11.989	32.980	24.869	20.081
Estimated Capital Expenditure	40.087	73.211	49.268	27.980
Loans to Joint Ventures	9.473	3.759	0.203	(4.127)
Total	49.560	76.970	49.471	23.853

26. The financing need above excludes other long-term liabilities, such as PFI and leasing arrangements which already include borrowing instruments.
27. The table below summarises the above capital expenditure plans and how these plans are being financed by capital or revenue resources. Any shortfall of resources results in a funding borrowing need.

Table 4 Financing of the Capital Programme

	2021/22 Revised £m	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m
General Fund	28.098	40.231	24.399	7.899
HRA	11.989	32.980	24.869	20.081
Loans to Joint Ventures	9.473	3.759	0.203	(4.127)
Total Capital	49.560	76.970	49.471	23.853
Financed by:				
Capital receipts -General Fund	0.842	3.832	2.524	1.024
Capital receipts - Housing	0.303	0.303	0.303	0.303
Capital grants	23.715	4.575	3.875	3.875
Self financing - GF	0.000	20.000	18.000	3.000
Revenue Contributions (Housing)	10.573	17.618	16.491	16.693
Total excluding borrowing	35.433	46.328	41.193	24.895
Borrowing need	14.127	30.642	8.278	(1.042)

The Council's Borrowing Need (the Capital Financing Requirement)

28. The second prudential indicator is the Council's Capital Financing Requirement (CFR). The CFR is simply the total historic outstanding capital expenditure which has not yet been paid for from either revenue or capital resources. It is essentially a measure of the Council's indebtedness and so its underlying borrowing need. Any capital expenditure

above, which has not immediately been paid for through a revenue or capital resource, will increase the CFR.

29. The CFR does not increase indefinitely, as the minimum revenue provision (MRP) is a statutory annual revenue charge which broadly reduces the indebtedness in line with each assets' life, and so charges the economic consumption of capital assets as they are used.
30. The CFR includes any other long-term liabilities (e.g. PFI schemes & finance leases) brought onto the balance sheet. Whilst these increase the CFR, and therefore the Council's borrowing requirement, these types of scheme include a borrowing facility by the PFI or lease provider and so the Council is not required to separately borrow for these schemes. The Council currently has £9.232m of such schemes within the CFR.
31. Under a new accounting standard (IFRS 16) the Council will be required to add any finance leases to its balance sheet and therefore increase its CFR accordingly, this standard was due to be introduced from 1 April 2021 but has been deferred to 1 April 2022 when the Council will include any identified elements on its balance sheet and hence increase its CFR.
32. The Committee is asked to approve the CFR projections below:

Table 5 – CFR Projections

	2021/22 Revised £m	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m
CFR – General Fund	135.961	141.661	144.561	147.061
CFR – PFI and Finance leases	9.232	8.117	7.011	5.912
CFR - housing	67.709	77.225	86.631	95.871
CFR - Loans to JV's	12.761	16.520	16.723	12.596
Total CFR	225.663	243.523	254.926	261.440
Movement in CFR		17.860	11.403	6.514

MRP Policy Statement

33. The Council is required to pay off an element of the accumulated General Fund capital spend each year (the CFR) through a revenue charge (the minimum revenue provision - MRP). It is also allowed to undertake additional voluntary payments if desired (voluntary revenue provision - VRP).
34. DLUHC regulations have been issued which require the full Council to approve an MRP Statement in advance of each year. A variety of options are provided to councils, so long as there is a prudent provision.

35. It is proposed that Darlington Borough Council's MRP policy statement for 2022/23 will be:
- (a) For Capital expenditure incurred before 1 April 2008 and expenditure which was granted through credit approvals since that date MRP will be calculated on an annuity basis (2%) over 50 years or the useful life of the asset.
 - (b) Capital Expenditure from 1 April 2008 for all unsupported borrowing MRP will be based on the estimated life of the assets, repayments will be on an annuity basis (2%).
 - (c) Repayments relating to the PFI scheme will be based on the life of the asset of 60 years from 1 April 2008 on an annuity basis (2%).
 - (d) Where MRP has been overcharged in previous years, the recovery of the overcharge will be affected by reducing the MRP charges, due in full or in part for 2022/23 and in future years, which would otherwise have been made. The MRP adjustment for 2022/23 and in future years charge will be done in such a way as to ensure that:-
 - (i) The total MRP after applying the adjustment will not be less than zero in any financial year,
 - (ii) The cumulative amount adjusted for will never exceed the amount over-charged,
 - (iii) The extent of the adjustment will be reviewed on an annual basis.
36. There is no requirement on the HRA to make a minimum revenue provision but there is a requirement for a charge for depreciation to be made.
37. Repayments included in annual PFI or finance leases are applied as MRP.
38. **MRP Overpayments** - A change introduced by the revised DLUHC MRP Guidance was the allowance that any charges made over the statutory minimum revenue provision (MRP), voluntary revenue provision (VRP) or overpayments, can, if needed, be reclaimed in later years if deemed necessary or prudent. In order for these sums to be reclaimed for use in the budget, this policy must disclose the cumulative overpayment made each year. Up until the 31.3.21 there were no VRP overpayments made.

Affordability Prudential Indicators

39. The previous sections cover the overall capital and control of borrowing prudential indicators, but within this framework prudential indicators are required to assess the affordability of the capital investment plans. These provide an indication of the impact of the capital investment plans on the Council's overall finances. The Council is asked to approve the following indicators.

Estimates of the ratio of financing costs to net revenue stream

40. This indicator identifies the trend in the cost of capital (borrowing and other long-term obligation costs net of investment income) against the net revenue stream.

Table 6 - Ratio of financing costs to net revenue stream

	2021/22 Revised	2022/23 Estimate	2023/24 Estimate	2024/25 Estimate
General Fund	2.50%	2.14%	4.24%	4.21%
HRA	14.86%	14.79%	15.80%	16.14%

41. The estimates of financing costs include current commitments and the proposals in this year's MTFP report.

Treasury Management Strategy

Borrowing

42. The capital expenditure plans set out in the previous paragraphs provide details of the service activity of the Council. The treasury management function ensures that the Council's cash is organised in accordance with the relevant professional codes, so that sufficient cash is available to meet this service activity and the Council's capital strategy. This will involve both the organisation of the cash flow and, where capital plans require, the organisation of appropriate borrowing facilities. The strategy covers the relevant treasury / prudential indicators, the current and projected debt positions and the annual investment strategy.

Under Borrowing position

43. Over the last ten years the Council had maintained an underborrowed position, i.e. the amount of our gross external borrowing has been less than our balance sheet Capital Financing Requirement. This strategy has served the Council well in a period where returns on investment have been low and borrowing costs have been relatively high. This has also meant that we have had less in the form of investments and so reduced counterparty risk. To support the MTFP it was agreed that longer term investments would be pursued as these would give a return over and above the cost of any additional borrowing that would be taken. Following due diligence the Council has 3 Property Funds with £10 million in each fund and these are expected to bring a net return of around 1.5% over the life of the MTFP. Additional borrowing of £25m was undertaken which resulted in the underborrowed position being reduced.

Current Portfolio Position

44. The overall treasury management portfolio as at 31 March 2021 and for the position as at 31 December 2021 are shown below for both borrowings and investments.

Table 7 – Treasury Portfolio

TREASURY PORTFOLIO				
	Actual 31/03/2021 £m's	Actual 31/03/2021 %	Current 31/12/2021 £m's	Current 31/12/2021 %
Treasury Investments				
banks	8.000	13.5	16.000	23.8
local authorities	10.000	16.8	10.000	14.9
money market funds	11.400	19.2	11.200	16.7
Total managed in house	29.400	49.5	37.200	55.4
property funds	29.999	50.5	29.999	44.6
Total managed externally	29.999	50.5	29.999	44.6
Total treasury investments	59.399	100.0	67.199	100.0
Treasury external borrowing				
local authorities	20.000	12.4	13.000	8.7
PWLB	128.865	79.8	124.115	82.9
LOBO's	12.600	7.8	12.600	8.4
Total external borrowing	161.465	100.0	149.715	100.0
Net treasury borrowing	102.066		82.516	

45. The Council's expected treasury portfolio position at 31 March 2022, with forward projections is summarised below at Table 8. The table shows the actual external debt (the treasury management operations), against the underlying capital borrowing need (the Capital Financing Requirement - CFR), highlighting any over or under borrowing.

Table 8 - Gross Borrowing to CFR

	2021/22 Revised £m	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m
Debt at 31 March	150.088	161.329	176.126	195.253
Loans to Joint Ventures	12.761	16.520	16.723	12.596
Other long-term liabilities (OLTL)	9.232	8.117	7.011	5.912
Gross Actual debt at 31 March	172.081	185.966	199.860	213.761
The Capital Financing Requirement from Table 5	225.663	243.522	254.926	261.440
Under / (over) borrowing	53.582	57.556	55.066	47.679

46. Within the range of prudential indicators there are a number of key indicators to ensure that the Council operates its activities within well-defined limits. One of these is that the Council needs to ensure that its gross debt does not, except in the short term, exceed the total of the CFR in the preceding year plus the estimates of any additional CFR for 2022/23 and the following two financial years. This allows some flexibility for limited early borrowing for future years but ensures that the borrowing is not undertaken for revenue or speculative purposes.

47. The Group Director of Operations reports that the Council complied with this prudential indicator in the current year and does not envisage difficulties for the future. This takes into account current commitments, existing plans, and proposals within this budget report.

Treasury Indicators: Limits to Borrowing Activity

The Operational Boundary

48. This is the limit beyond which external debt is not normally expected to exceed. In most cases, this would be a similar figure to the CFR, but may be lower or higher depending on the levels of actual debt and the ability to fund under-borrowing by other cash resources.

Table 9 - Operational Boundary

	2021/22 Revised £m	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m
Debt from Table 8 (incl JV's)	162.849	177.849	192.849	207.849
Other long-term liabilities	9.232	8.117	7.011	5.912
Prudential Borrowing for leasable assets	1.000	1.000	1.000	1.000
Prudential Borrowing under Directors Delegated Powers	1.000	1.000	1.000	1.000
Operational Boundary	174.081	187.966	201.860	215.761

The Authorised Limit for external debt

49. This is a key prudential indicator and represents a control on the maximum level of borrowing. This represents a legal limit beyond which external debt is prohibited, and this limit needs to be set or revised by full Council. It reflects the level of external debt which, while not desired, could be afforded in the short term, but is not sustainable in the longer term:
50. This is the statutory limit determined under section 3 (1) of the Local Government Act 2003. The Government retains an option to control either the total of all councils' plans, or those of a specific council, although this power has not yet been exercised.

51. The Council is asked to approve the following Authorised Limit:

Table 10 – Authorised Limit

	2021/22 Revised £m	2022/23 Estimate £m	2023/24 Estimate £m	2024/25 Estimate £m
CFR	225.663	243.522	254.926	261.440
Additional Headroom @ 5%	11.283	12.176	12.746	13.072
Authorised Limit	236.946	255.698	267.672	274.512

52. It is proposed that the additional headroom for years 2022/23 to 2024/25 is 5% above the CFR, this would allow for any additional cashflow needs throughout the years.

Prospects for Interest Rates

53. The Council has appointed Link Group as its treasury advisor and part of their service is to assist the Council to formulate a view on interest rates. The following table gives Link Asset Services's central view for future interest rates and the economic background to that view is shown at **Appendix 1**.

Table 11 – Interest rates

Annual Average %	Bank Rate %	PWLB Borrowing Rates % (including *certainty rate adjustment)			
		5 year	10 year	25 year	50 year
Mar 2022	0.25	1.50	1.70	1.90	1.70
Jun 2022	0.50	1.50	1.80	2.00	1.80
Sep 2022	0.50	1.60	1.80	2.10	1.90
Dec 2022	0.50	1.60	1.90	2.10	1.90
Mar 2023	0.75	1.70	1.90	2.20	2.00
Jun 2023	0.75	1.80	2.00	2.20	2.00
Sep 2023	0.75	1.80	2.00	2.20	2.00
Dec 2023	0.75	1.80	2.00	2.30	2.10
Mar 2024	1.00	1.90	2.10	2.30	2.10
Jun 2024	1.00	1.90	2.10	2.40	2.20
Sep 2024	1.00	1.90	2.10	2.40	2.20
Dec 2024	1.00	2.00	2.20	2.50	2.30
Mar 2025	1.25	2.00	2.30	2.50	2.30

** The certainty rate adjustment is a reduced rate by 0.20% for those councils like Darlington Borough Council who have submitted more detail on future borrowing requirement to the Treasury*

54. Over the last 2 years the coronavirus outbreak has done huge economic damage to the UK and economies around the world. After the Bank of England took emergency action in March to cut Bank Rate to 0.10%, it left Bank Rate unchanged at its subsequent meetings until raising it to 0.25% at its meeting on 16 December 2021.

55. As shown in the forecast table above, the forecast for Bank Rate now includes four increases, one in quarter 2 of 2022 to 0.50%, quarter 1 of 2023 to 0.75%, quarter 1 of 2024 to 1.00% and, finally, one in quarter 1 of 2025 to 1.25%.
56. As the interest forecast table for PWLB certainty rates above shows, there is likely to be a steady rise over the forecast period, with some degree of uplift due to rising treasury yields in the US.
57. There are potentially significant risks to the above forecasts and they are shown in more detail in **Appendix 2**.

Investment and borrowing rates

58. Investment returns are likely to improve in 2022/23. However while markets are pricing in a series of Bank Rate hikes, actual economic circumstances may see the MPC fall short of these elevated expectations.
59. Borrowing interest rates fell to historically very low rates as a result of the COVID crisis and the quantitative easing operations of the Bank of England and still remain at historically low levels. The policy of avoiding new borrowing by running down spare cash balances has served local authorities well over the last few years.
60. While the Council will not be able to avoid borrowing to finance new capital expenditure, to replace maturing debt and the rundown of reserves, there will be a cost of carry (the difference between higher borrowing costs and lower investment returns), so any new short or medium-term borrowing that causes a temporary increase in cash balances as this position will, most likely, incur a revenue cost.

Borrowing Strategy

61. The Council is currently maintaining an under-borrowed position. This means that the capital borrowing need (the Capital Financing Requirement), has not been fully funded with loan debt as cash supporting the Council's reserves, balances and cash flow has been used as a temporary measure. This strategy is prudent as investment returns are low and counterparty risk is still an issue to be considered.
62. Against this background and the risks within the economic forecast, caution will be adopted with the 2022/23 treasury operations. The Group Director of Operations will monitor interest rates in financial markets and adopt a pragmatic approach to changing circumstances:
 - (a) If it was felt that there was a significant risk of a sharp FALL in borrowing rates (eg due to a marked increase of risks around relapse into recession or of risks of deflation), then long term borrowings will be postponed, and potential rescheduling from fixed rate funding into short term borrowing will be considered.
 - (b) If it was felt that there was a significant risk of a much sharper RISE in borrowing rates than that currently forecast, perhaps arising from an acceleration in the

rate of increase in central rates in the USA and UK, an increase in world economic activity or a sudden increase in inflation risks, then the portfolio position will be re-appraised. Most likely, fixed rate funding will be drawn whilst interest rates are lower than they are projected to be in the next few years.

63. Any decisions would be reported to the appropriate Committee at the next available opportunity.

Treasury Management Limits on Activity

64. There are three debt related treasury activity limits. The purpose of these are to restrain the activity of the treasury function within certain limits, thereby managing risk and reducing the impact of any adverse movement in interest rates. However, if these are set to be too restrictive, they will impair the opportunities to reduce costs/improve performance. The indicators are:
- (a) Upper limits on variable interest rate exposure. This identifies a maximum limit for variable interest rates based upon the debt position net of investments
 - (b) Upper limits on fixed interest rate exposure. This is similar to the previous indicator and covers a maximum limit on fixed interest rates;
 - (c) Maturity structure of borrowing. These gross limits are set to reduce the Council's exposure to large fixed rate sums falling due for refinancing and are required for upper and lower limits. The Council is asked to approve the following treasury indicators and limits:

Table 12 - Interest Rate Exposure

	2022/23	2023/24	2024/25
	Upper	Upper	Upper
Limits on fixed interest rates based on net debt	100%	100%	100%
Limits on variable interest rates based on net debt	40%	40%	40%
Maturity Structure of fixed interest rate borrowing 2022/23			
	Lower	Upper	
Under 12 months	0%	40%	
12 months to 2 years	0%	50%	
2 years to 5 years	0%	60%	
5 years to 10 years	0%	80%	
10 years and above	0%	100%	

Policy on Borrowing in Advance of Need

65. The Council will not borrow more than or in advance of its needs purely in order to profit from the investment of the extra sums borrowed. Any decision to borrow in advance of need will be within forward approved Capital Financing Requirement estimates, and will

be considered carefully to ensure that value for money can be demonstrated and that the Council can ensure the security of such funds through its investment strategy.

66. Risks associated with any borrowing in advance activity will be subject to prior appraisal and subsequent reporting through the mid-year or annual reporting mechanism.

Debt Rescheduling

67. Rescheduling of current borrowing in our debt portfolio is unlikely to occur as there is still a very large difference between premature redemption rates and new borrowing rates, even though the general margin of PWLB rates over gilt yields was reduced by 100 bps in November 2020.
68. If there was a possibility the reasons for any rescheduling to take place will include:
- (a) The generation of cash savings and / or discounted cash flow savings;
 - (b) Helping to fulfil the treasury strategy;
 - (c) Enhance the balance of the portfolio (amend the maturity profile and/or the balance of volatility).
69. Consideration will also be given to identify if there is any residual potential for making savings by running down investment balances to repay debt prematurely as short term rates on investments are likely to be lower than rates paid on current debt.
70. If rescheduling was done it will be reported to Committee at the earliest meeting following its action.

New Financial Institutions as a source of borrowing

71. Currently the PWLB Certainty Rate is set at gilts + 80 basis points for both HRA and Non-HRA borrowing. However, consideration may still need to be given to sourcing funding from the following sources for the following:
- (a) Local authorities (primarily shorter dated maturities out to 3 years or so – still cheaper than the Certainty Rate)
 - (b) Financial institutions (primarily insurance companies and pension funds but also some banks, out of forward dates where the objective is to avoid a 'cost of carry' or to achieve refinancing certainty over the next few years)
 - (c) Municipal Bond Agency (possibly still a viable alternative depending on market circumstances prevailing at the time).
72. Our advisors will keep us informed as to the relative merits of each of these alternative funding sources.

Annual Investment Strategy

Investment and Creditworthiness Policy

73. The DLUHC and CIPFA have extended the meaning of ‘investments’ to include both financial and non-financial investments. This report deals solely with financial investments (as managed by the treasury management team). Non-financial investments, essentially the purchase of income yielding assets, are covered in the Capital Strategy.
74. The Council’s investment policy has regard to the following:
- (a) DLUHC’s Guidance on Local Government Investments (“the Guidance”)
 - (b) CIPFA Treasury Management in Public Services Code of Practice and Cross Sectoral Guidance Notes 2017 (“the Code”)
 - (c) CIPFA Treasury Management Guidance Notes 2018
75. The Council’s investment priorities will be security first, liquidity second and then yield (return). The Council will aim to achieve the optimum return (yield) on its investments commensurate with proper levels of security and liquidity and with the Council’s risk appetite. In the current economic climate it is considered appropriate to keep investments short term to cover cash flow needs. However, where appropriate (from an internal as well as external perspective), the Council will also consider the value available in periods up to 12 months with high credit rated financial institutions, as well as wider range fund options.
76. The above guidance from the DLUHC and CIPFA place a high priority on the management of risk. This Council has adopted a prudent approach to managing risk and defines its risk appetite by the following means:
- (a) Minimum acceptable credit criteria are applied in order to generate a list of highly creditworthy counterparties. This also enables diversification and thus avoidance of concentration risk. The key ratings used to monitor counterparties are the short term and long-term ratings.
 - (b) Other information: ratings will not be the sole determinant of the quality of an institution; it is important to continually assess and monitor the financial sector on both a micro and macro basis and in relation to the economic and political environments in which institutions operate. The assessment will also take account of information that reflects the opinion of the markets. To achieve this consideration the Council will engage with its advisors to maintain a monitor on market pricing such as ‘credit default swaps’ and overlay that information on top of the credit ratings.
 - (c) Other information sources used will include the financial press, share prices and other such information pertaining to the financial sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.

- (d) This Council has defined the list of types of investment instruments that the treasury management team are authorised to use. There are 2 lists in **Appendix 2** under the categories of 'specified' and 'non-specified' investments.
 - (i) Specified investments are those with a high level of credit quality and subject to a maturity limit of one year.
 - (ii) Non-specified investments are those with less high credit quality, may be for periods in excess of one year, and/or are more complex instruments which require greater consideration by Members and officers before being authorised for use.
 - (e) Lending limits, (amounts and maturity), for each counterparty will be set through applying the matrix table in Table 13.
 - (f) Transaction limits are set for each type of investment in Table 13.
 - (g) This Council will set a limit for the amount of its investments which are invested for longer than 365 days.
 - (h) Investments will be placed with counterparties from countries with a specified minimum sovereign rating.
 - (i) This Council has engaged external consultants, to provide expert advice on how to optimise an appropriate balance of security, liquidity and yield, given the risk appetite of this Council in the context of the expected level of cash balances and need for liquidity throughout the year.
 - (j) All investments will be denominated in sterling.
 - (k) As a result of the change in accounting standards for 2022/23 under International Financial Reporting Standard (IFRS) 9, this Council will consider the implications of investment instruments which could result in an adverse movement in the value of the amount invested and resultant charges at the end of the year to the General Fund. (In November 2018 the Ministry of Housing, Communities and Local Government [MHCLG], concluded a consultation for a temporary override to allow English local authorities time to adjust their portfolio of all pooled investments by announcing a statutory override to delay implementation of IFRS 9 for 5 years ending 31 March 2023).
77. However, this Council will also pursue value for money in treasury management and will monitor the yield from investment income against appropriate benchmarks for investment performance. Regular monitoring of investment performance will be carried out during the year.

Changes in risk management policy from last year

78. The above criteria are unchanged from last year.

Investment Counterparty Selection Criteria

Creditworthiness policy

79. The primary principle governing the Council's investment criteria is the security of its investments, although the yield or return on the investment is also a key consideration. After this main principle the Council will ensure that:
- (a) It maintains a policy covering both the categories of investment types it will invest in, criteria for choosing investment counterparties with adequate security, and monitoring their security. This is set out in the specified and non-specified investment sections below; and
 - (b) It has sufficient liquidity in its investments. For this purpose, it will set out procedures for determining the maximum periods for which funds may prudently be committed. These procedures also apply to the Council's prudential indicators covering the maximum principal sums invested.
80. The Group Director of Operations will maintain a counterparty list in compliance with the following criteria and will revise the criteria and submit them to Council for approval as necessary. These criteria are separate to that which determines which types of investment instrument are either specified or non-specified (see Appendix 2 for definitions) as it provides an overall pool of counterparties considered high quality which the Council may use, rather than defining what types of investment instruments are to be used.
81. Credit rating information is supplied by the Link Group, our treasury advisors, on all active counterparties that comply with the criteria below. Any counterparty failing to meet the criteria would be omitted from the counterparty (dealing) list. Any rating changes, rating watches (notification of a likely change), rating Outlooks (notification of a longer-term bias outside the central rating view) are provided to officers almost immediately after they occur and this information is considered before dealing. For instance, a negative rating Watch applying to a counterparty at the minimum Council criteria will be suspended from use, with all others being reviewed in light of market conditions.
82. Any investment in Property Funds/ Corporate Bond Funds/ Asset Backed Investment Products will be subject to due diligence for each and every fund considered. The maximum amount invested in any one fund will be £20million with a maximum of £50million total for all funds.
83. The criteria for providing a pool of high-quality investment counterparties (both specified and non-specified investments) is:
- (a) Banks 1 - good credit quality – the Council will only use banks which:
 - (i) Are UK banks; and/or;
 - (ii) Are non-UK and domiciled in a country which has a minimum sovereign Long Term rating of AA-

and have, as a minimum, the following Fitch, Moody's and Standard & Poors credit ratings (where rated):

- (i) Short Term – F1;
 - (ii) Long Term – A-
- (b) Banks 2 – Part nationalised UK banks – Royal Bank of Scotland ring-fenced operations. These banks can be included provided they continue to be part nationalised or meet the ratings in Banks 1 above.
- (c) Banks 3 – The Council's own banker for transactional purposes if the bank falls below the above criteria, although in this case balances will be minimised in both monetary size and time invested.
- (d) Building societies -The Council will use all societies which meet the ratings for the banks outlined above and have assets in excess of £1,000m.
- (e) Money Market Funds (MMFs) CNAV – AAA
- (f) Money Market Funds (MMF's) LNAV – AAA
- (g) Money Market Funds (MMF's) VNAV - AAA
- (h) Ultra-Short Dated Bond Funds - AAA
- (i) UK Government (including gilts, Treasury Bills and the DMADF)
- (j) Local authorities, parish councils etc
- (k) Supranational institutions
- (l) Housing associations
- (m) Property Funds, Corporate Bond Funds and Asset Backed Investment Products.

84. A limit of £50m will be applied to the use of non-specified investments.

Use of additional information other than credit ratings

85. Additional requirements under the Code require the Council to supplement credit rating information. Whilst the above criteria relies primarily on the application of credit ratings to provide a pool of appropriate counterparties for officers to use, additional operational market information will be applied before making any specific investment decision from the agreed pool of counterparties. This additional market information (for example Credit Default Swaps, negative rating Watches/Outlooks) will be applied to compare the relative security of differing investment counterparties.

Time and monetary limits applying to investments

86. In order to determine time limits for investments the Council applies the creditworthiness service provided by Link Asset Services. This service employs a sophisticated modelling approach utilising credit ratings from the three main credit rating agencies - Fitch, Moodys and Standard & Poors. The credit ratings of counterparties are supplemented with the following overlays:
- (a) Credit watches and credit outlooks from credit rating agencies;
 - (b) Credit Default Swap price spreads to give early warning of likely changes in credit ratings;
 - (c) Sovereign ratings to select counterparties from only the most creditworthy countries.
87. The Council will therefore use the following durational bands when applying time limits to investments
- (a) Yellow Maximum 2 years *This only relates to AAA rated government debt or its equivalent
 - (b) Purple Maximum 2 years
 - (c) Blue 1 year (only applies to nationalised or semi nationalised UK Banks)
 - (d) Orange 1 year
 - (e) Red 6 months
 - (f) Green 3 months
88. The time and monetary limits for institutions on the Council's counterparty list are as follows (these will cover both specified and non-specified Investments).

Table 13 – Time and monetary limits applying to investments

	Fitch Long term Rating (or equivalent)	Money Limit	Time Limit
Banks 1 high quality	AA-	£5m	Maximum of 2 years Suggested duration using Link Group colour coding (CDS adjusted with manual override)
Banks 1 medium quality	A	£4m	Maximum of 1 year Suggested duration using Link Group colour coding (CDS adjusted with manual override)
Banks 1 lower quality	A-	£3m	Maximum of 1 year Suggested duration using Link Group colour coding (CDS adjusted with manual override)
Banks 2 category – part nationalised	N/A	£5m	Maximum of 1 years
Banks 3 category – Council's banker (not meeting Banks 1)		£3m	1 day
DMADF (Debt Management Office)	AAA	unlimited	6 months
UK Government Treasury Bills	UK sovereign rating	unlimited	Maximum of 1 year
Local authorities	N/A	£5m per Local Authority	Up to 2 years
Money market Funds (CNAV, LVNAV & VNAV) and Ultra Short Dated Bond Funds	AAA	£5m per Fund	liquid
Property Funds, Corporate Bond Funds and other Asset backed Investment products	Non Rated Due Diligence required	£20m per Fund	10 years

89. In addition to sterling deposits either on a fixed term call or notice basis deposits in banks or Building Societies which meet our criteria, may be made via certificates of deposits where appropriate.
90. The proposed criteria for Specified and Non-Specified investments are shown in Appendix 3 for approval.
91. All credit ratings will be monitored daily. The Council is alerted to changes to ratings of all three agencies through its use of the Link Group creditworthiness service.

- (a) If a downgrade results in the counterparty / investment scheme no longer meeting the Council's minimum criteria, its further use as a new investment will be withdrawn immediately.
 - (b) In addition to the use of credit ratings the Council will be advised of information in movements in Credit Default Swap against the iTraxx benchmark and other market data on a weekly basis. Extreme market movements may result in downgrade of an institution or removal from the Council's lending list.
92. Sole reliance will not be placed on the use of this external service. In addition this Council will also use market data and market information, information on government support for banks and the credit ratings of that government support.

Investment Strategy

In-house funds

93. Investments will be made with reference to the core balance and cash flow requirements and the outlook for short-term interest rates (i.e. rates for investments up to 12 months). Greater returns are usually obtainable by investing for longer periods. While most cash balances are required in order to manage the ups and downs of cash flow, where cash sums can be identified that could be invested for longer periods, the value to be obtained from longer term investments will be carefully assessed:
- (a) If it is thought that Bank Rate is likely to rise significantly within the time horizon being considered, then consideration will be given to keeping the most investments as being short term or variable.
 - (b) Conversely, if it is thought that Bank Rate is likely to fall within that time period, consideration will be given to locking in higher rates currently obtainable, for longer periods.

Investment returns expectations

94. As seen from the above estimates the bank rate is likely to rise from 0.25% early in 2022.
95. The suggested budgeted investment earnings rates for returns on investments placed for periods up to about three months during each financial year are as follows:-
- (a) 2022/23 0.50%
 - (b) 2023/24 0.75%
 - (c) 2024/25 1.00%
 - (d) 2025/26 1.25%
 - (e) Later years 2.00%
96. The overall balance of risks to economic growth in the UK is probably relatively even, but is subject to major uncertainty due to the virus. It may also be affected by what deal the UK agrees as part of Brexit.

Investment treasury indicator and limit

97. Total principal funds invested for greater than 365 days. These limits are set with regard to the Council's liquidity requirements and to reduce the need for early sale of an investment, and are based on the availability of funds after each year-end.

98. The Committee is asked to approve the treasury indicator and limit:

Table 14 – Maximum Principal sums invested

	2022/23	2023/24	2024/25
Principal sums invested greater than 365 days	£50m	£50m	£50m

99. For its cash flow generated balances, the Council will seek to utilise its instant access accounts, 30+ day notice accounts, money market funds and short-dated deposits (overnight to three months) in order to benefit from the compounding of interest.

Investment Risk Benchmarking

100. These benchmarks are simple guides to maximum risk, so they may be breached from time to time, depending on movements in interest rates and counterparty criteria. They relate to Investments that are not Property Funds. The purpose of the benchmark is that officers will monitor the current and trend position and amend the operational strategy to manage risk as conditions change. Any breach of the benchmarks will be reported, with supporting reasons in the Mid-Year or Annual Report.

101. Security - The Council's maximum security risk benchmark for the current portfolio, when compared to these historic default tables, is:

- (a) 0.077% historic risk of default when compared to the whole portfolio.

102. Liquidity – in respect of this area the Council seeks to maintain:

- (a) Bank overdraft - £0.100m
- (b) Liquid short-term deposits of at least £3.000m available with a week's notice
- (c) Weighted Average Life benchmark is expected to be 1 year.

103. Yield - local measures of yield benchmarks are:

- (a) Investments – internal returns above the 7-day Sterling Overnight Index Average (SONIA) compounded rate
- (b) Investments – Longer term – capital investment rates returned against comparative average rates

104. In addition that the security benchmark for each individual year is:

Table 15 - Security Benchmark

	1 year	2 years
Maximum	0.077%	0.077%

Note: This benchmark is an average risk of default measure and would not constitute an expectation of loss against a particular investment.

105. The above reported benchmarks for Security Liquidity and Yield all relate to Deposits with Banks and Money Market Funds but would not relate to Property Funds.

106. It is proposed that property funds will be benchmarked for performance against the IPD All Balanced Fund index which is the universe of all property funds, data for this can be provided by our Treasury Management advisors Link Group.

End of year investment report

107. At the end of the financial year, the Council will report on its investment activity as part of its Annual Treasury Report.

Outcome of Consultation

108. No consultation was undertaken in the production of this report.

Economic Background provided by Link Group

1. COVID-19 vaccines. These were the game changer during 2021 which raised high hopes that life in the UK would be able to largely return to normal in the second half of the year. However, the bursting onto the scene of the Omicron mutation at the end of November, rendered the initial two doses of all vaccines largely ineffective in preventing infection. This has dashed such hopes and raises the spectre again that a fourth wave of the virus could overwhelm hospitals in early 2022. What we now know is that this mutation is very fast spreading with the potential for total case numbers to double every two to three days, although it possibly may not cause so much severe illness as previous mutations. Rather than go for full lockdowns which heavily damage the economy, the government strategy this time is focusing on getting as many people as possible to have a third (booster) vaccination after three months from the previous last injection, as a booster has been shown to restore a high percentage of immunity to Omicron to those who have had two vaccinations. There is now a race on between how quickly boosters can be given to limit the spread of Omicron, and how quickly will hospitals fill up and potentially be unable to cope. In the meantime, workers have been requested to work from home and restrictions have been placed on large indoor gatherings and hospitality venues. With the household saving rate having been exceptionally high since the first lockdown in March 2020, there is plenty of pent-up demand and purchasing power stored up for services in sectors like restaurants, travel, tourism and hotels which had been hit hard during 2021, but could now be hit hard again by either, or both, of government restrictions and/or consumer reluctance to leave home. Growth will also be lower due to people being ill and not working, similar to the pingdemic in July. The economy, therefore, faces significant headwinds although some sectors have learned how to cope well with Covid. However, the biggest impact on growth would come from another lockdown if that happened. The big question still remains as to whether any further mutations of this virus could develop which render all current vaccines ineffective, as opposed to how quickly vaccines can be modified to deal with them and enhanced testing programmes be implemented to contain their spread until tweaked vaccines become widely available.

A Summary Overview of the Future Path of Bank Rate

2. In December, the Bank of England became the first major western central bank to put interest rates up in this upswing in the current business cycle in western economies as recovery progresses from the Covid recession of 2020.
3. The next increase in Bank Rate could be in February or May, dependent on how severe an impact there is from Omicron.
4. If there are lockdowns in January, this could pose a barrier for the MPC to putting Bank Rate up again as early as 3rd February.
5. With inflation expected to peak at around 6% in April, the MPC may want to be seen to be active in taking action to counter inflation on 5th May, the release date for its Quarterly Monetary Policy Report.
6. The December 2021 MPC meeting was more concerned with combating inflation over the medium term than supporting economic growth in the short term.

7. Bank Rate increases beyond May are difficult to forecast as inflation is likely to drop sharply in the second half of 2022.
8. However, the MPC will want to normalise Bank Rate over the next three years so that it has its main monetary policy tool ready to use in time for the next down-turn; all rates under 2% are providing stimulus to economic growth.
9. We have put year end 0.25% increases into Q1 of each financial year from 2023 to recognise this upward bias in Bank Rate - but the actual timing in each year is difficult to predict.
10. Covid remains a major potential downside threat in all three years as we ARE likely to get further mutations.
11. How quickly can science come up with a mutation proof vaccine, or other treatment, – and for them to be widely administered around the world?
12. Purchases of gilts under QE ended in December. Note that when Bank Rate reaches 0.50%, the MPC has said it will start running down its stock of QE.

MPC meeting 16 December 2021

13. The Monetary Policy Committee (MPC) voted 8-1 to raise Bank Rate by 0.15% from 0.10% to 0.25% and unanimously decided to make no changes to its programme of quantitative easing purchases due to finish in December 2021 at a total of £895bn.
14. The MPC disappointed financial markets by not raising Bank Rate at its November meeting. Until Omicron burst on the scene, most forecasters, therefore, viewed a Bank Rate increase as being near certain at this December meeting due to the way that inflationary pressures have been comprehensively building in both producer and consumer prices, and in wage rates. However, at the November meeting, the MPC decided it wanted to have assurance that the labour market would get over the end of the furlough scheme on 30 September without unemployment increasing sharply; their decision was, therefore, to wait until statistics were available to show how the economy had fared at this time.
15. On 10 December we learnt of the disappointing 0.1% m/m rise in GDP in October which suggested that economic growth had already slowed to a crawl even before the Omicron variant was discovered in late November. Early evidence suggests growth in November might have been marginally better. Nonetheless, at such low rates of growth, the government's "Plan B" COVID-19 restrictions could cause the economy to contract in December.
16. On 14 December, the labour market statistics for the three months to October and the single month of October were released. The fallout after the furlough scheme was smaller and shorter than the Bank of England had feared. The single-month data were more informative and showed that LFS employment fell by 240,000, unemployment increased by 75,000 and the unemployment rate rose from 3.9% in September to 4.2%. However, the weekly data suggested this didn't last long as unemployment was falling

again by the end of October. What's more, the 49,700 fall in the claimant count and the 257,000 rise in the PAYE measure of company payrolls suggests that the labour market strengthened again in November. The other side of the coin was a further rise in the number of vacancies from 1.182m to a record 1.219m in the three months to November which suggests that the supply of labour is struggling to keep up with demand, although the single-month figure for November fell for the first time since February, from 1.307m to 1.227m.

17. These figures by themselves, would probably have been enough to give the MPC the assurance that it could press ahead to raise Bank Rate at this December meeting. However, the advent of Omicron potentially threw a spanner into the works as it poses a major headwind to the economy which, of itself, will help to cool the economy. The financial markets, therefore, swung round to expecting no change in Bank Rate.
18. On 15 December we had the CPI inflation figure for November which spiked up further from 4.2% to 5.1%, confirming again how inflationary pressures have been building sharply. However, Omicron also caused a sharp fall in world oil and other commodity prices; (gas and electricity inflation has generally accounted on average for about 60% of the increase in inflation in advanced western economies).
19. Other elements of inflation are also transitory e.g., prices of goods being forced up by supply shortages, and shortages of shipping containers due to ports being clogged have caused huge increases in shipping costs. But these issues are likely to clear during 2022, and then prices will subside back to more normal levels. Gas prices and electricity prices will also fall back once winter is passed and demand for these falls away.
20. Although it is possible that the Government could step in with some fiscal support for the economy, the huge cost of such support to date is likely to pose a barrier to incurring further major expenditure unless it was very limited and targeted on narrow sectors like hospitality. The Government may well, therefore, effectively leave it to the MPC, and to monetary policy, to support economic growth – but at a time when the threat posed by rising inflation is near to peaking!
21. This is the adverse set of factors against which the MPC had to decide on Bank Rate. For the second month in a row, the MPC blind-sided financial markets, this time with a surprise increase in Bank Rate from 0.10% to 0.25%. What's more, the hawkish tone of comments indicated that the MPC is now concerned that inflationary pressures are indeed building and need concerted action by the MPC to counter. This indicates that there will be more increases to come with financial markets predicting 1% by the end of 2022. The 8-1 vote to raise the rate shows that there is firm agreement that inflation now poses a threat, especially after the CPI figure hit a 10-year high this week. The MPC commented that "there has been significant upside news" and that "there were some signs of greater persistence in domestic costs and price pressures".
22. On the other hand, it did also comment that "the Omicron variant is likely to weigh on near-term activity". But it stressed that at the November meeting it had said it would raise rates if the economy evolved as it expected and that now "these conditions had been met". It also appeared more worried about the possible boost to inflation from Omicron itself. It said that "the current position of the global and UK economies was materially different compared with prior to the onset of the pandemic, including elevated

levels of consumer price inflation". It also noted the possibility that renewed social distancing would boost demand for goods again, (as demand for services would fall), meaning "global price pressures might persist for longer". (Recent news is that the largest port in the world in China has come down with an Omicron outbreak which is not only affecting the port but also factories in the region.)

23. On top of that, there were no references this month to inflation being expected to be below the 2% target in two years' time, which at November's meeting the MPC referenced to suggest the markets had gone too far in expecting interest rates to rise to over 1.00% by the end of the year.
24. These comments indicate that there has been a material reappraisal by the MPC of the inflationary pressures since their last meeting and the Bank also increased its forecast for inflation to peak at 6% next April, rather than at 5% as of a month ago. However, as the Bank retained its guidance that only a "modest tightening" in policy will be required, it cannot be thinking that it will need to increase interest rates that much more. A typical policy tightening cycle has usually involved rates rising by 0.25% four times in a year. "Modest" seems slower than that. As such, the Bank could be thinking about raising interest rates two or three times next year to 0.75% or 1.00%.
25. Inasmuch as a considerable part of the inflationary pressures at the current time are indeed transitory, and will naturally subside, and since economic growth is likely to be weak over the next few months, this would appear to indicate that this tightening cycle is likely to be comparatively short.
26. As for the timing of the next increase in Bank Rate, the MPC dropped the comment from November's statement that Bank Rate would be raised "in the coming months". That may imply another rise is unlikely at the next meeting in February and that May is more likely. However, much could depend on how adversely, or not, the economy is affected by Omicron in the run up to the next meeting on 3 February. Once 0.50% is reached, the Bank would act to start shrinking its stock of QE, (gilts purchased by the Bank would not be replaced when they mature).
27. The MPC's forward guidance on its intended monetary policy on raising Bank Rate versus selling (quantitative easing) holdings of bonds is as follows:
 - (a) Raising Bank Rate as "the active instrument in most circumstances".
 - (b) Raising Bank Rate to 0.50% before starting on reducing its holdings.
 - (c) Once Bank Rate is at 0.50% it would stop reinvesting maturing gilts.
 - (d) Once Bank Rate had risen to at least 1%, it would start selling its holdings.
28. US. Shortages of goods and intermediate goods like semi-conductors, have been fuelling increases in prices and reducing economic growth potential. In November, CPI inflation hit a near 40-year record level of 6.8% but with energy prices then falling sharply, this is probably the peak. The biggest problem for the Fed is the mounting evidence of a strong pick-up in cyclical price pressures e.g., in rent which has hit a decades high.
29. Shortages of labour have also been driving up wage rates sharply; this also poses a considerable threat to feeding back into producer prices and then into consumer prices inflation. It now also appears that there has been a sustained drop in the labour force

which suggests the pandemic has had a longer-term scarring effect in reducing potential GDP. Economic growth may therefore be reduced to between 2 and 3% in 2022 and 2023 while core inflation is likely to remain elevated at around 3% in both years instead of declining back to the Fed's 2% central target.

30. Inflation hitting 6.8% and the feed through into second round effects, meant that it was near certain that the Fed's meeting of 15 December would take aggressive action against inflation. Accordingly, the rate of tapering of monthly \$120bn QE purchases announced at its 3 November meeting was doubled so that all purchases would now finish in February 2022. In addition, Fed officials had started discussions on running down the stock of QE held by the Fed. Fed officials also expected three rate rises in 2022 of 0.25% from near zero currently, followed by three in 2023 and two in 2024, taking rates back above 2% to a neutral level for monetary policy. The first increase could come as soon as March 2022 as the chairman of the Fed stated his view that the economy had made rapid progress to achieving the other goal of the Fed – "maximum employment". The Fed forecast that inflation would fall from an average of 5.3% in 2021 to 2.6% in 2023, still above its target of 2% and both figures significantly up from previous forecasts. What was also significant was that this month the Fed dropped its description of the current level of inflation as being "transitory" and instead referred to "elevated levels" of inflation: the statement also dropped most of the language around the flexible average inflation target, with inflation now described as having exceeded 2 percent "for some time". It did not see Omicron as being a major impediment to the need to take action now to curtail the level of inflationary pressures that have built up, although Fed officials did note that it has the potential to exacerbate supply chain problems and add to price pressures.
31. EU. The slow roll out of vaccines initially delayed economic recovery in early 2021 but the vaccination rate then picked up sharply. After a contraction of -0.3% in Q1, Q2 came in with strong growth of 2%. With Q3 at 2.2%, the EU recovery was then within 0.5% of its pre Covid size. However, the arrival of Omicron is now a major headwind to growth in quarter 4 and the expected downturn into weak growth could well turn negative, with the outlook for the first two months of 2022 expected to continue to be very weak.
32. November's inflation figures breakdown shows that the increase in price pressures is not just due to high energy costs and global demand-supply imbalances for durable goods as services inflation also rose. Headline inflation reached 4.9% in November, with over half of that due to energy. However, oil and gas prices are expected to fall after the winter and so energy inflation is expected to plummet in 2022. Core goods inflation rose to 2.4% in November, its second highest ever level, and is likely to remain high for some time as it will take a long time for the inflationary impact of global imbalances in the demand and supply of durable goods to disappear. Price pressures also increased in the services sector, but wage growth remains subdued and there are no signs of a trend of faster wage growth which might lead to persistently higher services inflation - which would get the ECB concerned. The upshot is that the euro-zone is set for a prolonged period of inflation being above the ECB's target of 2% and it is likely to average 3% in 2022, in line with the ECB's latest projection.
33. ECB tapering. The ECB has joined with the Fed by also announcing at its meeting on 16 December that it will be reducing its QE purchases - by half from October 2022, i.e., it will still be providing significant stimulus via QE purchases for over half of next year.

However, as inflation will fall back sharply during 2022, it is likely that it will leave its central rate below zero, (currently -0.50%), over the next two years. The main struggle that the ECB has had in recent years is that inflation has been doggedly anaemic in sticking below the ECB's target rate despite all its major programmes of monetary easing by cutting rates into negative territory and providing QE support.

34. The ECB will now also need to consider the impact of Omicron on the economy, and it stated at its December meeting that it is prepared to provide further QE support if the pandemic causes bond yield spreads of peripheral countries, (compared to the yields of northern EU countries), to rise. However, that is the only reason it will support peripheral yields, so this support is limited in its scope.
35. The EU has entered into a period of political uncertainty where a new German government formed of a coalition of three parties with Olaf Scholz replacing Angela Merkel as Chancellor in December 2021, will need to find its feet both within the EU and in the three parties successfully working together. In France there is a presidential election coming up in April 2022 followed by the legislative election in June. In addition, Italy needs to elect a new president in January with Prime Minister Draghi being a favourite due to having suitable gravitas for this post. However, if he switched office, there is a significant risk that the current government coalition could collapse. That could then cause differentials between Italian and German bonds to widen when 2022 will also see a gradual running down of ECB support for the bonds of weaker countries within the EU. These political uncertainties could have repercussions on economies and on Brexit issues.
36. CHINA. After a concerted effort to get on top of the virus outbreak in Q1 2020, economic recovery was strong in the rest of 2020; this enabled China to recover all the initial contraction. During 2020, policy makers both quashed the virus and implemented a programme of monetary and fiscal support that was particularly effective at stimulating short-term growth. At the same time, China's economy benefited from the shift towards online spending by consumers in developed markets. These factors helped to explain its comparative outperformance compared to western economies during 2020 and earlier in 2021.
37. However, the pace of economic growth has now fallen back in 2021 after this initial surge of recovery from the pandemic and looks likely to be particularly weak in 2022. China has been struggling to contain the spread of the Delta variant through using sharp local lockdowns - which depress economic growth. Chinese consumers are also being very wary about leaving home and so spending money on services. However, with Omicron having now spread to China, and being much more easily transmissible, this strategy of sharp local lockdowns to stop the virus may not prove so successful in future. In addition, the current pace of providing boosters at 100 billion per month will leave much of the 1.4 billion population exposed to Omicron, and any further mutations, for a considerable time. The People's Bank of China made a start in December 2021 on cutting its key interest rate marginally so as to stimulate economic growth. However, after credit has already expanded by around 25% in just the last two years, it will probably leave the heavy lifting in supporting growth to fiscal stimulus by central and local government.
38. Supply shortages, especially of coal for power generation, were causing widespread power cuts to industry during the second half of 2021 and so a sharp disruptive impact on

some sectors of the economy. In addition, recent regulatory actions motivated by a political agenda to channel activities into officially approved directions, are also likely to reduce the dynamism and long-term growth of the Chinese economy.

39. JAPAN. 2021 has been a patchy year in combating Covid. However, recent business surveys indicate that the economy has been rebounding rapidly in 2021 once the bulk of the population had been double vaccinated and new virus cases had plunged. However, Omicron could reverse this initial success in combating Covid.
40. The Bank of Japan is continuing its very loose monetary policy but with little prospect of getting inflation back above 1% towards its target of 2%, any time soon: indeed, inflation was actually negative in July. New Prime Minister Kishida, having won the November general election, brought in a supplementary budget to boost growth, but it is unlikely to have a major effect.
41. WORLD GROWTH. World growth was in recession in 2020 but recovered during 2021 until starting to lose momentum in the second half of the year, though overall growth for the year is expected to be about 6% and to be around 4-5% in 2022. Inflation has been rising due to increases in gas and electricity prices, shipping costs and supply shortages, although these should subside during 2022. While headline inflation will fall sharply, core inflation will probably not fall as quickly as central bankers would hope. It is likely that we are heading into a period where there will be a reversal of world globalisation and a decoupling of western countries from dependence on China to supply products, and vice versa. This is likely to reduce world growth rates from those in prior decades.
42. SUPPLY SHORTAGES. The pandemic and extreme weather events, followed by a major surge in demand after lockdowns ended, have been highly disruptive of extended worldwide supply chains. Major queues of ships unable to unload their goods at ports in New York, California and China built up rapidly during quarters 2 and 3 of 2021 but then halved during quarter 4. Such issues have led to a misdistribution of shipping containers around the world and have contributed to a huge increase in the cost of shipping. Combined with a shortage of semi-conductors, these issues have had a disruptive impact on production in many countries. The latest additional disruption has been a shortage of coal in China leading to power cuts focused primarily on producers (rather than consumers), i.e., this will further aggravate shortages in meeting demand for goods. Many western countries are also hitting up against a difficulty in filling job vacancies. It is expected that these issues will be gradually sorted out, but they are currently contributing to a spike upwards in inflation and shortages of materials and goods available to purchase.

Appendix 2

Significant Risks to both the Bank Rate and PWLB forecasts

1. **Labour and supply shortages** prove more enduring and disruptive and depress economic activity.
2. **Mutations** of the virus render current vaccines ineffective, and tweaked vaccines to combat these mutations are delayed, or cannot be administered fast enough to prevent further lockdowns. 25% of the population not being vaccinated is also a significant risk to the NHS being overwhelmed and lockdowns being the only remaining option.
3. **The Monetary Policy Committee** acts too quickly, or too far, over the next three years to raise Bank Rate and causes UK economic growth, and increases in inflation, to be weaker than we currently anticipate.
4. **The Monetary Policy Committee** tightens monetary policy too late to ward off building inflationary pressures.
5. **The Government** acts too quickly to cut expenditure to balance the national budget.
6. **UK / EU trade arrangements** – if there was a major impact on trade flows and financial services due to complications or lack of co-operation in sorting out significant remaining issues.
7. **Longer term US treasury yields** rise strongly and pull gilt yields up higher than forecast.
8. **Major stock markets** e.g., in the US, become increasingly judged as being over-valued and susceptible to major price corrections. Central banks become increasingly exposed to the “moral hazard” risks of having to buy shares and corporate bonds to reduce the impact of major financial market selloffs on the general economy.
9. **Geopolitical risks**, for example in Ukraine, Iran, North Korea, but also in Europe and Middle Eastern countries; on-going global power influence struggles between Russia/China/US. These could lead to increasing safe-haven flows.

The balance of risks to the UK economy

10. The overall balance of risks to economic growth in the UK is now to the downside, including residual risks from Covid and its variants - both domestically and their potential effects worldwide.

Forecasts for Bank Rate

11. It is not expected that Bank Rate will go up fast after the initial rate rise as the supply potential of the economy is not likely to have taken a major hit during the pandemic: it should, therefore, be able to cope well with meeting demand after supply shortages subside over the next year, without causing inflation to remain elevated in the medium-term, or to inhibit inflation from falling back towards the MPC's 2% target after the spike up to around 5%. The forecast includes four increases in Bank Rate over the three-year

forecast period to March 2025, ending at 1.25%. However, it is likely that these forecasts will need changing within a relatively short timeframe for the following reasons:

12. We do not know how severe an impact Omicron could have on the economy and whether there will be another lockdown or similar and, if there is, whether there would be significant fiscal support from the Government for businesses and jobs.
13. There were already increasing grounds for viewing the economic recovery as running out of steam during the autumn and now into the winter. Then along came Omicron to pose a significant downside threat to economic activity. This could lead into stagflation which would create a dilemma for the MPC as to whether to focus on combating inflation or supporting economic growth through keeping interest rates low.
14. Will some current key supply shortages spill over into causing economic activity in some sectors to take a significant hit?
15. Rising gas and electricity prices in October and next April and increases in other prices caused by supply shortages and increases in taxation next April, are already going to deflate consumer spending power without the MPC having to take any action on Bank Rate to cool inflation.
16. On the other hand, consumers are sitting on over £160bn of excess savings left over from the pandemic so when will they spend this sum, in part or in total?
17. It looks as if the economy coped well with the end of furlough at the end of September. It is estimated that there were around 1 million people who came off furlough then and there was not a huge spike up in unemployment. The other side of the coin is that vacancies have been hitting record levels so there is a continuing acute shortage of workers. This is a potential danger area if this shortage drives up wages which then feed through into producer prices and the prices of services i.e., a second-round effect that the MPC would have to act against if it looked like gaining significant momentum.
18. We also recognise there could be further nasty surprises on the Covid front beyond the Omicron mutation.
19. If the UK invokes article 16 of the Brexit deal over the dislocation in trading arrangements with Northern Ireland, this has the potential to end up in a no deal Brexit.
20. In summary, with the high level of uncertainty prevailing on several different fronts, we expect to have to revise these forecasts again over the next few months - in line with what the new news is.
21. It should also be borne in mind that Bank Rate being cut to 0.25% and then to 0.10% were emergency measures to deal with the Covid crisis hitting the UK in March 2020. At any time, the MPC could decide to simply take away such emergency cuts on no other grounds than they are no longer being warranted and as a step forward in the return to normalisation. In addition, any Bank Rate under 1% is both highly unusual and highly supportive of economic growth.

Forecasts for PWLB rates and gilt and treasury yields

22. Since the start of 2021, we have seen a lot of volatility in gilt yields, and hence PWLB rates. As the interest forecast table for PWLB certainty rates above shows, there is forecast to be a steady, but slow, rise in both Bank Rate and gilt yields during the forecast period to March 2025, though there will doubtless be a lot of unpredictable volatility during this forecast period.
23. While monetary policy in the UK will have a major impact on gilt yields, there is also a need to consider the potential impact that rising treasury yields in America could have on our gilt yields. As an average since 2011, there has been a 75% correlation between movements in US 10-year treasury yields and UK 10-year gilt yields. This is a significant UPWARD RISK exposure to our forecasts for longer term PWLB rates. However, gilt yields and treasury yields do not always move in unison.
24. US treasury yields. During the first part of 2021, US President Biden's, and the Democratic party's, determination to push through a \$1.9trn (equivalent to 8.8% of GDP) fiscal boost for the US economy as a recovery package from the Covid pandemic was what unsettled financial markets. However, this was in addition to the \$900bn support package already passed in December 2020. This was then followed by additional Democratic ambition to spend \$1trn on infrastructure, (which was eventually passed by both houses later in 2021), and an even larger sum on an American families plan over the next decade; this is still caught up in Democrat / Republican haggling. Financial markets were alarmed that all this stimulus was happening at a time when:
 - (a) A fast vaccination programme had enabled a rapid opening up of the economy during 2021.
 - (b) The economy was growing strongly during the first half of 2021 although it has weakened overall during the second half.
 - (c) It started from a position of little spare capacity due to less severe lockdown measures than in many other countries.
 - (d) And the Fed was still providing substantial stimulus through monthly QE purchases during 2021.
25. It was not much of a surprise that a combination of these factors would eventually cause an excess of demand in the economy which generated strong inflationary pressures. This has eventually been recognised by the Fed at its December meeting with an aggressive response to damp inflation down during 2022 and 2023.
26. At its 3 November Fed meeting, the Fed decided to make a start on tapering its \$120bn per month of QE purchases so that they ended next June. However, at its 15 December meeting it doubled the pace of tapering so that they will end all purchases in February. These purchases are currently acting as downward pressure on treasury yields and so it would be expected that Treasury yields will rise over the taper period and after the taper ends, all other things being equal. The Fed also forecast that it expected there would be three rate rises in 2022 of 0.25% from near zero currently, followed by three in 2023 and two in 2024, taking rates back above 2% to a neutral level for monetary policy.

27. There are also possible DOWNSIDE RISKS from the huge sums of cash that the UK populace have saved during the pandemic; when savings accounts earn little interest, it is likely that some of this cash mountain could end up being invested in bonds and so push up demand for bonds and support their prices i.e., this would help to keep their yields down. How this will interplay with the Bank of England eventually getting round to not reinvesting maturing gilts and then later selling gilts, will be interesting to monitor.
28. There is likely to be **exceptional volatility and unpredictability in respect of gilt yields and PWLB rates** due to the following factors:
- (a) How strongly will changes in gilt yields be correlated to changes in US treasury yields (see below). Over 10 years since 2011 there has been an average 75% correlation between movements in US treasury yields and gilt yields. However, from time to time these two yields can diverge. Lack of spare economic capacity and rising inflationary pressures are viewed as being much greater dangers in the US than in the UK. This could mean that central bank rates will end up rising earlier and higher in the US than in the UK if inflationary pressures were to escalate; the consequent increases in treasury yields could well spill over to cause (lesser) increases in gilt yields. There is, therefore, an upside risk to forecasts for gilt yields due to this correlation. The Link Group forecasts have included a risk of a 75% correlation between the two yields.
 - (b) Will the Fed take action to counter increasing treasury yields if they rise beyond a yet unspecified level?
 - (c) Would the MPC act to counter increasing gilt yields if they rise beyond a yet unspecified level?
 - (d) How strong will inflationary pressures actually turn out to be in both the US and the UK and so put upward pressure on treasury and gilt yields?
 - (e) How will central banks implement their new average or sustainable level inflation monetary policies?
 - (f) How well will central banks manage the withdrawal of QE purchases of their national bonds i.e., without causing a panic reaction in financial markets as happened in the “taper tantrums” in the US in 2013?
 - (g) Will exceptional volatility be focused on the short or long-end of the yield curve, or both?
29. As the US financial markets are, by far, the biggest financial markets in the world, any upward trend in treasury yields will invariably impact and influence financial markets in other countries. Inflationary pressures and erosion of surplus economic capacity look much stronger in the US compared to those in the UK, which would suggest that Fed rate increases eventually needed to suppress inflation, are likely to be faster and stronger than Bank Rate increases in the UK. This is likely to put upward pressure on treasury yields which could then spill over into putting upward pressure on UK gilt yields.

30. The forecasts are also predicated on an assumption that there is no break-up of the Eurozone or EU within the forecasting period, despite the major challenges that are looming up, and that there are no major ructions in international relations, especially between the US and Russia, China / North Korea and Iran, which have a major impact on international trade and world GDP growth.

The balance of risks to medium to long term PWLB rates:

31. There is a balance of upside risks to forecasts for medium to long term PWLB rates.

A new era – a fundamental shift in central bank monetary policy

32. One of the key results of the pandemic has been a fundamental rethinking and shift in monetary policy by major central banks like the Fed, the Bank of England and the ECB, to tolerate a higher level of inflation than in the previous two decades when inflation was the prime target to bear down on so as to stop it going above a target rate. There is now also a greater emphasis on other targets for monetary policy than just inflation, especially on ‘achieving broad and inclusive “maximum” employment in its entirety’ in the US, before consideration would be given to increasing rates.
33. The Fed in America has gone furthest in adopting a monetary policy based on a clear goal of allowing the inflation target to be symmetrical, (rather than a ceiling to keep under), so that inflation averages out the dips down and surges above the target rate, over an unspecified period of time.
34. The Bank of England has also amended its target for monetary policy so that inflation should be ‘sustainably over 2%’ before starting on raising Bank Rate and the ECB now has a similar policy.
35. **For local authorities, this means that investment interest rates and very short term PWLB rates will not be rising as quickly or as high as in previous decades when the economy recovers from a downturn and the recovery eventually runs out of spare capacity to fuel continuing expansion.**
36. Labour market liberalisation since the 1970s has helped to break the wage-price spirals that fuelled high levels of inflation and has now set inflation on a lower path which makes this shift in monetary policy practicable. In addition, recent changes in flexible employment practices, the rise of the gig economy and technological changes, will all help to lower inflationary pressures.
37. Governments will also be concerned to see interest rates stay lower as every rise in central rates will add to the cost of vastly expanded levels of national debt; (in the UK this is £21bn for each 1% rise in rates). On the other hand, higher levels of inflation will help to erode the real value of total public debt.

Treasury Management Practice (TMP1) – Credit and Counterparty Risk Management

1. The MHCLG issued Investment Guidance in 2018, and this forms the structure of the Council's policy below. These guidelines do not apply to either trust funds or pension funds which operate under a different regulatory regime.
2. The key intention of the Guidance is to maintain the current requirement for Councils to invest prudently, and that priority is given to security and liquidity before yield. In order to facilitate this objective the guidance requires this Council to have regard to the CIPFA publication Treasury Management in the Public Services: Code of Practice and Cross-Sectoral Guidance Notes. This Council adopted the Code on 21 March 2002 and will apply its principles to all investment activity. In accordance with the Code, the Assistant Director Resources has produced its Treasury Management Practices (TMPs). This part, TMP 1(1), covering investment counterparty policy requires approval each year.

Annual Investment Strategy

3. The key requirements of both the Code and the investment guidance are to set an annual investment strategy, as part of its annual treasury strategy for the following year, covering the identification and approval of the following:
 - (a) The strategy guidelines for choosing and placing investments, particularly non-specified investments.
 - (b) The principles to be used to determine the maximum periods for which funds can be committed.
 - (c) Specified investments that the Council will use. These are high security (i.e. high credit rating, although this is defined by the Council, and no guidelines are given), and high liquidity investments in sterling and with a maturity of no more than a year.
 - (d) Non-specified investments, clarifying the greater risk implications, identifying the general types of investment that may be used and a limit to the overall amount of various categories that can be held at any time.
4. The investment policy proposed for the Council is:

Strategy Guidelines

5. The main strategy guidelines are contained in the body of the treasury strategy statement.

All Investments

6. The criteria for providing a pool of high quality investment counterparties (both Specified and Non-specified investments) is:
 - (a) Banks 1 - good credit quality – the Council will only use banks which:
 - (i) Are UK banks; and have, as a minimum, the following Fitch, Moody's and Standard and Poors credit ratings (where rated):
 1. Fitch Short Term equivalent – F1
 2. Fitch Long term equivalent – A-
 - (b) Banks 2 Non UK banks based on the following very high quality criteria using a lowest common denominator approach and only where sovereign ratings are AAA.
 - (i) Fitch Short Term equivalent – F1+
 - (ii) Fitch Long Term equivalent – AA-
 - (c) Banks 3 – Part nationalised UK banks – Lloyds Bank Group and Royal Bank of Scotland. These banks can be included if they continue to be part nationalised or they meet the ratings in Banks 1 above.
 - (d) Banks 4 – The Council's own banker for transactional purposes if the bank falls below the above criteria, although in this case balances will be minimised in both monetary size and time.
 - (e) Building societies - The Council will use all societies which:
 - (i) meet the ratings for banks outlined above and have assets in excess of £1,000m
 - (f) Money Market Funds (CNAV, LVNAV & VNAV) AAA
 - (g) Ultra Short Dated Bond Funds AAA
 - (h) UK Government (including gilts Treasury Bills and the Debt Management Office)
 - (i) Local authorities, parish councils etc
 - (j) Supranational institutions
 - (k) Property Funds ,Corporate Bond Funds and Asset Backed Investment Products
7. A limit of £50M will be applied to the use of Non-Specified investments.

Specified Investments

8. These investments are sterling investments of not more than one-year maturity, or those which could be for a longer period but where the Council has the right to be repaid within 12 months if it wishes. These are considered low risk assets where the possibility of loss of principal or investment income is small. These would include sterling investments which would not be defined as capital expenditure with:
 - (a) The UK Government (such as the Debt Management Account deposit facility, UK Treasury Bills or a Gilt with less than one year to maturity).
 - (b) Supranational bonds of less than one year's duration.
 - (c) A local authority, housing association, parish council or community council.
 - (d) Pooled investment vehicles (such as money market funds) that have been awarded a high credit rating by a credit rating agency. For category (f) above, this covers pooled investment vehicles, such as money market funds, rated AAA by Standard and Poor's, Moody's and/or Fitch rating agencies.
 - (e) A body that is considered of a high credit quality (such as a bank or building society). For category a and b this covers bodies with a minimum short term rating of F1 (or the equivalent) as rated by Standard and Poor's, Moody's and/or Fitch rating agencies.

9. Within these bodies, and in accordance with the Code, the Council has set additional criteria to set the time and amount of monies which will be invested in these bodies. These criteria are:

	Fitch Long term Rating (or equivalent)	Money Limit	Time Limit
Banks 1 category high quality	AA-	£5M	Maximum of 2 years Suggested duration using Link Asset Services colour coding (CDS adjusted with manual override)
Banks 1 category medium quality	A	£4M	Maximum of 1 year Suggested duration using Link Asset Services colour coding (CDS adjusted with manual override)
Banks 1 category lower quality	A-	£3M	Maximum of 1 year Suggested duration using Link Asset Services colour coding (CDS adjusted with manual override)
Banks 2 Non UK (only where sovereign ratings are AAA)	AA-	£3M	Maximum of 1 year Suggested duration using Link Asset Services colour coding (CDS adjusted with manual override)
Banks 3 category – part nationalised	N/A	£5M	Maximum of 1 year
Banks 4 category – Council's banker (not meeting Banks 1,2 and3)		£3M	1 day
DMADF (Debt Management Office)	AAA	unlimited	6 months
Local authorities	N/A	£5M per Local Authority	Up to 1 years
Money market Funds (CNAV, LVNAV & VNAV) and Ultra Short Dated Bond Funds	AAA	£5M per Fund	liquid

10. The Council will therefore use the following durational bands supplied by Link Asset Service's creditworthiness service when applying time limits to investments

- (a) Yellow Maximum 2 years *This only relates to AAA rated government debt or its equivalent
- (b) Purple Maximum 2 years
- (c) Blue 1 year (only applies to nationalised or semi nationalised UK Banks)
- (d) Orange 1 year

(e) Red 6 months

(f) Green 3 months

Non-Specified Investments

11. Non-specified investments are any other type of investment (i.e. not defined as Specified above). The identification and rationale supporting the selection of these other investments and the maximum limits to be applied are set out below. Non specified investments would include any sterling investments with:

	Non Specified Investment Category	Limit (£ or %)
a.	<p>Supranational Bonds greater than 1 year to maturity</p> <p>(a) Multilateral development bank bonds - These are bonds defined as an international financial institution having as one of its objects economic development, either generally or in any region of the world (e.g. European Reconstruction and Development Bank etc.).</p> <p>(b) A financial institution that is guaranteed by the United Kingdom Government (e.g. National Rail, The Guaranteed Export Finance Company {GEFCO})</p> <p>The security of interest and principal on maturity is on a par with the Government and so very secure. These bonds usually provide returns above equivalent gilt edged securities. However the value of the bond may rise or fall before maturity and losses may accrue if the bond is sold before maturity.</p>	AAA long term ratings
b.	<p>Gilt edged securities with a maturity of greater than one year. These are Government bonds and so provide the highest security of interest and the repayment of principal on maturity. Similar to category (a) above, the value of the bond may rise or fall before maturity and losses may accrue if the bond is sold before maturity.</p>	
c.	The Council's own banker if it fails to meet the basic credit criteria. In this instance balances will be minimised as far as is possible.	£3m
d.	Building societies not meeting the basic security requirements under the specified investments. The operation of some building societies does not require a credit rating, although in every other respect the security of the society would match similarly sized societies with ratings.	£5m
e.	Any bank or building society that has a minimum long term credit rating of AA-, for deposits with a maturity of greater than one year (including forward deals in excess of one year from inception to repayment).	£5m
f.	Local Authorities	£5m per authority
g.	<p>Property Funds, Corporate Bond Funds and Other Asset backed Investment products</p> <p>The use of these instruments can be deemed to be capital expenditure, and as such will be an application (spending) of capital resources. This Authority will seek guidance on the status of any fund it may consider using</p>	£20m per Fund

12. Within categories c and d, and in accordance with the Code, the Council has developed additional criteria to set the overall amount of monies which will be invested in these bodies. Time limits will be applied to banks using the creditworthiness service provided by Link Asset Services. And for part-nationalised banks will be up to 2 years.
13. Time limits for Property Funds, Corporate Bond Funds and Asset Backed Investment Products will be up to 10 Years, Local Authorities up to 2 years.

The Monitoring of Investment Counterparties

14. The credit rating of counterparties will be monitored regularly. The Council receives credit rating information (changes, rating watches and rating outlooks) from Link Asset Services as and when ratings change, and counterparties are checked promptly. On occasion ratings may be downgraded when an investment has already been made. The criteria used are such that a minor downgrading should not affect the full receipt of the principal and interest. Any counterparty failing to meet the criteria will be removed from the list immediately by the Assistant Director Resources, and if required new counterparties which meet the criteria will be added to the list.

**CABINET
8 FEBRUARY 2022**

PROJECT POSITION STATEMENT AND CAPITAL PROGRAMME MONITORING - QUARTER 3

**Responsible Cabinet Member -
Councillor Scott Durham, Resources Portfolio**

**Responsible Director -
Dave Winstanley, Group Director of Services
Elizabeth Davison, Group Director of Operations**

SUMMARY REPORT

Purpose of the Report

1. This report provides:
 - (a) A summary of the latest Capital resource and commitment position, to inform monitoring of the affordability and funding of the Council's capital programme.
 - (b) An update on the current status of all construction projects currently being undertaken by the Council.
2. It also seeks approval for a number of changes to the programme.

Summary

3. The projected outturn of the current Capital Programme is £274.173m against an approved programme of £274.463m. The investment is delivering a wide range of improvements to the Council's assets and more critically, to Council services. Refurbishment of council homes, improved learning environments in schools, better traffic flows and opportunities for sustainable travel have been achieved and are detailed within the report. The programme, including commitments, remains affordable within the Medium Term Financial Plan (MTFP) for 2021/22 – 2024/25.
4. The Council has a substantial annual construction programme of work. The current project position statement (PPS) shows there are 46 live projects currently being managed by the Council with an overall projected outturn value of £138.928m. The majority of projects are running to time, cost and quality expectations but are being monitored given the current pressures on resources in the construction sector nationally.
5. The projects are managed either by the Council's in-house management team, a Framework Partner or by Consultants sourced via an open/OJEU tender process.

Recommendation

6. It is recommended that Cabinet :-

- (a) Note the attached status position on construction projects.
- (b) Note projected capital expenditure and resources.
- (c) Approve the adjustments to resources as detailed in paragraph 22.

Reasons

7. The recommendations are supported by the following reasons :

- (a) To inform Cabinet of the current status of construction projects.
- (b) To make Cabinet aware of the latest financial position of the Council.
- (c) To maintain effective management of resources.

Dave Winstanley
Group Director of Services

Elizabeth Davison
Group Director of Operations

Background Papers

- (i) Capital Medium Term Financial Plan 2021/22 – 2024/25
- (ii) Project Position Statement November 2021

Brian Robson : Extension 6608

Claire Hayes : Extension 5404

S17 Crime and Disorder	This report has no implications for crime and disorder.
Health and Wellbeing	There are no issues relating to health and wellbeing which this report needs to address.
Carbon Impact and Climate Change	There are no carbon impact implications in this report
Diversity	There are no specific implications for diversity
Wards Affected	All wards are affected.
Groups Affected	The proposals do not affect any particular groups within the community
Budget and Policy Framework	This report does not represent a change to the budget and policy framework.
Key Decision	The report does not represent a key decision
Urgent Decision	For the purpose of the 'call-in' procedure this does not represent an urgent matter.
Council Plan	The Capital Programme referred to in the report supports delivery of the Council Plan through appropriate deployment of the Council's resources
Efficiency	The recommendations support the effective and efficient use of resources.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

2021/22 Capital Spend and Resources

8. **Appendix 1** is a summary of all of the live construction projects and provides an overview on numbers, client responsibility, details of projected spend against budget and projected completion dates.
9. **Appendix 2** is for information and lists all live construction projects and provides details on numbers, type and details of the key individuals responsible for the delivery of the projects. It also provides a statement on the current status position on each project, details of actions being taken, where required and any current issues.
10. **Appendix 3** summarises the Council's capital commitments which are yet to be financed and also shows how it is intended for them to be financed. The total value of commitments, including available resources brought forward from previous years and 2021-22 schemes previously released by Cabinet, is £176.774m.
11. **Appendix 4** shows the Council's projected capital receipts and how they are going to be utilised to help finance the capital programme over the life of the MTFP.

Project Position Statement

12. Project management procedures require the production by project managers of a Project Position Statement (PPS) for all projects over £75,000. This report brings together the pertinent data from the current PPS with financial information from the Financial Management System (FMS) and approvals by Cabinet.
13. The Project Position Statement (Appendix 1) details the current live construction projects, up to the end of August 2021, by delivery area, and provides details on numbers, the current status position on each project with regards to budget and completion and any comments on current issues. The statement excludes any completed projects or those on hold.
14. The overview of live construction projects is as follows:

	Projects	Current Approved Budget £ / p	Projected Outturn £ / p	Variance %	Variance (Value) £ / p
Chief Executive & Economic Growth	12	52,011,633	51,927,513	(0.2)	(84,120)
Operations	20	31,679,271	31,665,601	(0.0)	(13,670)
People	2	4,154,566	4,154,566	0.0	0
Services	12	51,081,310	51,180,404	0.2	99,094
TOTAL	46	138,926,780	138,928,084	(0.0)	1,304




15. The table shown above includes a column for current approved budget. In certain cases this budget figure may be different from the original approved budget. This could be as a result of variances identified during construction or other variables not known at the initiation stage. The original budget and all subsequent changes have been reported to and approved by Cabinet.
16. The live projects are at the following stages:

Department	Brief	CP1	CP2	CP3	CP4	CP5	Total
Chief Executive & Economic Growth	0	2	2	4	2	2	12
Operations	0	5	2	3	10	0	20
People	0	0	0	2	0	0	2
Services	0	3	1	4	4	0	12
TOTAL	0	10	5	13	16	2	46

- (a) **Control Point 1 (CP1)** – Start Up: is used to define the position of a project at its conception stage.
- (b) **Control Point 2 (CP2)** – Initiate: defines a project at feasibility stage and will likely include a desktop assessment of a project and the use of informed estimates.

- (c) **Control Point 3 (CP3)** – Define: the point that the project is progressed to RIBA Stage F, i.e. detailed design.
- (d) **Control Point 4 (CP4)** – Construction Phase: is the stage at which work begins on the project, i.e. for a construction project on site through to build completion.
- (e) **Control Point 5 (CP5)** – Evaluate: is the stage post completion of the project at which time the project is reviewed and lessons learned are discussed in order that they can be taken to the next or similar projects.

17. The status on live projects is as follows:

Department			
Chief Executive & Economic Growth	2	9	1
Operations	2	18	0
People	0	2	0
Services	2	10	0
TOTAL	6	39	1

- (a) Star and triangle symbols are used to identify projects that have variances which are:
 - (i) More than £5,000, if the variance is also more than 5% of the approved budget for the project, or
 - (ii) More than £50,000 regardless of the percentage variance.
- (b) Projects that are within these margins are symbolised with circles.
- (c) In addition to cost, the same symbols are used to indicate similar levels of variances in time and quality/outputs/outcomes.

18. Current projects with the triangle symbol are as follows:

Project	Reason for Variance	Action
Ingenium Park	As previously reported the project requires drainage works to be undertaken during certain ecological windows, which has resulted in a delay on the programme. There are also drainage works required for the future phases of Ingenium Park that need to be undertaken at the same time as the Phase 1 drainage works. Tender prices are being sought for these works.	The new design covering Phase 1 and also parts of phase 2 and 3 drainage works have been completed and bids have been received from a suitable contractor.
Allington Way – Phase 3	The lack of certain resources, particularly bricklayers, has extended the programme past the original completion date.	The programme and resources are being closely monitored to minimise the delay. Funders have accepted the delay.
Crown Street Library Refurbishment	A delay resulted as the Council was awaiting an investigation into an alternative scaffolding solution, due to the complexities of the building, it's age and condition.	Following extensive analysis, a retendering exercise with a simplified scaffolding arrangement has begun. This is expected to allow a start of site before Christmas 2021.
Dolphin Centre Bowling Alley and Soft Play	The soft play area fit out was delayed and was not able to be completed with the bowling alley works.	Work complete.
Salix Low Carbon Works	A delay was created as a result of having to re-tender the electrical elements of the works after the initial tendering exercise.	The remaining works are to be programmed in for completion in the new year.
Skinnergate Housing re-development	A delay was encountered following the production of a revised design to satisfy concerns raised by English Heritage at the planning application stage.	The design has been agreed and planning permission has been granted and the detailed design work including looking at Party Wall issues is now underway.

Reconciliation of Project Position Statement to Capital Programme

19. The table shown below reconciles the differences between the Capital Programme (CP) and the Project Position Statement (PPS). Differences occur because the Project Position Statement includes all construction projects over £75,000 in value funded from Capital and Revenue sources. Spending within the Capital Programme is not always of a construction nature, can be of any value and excludes Revenue funded schemes.

	Value £m
Live Projects from Project Position	138,928
Schemes closed or on hold within CP but awaiting PPS post project review.	26,664
Annualised Schemes excluded from PPS - Housing Repairs & Maintenance	687
Annualised Schemes excluded from PPS - Highways Maintenance	7,894
Annualised Schemes excluded from PPS - Childrens Services School Maintenance	0
Non construction excluded from PPS	15,375
Capital Investment fund excluded from PPS	31,713
Projects under 75k excluded from PPS	2,109
Capital Schemes not yet integrated into PPS reporting	15,559
Included in PPS & CMR	-317
Funding not yet allocated	35,561
Capital Programme	274,173

20. The table below shows the split of the approved capital programme of £274.463m, between the different service areas and also the various categories of spend. When compared to the table above it shows that there is a projected £0.290m underspend on the approved capital programme.

	Construction							
	Live Schemes 75k & Over	Annualised Schemes	Completed Schemes awaiting review	Live Schemes under 75k	Non construction	Capital investment fund	Housing New Build not yet allocated	Total
Area	£m	£m	£m	£m	£m	£m	£m	£m
Housing	32.635	0.687	6.815	0.122	0.940	0.000	33.524	74.723
Economic Growth	50.919	0.000	0.918	0.487	10.200	31.713	2.037	96.274
Highways/Transport	45.132	7.894	18.872	1.063	1.220	0.000	0.000	74.181
Leisure & Culture	21.620	0.000	0.000	0.225	0.000	0.000	0.000	21.845
Education	4.155	0.000	0.058	0.213	0.053	0.000	0.000	4.479
Adult Social Care	0.000	0.000	0.000	0.000	0.071	0.000	0.000	0.071
Other	0.000	0.000	0.000	0.000	2.890	0.000	0.000	2.890
Total	154.461	8.581	26.663	2.110	15.374	31.713	35.561	274.463

Capital Programme

21. Paragraph 22 shows the movements in the Capital Programme since the approval of the 2021/22 Capital MTFP, some of which have not yet been approved by Members.

22. Adjustment to resources requested by departments:

Virements

Department	Scheme	Value £	Reason for adjustment	Impact on budget
Chief Executive & Economic Growth	Advanced Design fees	(£10,000)	Eastbourne Sports complex	Nil Effect
Services	Eastbourne Sports complex	£10,000	Eastbourne Sports complex	Nil Effect
TOTAL		£0		

Adjustments needing approval release

Department	Scheme	Value £	Reason for adjustment	Resource type adjusted
Operations	Joint Venture Esh - Middleton St George	(£42,921)	Scheme complete. Funds no longer required.	Funds returned to centre
Operations	Green Homes Grant - LA Delivery Phase 1b	£239,568	Match funded grant for energy efficiency as per MTFP	Release
TOTAL		£196,647		

Consultation

23. There has been no consultation in the preparation of this report.

Capital Project Position Statement

Nov-21

Appendix 1

Ref No	Title	Client	Approved Budget	Outturn Forecast	Planned Completion	Actual Completion	Comment
23	Civic Theatre Refurbishment & Theatre Hullaballoon	Services	£16,069,000	£16,069,000	06-Nov-17	06-Nov-17	Works complete. Activity plan elements are still being delivered up to November 2021, report to be submitted to NLHF.
25	West Cemetery Development	Services	£6,400,000	£6,400,000	13-Jun-22		The original programme of 1st April 2020 to 31st March 2021 was postponed by 1 year due to pandemic. Works commenced on the existing Crematorium building on 6th April 2021. Works are progressing well, and the handover is still on track for late March 2022. The cremator installations (July 2021 – January 2022) are on programme, with all three of the old cremators now being removed, and a new one installed and operational, while the second new cremators is currently being installed due to be handed over late January 2022. The new Chapel build commenced on the 6th April but had to stop due to ecological issues. Following the receipt of the Great Crested Newt licence on 1st June 2021, works resumed but pushed the handover back from April 2022 to May 2022. The programme has since experience another delay, due to having to stop the erection of the steel frame until 29th September until a section 73 to vary a planning condition had been approved. This has pushed back the handover date for the new Chapel from 26th May 2022 to 13th June 2022.
26	Dolphin Centre Soft Play / Bowling Alley	Services	£1,784,687	£1,784,687	31-Mar-21	19-Mar-21	Complete.
27	Railway Heritage Quarter	Services	£20,055,000	£20,000,000	30-Sep-24		The planning application for the scheme was submitted on 11th June and is now in the determination period. Planning is due shortly. The Design team continue to work on the RIBA Stage 4 design and logistics proposals for the build stage are being pulled together.
28	Crown Street Library Refurbishment	Services	£3,130,436	£3,284,530	08-Mar-23		Scaffolding works have begun. Roof works scheduled to commence w/o 4/01/22
174	RedHall SEND	People	£1,637,998	£1,637,998	19-Mar-21	31-Oct-21	All phases complete - CP4 being drafted. End of defects periods are listed below SEND extension – May 2022, Carpark resurfacing - September 2022, Path resurfacing - October 2022
175	Rise Carr SEND	People	£2,516,568	£2,516,568	03/19/2021	31-Oct-21	All phases complete - CP4 being drafted. End of defects periods are listed below, Roofing works – September 2021, Condition works to sport hall – April 2022, Window replacement – October 2022, Internal remodel - October 2022

Capital Project Position Statement

Nov-21

Appendix 1

Ref No	Title	Client	Approved Budget	Outturn Forecast	Planned Completion	Actual Completion	Comment
226	Ingenium Parc Masterplan + Infrastructure	Chief Exec and Economic Growth	£4,877,093	£4,877,093	30-May-22		The new planning application was validated on 24th August 2021. The endstop date for planning approval is 24th November 2021. 3 items were outstanding on the planning permission, Highways England approval, DBC Highways & Bio net diversity gain. The two highway issues have been resolved and DBC Ecologist is finalising the report to issue to planning in order to provide planning permission. Teams meeting held with Seymours and it was decided to split the works into 2 stages in order to undertake the installation of the drainage within the ecological sensitive areas before 28th Feb 2022. The works have been split into 2 stages, 1 which just involves vegetation clearance (grass/shrub cutting) which have been given permission to commence straightaway and construction of the drainage(after Christmas) only once planning approval received. Stage 2 (Basin and associated works and Landscaping won't commence until April/May 22.
228	Feethams House	Chief Exec and Economic Growth	£8,500,000	£8,460,880	15-May-20	15-May-20	Project complete and handed over. Treasury to take lease of whole building for min 3 years. Lease in travelling draft form to be completed shortly.
233	Innovation Central	Chief Exec and Economic Growth	£8,599,854	£8,599,854	31-Aug-22		Construction work is ongoing. Foundations and ground beam complete. Commencement of Steel erection. Presently on programme.
234	Demolition at Union Street	Chief Exec and Economic Growth	£210,000	£210,000	20-Nov-20	14-Dec-20	Demolition has been completed
236	Clarks and Buckton's Yards Improvements	Chief Exec and Economic Growth	£500,000	£505,000	30-Mar-22		Works to the Green Wall, Wall Art and Welcome Signage from High Row; although been finalised in design, because of the weather and the upcoming busy Christmas period, are being re scheduled until the new year to ensure minimal disruption to the businesses. This will have an impact on the spend profile in that monies although fully committed but not spend fully until March 2022.
237	Central Park Mound Removal and Transformation	Chief Exec and Economic Growth	£2,650,000	£2,650,000	30-Jun-22		Framework Agreement for Pre-Construction works Signed to allow Full Surveys. Works to Northern Access Road 99% complete. Final 'Black Top' will be done at the conclusion of the Innovation Centre works. Land Survey Works complete Detailed reports for each plot being created. Landscape Designer Preparing Planning and Pre Planning documentation for the Project. Planning Application for the Southern and Western access Roads currently being reviewed.
238	Post House Wynd	Chief Exec and Economic Growth	£100,000	£50,000	30-Apr-22		Initial Property Works Complete small snagging elements are being sorted. Project subject to Evaluation
239	Station Gateway East	Chief Exec and Economic Growth	£12,934,732	£12,934,732	17-May-24		Pensbury/Victoria road party wall agreement started as has Hogans. Utility disconnections have been requested on Profix, Exhaust A Fix and 14 Neasham Road

Capital Project Position Statement

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Appendix 1

Ref No	Title	Client	Approved Budget	Outturn Forecast	Planned Completion	Actual Completion	Comment
240	Station Gateway West	Chief Exec and Economic Growth	£1,996,771	£1,996,771	21-Dec-23		Design progressing by Fairhurst/Sanderson. Planning approval granted. Currently in RIBA Stage 4.
241	Station Gateway Demolitions	Chief Exec and Economic Growth	£1,445,234	£1,445,234	31-Oct-22		Pensbury/Victoria road party wall agreement started as has Hogans. Utility disconnections have been requested on Profix, Exhaust A Fix and 14 Neasham Road
242	Station Gateway CPO & Acquisitions	Chief Exec and Economic Growth	£8,077,262	£8,077,262	11-Nov-22		Public Inquiry to be held 18th-21st January in Central Hall. The Inspector will consider both the CPO & Stopping Up order. Witnesses identified and Proofs (witness statements/evidence) to be submitted to the Inspector by 21st December. Counsel appointed: Richard Moules, Landmark Chambers.
320	Salix Low Carbon Works	Services	£443,000	£443,000	28-Jan-22		Mechanical Site works commenced 28th June and are now complete. PV installation at Town Hall is to commence shortly
451	East Haven Housing	Operations	£5,402,952	£5,402,952	01-Feb-24		41 units Design produced, but access arrangements are subject to complex legal agreements so delaying progress. It is likely it won't proceed until late 2022/23, but DBC resources will be fully committed delivering other housing sites.
461	Allington Way - Phase 3	Operations	£8,638,250	£8,624,580	31-May-22		56 units A market shortage of bricklayers had pushed the programme back. Other trade shortages pose a threat going forward.
462	Skinnergate Re-development Housing	Operations	£4,950,000	£4,950,000	01-Jun-23		16 units residential units Proposed site layout developed. Planning permission secured 09/08/21, RIBA Stage 4 design underway and services disconnections are in progress
464	IPM (Internal Planned Maintenance) Programme 2020 /21	Operations	£2,239,000	£2,239,000	31-Mar-23		Programme will cover the 20/21 and the 21/22 properties. Work to commence in April 2022
465	Central Heating Programme 2020/21	Operations	£1,946,719	£1,946,719	31-Mar-22		Programme has started to cover the 20/21 and the 21/22 properties. 21/22 properties will commence in February 22.

Capital Project Position Statement

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Appendix 1

Ref No	Title	Client	Approved Budget	Outturn Forecast	Planned Completion	Actual Completion	Comment
468	Replacement Door Programme 2020/21	Operations	£725,638	£725,638	31-Mar-23		Programme has started to cover the 20/21 and the 21/22 properties
469	Windows Replacement Programme 2020/21	Operations	£1,000,000	£1,000,000	31-Mar-23		Programme has started to cover the 20/21 Haughton & Springfield Areas & the 21/22 Lascelles Programme. To maximise grant funding the windows programmes have been combined alongside additional grant funded properties. This will mean grant eligible properties will be installed first to meet grant tight timescales, with the remaining properties being completed after that.
472	Roof replacement and repointing 2021-22	Operations	£1,000,000	£1,000,000	31-Mar-22		Haughton Scheme has commenced (est £850k). Works planned to re-roof the main roof and the side flat roofs and repoint the whole building.£150k committed to responsive works properties.
473	External works 2021-22	Operations	£414,000	£414,000	31-Mar-22		Works to replace fencing to front and rear gardens (Fencing in Albert Hill c£270k & Redhall c£144k)
474	Communal flat entrance door and door entry replacement 2021-22	Operations	£187,144	£187,144	31-Mar-22		Works to replace communal entrance doors and door entry systems (Henry Street & North Road c£140k) & Responsive replacements c£47k
475	Garages 2020-22	Operations	£151,828	£151,828	31-Mar-22		Works to demolish prefab garages and fence off gardens to provide off-street parking bays at Lascelles
476	Repairs be before painting and External Decoration 2021-22	Operations	£60,000	£60,000	31-Mar-22		To complete pre-paint repairs and external decoration in line with the 5 year programme Capital Works - H6234 (£60k) Revenue - 66025 (£240k)
477	LAD 1b funded loft insulation upgrade 2021-22	Operations	£958,596	£958,596	31-Mar-22		LAD1b - Loft insulation work complete. Windows Contractor onsite delivering. Additional funding agreed by BEIS
478	LAD 1b funded window replacement 2021-22	Operations	£874,412	£874,412	31-Mar-22	30-Sep-21	LAD1b - Loft insulation work complete. Windows Contractor onsite delivering. Additional funding agreed by BEIS
479	Sherborne Close Phase 2	Operations	£2,750,019	£2,750,019	31-Mar-23		22 units Planning approved November 2021. Starting on site January 2022.

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Appendix 1

Ref No	Title	Client	Approved Budget	Outturn Forecast	Planned Completion	Actual Completion	Comment
480	Neasham Rd	Operations	TBC	TBC	31-Mar-26		150 units Design nearly completed. ESH on-site since May 2021 to build out drainage and road layouts. DBC housing programme to begin in first quarter of 2022.
481	Meynall Road	Operations	TBC	TBC	30-Nov-23		16 units Planning Application submitted. Decision not anticipated before February 2022.
482	LAD2 Funding	Operations	TBC	TBC	31-Dec-22		LAD2 Funding to provide a range of energy efficiency measures across Private Sector and Social Housing(Including Solar, EWI and ASHP)
484	Adaptations / Lifts	Operations	£283,733	£283,733	31-Mar-22		Ad-hoc requests to carry out Social care adaptations in tenants homes.
485	Lifeline Services	Operations	£96,981	£96,981	31-Mar-22		To support infrastructure work required to transition lifeline analogue lines across to digital. This also supports refurbishment works required within schemes.
628	Haughton Road/Tornado Way	Services	£1,539,433	£1,539,433	31-Jul-21	31-Jul-21	Scheme to include VRS on Arnold bridge + extra surfacing on Haughton Road. Scheme complete
636	S & D Trackbed	Services	£237,033	£237,033	31-Mar-21	30-Nov-21	Planning approval was received on 20th August 2019. Retention held due to grass seeding works. Due for release December 2021. Also repair required for flood damaged stretch. Scheme complete.
639	Victoria Road Access to Station	Services	£1,025,000	£1,025,000	31-Jul-21	31-Jul-21	Signed offer letter received from TVCA. Scheme complete awaiting final costs. Stage 3 Safety Audit issues need to be resolved.
640	A68 Woodland Road	Services	£1,702,408	£1,702,408	30-Jun-22		Scheduled start 15 November 2021 on Woodland Road. Possible increase in costs due to price increase of materials.
642	Walking/Cycling Route MSG Yarm Road/Mill Lane	Services	£150,000	£150,000	31-Mar-22		Scheduled for 2021/22. Health & Safety compliance required. May need to reprocure. Sustrans to fund A67 works.
643	Skinnergate & Indoor Market	Services	£120,000	£120,000	31-Mar-22		Ongoing design works complete. Meeting required to discuss Indoor market options.

Capital Project Position Statement

Appendix 1

Nov-21

Ref No	Title	Client	Approved Budget	Outturn Forecast	Planned Completion	Actual Completion	Comment
TBC	Darlington Station Enabling Works	Chief Exec and Economic Growth	£546,000	£546,000	01-Aug-22		Planning application going to committee in Jan 22, Fairhurst Engineers instructed to progress towards completion of Stage 4 design Feb 22, based on feedback from Planning. Highways civils team engaged early as preferred contractor, start of site aimed for April 22. Target is to agree performance spec with LNER/NR pre Christmas to achieve the above dates.
			138,926,780	138,928,084			

	Project Ref Number	CP1 Start Up	CP2 Initiate	CP3 Define	CP4 Const Phase	CP5 Evaluate	Status Symbol	Status	Client Department	Delivery Department	Internal Project Sponsor	Internal Project Manager	Cost Centre	Original Project Budget (CP1)	Initial Approved Budget	Increase To Initial Approved Budget	Current Approved Project Budget	Project Expected Out Turn Cost	Variance (%)	Variance (Value)	Original Planned Project Completion Date	Revised Approved Project Completion Date	Anticipated or Actual Project Completion Date	Schedule Variation (Days)	Risk Log Used	CDM Notifiable Project (Yes/No)	Principal Designer	Progress Plan / Schedule	Progress Budget	Progress Issues	Lead Consultant	Contracts In Place	Contract Type / Form	Contract With	Contract Value	
A68 Woodland Road Outfall Street Duke Street							●	Live	Services	Services	Andy Casary	Sue Dobson	TP240	£460,000	£460,000	£1,242,408	£1,702,408	£1,702,408	%	£0	31/03/22	30/06/22	30/06/22	0	Yes	Yes	Noel Walecki	Scheduled start 15 November 2021 on Woodland Road. Possible increase in costs due to price increase of materials.	Funding is £675,000 LGF + £300,000 LTP	None			DBC	Agreed Contract Rates	DBC	£589,540.00
Adaptations Life							●	Live	Operations	Operations	Cheryl Williams	Matthew Plews	H6230	£283,732	£283,732		£283,732	£283,732	%	£0	31/03/22	31/03/22	31/03/22	0		Yes	Matthew Plews	Ad-hoc requests to carry out Social care adaptations in tenanted homes.	2021 budget slippage £84k + 21/22 Approved £200k		Ad Hoc		Ad Hoc			
Allegation Way - Phase 3							▲	Live	Operations	Operations	Anthony Sandys	Ian Stewart	H6743	£8,623,253	£8,623,253	£14,997	£8,638,250	£8,624,580	%	-£13,670	26/02/21	31/05/22	31/05/22	0	Yes	Yes	Mike Brown	On budget but delays as noted are creating a pressure on costs. 56 units A market shortage of bricklayers has pushed the programme back. Other trade shortages pose a threat going forward.	1. Homes England funding decision currently in abeyance. 2. A market shortage of trades threaten programme.		Main works	In spirit of JCT	Building Services	£8,105,434.00		
Central Heating Programme 2021/22 Housing							●	Live	Operations	Operations	Cheryl Williams	Matthew Plews	H6231	£1,946,719	£1,946,719		£1,946,719	£1,946,719	%	£0	31/03/21	31/03/22	31/03/22	0		Yes	Matthew Plews	Programme has started to cover the 2021 and the 21/22 properties. 21/22 properties will commence in February 22.	2021 budget slippage £300k + 21/22 Approved £1,015m The budget has been adjusted to allow the completion of the properties for both years to be completed this financial year.		Main contractor DBC	In spirit of JCT contract.	Building Services	£1,947,000.00		
Central Park Mound Removal and Transformation								Live	Chief Exec and Economic Growth	Chief Exec and Economic Growth	Anthony Hewitt	Michael Bowron	R0172		£300,000	£2,350,000	£2,650,000	£2,650,000	%	£0	31/03/22	30/06/22	30/06/22	0	Yes	Yes	WDC	Landscape Designer Preparing Planning and The Planning documentation for the Project. Planning Application for the Southern and Western access Roads currently being reviewed.	Overall Budget for the site works is circa £2,650,000.00 to cover contamination removal. Landscaping and development plot preparation. The remaining monies agreed are to be used against the Innovation Centre within Central Park. .	There is still uncertainty around the Treasury North proposals however the project is continuing and any abortive works will be kept to a minimum. A Clear Critical Path is being established which will be used to highlight where other works can be expedited which should reduce some pressures on the project. Where possible, works are being re-scheduled to facilitate and assist them whilst ensuring minimum impact on the Central Park Landscape works. Mitigation and re-profiling options are being looked at should there be delays with obtaining Planning Permission for the works.		Pie Construction and Construction Projects through Procurement Hub now signed and sealed.	Framework Agreement	Willmott Dixon Construction	£1,200,000.00	
Civic Theatre Refurbishment & Theatre Hub/Studio							●	Live	Services	Services	Ian Thompson	Brian Robson	L0115	£50,000	£50,000	£16,019,000	£16,069,000	£16,069,000	%	£0	01/08/13	06/11/17	06/11/17	0	Yes	Yes	Todd Milburn	Works complete. Activity plan elements are still being delivered up to November 2021, report to be submitted to NLHF.				SCAPE	NEC3	Willmott Dixon	£12,885,288.00	
Clarks and Bucklers Yards Improvements							●	Live	Chief Exec and Economic Growth	Chief Exec and Economic Growth	Chris Mans	Michael Bowron	R0176		£350,000	£150,000	£500,000	£505,000	1%	£5,000	31/03/21	30/03/22	30/03/22	0	Yes	Yes	DBC	Works to the Green Wall, Wall Art and Welcome Signage from High Row; although been frustrated in design, because of the weather and the upcoming busy Christmas period, are being re-scheduled until the new year to ensure minimal disruption to the businesses. This will have an impact on the spend profile in that monies although fully committed but not spend fully until March 2022.	The original £350K was an estimated projection with a realistic deliverable amount of circa £500K. Works costs are circa £440K with the remainder fees and costs.	Delays initially because of Covid Restrictions have created the need to move much of the projects remaining work back until 2022. To ensure minimum disruption over the Christmas period. However works are being programmed in to ensure the required spend is achieved within the financial year.		With Darlington Contract Services	In the spirit of JCT	DBC	£350,000.00	
Communal flat entrance door and door entry replacement 2021-22							●	Live	Operations	Operations	Cheryl Williams	Matthew Plews	H6243	£187,144	£187,144		£187,144	£187,144	%	£0	31/03/22	31/03/22		0		Yes	Matthew Plews	Works to replace communal entrance doors and door entry systems (Henry Street & North Road c£40k & Responsive replacements c£47k.	2021 budget slippage £37k + 21/22 Approved £100k		Secureshield	In spirit of JCT	Secureshield	£140,000.00		
Crown Street Library Refurbishment							▲	Live	Services	Services	Ian Thompson	Richard Storey	L0148	£2,910,436	£2,910,436	£220,000	£3,130,436	£3,284,530	5%	£154,094	01/12/20	08/03/23	08/03/23	0	Yes	Yes	Mike Brown	Scaffolding has begun Roof works scheduled to commence w/e 4/01/22	Currently £154k over agreed budget - however funding bid to LfF in place. Also we are investigating the potential for a reduction in the provisional sums, and a scaffold price reduction is likely to bring the outturn further towards budget.	Start approved.		Consultants - MSE Design	Standard T & C Internal - Building Services	DTA	£2,858,250.00	
Darlington Station CPO & Acquisitions							●	Live	Chief Exec and Economic Growth	Chief Exec and Economic Growth	Dave Winstanley	Julia McCabe	R0170	£8,077,262	£8,077,262		£8,077,262	£8,077,262	%	£0	10/10/22	11/11/22	11/11/22	0	Yes	Yes	N/A	Public Inquiry to be held 18th-21st January in Central Hall. The Inspector will consider both the CPO & Stopping Up order. Witnesses identified and Proofs (witness statements/evidence) to be submitted to the Inspector by 21st December. Counsel appointed: Richard Moules, Landmark Chambers.	Fee proposals currently within budget based on a 4 day Public Inquiry.	Work ongoing to remove as many objections as possible before the Inquiry. Heads of Terms for land transaction agreed with Network Rail and LNER and their objections to the CPO have been withdrawn. 8 objections remain.		1. CPO Legal advice	Standard Ts & Cs	Ward Headway Richard Moules, Landmark Chambers	£120,000.00	
Darlington Station Demolitions							●	Live	Chief Exec and Economic Growth	Chief Exec and Economic Growth	Anthony Hewitt	Deborah Holland	R0165	£1,322,940	£1,322,940	£122,294	£1,445,234	£1,445,234	%	£0	31/10/22	31/10/22	31/10/22	0	Yes	Yes	A & N Consultants	Pensbury/Victoria road party wall agreement started as has Hygate. Utility disconnections have been requested on Profit, Exhaust A Fix and 14 Neasham Road.	Budget agreed at £1,445,234 for all demolitions required.	Some properties have party walls to deal with		TBC	Demolition Framework	TBC	£1,332,940.00	
Darlington Station Enabling Works							●	Live	Chief Exec and Economic Growth	Chief Exec and Economic Growth	Anthony Hewitt	Ben Wadde	R0181		£546,000		£546,000	£546,000	%	£0	15/07/22	01/08/22	01/08/22	0	Yes	Yes	Graeme Smith Fairhurst	Planning application going to committee in Jan 22. Fairhurst Engineers instructed to progress towards completion of Stage 4 design Feb 22, based on feedback from Planning. Highways civils team engaged early as preferred contractor, start of site aimed for April 22. Target is to agree performance spec with LNER/NR pre Christmas to achieve the above dates.	£546,000 allocated from wider project fund to provide temporary car park, based on initial cost plan. Fairhurst currently undertaking cost comparison of different parking revenue control systems to identify any risk/opportunity with original cost plan. Separately, revised cost plan to be provided with Stage 4 report.	Condition of existing boundary wall has worsened since cattle market demolition, remedial survey due this week is likely to highlight a degree demolition/repair works to make safe. Planning decision delayed due to 3 objections, supporting information being submitted before Christmas. Surface water drainage design philosophy is not in line with LLFA standard procedure, due to carpark's temporary nature to reduce project costs. LLFA consultation comments being chased.		Design services contract with Fairhurst under negotiation	Works & Services contract	Fairhursts	£44,665.00	
Darlington Station Gateway East							●	Live	Chief Exec and Economic Growth	Chief Exec and Economic Growth	Dave Winstanley	Richard Storey	R0149	£12,934,732	£12,934,732		£12,934,732	£12,934,732	%	£0	31/03/24	17/05/24	17/05/24	0	Yes	Yes	Napper Architects	Stage 3 Design completed subject and agreed with Network Rail. Planning approved 2009. Stage 4 Design commence+AC41/October 2021 Initial AMP May 22. Main construction works to commence October 22.	Stage 3 cost estimate returned at £20,620,867. Main reason for increase due to addition of station shell, culanda entrance enhancement, NR & planning requirements. Discussions ongoing with TVCA and DfT for increase in overall allocation/savings opportunities. Total scheme costs across all three areas £116m est against £105m budget.	Budget pressures due to market and NR requirements. CPO decision is outstanding. Site construction phasing and logistics (with NR) are highly complex. DBC have agreed to help with some aspects of NR project so an agreed budget provided by NR needs to be agreed to ensure the delivery of the full scheme.		Stage 3 & 4 Design	NEC Professional Services Development Agreement - through SCAPE	Willmott Dixon Construction	£1,052,609.00	
Darlington Station Gateway West							●	Live	Chief Exec and Economic Growth	Chief Exec and Economic Growth	Dave Winstanley	Julia McCabe	R0169	£1,600,000	£1,815,246	£181,525	£1,996,771	£1,996,771	%	£0	21/12/23	21/12/23	21/12/23	0	Yes	Yes	Noel Walecki DBC	Design progressing by Fairhurst/Sandersen. Planning approval granted. Currently in RIBA Stage 4.	£2,202,533 (£1,915,246 +15% risk Stage 3 to be reduced to 10% and Stage 4)	One property left to be acquired on west side therefore CPO dates will determine demolition and subsequent construction start date.		Fairhursts appointed through Willmott Dixon contract for Station Gateway East	N/A	N/A	In: in above (£81,000 £45,450)	
Demolition of Church & Cartelakers Cottage Union Street							●	Live	Chief Exec and Economic Growth	Chief Exec and Economic Growth	Dave Winstanley	Brian Robson	R0159		£115,000	£95,000	£210,000	£210,000	%	£0	14/08/20	14/12/20	14/12/20	0	Yes	Yes	Steel River	Demolition has been completed	Extra budget costs have been attributed to: Bat removal and extra asbestos removal and an extension to the bat license had to be sought (£45,000) Further budget costs are needed for problems with the party wall (TBC) Extra funding as necessary to be funded from the Indigenous Growth Fund. Site has now been fenced off.	Awaiting Party Wall Agreement		Demolition Framework	Framework Agreement	Thompsons of Prudhoe	£115,000.00	
Dolphin Centre Bowling Alley & Soft Play							▲	Live	Economic Growth & Neighbourhood Services.	Economic Growth	Ian Thompson	Richard Storey	D0174		£1,600,000	£184,687	£1,784,687	£1,784,687	%	£0	27/11/20	27/11/20	19/03/21	112	Yes	Yes	Mike Brown	Complete	On revised budget	Complete		In House delivery	In spirit of JCT intermediate	In House no contract	£1,731,721.00	
East Haven Housing							●	Live	Operations	Operations	Anthony Sandys	Ian Stewart	H6747	£5,402,952	£5,402,952		£5,402,952	£5,402,952	%	£0	30/06/21	01/02/24	01/02/24	0	Yes	Yes	Mike Brown	41 units Design produced, but access arrangements are subject to complex legal agreements so delaying progress. It is likely it won't proceed until late 2022/23, but DBC resources will be fully committed delivering other housing sites.	CP3 budget estimate being produced	Resolution of 4-way legal agreements are delaying progress.		Internal	In Spirit of JCT	Internal	TBC	
Energy Efficiency							●	Live	Operations	Operations	Cheryl Williams	Matthew Plews		£1,000,000	£1,000,000	-£41,404	£958,596	£958,596	%	£0	31/03/22	31/03/22	31/03/22	0		Yes	Matthew Plews	LAD1b - Loft insulation work complete, which will be supported by Grant LAD1b - £422k LAD2 - £226k (This is max as the grant is shared with Private Sector Housing and this assumes only LA Social housing properties are completed)	Budget Agreed for match funding (£1m) which will be supported by Grant LAD1b - £422k LAD2 - £226k (This is max as the grant is shared with Private Sector Housing and this assumes only LA Social housing properties are completed)			Supporting LAD1b & LAD2 contracts	LAD1b - Anglian Novoro(13) LAD2 - E.ON (via TVCA)	-£41,404.00		
External works 2021-22							●	Live	Operations	Operations	Cheryl Williams	Matthew Plews	H6237	£414,000	£414,000		£414,000	£414,000	%	£0	31/03/22	31/03/22	31/03/22	0		Yes	Matthew Plews	Works to replace fencing to front and rear gardens (Fencing in Albert Hill c£270k & Redhall c£144k)	2021 budget slippage £214k + 21/22 Approved £200k	Due to supply chain issues the contractor have completed the works at Albert Hill and are prioritising the responsive repairs, they are awaiting materials to allow works to start on Redhall estate.		Deerness	In spirit of JCT	Deerness	£270,000.00	

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2021/22 Capital Resources Summary					
Row Ref.		Approved Commitments £M	Virement of Resources £M	Variance £M	Total £M
1	Capital Commitments				
2	Brought forward from 2020/21	140.319			
3	2021/22 Capital Programme (released by Cabinet)	43.170			183.489
4	Projected (Under)/Over Spend				
5	Total Commitments	183.489	0.000	0.000	183.489
	To Be Funded By:				
	External and Departmental Resources				
6	External Funding and Departmental Supported Borrowing	5.856	-	-	5.856
7	Departmental Unsupported Borrowing	0.000	-	-	(0.000)
8	Capital Grants	79.157	-	-	79.157
9	Capital Contributions	1.248	-	-	1.248
10	Revenue Contributions	23.278	-	-	23.278
11	Capital Receipts - HRA	0.303	-	-	0.303
	Total	109.842	0.000	0.000	109.842
	Corporate Resources				
12	Capital Receipts (General Fund)/ Prudential Borrowing	73.647	-	-	73.647
	Total	73.647	0.000	0.000	73.647
13	Total Resources	183.489	0.000	0.000	183.489

Corporate Resources Analysis		
		£M
14	Required Resources to fund 2021/22 expenditure (see above)	73.647
15	Total Planned Use of Corporate Resources	73.647
16	Add: Total Projected Capital Receipts (as per Appendix 4)	3.725
17	Less: projects already released and included in the capital commitments above	(3.809)
18	Corporate Resources required to fund capital programme	73.563

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Capital Receipts Utilisation - latest projection

	2021/22	2022/23	2023/24
	£m	£m	£m
Projected Opening Balance as at 1 April	0.662	(3.725)	0.481
Projected Capital Receipts	0.716	5.231	12.279
Total projected Capital Receipts	1.378	1.506	12.760
<u>Less (as per approved capital programme)</u>			
Capitalisation utilisation as per MTFP	(1.030)	0.000	0.000
Council funded schemes	(1.843)	(0.400)	(0.400)
Economic Growth Investment Fund	(0.923)	0.000	0.000
Slippage from previous years	(0.936)	0.000	0.000
Earmarked Receipts included in opening balance	(0.371)	0.000	0.000
Earmarked receipts for Neasham Road	0.000	(0.500)	(1.000)
Earmarked receipts for St Modwens	0.000	0.000	(1.000)
Earmarked receipts for Burtree GV	0.000	(0.125)	(1.250)
Projected available Cap Receipts as at 31 March	(3.725)	0.481	9.110

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**CABINET
8 FEBRUARY 2022**

REVENUE BUDGET MONITORING – QUARTER 3

**Responsible Cabinet Member -
Councillor Scott Durham, Resources Portfolio**

**Responsible Director -
Elizabeth Davison, Group Director of Operations**

SUMMARY REPORT

Purpose of the Report

1. To provide a forecast of the 2021/22 revenue budget outturn as part of the Council's continuous financial management process.

Summary

2. This is the third revenue budget management report to Cabinet for 2021/22. The latest projections show an overall improvement of £4.847m. This is due to £2.317m of additional balances following the 2020/21 outturn, £0.993m of resources returned to reserves, £0.196m of projected departmental overspends in 2021/22, a £0.729m increase in corporate resources and a net £1.004m required from the Covid 19 reserve (a total drawn down from the reserve of £1.474m to fund the departmental covid costs and £0.470m to refund the shortfall in government grant for Sales, Fees and Charges in corporate resources).

Recommendation

3. It is recommended that:-
 - (a) The forecast revenue outturn for 2021/22 be noted.
 - (b) Further regular reports be made to monitor progress and take prompt action if necessary.
 - (c) The carry forwards requested are agreed.
 - (d) That a ring fenced reserve be created for a 2025 Rail Heritage fund.

Reasons

4. The recommendations are supported by the following reasons:

- (a) To continue effective management of resources.
- (b) To continue to deliver services to agreed levels

Elizabeth Davison
Group Director of Operations

Background Papers

No background papers were used in the preparation of this report.

Brett Nielsen : Extension 5403

S17 Crime and Disorder	There are no specific crime and disorder implications in this report.
Health and Wellbeing	There are no issues relating to health and wellbeing which this report needs to address.
Carbon Impact and Climate Change	There are no specific carbon impact issues in this report.
Diversity	The report does not contain any proposals that impact on diversity issues.
Wards Affected	All wards are affected.
Groups Affected	No specific groups are particularly affected.
Budget and Policy Framework	This decision does not represent a change to the budget and policy framework.
Key Decision	The report does not require a key decision.
Urgent Decision	The report does not require an urgent decision.
Council Plan	The subject matter of the report, the Councils financial standing and financial management, is critical to delivery of the Council Plan, but this report does not contain new proposals.
Efficiency	The report contains updated information regarding efficiency savings contained in the MTFP.
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers

MAIN REPORT

Information and Analysis

5. This is the third revenue budget management report to Cabinet for 2021/22 and provides a three quarter year forecast of the 2021/22 revenue position as part of the Council's continuous financial management process.
6. To enable timely information to be presented and in accordance with the report publication requirements, this report has been completed before the end of the third quarter. As the Council operates frequent, regular and predictive budget management processes, including quarterly reports to Cabinet, changes in projected outturn, which are inevitable in a large and complex organisation, will be reported to future meetings.
7. The information in this report has been taken from the financial records for November and managers' projections for the remainder of the year, using their knowledge of events affecting the services they manage.
8. Overall, the projected General Fund reserves position at 31 March 2022 is £29.773m, which is an improvement of £4.847m on the planned balances in the 2021-25 MTFP. This improvement relates to £2.317m underspend in the Council's 2020/21 financial results, £0.993m of funds returned to reserves from the rebasing exercise, £0.196m projected Group overspends in the 2021/22 financial year and a £1.733m improvement in corporate resources.

COVID - 19

9. The impact of CV19 has had a significant bearing on the Council's financial position. Members will recall that in the 2021/22 MTFP, CV19 pressures were built into the plan to be funded in part by government grant and the Sales, Fees and Charges scheme. Additional CV19 pressures over those included within the MTFP are detailed in **Appendix 4**. These pressures are to be offset through the use of the CV19 reserve.
10. There is still uncertainty regarding CV19, in particular with the impact of the Omicron variant. Questions remain about how, when and if services will return to normal and what the impact of CV19 will be on our communities and the wider economy, over the remainder of the financial year and future years. Therefore there remains the potential for further impacts of increased demand for services and Council Tax and business rate income reductions, which could increase pressures on the 2021/22 final position.
11. The actual expenditure on CV19 is higher than shown in Appendix 4, as the Council has received specific grants from government to fund those areas of expenditure. This expenditure is therefore excluded from this budget monitoring report as it has no direct effect on the Council's reserves. Examples of the specific grants received are Contain Outbreak Management Fund (COMF) and Covid Local Support Grant.

Departmental Resources

12. Departmental resource projections are summarised in **Appendix 2** and detailed in **Appendices 2(a) to 2(e)**.

13. The **People Group** budget is projected to be overspent by £0.556m at the end of the financial year, after carry forwards into 2022/23 of £0.906m. This is a slight increase in overspend of £0.074m on the position reported at Q2. The main changes to the previously reported position are detailed below:
- (a) **Children & Adult Services** are projecting an underspend of £0.051m of after carry forward requests which is a change of £0.008m on the position reported at Q2. £0.076m of carry forward to cover future staffing requirements have previously being approved. An additional carry forward of £0.045m is detailed in paragraph 25.
 - (b) **Children's Services** are projecting an operational overspend (excluding Covid 19 costs) of £0.183m after carry forwards, an increase of £0.149m on Q2. The main changes since Q2 include the following:
 - (i) Adoption and Placements are projected to be overspent at year end by £0.288m, an increase of £0.222m from the Q2 report. This is mainly due to 3 new high-cost residential placements of £0.144m, increased numbers in the staying put scheme £0.042m and increased numbers of children receiving standard allowance foster payments, £0.187m. However, there has been a projected reduction in the Community Houses budget of £0.143m, due to recharges to another Local Authority for a child's attendance.
 - (ii) Assessment and Care Planning services overspend has increased from Q2 by £0.173m after carry forward requests to £0.351m; this is mainly due to delays in recruitment meaning that posts have had to be backfilled with more expensive agency staff of approximately £0.094m. There has also been an increase in Section 17 and other child support expenses of £0.079m.
 - (iii) Disabled Children is showing an underspend of £0.131m, which is a reduction of £0.017m from the last report, this is due to a reduction in demand-led services particularly day care of £0.067m, whilst staffing costs have increased by £0.050m.
 - (iv) First Response & Early Help is currently projecting an underspend of £0.399m, which is a further underspend of £0.248m from the previous report. This is due to staffing recruitment delays and running costs.
 - (v) Management and Other services have a projected overspend of £0.093m, an increased cost of £0.048m from Q2. This increase has arisen from increased investigation costs for stage 2 complaints.
 - (c) The **Development & Commissioning** budget is projected to be underspent by £0.310m after carry forward requests. This is an increase of £0.132m on the position reported at Q2. This increased projected saving arises from a reduction in charges across several Housing Related Support services, due to lower demand for these services during the pandemic.
 - (d) Overall the Council's **Education** budget is projected to be overspent by £0.217m after carry forwards at the year end, which is a change of £0.002m from the Q2 report.

- (e) **Adult Social Care and Health** is projected to be overspend by £0.078m at the year end, an improvement of £0.377m on Q2. This is predominantly in the External purchase of care budget as follows:
- (i) 578 individuals have not used all their commissioned care as expected, generating a saving of £0.380m.
 - (ii) Additional income of £0.047m has been received from reclaims from 9 direct payment accounts.
 - (iii) A net increase of packages has given a budget pressure of £0.177m from 46 residential/nursing placements and 138 additional hours of domiciliary support.
 - (iv) Due to the changes to the packages of care, £0.137m additional income is projected.
14. The **Services Group** is projecting an underspend of £0.850m after taking into account the anticipated impact of CV19 and carry forward requests of £0.020m. This is an improvement of £0.121m from the position reported at Q2.
15. The projected underspend of £0.850m is broken down into pressures of £0.190m related to CV19 and an operational underspend of £1.040m.
16. The **Services Group** projected position for CV19 related pressures of £0.190m is detailed below:
- (a) Waste disposal costs continue to be impacted by CV19 and are expected to cost the council £0.303m. Of this additional cost £0.225m had been budgeted for as part of the MTFP which leaves an additional pressure £0.078m. It is anticipated this pressure will increase over the next few months given the current government advice to work from home where possible.
 - (b) The pressure on taxi licensing due to the reduced number of drivers registering with the authority at the start of the year has seen some improvement since Q2 and is now expected to be £0.037m.
 - (c) Losses in income for general licensing, libraries, and the bowling centre accounts for pressures of £0.025m.
 - (d) The consequences of Building Services & Highways Operatives needing to self-isolate has also generated unrecoverable overheads and this equates to £0.050m.
17. The **Services Group** projected operational position is an underspend of £1.040m after carry forward. This is an improvement of £0.112m since Q2. The headline areas for the improvement are detailed below:

- (a) **Capital Projects, Transport & Highways Planning** the overall projected operational overspend of £0.339m (excluding CV19) which has changed by £0.103m from Q2. The main elements of this movement are broken down into:
- (i) Highways – there is a projected net pressure of £0.149m within Highways which is an increase of £0.025m from Q2. The increase in the net pressure is mainly due to a reduction in previously reported savings in street lighting repairs.
 - (ii) Highways DLO -there is a projected pressure of £0.250m, which is an increase of £0.103m from Q2. The increased pressure is due to slippage on several large capital schemes leading to a fall in turnover.
 - (iii) Car Parking R&M – non-domestic rates associated within the off-street car parks is £0.040m greater than budget but this has been offset by £0.010m savings in repairs and supplies giving a net pressure of £0.030m.
 - (iv) Concessionary fares – the projected underspend has increased by £0.030m following a reduced need to use additional Occupational Health services.
 - (v) Sustainable transport – due to alternative funding being utilised for timetabling the service should see a saving of £0.015m as well as savings in past service pension costs of £0.010m.
- (b) **Community Services** is expected to have an operational underspend of £0.780m after excluding CV19 pressures of £0.098m. This is a reduction of £0.044m since Q2. While many of the services continue to be impacted by CV19 their recovery has been stronger than anticipated and this is reflected in the operational underspend.
- (i) The strong recovery of the Council's Cultural and Leisure facilities has continued, with patronage remaining high during the autumn. Leisure and Cultural facilities have not been as severely impacted by CV19 during 2021/22 compared to original 2021/22 budget projections. There remains uncertainty around the impact of the Omicron variant which could see a change in position over the last quarter of the year. The net losses have improved during Q3 by £0.496m. It is proposed that this additional income is moved into a ring-fenced 2025 Rail Heritage Fund reserve to be utilised for the refurbishment of the Loco No. 1 replica.
 - (ii) Savings in staffing due to vacancies in Street Scene has released an underspend of £0.033m.
 - (iii) Winter Maintenance is now projected to overspend by £0.102m based on analysis of previous year's salt usage and considering the cold start in April and May. This is £0.062m worse than what was reported at Q2.
 - (iv) Cemeteries is now expected to have an overspend of £0.016m due to lower than anticipated income levels.

- (c) **Community Safety** overall is expected to be operationally underspent by £0.423m (after carry forward) after excluding CV19 pressures of £0.042m. This is an improvement of £0.087m since Q2.
 - (i) Parking patronage is currently at average for the year at 86% of pre-Covid levels and for November was at 94%, which is above the anticipated levels of 80%. As a result of this, the anticipated underspend has increased by £0.087m.
 - (d) **Building Services** overall is expected to be operationally underspent by £0.145m after excluding CV19 pressures of £0.039m. This is an improvement of £0.145m since Q2.
 - (i) Construction DLO is now expected to be better than budget by £0.100m, while turnover is down due to slippage on several work streams compared to target the release of historical provisions has offset the projected loss of profits.
 - (ii) Maintenance DLO has seen an increase in response repair works being ordered by Housing and as a result of this additional works is now expected to be £0.045m better than budget.
 - (e) **General Support Services** is anticipated to be £0.027m, better than budget due to reduced pension costs.
18. The **Operations Group** is projecting a year-end budget overspend of £0.406m, after carry forward requests of £0.425m. This is an improvement of £0.010m on the position reported at Q2.
19. The main changes to the previously reported position are as follows:
- (a) **Assistant Director Resources** is projecting an underspend of £0.284m after carry forward requests of £0.253m, which is an improvement of £0.114m on Q2.
 - (i) £0.193m, of funding was brought forward from 2020/21 into this year to facilitate the Agile Working project. Due to the onset of the Omicron variant and the Government's "Plan B" the agile working pilot has been put on hold and hence the funding will need to be rolled forward into 2022/23. £0.060m of resources to cover the ongoing pressures in Occupational Health is also to be carried forward to cover additional costs in the service brought about by increased demand arising during the pandemic.
 - (ii) Several services within the Resources area have been at the front of the Council's response to the ongoing pandemic with Human Resources and Health & Safety continuing to work on the Council's response. This work has been funded using the Department for Health's COMF grant and hence has resulted in savings within the Council's base budget for those service areas (£0.073m).
 - (iii) Additional savings have been made across a number of areas from staff turnover and savings within supplies and services budgets, £0.041m.

- (b) **Head of Strategy, Performance & Communications** is projecting an overspend of £0.074m after carry forward requests of £0.172m, this is an increase in of £0.105m on Q2.
 - (i) ICT software packages costs have increased the overspend in the Systems Team by a further £0.054m from Q2. This includes the cost of the Verint system and additional service pack days to deliver system enhancements and improvements. This increase has been offset by savings in staffing budgets as staff have been working on the Council's CV19 response and therefore have been charged to the Departments for Health COMF grant.
 - (ii) The Council has invested in a range of interventions to support local young people to give them great prospects of securing work. The estimated costs of £0.070m will be taken from the CV19 reserve.
 - (c) **Assistant Director Law & Governance** is projecting an overspend of £0.301m, which is an increase of £0.043m on the position reported at Q2. This includes:
 - (i) An increased pressure in Legal Services of £0.139m, from additional specialist legal advice and counsel for additional children's care proceeding (£0.082m) and the continued use of specialist professional fees (£0.063m) for complex cases.
 - (ii) An underspend within Administration of £0.110m, which is a further reduction of £0.060m from the Q2 report; this is due to lower postage costs of £0.040m and delays in recruitment and reduced supplies and services costs of £0.020m within Secretarial Support.
 - (iii) The Registrar's section is reporting an increased underspend of £0.024m of which £0.016m is due to the end of prudential borrowing and leasing costs. The remaining £0.008m reduction relates to lower usage of supplies and services.
 - (d) **Corporate Landlord** projected operational overspend has not changed since Q2 and is £0.427m, which is due to a significant increase in electric and gas charges. Electricity is expected to increase by 20% whilst gas by 79%, compared to 20/21. There is some anticipated slippage on major revenue works which will likely be requested as carry forwards at the end of the year when the actual position is clear.
 - (e) **Housing general fund** is projecting an underspend of £0.128m. This is an improvement of £0.050m on the Q2 position, which is due to a delay in recruiting to staff vacancies and savings on supplies and services and court fees.
20. The **Chief Executive & Economy Group** is projecting an overspend of £0.084m after taking into account the anticipated impact of CV19. This is a variance of £0.068m from the position reported at Q2.

21. The **Chief Executive & Economy Group** projected position for CV19 related pressures is £0.060m, which has increased by £0.019m since Q2. This pressure is linked to the impact of CV19 on rental income from the estates portfolio.
22. Operationally the group is projected to be £0.024m overspent when the impact of CV19 is excluded. This is an increase of £0.049m since Q2.
23. Based on current expectations the following operational pressures and savings are projected within the group:
 - (a) **Property Management and Estates** is expected to have a net pressure of £0.097m, which is an increase of £0.057m from Q2. While we have seen savings arising from the removal of some properties from the rating system for non-domestic rates there is a potential additional cost of £0.100m for back dated service charges. The Estates Team is working to resolve this potential cost and it is hoped that these additional charges can be avoided.
 - (b) Underspends arising from vacant posts and supplies within the **Economy Group** is delivering savings of £0.015m, which are helping to reduce the overall net pressure.
24. The School balances and allocations are shown in **Appendix 2(f)**.

Carry Forward Requests

25. People Group are requesting approval to carry forward the following:
 - (a) An additional £0.045m from Performance & Transformation to fund a Project Officer post within the Business Team. This post will be temporary and will be used to strengthen quality assurance processes whilst a review of the service is undertaken. This post will link into the Strengthening Families project.
 - (b) £0.006m to fund increased capacity and extend a temporary contract to the end of the academic year within Education Early Years.
 - (c) £0.446m – To cover the implementation costs of the new Education Case Management System. The detail of the request to procure a new software support and maintenance contract is covered under another item on this agenda. Savings across the People Services Group have been identified for carry forward to facilitate the procurement and implementation of this system.
26. Services Group are requesting approval to carry forward the following:
 - (a) £0.020m to support the fixed term Business Support Analyst in the Private Sector Housing team. This is due to slippage on recruitment.
27. Operations Group are requesting approval to carry forward the following:
 - (a) £0.042m to continue a Business Analyst post within Communications and Engagement that is currently funded through CV19 grant. The impact of CV19 has continued to

impact, particularly with the emergence of the new Omicron variant. This post will enable existing work to continue in 2022/23 once CV19 funding has stopped.

Council Wide and Corporately Managed Resources

28. The Council Wide and Corporately Managed Resources budgets are projected to be £0.729m underspent at year end, increase of £0.159m on the Q2 report.
29. The 2021/22 MTFP assumed a pay award offer of 2%, however, the current national employers pay award offer is 1.75%; this has resulted in a potential saving of £0.132m. This saving is subject to change, should the national employers revise their offer to employees.

Housing Revenue Account

30. HRA projections are shown in **Appendix 3** with an overall projected balanced budget. There has been a movement of £0.239m from the Q2 projection, which is primarily due an increase in repairs and maintenance. During the pandemic there was a hold on planned maintenance works, whilst they are now up and running the delays have impacted on day to day repairs with increased numbers seen. Furthermore there has also been a UK wide increase in material prices which is feeding through and putting pressure on the budget. Conversely a saving has been achieved in management costs due to staff vacancies and savings on supplies and services which is reducing the impact.

Conclusion

31. The Council's projected revenue reserves at the end of 2021/22 are £29.773m, a £4.847m improvement on the initial 2021-25 MTFP position. This improvement in reserves includes a brought forward amount of £2.317m from 2020/21, £0.196m of projected departmental overspends, the rebasing exercise of £0.993m, a £0.729m increase in corporate resources and net £1.004m required from the Covid 19 reserve (a total drawn down from the reserve of £1.474m to fund the departmental covid costs and £0.470m to refund the shortfall in government grant for Sales, Fees and Charges in corporate resources).
32. Of the £29.773m projected reserves, we have a risk reserve balance of £5.350m and a commitment to use £15.838m to support years 2 – 4 of the current MTFP, which leaves £8.585m of unallocated reserves.

Outcome of Consultation

33. No external consultation has been carried out in preparing this report.

REVENUE BUDGET MANAGEMENT 2021/22**Projected General Fund Reserve at 31st March 2022**

	2021-25 MTFP (Feb 2021)
Medium Term Financial Plan (MTFP) :-	£000
MTFP Planned Opening Balance 01/04/2021	21,506
Approved net contribution from balances	3,420
Planned Closing Balance 31/03/2022	24,926
Increase in opening balance from 2020-21 results	2,317
Projected corporate underspends / (overspends) :-	
Public Health rebased savings	285
Community Services rebased savings	308
Adult Services rebase savings	400
Council Wide	175
Financing Costs	306
Joint Venture - Investment Return	248
Government Grant - SFC	(470)
Transfer in from earmarked reserve - Covid	1,474
Projected General Fund Reserve (excluding Departmental) 31st March 2022	at 29,969
Planned Balance at 31st March 2022	24,926
Improvement	5,043

Departmental projected year-end balances

	Improvement / (decline) compared with 2021-25 MTFP
	£000
People Group	(556)
Services Group	850
Operations Group	(406)
Chief Executive	(84)
TOTAL	(196)

Summary Comparison with :-

	2021-25 MTFP £000
Corporate Resources - increase in opening balance from 20/21 results	2,317
Corporate Resources - additional in-year Improvement/(Decline)	1,733
Quarter 1 budget rebase	993
Departmental - Improvement / (Decline)	(196)
Improvement / (Decline) compared with MTFP	4,847
Projected General Fund Reserve at 31st March 2022	29,773

GENERAL FUND REVENUE BUDGET MANAGEMENT 2021/22

	Budget			Expenditure	
	Original 2021/22 £000	Approved Adjustments £000	Amended Approved Budget £000	Projected Outturn £000	Variance £000
Departmental Resources					
People Group	61,026	1,518	62,544	63,100	556
Services Group	18,464	596	19,060	18,210	(850)
Operations Group	15,156	676	15,832	16,238	406
Chief Executive	1,256	283	1,539	1,623	84
Total Departmental Resources	95,902	3,073	98,975	99,171	196
Corporate Resources					
Council Wide	(499)	132	(367)	(542)	(175)
Financing Costs	823	0	823	517	(306)
Joint Venture - Investment Return	(1,546)	0	(1,546)	(1,794)	(248)
Contingencies Budget					
Apprentice Levy	202	0	202	202	0
Transformation Fund	200	0	200	200	0
Risk Contingencies	323	0	323	323	0
Mid-Year Savings					
Public Health Rebase	0	285	285	0	(285)
Community Services Rebase	0	308	308	0	(308)
Adult Services Rebase	0	400	400	0	(400)
Total Corporate Resources	(497)	1,125	628	(1,094)	(1,722)
Net Expenditure	95,405	4,198	99,603	98,077	(1,526)
Contributions To / (From) Reserves					
Planned Contribution to General Fund Reserves (MTFP)	2,420	(93)	2,327	2,459	132
Departmental Brought Forwards from 2020/21	0	(4,105)	(4,105)	(4,105)	0
Covid Earmarked reserve	0	0	0	(1,474)	(1,474)
Government Grant - SFC	0	0	0	470	470
General Fund Total	97,825	0	97,825	95,427	(2,398)

Note: Appendix 1 shows an increase in reserves of £2.317m brought forward from 2020/21

REVENUE BUDGET MANAGEMENT UPDATE 2021/22

	Budget			Expenditure			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Council Wide</u>							
Airport	27	0	27	0	0	0	(27)
Procurement Savings	(23)	0	(23)	(39)	0	(39)	(16)
Troubled Families Grant	(503)	0	(503)	0	(503)	(503)	0
Pay Award	0	132	132	0	0	0	(132)
In Year Over/(Under) Spend	(499)	132	(367)	(39)	(503)	(542)	(175)

REVENUE BUDGET MANAGEMENT UPDATE 2021/22							
	Budget			Expenditure			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>People Group</u>							
Group Director of People	176	0	176	(15)	170	155	(21)
<u>Children & Adult Services</u>							
Transformation & Performance	627	76	703	447	135	582	(121)
Business Support	1,403	0	1,403	878	474	1,352	(51)
	2,030	76	2,106	1,325	609	1,934	(172)
<u>Children's Services</u>							
COVID 19 costs	0	0	0	15	(1)	14	14
Children's Services Management & Other Services	485	0	485	330	248	578	93
Assessment Care Planning & LAC	3,918	54	3,972	2,753	1,517	4,270	298
First Response & Early Help	2,831	(45)	2,786	721	1,666	2,387	(399)
Youth Offending/ASB	268	0	268	421	(153)	268	0
Adoption & Placements	13,753	0	13,753	9,385	4,656	14,041	288
Disabled Children	1,517	0	1,517	785	601	1,386	(131)
Quality Assurance & Practice Improvement	609	134	743	254	376	630	(113)
	23,381	143	23,524	14,664	8,910	23,574	50
<u>Development & Commissioning</u>							
COVID 19 costs	0	0	0	423	(423)	0	0
Commissioning	2,227	207	2,434	551	1,428	1,979	(455)
Voluntary Sector	282	15	297	285	(29)	256	(41)
Workforce Development	145	23	168	(157)	325	168	0
	2,654	245	2,899	1,102	1,301	2,403	(496)
<u>Education</u>							
COVID 19 costs	0	0	0	0	0	0	0
Education	553	44	597	(7,041)	7,912	871	274
Schools	0	0	0	(2,062)	2,062	0	0
Transport Unit	2,396	0	2,396	2,312	21	2,333	(63)
	2,949	44	2,993	(6,791)	9,995	3,204	211
<u>Public Health</u>							
COVID 19 costs	0	0	0	(1,373)	1,373	0	0
Public Health	285	(285)	0	1,337	(1,337)	0	0
	285	(285)	0	(36)	36	0	0
<u>Adult Social Care & Health</u>							
COVID 19 costs	0	0	0	167	469	636	636
External Purchase of Care	23,674	1,295	24,969	11,281	13,386	24,667	(302)
Intake & Enablement	595	0	595	1,602	(1,011)	591	(4)
Older People Long Term Condition	1,430	0	1,430	1,302	148	1,450	20
Physical Disability Long Term Condition	5	0	5	20	(15)	5	0
Learning Disability Long Term Condition	1,737	0	1,737	1,039	576	1,615	(122)
Mental Health Long Term Condition	1,138	0	1,138	723	315	1,038	(100)
Service Development & Integration	972	0	972	399	523	922	(50)
	29,551	1,295	30,846	16,533	14,391	30,924	78
In Year Over/(Under) Spend	61,026	1,518	62,544	26,782	35,412	62,194	(350)
<u>Carry Forward Requests</u>							
<u>Previously agreed (for information)</u>							
Transformation & Performance - Education Analyst post							76
Assessment & Care Planning - Therapeutic Support and backfill							53
Child Protection & Review - Additional Quality Assurance post							94
Commissioning - Prevention/Voluntary sector developments							186
							409
<u>Requiring approval</u>							
Transformation & Performance - Project Officer post							45
Education - Extension of Advisory Teacher role							6
Education Case Management System Implementation							446
							497
Revised In Year Over/(Under) Spend							556

REVENUE BUDGET MANAGEMENT UPDATE 2021/22

	Budget			Expenditure			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Services Group</u>							
Group Director of Services	0	125	125	75	50	125	0
<u>Capital Projects, Transport & Highways</u>							
<u>Planning</u>							
COVID 19 costs	0	0	0	0	11	11	11
AD Transport & Capital Projects	129	(32)	97	51	46	97	0
Building Design Services	20	0	20	105	(85)	20	0
Capital Projects	306	16	322	167	155	322	0
Car Parking R&M	483	0	483	479	34	513	30
Concessionary Fares	3,434	50	3,484	2,164	1,255	3,419	(65)
Flood & Water Act	87	25	112	(237)	349	112	0
Highways	3,199	77	3,276	1,752	1,673	3,425	149
Highways - DLO	(515)	0	(515)	2,039	(2,304)	(265)	250
Investment & Funding	(3)	480	477	92	385	477	0
Sustainable Transport	42	20	62	(316)	353	37	(25)
	7,182	636	7,818	6,296	1,872	8,168	350
<u>Community Services</u>							
COVID 19 costs	0	0	0	0	98	98	98
AD Community Services	129	(3)	126	89	35	124	(2)
Allotments	11	0	11	5	7	12	1
Building Cleaning - DLO	139	0	139	(108)	242	134	(5)
Cemeteries & Crematorium	(897)	0	(897)	(425)	(456)	(881)	16
Dolphin Centre	1,793	0	1,793	564	577	1,141	(652)
Eastbourne Complex	39	0	39	14	(9)	5	(34)
Emergency Planning	99	0	99	165	(66)	99	0
Head of Steam	275	0	275	189	86	275	0
Hippodrome	855	(308)	547	(543)	978	435	(112)
Indoor Bowling Centre	12	0	12	6	6	12	0
Libraries	829	0	829	423	394	817	(12)
Move More	33	0	33	(137)	170	33	0
Outdoor Events	397	80	477	439	38	477	0
School Meals - DLO	65	0	65	88	(15)	73	8
Strategic Arts	114	7	121	77	44	121	0
Street Scene	5,368	34	5,402	3,192	2,150	5,342	(60)
Transport Unit - Fleet Management	(9)	0	(9)	(1,449)	1,440	(9)	0
Waste Management	3,274	(13)	3,261	1,157	2,074	3,231	(30)
Winter Maintenance	469	0	469	456	115	571	102
	12,995	(203)	12,792	4,202	7,908	12,110	(682)

REVENUE BUDGET MANAGEMENT UPDATE 2021/22

	Budget			Expenditure			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Services Group</u>							
<u>Community Safety</u>							
COVID 19 costs	0	0	0	0	42	42	42
CCTV	199	0	199	84	116	200	1
Community Safety	592	38	630	149	428	577	(53)
General Licensing	0	0	0	(58)	58	0	0
Parking	(2,116)	0	(2,116)	(1,777)	(760)	(2,537)	(421)
Parking Enforcement	5	0	5	54	(3)	51	46
Private Sector Housing	78	0	78	(83)	140	57	(21)
Stray Dogs	46	0	46	31	16	47	1
Taxi Licensing	0	0	0	(24)	24	0	0
Trading Standards	234	0	234	134	104	238	4
	(962)	38	(924)	(1,490)	165	(1,325)	(401)
<u>Building Services</u>							
COVID 19 costs	0	0	0	0	39	39	39
Construction - DLO	(571)	0	(571)	(2,887)	2,216	(671)	(100)
Maintenance - DLO	(407)	0	(407)	3,586	(4,038)	(452)	(45)
Other - DLO	0	0	0	843	(843)	0	0
	(978)	0	(978)	1,542	(2,626)	(1,084)	(106)
<u>General Support Services</u>							
Works Property & Other	111	0	111	84	0	84	(27)
<u>Joint Levies & Boards</u>							
Environment Agency Levy	116	0	116	111	1	112	(4)
In Year Over/(Under) Spend	18,464	596	19,060	10,820	7,370	18,190	(870)
<u>Carry Forward Requests</u>							
<u>Requiring approval</u>							
Private Sector Housing - Support fixed term Business Support Analyst due to slippage on recruitment							20
							20
Revised In Year Over/(Under) Spend							(850)

REVENUE BUDGET MANAGEMENT UPDATE 2021/22

	Budget			Expenditure			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Operations Group</u>							
Group Director of Operations	183	(50)	133	139	(9)	130	(3)
<u>AD Resources</u>							
COVID 19 costs	0	0	0	10	(10)	0	0
AD Resources	0	87	87	51	36	87	0
Financial Services	1,406	(13)	1,393	895	412	1,307	(86)
Financial Assessments & Protection	244	0	244	152	99	251	7
Xentrall (D&S Partnership)	1,705	0	1,705	1,655	50	1,705	0
Human Resources	601	196	797	373	33	406	(391)
Health & Safety	163	0	163	112	(16)	96	(67)
	4,119	270	4,389	3,248	604	3,852	(537)
<u>Head of Strategy Performance & Communications</u>							
COVID 19 costs	0	0	0	0	70	70	70
Communications & Engagement	854	305	1,159	653	204	857	(302)
Systems	791	0	791	807	118	925	134
	1,645	305	1,950	1,460	392	1,852	(98)
<u>AD Law & Governance</u>							
COVID 19 costs	0	0	0	0	25	25	25
AD Law & Governance	0	120	120	83	42	125	5
Complaints & FOI	275	0	275	140	142	282	7
Democratic Services	1,227	0	1,227	801	425	1,226	(1)
Registrars	(24)	10	(14)	(255)	215	(40)	(26)
Administration	708	(49)	659	392	157	549	(110)
Legal & Procurement	1,444	(120)	1,324	1,270	455	1,725	401
Coroners	220	0	220	(250)	470	220	0
	3,850	(39)	3,811	2,181	1,931	4,112	301
<u>AD Xentrall Shared Services</u>							
ICT	713	0	713	16	707	723	10
COVID 19 costs	0	0	0	(4)	4	0	0
	713	0	713	12	711	723	10
<u>Corporate Landlord</u>							
COVID 19 costs	0	0	0	0	9	9	9
Corporate Landlord	3,272	260	3,532	1,337	2,622	3,959	427
	3,272	260	3,532	1,337	2,631	3,968	436
<u>AD Housing & Revenues</u>							
COVID 19 costs	0	0	0	8,484	(8,484)	0	0
Local Taxation	470	0	470	543	(137)	406	(64)
Rent Rebates / Rent Allowances / Council Tax	(132)	0	(132)	8,509	(8,641)	(132)	0
Housing Benefits Administration	227	(20)	207	(81)	256	175	(32)
Customer Services	307	0	307	264	11	275	(32)
Homelessness	323	0	323	(280)	603	323	0
Service, Strategy & Regulation and General Services	179	(50)	129	(1,203)	1,332	129	0
	1,374	(70)	1,304	16,236	(15,060)	1,176	(128)
In Year Over/(Under) Spend	15,156	676	15,832	24,613	(8,800)	15,813	(19)
<u>Carry Forward Requests</u>							
<u>Previously agreed (for information)</u>							
Communications & Marketing - Delayed corporate campaigns and promotions							130
Agile Working							193
Occupational Health - Service Demand resulting from the pandemic							60
							383
<u>Requiring approval</u>							
Communications & Engagement - Extension of Business Analyst post							42
							42
Revised In Year Over/(Under) Spend							406

REVENUE BUDGET MANAGEMENT UPDATE 2021/22

	Budget			Expenditure			(Under)/ Over Spend £000
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Expenditure to August £000	Projected Spend £000	Total Projection £000	
<u>Chief Executive</u>							
Chief Executive	172	22	194	126	68	194	0
<u>AD Economic Growth</u>							
COVID 19 costs	0	0	0	0	60	60	60
AD - Economic Growth	132	0	132	82	46	128	(4)
Building Control	142	0	142	50	92	142	0
Consolidated Budgets	146	(17)	129	0	129	129	0
Development Management	(62)	13	(49)	(155)	106	(49)	0
Economy	243	220	463	139	324	463	0
Environmental Health	316	(13)	303	77	178	255	(48)
Place Strategy	597	58	655	(53)	680	627	(28)
Property Management & Estates	(470)	0	(470)	(308)	(65)	(373)	97
	1,044	261	1,305	(168)	1,550	1,382	77
<u>Darlington Partnership</u>							
COVID 19 costs	0	0	0	0	0	0	0
Darlington Partnership	40	0	40	36	11	47	7
	40	0	40	36	11	47	7
In Year Over/(Under) Spend	1,256	283	1,539	(6)	1,629	1,623	84

BUDGET MANAGEMENT 2021/22

SCHOOLS PROJECTED BALANCES 2021/22					
School Name	Opening Balance at 1st April 2021	Formula Budget Allocation*	Total Available	Closing Balance at 31st March 2022	Projected Closing Balance as proportion of Formula Budget Allocation
<u>Primary</u>	£000	£000	£000	£000	%
Federation of Darlington Nursery Schools	55	764	819	36	5%
Red Hall Primary	318	1,347	1,665	310	23%
Whinfield Primary	253	2,349	2,602	319	14%
Harrowgate Hill Primary	214	2,726	2,940	158	6%
Primary Total	840	7,186	8,026	823	

*Federation of Darlington Nursery Schools figure is indicative. Actual allocation is updated each term with attendance

HOUSING REVENUE ACCOUNT 2021/22

	Budget				
	Original Budget £000	Approved Adjustments £000	Amended Approved Budget £000	Total Projection £000	(Under)/ Over Spend £000
<u>Housing Revenue Account</u>					
<u>Income</u>					
Rents Of Dwellings (Gross)	(20,602)	0	(20,602)	(20,332)	270
Sundry Rents (Including Garages & Shops)	(490)	0	(490)	(447)	43
Charges For Services & Facilities	(3,024)	0	(3,024)	(3,032)	(8)
Contribution towards expenditure	(262)	0	(262)	(262)	0
Interest Receivable	(6)	0	(6)	(6)	0
Total Income	(24,384)	0	(24,384)	(24,079)	305
<u>Expenditure</u>					
Management	5,950	0	5,950	5,878	(72)
Maintenance	4,157	0	4,157	4,600	443
Capital Financing Costs	3,623	0	3,623	3,273	(350)
Revenue Contribution to Capital Outlay	11,742	0	11,742	11,742	0
Rent Rebate Subsidy Limitation	0	0	0	0	0
Increase in Bad Debt Provision	350	0	350	350	0
In year contribution to/(from) balances	(1,438)	0	(1,438)	(1,764)	(326)
Total Expenditure	24,384	0	24,384	24,079	(305)
(Surplus)/Deficit	0	0	0	0	0

HRA Balances	£000
Opening balance 01/04/2021	25,152
Contribution to/(from) balances	(1,764)
Closing balance	23,388

<u>Projected Additional Covid-19 costs for 2021/22</u>		App 4
	Total Projection £000's	
Children's Services	14	
Adult Social Care & Health	636	
Community Services/Community Safety	190	
Corporate Landlord	9	
Strategy Performance & Communications	70	
Law & Governance	25	
Chief Executive	60	
Total Projected Covid-19 costs	1,004	
Less/Plus Additional/Reduced Government Sales Fees and Charges grant above/below MTFP estimate	470	
Projected shortfall of resources	1,474	

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