

APPENDIX 3

Other recommended changes to the Local Plan:

Number	Title	Action/change to be made	Reason for change
WHOLE DOCUMENT			
Whole document	n/a	<p>The following policies will be highlighted as strategic policies within the Local Plan as required under the revised NPPF 2018:</p> <ul style="list-style-type: none"> • Policy SD 1: Presumption in Favour of Sustainable Development • Policy SH 1: Settlement Hierarchy • Policy H 1: Housing Requirement • Policy H 10: Skerningham Strategic Allocation • Policy H 11: Greater Faverdale Strategic Allocation • Policy E 2: Promotion of New Employment Opportunities • Policy ENV 1: Protecting, Enhancing and Promoting Darlington's Historic Environment • Policy ENV 4: Green Infrastructure • Policy ENV 7: Biodiversity and Geodiversity and Development • Policy IN 1: Delivering a Sustainable Transport Network 	To reflect the requirements of the revised NPPF.
Whole document	n/a	Update paragraph reference to the NPPF in the Local Plans main text, footnotes and appendices to reflect the revised NPPF 2019.	To reflect the revised NPPF.
Numbering and bullet points in policy text	n/a	Make changes where necessary to ensure consistency in the use of numbering, letters and bullet point in policy and supporting text.	To ensure consistency across the document and enable clear referencing in reports and decision notices.
INTRODUCTION			
Introduction		Introduction updated to reflect changes in position to the Proposed Submission Local Plan.	

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Figure 1.2		To be updated with latest timescales.	
VISION, AIMS AND OBJECTIVES			
SUSTAINABLE DEVELOPMENT			
THE SETTLEMENT HIERARCHY			
	Statement	Additional 'Darlington Urban Area' statement to be provided summarising key points of paragraphs 4.0.3 to 4.0.8	Consistency with approach for hierarchy setout in Policy SH 1.
DESIGN AND CONSTRUCTION			
Policy DC 1	Sustainable Design Principles	Include requirement for BREEAM standards on Non-residential development.	To reflect Design of New Development SPD requirement which needs continuation.
5.1.10		Change sentence to read: 'Although the Code <u>has been</u> passed out...'	To reflect current policy position.
5.2.7		Needs a paragraph number and should read: 'There <u>are</u> a number of	Formatting error.
Policy DC 2	Health and Wellbeing	<p>d. develop neighbourhoods and centres that ensuring that new developments:-</p> <ul style="list-style-type: none"> • are <u>age friendly, inclusive</u>, safe and attractive, and easily accessible on foot or by bicycle. Where appropriate this should integrate dementia friendly design principles; • have a strong sense of place which encourages social interaction; • integrate dementia friendly design principles, including benches and landmark features; • are designed to promote active travel and other physical activity;provide access to a range of facilities including transport, health and sport and leisure facilities; • are designed to promote physical activity, through the arrangement of buildings and uses, access to open space and landscaping, and the provision of facilities to support walking. 	Policy reworded partly to reflect comment DBDLP 1411 but mainly for greater effectiveness and consistency with NPPF.

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		<ul style="list-style-type: none"> • promote improvements and enhance accessibility to the borough's greenspaces and green infrastructure corridors; • improve air and water quality, and reduce noise within the main urban area; • ensure development does not have an adverse impact on the environment or residential amenity through air, noise/vibration, soil, surface and groundwater pollution; • <u>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 as appropriate to prevent or reduce their pollution so as to not 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;</u> • require, in the case of development of 100 or more homes, the submission of a Health Impact Assessment (HIA)(6) as part of the application to explain how health considerations have informed the design. 	
Policy DC 3	Safeguarding Amenity	Delete reference to 'Unpleasant' emissions	Unnecessary subjective consideration
5.3.3		Delete reference to 'Unpleasant' emissions	Unnecessary subjective consideration
5.3.4		Conflicts between neighbouring developments can <u>often</u> generally 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. car parks roads and railways , service yards, bin stores and noisy equipment, <u>plant and operations</u> and which are most sensitive to their effects, e.g. children's play areas , <u>recreational areas</u> , outdoor <u>amenity</u> spaces or habitable	Improved clarity of relevant considerations.

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		<p>rooms. Planning conditions can also be used to <u>mitigate and reduce to a minimum adverse impacts and to control for example deal with matters such as the installation of extraction systems</u>, 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.</p> <p><u>The visual impact and sustainability of any mitigation measures for example acoustic barriers should be considered by developers and applicants.</u></p> <p><u>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 and how required internal and external noise levels will be achieved.</u></p>	
5.3.7		DELETE	Construction management conditions are attached to planning permissions.
5.3.8		<p>Certain development is permitted under national 'permitted development' rights' <u>with the exception of prior approval</u>. In such circumstances with the exception of prior approval, 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 <u>and minimise impacts on health and quality of life, or the wellbeing of the area.</u></p> <p><u>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.</u></p>	Further clarification as to when the policy would apply and provide links to other material considerations.

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HOUSING			
Policy H 1	Housing Requirement	Replace the minimum housing requirement figure of 422 net additional dwellings per annum to 177. Replace total net minimum requirement of 8,440 with 3,540. Para 4 also replace 422 with 177 in terms of calculating five year supply position.	To reflect the Government's standard method figure for housing need.
Policy H 1	Housing Requirement	Add a section outlining the housing requirement for the designated neighbourhood areas based on spatial distribution of housing allocations.	To accord with para 65 of the NPPF (2019)
	Housing Requirement / Housing Land Supply	Update reasoned justification to include standard method for calculating housing need, new minimum housing requirement and new 10% buffer to five year land supply.	To align with national policy.
Table 6.1	Expected Housing Delivery	Update to reflect latest trajectory.	Accuracy
Table 6.2	Spatial distribution of housing allocations	Update to reflect new percentages following removal of sites.	(Accuracy)
Policy H 2 Table 6.3	Housing Allocations	Remove allocations which now have planning permission and add to table 6.4 Housing Commitments.	To reflect current site information.
Policy H 2 Table 6.3	Housing Allocations	Site 244 Lingfield Point East remove and add site 355 Lingfield Point to table 6.4 Housing Commitments.	Removes existing site duplication and to reflect remaining area of outline planning permission.
Policy H 2 Table 6.3	Housing Allocations	Insert site 352 Barton Street / Haughton Road mixed use site.	Drafting error.
Appendix B			
Policy H 2 Table 6.3	Housing Allocations	Where new site information has become available update site yields where required and update yields by and after 2036 to reflect changes in housing trajectory.	To reflect current site information.
Policy H 2	Housing Allocations	Create Light Blue colours on 6 sites in the Table: 20 Great Burdon 41 South Coniscliffe Park 185 Greater Faverdale 243 Snipe Lane, Hurworth Moor 249 Coniscliffe Park North 251 Skerningham	To identify strategic housing/mixed use sites.
Para 6.2.13		Update figures on total numbers from housing allocations.	To reflect changes to table 6.3

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Table 6.4	Housing Commitments	Remove completed sites and update remaining dwellings and dwellings to be completed pre 2036 (remove completions for 2018/19).	To reflect current site information and changes to trajectory.
Table 6.4	Housing Commitments	Add site 34 Beech Crescent West, Heighington to the table, drafting error, previously missing. Also add new sites with planning permission to the table including, 372 Fenby Avenue Phase 2, 394 Lakeside, The Old Brickworks, 395 Dr Piper House, King Street, 402 West Park Flats, 405 Land Land West of 153 East Mount Road, 406 Northern Echo Building and 407 Barton Street.	Previously missing site and new commitments.
Paragraph 6.2.18, 6.2.19 and 6.2.20		Update text on the housing delivery test to reflect the latest NPPF (2019).	To reflect changes in national policy.
Policy H 4	Housing Mix	Alter the category 2 requirement (accessible and adaptable dwellings) to 80% of all new dwellings and category 3 to 9% of all new dwellings.	To reflect the latest evidence within the Darlington Strategic Housing Market Assessment Update 2019: Housing for People with Disabilities.
Policy H 5	Affordable Housing Table 6.5	Location (Wards) Whinfield ; to switch from Affordable Requirement 30% to 20%	In accordance with the Local Plan Viability assumptions set (Accuracy)
Policy H 5 & para 6.5.3	Affordable Housing	Alter threshold in the policy to 10 or more.	To accord with updated guidance within the NPPG.
Para 6.5.2		Update figures in paragraph.	Accuracy.
Para 6.5.5, 6.5.6 & 6.5.7		Update text on starter homes and affordable housing definition.	To reflect most recent NPPF.
Policy H 9	Gypsy and Travellers Accommodation	Include a statement as new nr B in policy : “Safeguarding of smaller dedicated Gypsy and Travellers Sites” as an addition to the two existing	To include omission of safeguarding smaller G+T sites
Policy H11	Greater Faverdale	Include SUDS as a policy requirement	In line with Skertingham
Figure 6.1	Skertingham Masterplan Framework	Change site boundary label to – Skertingham Masterplan Area	To accurately reflect the purpose of the figure.
Figure 6.3	Greater Faverdale Masterplan Framework	Change site boundary label to – Greater Faverdale Masterplan Area	To accurately reflect the purpose of the figure.

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Number	Title	Action/change to be made	Reason for change
		Masterplan Boundary to be amended to fit Site 185.	
EMPLOYMENT FOR ECONOMIC GROWTH			
Policy E2	Promotion of New Employment Opportunities	Alter policy title to Employment Allocations	To provide clarity.
Policy E2	Promotion of new Employment Opportunities	Amend table 7.3 and 7.4 sizes (to the same format)	Accuracy and vision impact
Policy E1 E2	Identification of Strategic Employment Sites	Create Light Blue colours on 5 sites in Table 185 Greater Faverdale 368 Central Park South 356 Ingenium Parc 367 Link 66 / Symmetry Park 368 Central Park South	NPFF 2018 guidance to identify strategic employment sites
Table 7.1.	Overview table of available employment land	Due to changes of sizes of sites and availability this table has to be amended for accuracy	Accuracy based on changes of sites and status
Table 7.2	E1	Amend to suit moved sites and sizes: Move Site 367 (now called "Link 66 / Symmetry Park" to Policy E1.	Site now part developed
Table 7.3 / 7.4.	E2	Amend to suit moved sites and sizes: Site 361 replaced by 404 (DTVA North (Revised) and Site 362 replaced by 408 (DTVA South (Revised))	Sizes 404 and 408 adapted due to TVCA ownership ambitions and impact of Heritage assessment on sites
TOWN CENTRE AND RETAIL			
Section 8.1.5	Town Centre boundary	Definition of Town Centre tested and approved by two Town Centre Conference events.	
TC1	Town Centre	Extra section to strengthen the flexible use of space in the Town Centre under PDL and Flexible change of use for residential. 8.1.6 The submission Local Plan supports in particular the change of use in appropriate sites into residential development within the Town Centre boundary. PDL rights and a flexible approach to change of use (footnote: as recommended in the NPPF 2018 sec 85. f) will enable	Strengthening of NPPF 2018 (Enhance TC Vitality and Vibrancy through residential use in the Darlington Town Centre

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Number	Title	Action/change to be made	Reason for change
		residential development in the Town centre to retain the vitality enhance vibrancy.	
TC4	District and Local Centres	<p>Reword TC4 to:</p> <p><i>Types of uses that will be acceptable within the boundaries:</i></p> <ul style="list-style-type: none"> i) <i>Include shops, financial services, restaurants and cafes, drinking establishments, hot food takeaways, and a range of community and leisure facilities (included within classes A2-A5, D1 and D2 of the use classes order).</i> ii) <i>Be physically integrated with the rest of the centre; <u>and</u></i> iii) <i>Be subject to satisfying a set of criteria and ensuring that the vitality and viability of the centres is <u>are</u> maintained.</i> 	
ENVIRONMENT			
Policy ENV 4	Green Infrastructure	The following statement has been added to the supporting text to Policy ENV 4: ' <u>Applicant's 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.</u> '	To provide some more clarity on what is expected of applicant's seeking to justify the loss of green space under criterion F i.
Policy ENV 4	Green Infrastructure	Criterion F i has been amended as follows: ' <u>..type of green space infrastructure in the area...</u> '	To correct the definition used.
Policy ENV 6	Local Green Space	The following sites have been added to the list of Local Green Spaces under Policy ENV 6: LGS22 - Tower Hill to The Front Middleton One Row LGS23 - Field to the East of Middleton Lane, Middleton St George	New sites submitted to the Council for assessment and considered to meet the criteria required for designation as a Local Green Space.

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Policy ENV 7	Protecting and Enhancing Biodiversity and Geodiversity	The following new text has been added to the start of paragraph 9.6.1: <u>'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.'</u>	To make reference to Government's 25 Year Environment Plan.
Policy ENV 7	Biodiversity and Geodiversity and Development	The fifth paragraph of Policy ENV 7 has been amended to read: 'Within the areas listed below, as identified on the Policies Map, specific actions will be taken as follows.'	To reflect the fact that not all of the areas are identified on the Policies Map.
Policy ENV 8	Assessing a Developments Impact on Biodiversity	The first sentence of the second paragraph to Policy ENV 8 has been amended to read: 'Where a development has a negative impact on biodiversity and/or geodiversity following...'	To reflect the fact that this policy relates to the assessment of a developments impact on biodiversity, and not geodiversity.
Policy ENV 8	Assessing a Developments Impact on Biodiversity	The following sentence has been added at the end of Policy ENV 8: 'Where significant harm resulting from a development proposal cannot be avoided, adequately mitigated, or, as a last resort compensated for, planning permission will be refused.	To better reflect the provisions of paragraph 175 a) of the NPPF.
TRANSPORT AND INFRASTRUCTURE			
10.0.1		Change last paragraph to read: 'The majority of new residential, commercial and employment development is therefore guided to the main towns and larger villages <u>and sustainable methods of transport will be prioritised.</u>	To reflect the NPPF prioritisation of sustainable transport methods.
Policy IN 1	Delivering a Sustainable Transport Network	Point e) change wording to: <u>'Protecting and enhancing public rights of way.....'</u> New point f) for <u>'Identification and creation of a route....'</u>	To be consistent with planning practice guidance.
10.1.3	Transport for the North	Update paragraph to reflect most up to date position on the TfN Strategic Transport Plan.	
Policy IN 2	Improving Access and Accessibility	Point a) to read: 'provide accessible <u>and safe</u> walking and cycling...'	To be consistent with planning practice guidance.
MONITORING			

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Number	Title	Action/change to be made	Reason for change
		Prior to publication of the Proposed Submission Local Plan an appropriate monitoring regime will be developed based on the recommended changes.	To ensure efficient monitoring of the plans effectiveness.
APPENDICIES			
Appendix A	Housing Trajectory	Changes made to tables 6.3 and table 6.4 above are to be reflected in the housing trajectory.	To update site information
Appendix A	Housing Trajectory	Update trajectory to remove completed sites, alter allocations which are now commitments and add new commitments and remove completions. Alter delivery of sites in the housing trajectory where required; where new site information has become available. Alter tables 6.3 and 6.4 accordingly if required to reflect this.	To update site information.
Appendix B	Allocation Statements	Remove statements to sites which are now commitments and update yields on sites where required.	To reflect the latest information on sites.
Appendix B	Appendix B	Rename: Housing and Employment Allocation Statements Inclusion of new employment allocation sites within policy E 2, including Greater Faverdale which has its own detailed policy.	Inclusion of employment sites within the appendix to provide further guidance on the issues and requirements of sites.
POLICIES MAP			
All Maps with OS	OS Base	Replace OS Map base to a newer layer / map as current is from before 2012 (Built Housing areas not included (and e.g. old Mowden Rugby Club still visible /	Accuracy
Map 3+ 8 +10	Town Centre	Change of shape for Additional Site for Town Centre Use: TC 3 (Commercial / Kendrew street (274)	(Accuracy) Includes Shops of Primary Shopping Area on Northgate
Map 1	Key Diagram	Omit inner option (B) for: SHN Northern Link Road Potential Route	Only show route which will be taken forward for Business Case development
Map 1	Key Diagram	Include Central Park South in Strategic Employment Sites	Correctness
Map 1	Key Diagram	Change strategic housing locations label to – Strategic Housing Locations (H2) & (H10).	Accuracy

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Number	Title	Action/change to be made	Reason for change
Map 1	Key Diagram	Change strategic mixed use label to – Strategic Mixed Use Locations (H2) & (H11)	Accuracy
Map 1	Key Diagram	Change strategic employment sites label to – Strategic Employment Locations (E1) & (E2)	Accuracy
Map 3 + 6	Darlington West	Size of DFAM site increased (E3)	Correctness of site as per new Application Sept 2018
Map 6 and 3	Favedale	Masterplan Boundary to be amended to fit Site 185.	
Map 7	NE Darlington	The green area at the western end of Sparrowhall Drive has been removed from the Skertingham Strategic Allocation boundary.	To more accurately reflect the proposed allocation boundary.
Map 7 + Map 4	NE Darlington	The Elm Tree Farm site (ref 392) has been removed from within the Skertingham Strategic Allocation boundary (ref 251).	To reflect that these are two separate allocation sites.
Map 4 + 8	Mixed use site	Site 352 (Haughton Road / Barton Street) to be Mixed use development	Taken forward from Helaa 18 as Mixed Use site 27
Map 4 + 8	Mixed Use site	Include site number reference 355 into map and delete site 244 (within the shape of 355)	Ambiguity (244 now part of Mixed Use Site 355 Lingfield point) as change of ownership for Lingfield Point and application 15/01205/FUL not progressing
Map 8 + 4	Employment Allocations	Show Central Park South (ref 368) and Link 66 / Symmetry Park (ref 367) as ‘Safeguarded Existing Employment Opportunities’. Site 80 East of Lingfield Point to remain as a proposed allocation.	To reflect site information.
Map 9	Local Green Space	LGS14 Boundary altered to remove greyhound exercise area.	Clarified Community woodland boundary.
Map 11	S&DR	Remove Green Dotted Line.	Outside borough
Map 13	S&DR	Stop Line at borough boundary.	Outside borough
Map 6	Existing Employment Areas	Site 345 Boundary needs updating so it doesn’t overlap Housing Site 003	To avoid overlapping allocations
Map 4 +9	Employment Site DTVA North	New boundary and new site number 402	Accuracy taking into account plans of the new owners TVCA

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Number	Title	Action/change to be made	Reason for change
Map 4 + 9	Employment Site DTVA South	New boundary, reduced size and new site number 404	Accuracy taking into account Findings of Heritage assessment risks and phasing plans for Site based on Masterplan and development on Stockton Borough Council site
Map 9	Blackwell Green Wedge	The Blackwell Green Wedge boundary has been amended to reflect recent development that has taken place on the eastern side of Hammond Drive.	To remove the area of new development along Hammond Drive from the Blackwell Green Wedge.
Map 13	Existing Employment	Amend Boundary for 361 to omit Housing Site 016	To avoid overlapping allocations.
Map 13	Site 375 South of High Stell and development limits.	Omit Site 375 South of High Stell. Development limits to remain largely the same in this location however minor amendment to follow access track to Low Stodhoe Farm.	Potential issues with site access.
MAP 13 or Key Diagram? and Key	Airport Safeguarding areas	Safeguarding Areas for Airport will be included in Policies map rather than in Appendix D Also in Key	Combination of mapped detail
Map 14	Neasham	Omit Site 54 Neasham Nursery.	Commitment now below 10 dwelling threshold.
Map 14 & 15	Neasham and Merrybent development limits	Alter development limits to include permissions under construction at Neasham and Merrybent (Neasham Nursery and Merrybent Nursery).	To reflect permissions under construction
Map 6 & 3	Site 1 Alderman Leach	Omit Site 1 Alderman Leach	Proposed allocation now below 10 dwelling threshold.
Map 9 + 3	Site 9 Blackwell Grange East	Omit site 9 Blackwell Grange East. Replace with new site 403 Blackwell Grange East.	More suitable site proposed for allocation.
All relevant maps	Local Green Space	Addition of new Local Green Spaces	Additions after new submissions and inclusion of sites
All relevant maps	Housing Allocations	Change colour of housing allocations which now have planning permission and should be reflected as commitments.	To reflect current site information.

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All relevant maps	Housing Commitments	Remove sites which have been completed.	Not required to be shown as they are no longer delivering dwellings.
All relevant maps	Development Limits	Minor amendments to limits to reflect latest development and to rectify any drafting errors.	Accuracy of development limits.
Map 9 + 3	Development Limits	Development limits at Coniscliffe Road moved to restrict development within large gardens. Revert back to previous limits in this area. Drafting error.	Accuracy of development limits.
Appendices	Affordable Housing Requirements	Add new map showing affordable housing requirements set out in policy H 5.	Clarity
Key	Area outside the DBC	Include key to show colour for Area outside DBC or show DBC boundary	Accuracy
Key		Change promotion of new employment opportunities label to – Employment Allocation (E2)	To reflect new policy title.
Key		Change Greater Faverdale strategic allocation label to – Strategic Mixed Use Allocation (E2) & (H11)	Accuracy
Key		Change the Skerningham strategic allocation label to – Strategic Housing Allocation (H2) & (H10)	Accuracy
All relevant maps		Identify all strategic sites on the policies maps as outlined in the schedule above and distinguish between housing, employment and mixed use.	In order to identify strategic sites.

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