

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"> • 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 • 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 	To reflect the requirements of the revised NPPF.

Number	Title	Action/change to be made	Reason for change
		<ul style="list-style-type: none"> IN 10 - Supporting the Delivery of Community and Social Infrastructure 	
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.
Whole Document	n/a	Change references to 'Durham Tees Valley Airport' to 'Teesside International Airport'	Airport formally renamed.
INTRODUCTION			
1.2.	Overview of the Borough	Update of figures and stats within the section	Update for accuracy
1.2.	Overview of the Borough	Inclusion of Tees Valley map showing the Borough with boundaries of nearest neighbours	Inclusion of Darlington's location within Tees Valley Added value
1.4	Local Context	Update of strategic employment development locations in line with Key Diagram	Accuracy
Introduction		Introduction updated to reflect changes in position to the Proposed Submission Local Plan.	Update for clarity.
Figure 1.2		To be updated with latest timescales.	Accuracy
VISION, AIMS AND OBJECTIVES			
SUSTAINABLE DEVELOPMENT			
THE SETTLEMENT HIERARCHY			
4.0.#	Settlement Hierachy	Statement Boxes removed and integrated into the wording of Policy SH 1.	Clarity over status of 'Statement' boxes and also content was policy.
SH 1		Insert 'including' in front of policy list.	Clarity
	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. Insert point :	To reflect Design of New Development SPD requirement which needs continuation.

Number	Title	Action/change to be made	Reason for change
		<p>'Non-residential buildings of 1,000 sqm floorspace or more will be required to meet BREEAM 'Very Good' standard.'</p> <p>And:</p> <p>Change wording to '<i>Good design is required to create attractive..... Good design will help to reduce carbon emissions and increase the resilience of developments to the effects of climate change.</i>'</p> <p>g. Delete 'where possible'</p> <p>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.'</p> <p><i>'Proposals will be permitted where it can be demonstrated that the principles of good design have been followed. In meeting the above, reference should be made to the Borough Council's relevant design guidance documents.'</i></p>	<p>To enhance climate change credential in design of commercial properties.</p> <p>Clarity</p> <p>Clarity</p> <p>Unecessary repetition</p>
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.
Policies DC 2 to DC 4	Health and Wellbeing, Safeguarding Amenity and Flood Risk & Water Management	Order swapped of policies swapped.	Greater Clarity in document. Flood Risk and Management Policy needed to be earlier in the section.
Policy DC 2	Health and Wellbeing	d. develop neighbourhoods and centres that ensuring that new developments:-	Policy reworded partly to reflect comment DBDLP 1411 but mainly for greater effectiveness and consistency with NPPF.

Number	Title	Action/change to be made	Reason for change
		<ul style="list-style-type: none"> • are <u>age friendly, inclusive, safe and attractive</u>, 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. • 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 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

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5.3.4		<p>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, recreational areas, outdoor <u>amenity</u> spaces or habitable 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, hours of operation <u>and delivery times</u>, as well as to <u>secure any required mitigation</u> or preventing a development from changing its character in a detrimental way.</u></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>	Improved clarity of relevant considerations.
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</u>, or the wellbeing of the area.</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</u></p>	Further clarification as to when the policy would apply and provide links to other material considerations.

Number	Title	Action/change to be made	Reason for change
		<u>Government and other appropriate guidance on the assessment of matters which are material planning considerations.</u>	
Policy DC 4		<p>g. <i>'delete 'where appropriate'.</i></p> <p>Change to <i>'Where required, the incorporation of SuDs must.....'</i></p> <p>Change <i>'For development on previously developed land,</i></p> <p><i>'For development on greenfield land.....'</i></p>	To provide greater clarity.
HOUSING			
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 5% 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	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	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	Identify 6 strategic sites in the Table: 20 Great Burdon 41 South Coniscliffe Park 185 Greater Faverdale 243 Snipe Lane, Hurworth Moor 249 Coniscliffe Park North	To identify strategic housing/mixed use sites.

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		251 Skertingham	
Para 6.2.13		Update figures on total numbers from housing allocations.	To reflect changes to table 6.3
Policy H 2 Table 6.3	Housing Allocations	Two new sites to include: <ul style="list-style-type: none"> • Site 411 - Chesnut Street Car Park • Site 412 - Skinnergate 	Additional urban brownfield allocations incorporated into proposed housing allocations
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		Paragraphs on housing delivery test to be removed.	Test will be ongoing so no need to include in plan as will quickly be outdated.
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. Amend the penultimate sentence of the policy to read: To increase housing options, the Council will <u>encourage and</u> 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 where appropriate. Applicants will be encouraged to incorporate custom and self-build plots.	To reflect the latest evidence within the Darlington Strategic Housing Market Assessment Update 2019: Housing for People with Disabilities. Greater Clarity.
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		Reword 'Affordable housing will normally be provided on site alongside market housing to create balanced communities. As such,	For Greater Accuracy

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		the affordable housing should be distributed across the site in small clusters of dwellings.	
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.
Policy H 6	Rural Exceptions	Amend the final paragraph to read: 'In exceptional circumstances, a small proportion of market <u>or self/custom build</u> 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.'	To promote the need for self/custom build as part of rural exceptions.
Para 6.5.2		Update figures in paragraph.	Accuracy.
Para 6.5.5, 6.5.6 & 6.5.7		Removed text on starter homes.	Now out of date, not required as affordable housing definition has been updated.
Policy H 7	Residential Development in the Countryside	Rewording - 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 79, NPPF 2019).	On inspectors advice to ensure consistency with national policy.
Policy H 9	Gypsy and Travellers Accommodation	Add criteria b) - "Safeguarding of dedicated smaller Gypsy and Travellers Sites" as an addition to the two existing	To include omission of safeguarding smaller G+T sites
Policy H 10	Skerningham Strategic Allocation	<p>Reword "A centrally located and well connected neighbourhood centre providing supporting local community facilities including a health hub, clustered with other facilities and services to meet the day to day needs of residents, education, employment opportunities and retail facilities. These facilities should be of a scale and type proportionate to the nature of the development;"</p> <p>Removed word 'on-site' from end of sentence -Space for two primary schools, associated nursery provision (a total of 5.6 hectares) and a reserved space for a secondary school (5 hectares);</p> <p>Removal of word 'sufficient' - 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 a corridor to enable the provision</p>	<p>Break up sentence for greater clarity.</p> <p>To prevent repetition</p> <p>To prevent ambiguity</p>

Number	Title	Action/change to be made	Reason for change
		<p>of a connection across the River Skerne to the Northern Relief Road route.</p> <p>Removal of Footnote - Other necessary infrastructure as required by the Infrastructure Delivery Plan. To be published alongside the Proposed Submission Local Plan. and identified at the time of submitting a planning application;</p> <p>Removal of wording at end of sentence - retains and enhances the network of safe, attractive and accessible public rights of way, footpaths and cycle routes across the site;</p> <p>Added to Policy H11 (Faverdale)- protects the amenity of existing residential properties (see Policy DC 3);</p> <p>Requirement copied in from Policy H11 (Faverdale) - mitigates the impact on biodiversity (see Policy ENV 7);</p> <p>Criterion a amended to read: A mix of housing types, tenures and sizes, including affordable 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;</p>	<p>Not necessary</p> <p>To avoid repetition</p> <p>For consistency and is needed for this policy</p> <p>For consistency and is needed for this policy</p> <p>To increase self/custom build options.</p>
Figure 6.1	Skerningham Masterplan Framework	Change site boundary label to – Skerningham Masterplan Area	To accurately reflect the purpose of the figure.
Policy H 10	Skerningham Strategic Allocation	<p>Replace paragraph 6.10.14 of the supporting text with the following: <u>'The site contains the Grade II Listed Skerningham Farmhouse, which was the home of the noted cattle breeder Charles Colling, and Low Skerningham 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</u></p>	To reflect the outcome of the Heritage Impact Assessment.

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		<p><u>Policy ENV 1 and national policy. Also present on the site is the potential location of the deserted medieval village of Skerningham (indicated on Figure C.1: Area of High Archaeological Potential) and a burial site. Historic field boundaries should also, wherever possible, be maintained.</u></p> <p><u>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.</u></p> <p><u>Under the provisions of Policy ENV 1, development proposals on the Skerningham 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 Skerningham Deserted Medieval Village, previously demolished historic buildings, and other earthworks as identified in the Historic Environment Record'.</u></p>	
Policy H 11	Greater Faverdale Strategic Allocation	Include SUDS as a policy requirement	In line with Skerningham
Policy H 11	Greater Faverdale Strategic Allocation	<p>Included extra sentence on the end - Residential areas with a mix of housing types, tenures and sizes, including affordable housing, for approximately 2,000 homes. This is informed by up to date housing needs for the borough and policies H4 and H5;</p> <p>Reworded - Space for a well located and connected neighbourhood centre providing supporting community facilities, including the potential for a health hub, primary school and local retail facilities of a scale and type proportionate to the nature and scale of the development;</p>	<p>For consistency with H10 Skerningham policy wording.</p> <p>For consistency with Policy H10 Skerningham</p> <p>Includes how the buffer zone will be informed</p>

Number	Title	Action/change to be made	Reason for change
		<p>Reword - An appropriate buffer zone alongside the A1(M) for noise attenuation which is to be informed by a noise assessment;</p> <p>Reword - Principle vehicle accesses from Rotary Way and Burtree Lane;</p> <p>Removed previous sentence and replaced with section e of Policy 10 (Skerningham) 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;</p> <p>Criterion a replaced with the following to ensure consistency with wording in the two strategic allocation site policies: <u>A mix of housing types, tenures and sizes, including affordable 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;</u></p>	<p>Change first word to principle to match Policy H10 Skerningham</p> <p>For consistency with policy H10 Skerningham</p> <p>For consistency with policy H10 Skerningham and to increase options for self/custom build plots.</p>
Figure 6.3	Greater Faverdale Masterplan Framework	<p>Change site boundary label to – Greater Faverdale Masterplan Area</p> <p>Masterplan Boundary to be amended to fit Site 185.</p>	<p>To accurately reflect the purpose of the figure.</p>
Policy H 11	Greater Faverdale Strategic Allocation	<p>Add the following text to the policies supporting text: <u>'In line with the recommendations of the Heritage Impact Assessment*, 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.</u></p>	<p>To reflect the outcome of the Heritage Impact Assessment.</p>

Number	Title	Action/change to be made	Reason for change
		<p><u>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 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 Whesoe Deserted Medieval Village, Roman Faverdale site and the Stockton & Darlington Railway.</u></p> <p><u>*Darlington Local Plan Proposed Allocation Sites: Heritage Impact Assessment, Solstice Heritage, 2019.'</u></p>	
EMPLOYMENT FOR ECONOMIC GROWTH			
Policy E 2	Promotion of New Employment Opportunities	Alter policy title to Employment Allocations	To provide clarity.
Policy E 2	Promotion of new Employment Opportunities	Amend table 7.3 and 7.4 sizes (to the same format)	Accuracy and vision impact
Policy E 1 E 2	Identification of Strategic Employment Sites	Identify 5 as 'Strategic sites' in Tables: 185 Greater Faverdale 368 Central Park South 356 Ingenium Parc 367 Link 66 / Symmetry Park	NPFF 2018 guidance to identify strategic employment sites
Table 7.1.	Overview table of available employment land	Table to be updated to reflect latest proposals.	Accuracy based on changes of sites and status
Table 7.2	E1	Move Site 367 (now called "Link 66 / Symmetry Park" to Policy E1.	Site now part developed
Table 7.3 / 7.4.	E2	Amend Site 361 to be replaced by 404 (DTVA North (Revised)	Sizes 404 adapted due to TVCA ownership ambitions

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Policy E2	Employment Allocations (Strategic Policy)	Reword-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 detrimental effect on the amenities of the occupiers of adjoining or nearby properties or prejudice the development of adjacent sites.	To provide greater clarity on the uses for the employment sites.
Policy E3	Darlington Farmers Auction Mart Relocation	Rewording - The Policies map shows the site where the Darlington Farmers Auction Mart is to be relocated and where ancillary and related uses for rural economic development will be allowed, including:	Added 'including' to end of sentence for better flow into the next section.

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Policy E4	Economic Development in the Open Countryside	<p>Remove - Rural enterprises other than of minerals, waste and renewable energy proposals will normally be permitted, provided it can be shown that an open countryside location for such a development will not cause significant harm to the countryside, or it is subsidiary to or related to a main agricultural use or other land based rural business and is necessary to sustain the agricultural holding or other rural land based business as a whole.</p> <p>Moved Up - <i>A) Proposals for the conversion and re-use of buildings for economic development in the open countryside should:</i></p> <ol style="list-style-type: none"> a. Be largely accommodated within the existing building(s), (if buildings are sympathetic to their surroundings or can be made so, without significant demolition or rebuilding) and; b. Make use of retained features that contribute to local distinctiveness or historic interest if appropriate; c. The building should be large enough to be converted without the need for additional buildings and substantial new extensions will not be permitted. Any extensions that are required must be: <ol style="list-style-type: none"> i. subordinate in scale and proportion to the original building; ii. capable of conversion without significant alteration; iii. not prejudice any viable agricultural operations on an active farm unit; iv. be in keeping with it's surroundings; and v. not unacceptably affect amenity. <p>Rewording - Make use of retained features that contribute to local distinctiveness and historic interest if appropriate;</p> <p>Reword- The building should be large enough to be converted without the need for additional buildings and substantial new extensions will not be permitted. Any extensions that are required must be:</p> <p>Reword -There must be adequate land and for commercial uses, adequate off-road riding facilities available safely nearby for the number of horses to be kept on the land; and</p>	<p>Sentence too convoluted</p> <p>Flows better with the next paragraph – Following paragraph is a further explanation of points included in 'A'</p> <p>Changed or to and to ensure proposal contributes to both</p> <p>Removal of 'the building should' to continue on from heading coherently</p> <p>Include the word proportionate to provide clarity that the amount of land facilitated must be appropriate, in accordance with the measure of horses to be kept on land</p>

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		<p>Removal of word adequately before 'protects water courses' - 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>Reword start of sentence - New or extensions to existing sites for static and touring caravans, chalet type accommodation and camping 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. – Removal of 'new or extensions....'</p> <p>Rewording of paragraph - "Where possible and appropriate, existing buildings including designated or non-designated heritage assets shall be retained and re-used. Any necessary new buildings must be well-related to existing buildings. The character, scale and design of the proposal should be appropriate to its open countryside surroundings and there should be satisfactory access from the road network. Proposals must 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 will be supported."</p>	<p>Prevents ambiguity</p> <p>To improve the flow of the sentence</p> <p>Breaks up sentence for greater clarity</p> <p>To provide clarity that existing designated and non designated heritage assets, in particular, should be retained and re-used.</p>

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TOWN CENTRE AND RETAIL			
Section 8.1.5	Town Centre boundary	The definition of Town Centre tested and approved by two Town Centre Conference events.	
TC1	Town Centre	<p>Extra section to strengthen the flexible use of space in the Town Centre under PDL and Flexible change of use for residential.</p> <p>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 2019 sec 85. f) will enable residential development in the Town centre to retain the vitality enhance vibrancy.</p>	Strengthening of NPPF 2019 (Enhance TC Vitality and Vibrancy through residential use in the Darlington Town Centre
TC1	Darlington Town Centre Boundary	<p>Rewording - Darlington Town Centre</p> <p>The Darlington Town Centre Boundary identifies the area within which main town centre uses should be located.</p> <p>As setout in national policy the Council applies a "Town Centre First policy" which requires a sequential test to be carried out to locate main town centre uses:</p> <p>1st: Within the Town Centre Boundary</p> <p>2nd: Edge of the Town Centre Boundary</p> <p>3rd: Out of Centre</p> <p>Wording and Title Changed</p>	For consistency of wording with national policy.
Policy TC2	Primary Shopping Area	<p>Change wording to "The Policy Map defines the Primary Shopping Area within the town centre."</p> <p>Changed from flexibly to appropriate – "To maintain vitality and viability, the Council will permit non-retail uses in shopping frontages where appropriate. "</p> <p>Change "some" to "the following" - However within the development proposals the following criteria should be considered:</p>	<p>Removal of 'town centres primary shopping area for better reading.</p> <p>To prevent ambiguity</p> <p>To prevent ambiguity</p>

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		<p>Removal of “of and” – “its position and attractiveness within the frontage”</p> <p>Changed “and” to compared” and added “relative” –</p> <p>a. The relative pedestrian flow associated with the unit compared with the wider centre;</p> <p>Moved paragraph to above the Policy box and reworded: The policies in this Local Plan acknowledge the need to be flexible where appropriate and 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.</p> <p>Rewording of – “The Council will support the regeneration of the Commercial / Kendrew Street site providing the following has been considered:”</p> <p>Removal of the word ‘Scheme” - That any comparison and convenience retail element of the scheme are central and complementary to the wider regeneration of the Town Centre;</p> <p>Rewording of “innovative way”, replaced by minimizes surface car parking- Sufficient and appropriate provision is made for replacement vehicle parking, which minimizes surface car parking, to support the scheme;</p> <p>Removal of “complement Darlington’s Transport Network” - Development should incorporate suitable linkages to the existing transport network and help mitigate issues of potential traffic congestion;</p>	<p>Improve flow of sentence</p> <p>To prevent ambiguity</p> <p>Not needed as part of Policy. To improve flow of sentence.</p> <p>To provide further clarity that the development proposals should consider the points in this section.</p> <p>For accuracy</p> <p>For further clarity</p> <p>To avoid repetition</p>

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TC4	District and Local Centres	<p>Reword TC4 to:</p> <p><i>The boundaries of the District and Local Centres are identified on the Policies Map.</i></p> <ul style="list-style-type: none"> • <i>Cockerton (District Centre)</i> • <i>Mowden (Local Centre)</i> <p><i>Types of uses that will be acceptable within the boundaries 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) so long as they:</i></p> <ol style="list-style-type: none"> a. <i>Are physically integrated with the rest of the centre; and</i> b. <i>Will ensure the vitality and viability of the centre is maintained.</i> 	For greater clarity of wording.
ENVIRONMENT			
Policy ENV 1	Safeguarding the Historic Environment	<p>The following paragraph has been added to the supporting text to Policy ENV 1: <u>'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 Skerningham and Greater Faverdale strategic allocations.'</u></p>	To reflect the comments from Historic England.
Policy ENV 4	Green Infrastructure	<p>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></p>	To provide some more clarity on what is expected of applicant's seeking to justify the loss of green space under criterion F i.

Number	Title	Action/change to be made	Reason for change
Policy ENV 4	Green Infrastructure	Criterion F i has been amended as follows: ‘..type of green <u>space infrastructure</u> in the area...’	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.
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: <i>‘Protecting and enhancing public rights of way.....’</i> New point f) for <i>‘Identification and creation of a route....’</i>	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.	Update latest position.
Policy IN 1	Point ii:	Reword to:	Improved links to evidence.

Number	Title	Action/change to be made	Reason for change
		Supporting the development of the 'Strategic' priority corridors identified within the Tees Valley Local Cycling and Walking Infrastructure Plan and safeguarding their routes from development which would impair their functioning for pedestrians and cyclists to access employment opportunities, schools, shops and other community facilities;	
Policy IN 1	Point v:	Reword to: 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 routes such as the Teesdale Way and NCN 14.	Improved links to evidence.
Policy IN 1	Point C) iv	Add: new bus routes <u>and bus stops</u>	For reater clarity of requirements
Policy IN 1	Point C) viii	Delete	New Tees Valley bus strategy being developed.
10.1.19	Walking and Cycling	Add: Local Green Corridors identified <u>in the Tees Valley Local Cycling and Walking Infrastructure Plan, Rights of Way Improvement Plan and</u>	Links to relevant documents
10.1.27	Creating a more efficient rail network	Add: <u>and the line capacity for local, regional national services. This will support the increased movement of people.....</u> c. <ul style="list-style-type: none"> • Public realm Improvements from town centre to Darlington Station Lack of car parking at Dinsdale Station. 	Clarify differnent levels of links Update priority work areas.
10.1.29	Road Network	Whilst the Local Plan has been developed on the basis of ensuring that developments are in locations where sustainable transport options are available, <u>or can be made available</u> , some people will	Additional text for clarity.

Number	Title	Action/change to be made	Reason for change
		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 <u>in an efficient manner</u> , facilitates our aspirations for economic growth and accommodates the needs of pedestrians, cyclists, public transport users and other highway users.	
10.1.31	Sustainable Road Network	Delete reference to 'transport strategy' and replace with 'Strategic Transport Plan and the Local Implementation Plan'	Update on relevant documents
10.1.35	Strategic Road Network	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 closely with Highways England <u>to identify the pressure points on the Strategic Road Network, potential improvements and consider funding options, including contributions from developers.</u>	To clarify role of Highways England in plan production.
10.1.36	Strategic Road Network	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. <u>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.</u>	Update on latest position with potential Northern Link Road.
10.1.37	Local Highway network extensions and improvements	Add: <u>'Some improvements have already been secured or are in the process of being built.'</u>	Greater Clarity.
10.1.38	Local Highway network extensions and improvements	West Park Link Road and Symetery Park Links moved to separate 'delivered' list.	Progress Update
10.1.44	Local Plan Highway Modelling	Replace Paragraph with:	Latest Update on strategic model.

Number	Title	Action/change to be made	Reason for change
		<p><u>The strategic modelling assessment confirmed that the areas of key change would be:</u></p> <ul style="list-style-type: none"> • <u>The eastern area and associated A1150 East-West corridor where the short term economic development sites are located;</u> • <u>The western area including the A68 West Auckland Road corridor;</u> • <u>The northern area including A167 North Road corridor and associated A1150 East-West corridor;</u> <u>Radial corridors such as Haughton Road and Yarm Road for access to the town centre; and</u> • <u>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.</u> 	
10.1.47 10.1.49 10.1.50	Local Plan Highway Modelling	Delete paragraphs.	To reflect latest model results.
10.1.51		<p>From this strategic model, travel demands have been extracted for more detailed analysis within the local microsimulation models that investigate <u>the impact of Local Plan trips</u> and evaluate the <u>planned mitigations</u> in more detail. <u>These comprised:-</u></p> <ul style="list-style-type: none"> • <u>A66 Eastern Darlington Model</u> • <u>North Darlington Aimsun Model</u> • <u>A68 Western Darlington Model</u> <p><u>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.</u></p>	To reflect latest model results.
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.
Policy IN 2		Add:	To ensure policy is effective

Number	Title	Action/change to be made	Reason for change
		<p>....400 metres walking distance of a bus stop <u>served by a regular service.</u></p>	
Policy IN 2		<p>Change wording to:</p> <p>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.</p> <p>f. Contributions will be sought from all developments, where considered appropriate, for the following sustainable travel measures:</p> <ul style="list-style-type: none"> • 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; <p>Public Rights of Way improvements.</p>	<p>To provide greater encouragement to incorporate cycle storage and facilities in employment uses.</p> <p>To clarify range of schemes public and sustainable transport contributions will be expected to contribute to in areas of deficiency.</p>
10.2.7		<p>Add to end of para:</p> <p><u>In the context of Darlington’s bus network a regular service is considered to be a half hourly frequency throughout the day, Monday to Saturday. Some developments may require new services or extensions to existing services to meet the minimum standard for a regular service.</u></p>	<p>To clarify what is considered a ‘regular service’</p>
Policy IN 3		<p>Reword a) Improve transport choice through the provision of information and encouragement to maximise opportunities to travel sustainably;</p>	<p>For greater clarity of expectation of Travel Plan</p>
Policy IN 4		<p>Last Para of policy changed to read:</p> <p>Non-Residential development creating over 50 parking spaces <u>are required to provide</u> at least one double electric vehicle charge point (2 spaces). For each additional 50 parking spaces at least one double charging point <u>will be required.</u></p>	<p>For precision and accuracy of requirements</p>

Number	Title	Action/change to be made	Reason for change
Policy IN 9		<p>Renewable and low carbon energy development in appropriate locations will be supported. In determining planning applications for such projects significant weight will be given to the achievement of wider social, environmental and economic benefits.</p> <p>a. Wind energy development will be granted planning permission if the applicant can demonstrate that the proposal will not have unacceptable impact, either individually or cumulatively upon:</p> <ul style="list-style-type: none"> i. shadow flicker; ii. visual dominance; iii. protected species and habitats; iv. landscape character and fabric; v. heritage assets; vi. communication links; and vii. aviation and radar. <p>b. Solar Power developments will be granted planning permission if the applicant can demonstrate that the following considerations have been taken into account:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1. the land has been shown to be poorer quality land in preference to higher quality agricultural land; and 	<p>Policy reworded for soundness and accuracy.</p>

Number	Title	Action/change to be made	Reason for change
		<p>2. the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around solar arrays;</p> <p>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.</p> <p>c. Hydro Power: Applications for hydropower should be accompanied by a detailed Flood Risk Assessment. Early engagement should take place with the local planning authority and the Environment Agency.</p> <p>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.</p> <p>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.</p>	
MONITORING			
		An appropriate monitoring regime has been 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 include completed sites since April 2016, alter allocations which are now commitments and add new commitments. 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 employment sites within the appendix to provide further

Number	Title	Action/change to be made	Reason for change
		Inclusion of new employment allocation sites within policy E 2, excluding Greater Faverdale which has its own detailed policy.	guidance on the issues and requirements of sites.
Appendix B	Housing & Employment Allocation Statements	Additional detail added into issues and requirements for sites from the Landscape Sensitivity of Potential Housing Sites in Darlington Borough Study (July 2019).	Additional evidence base prepared.
Appendix B	Housing & Employment Allocation Statements	Additional detail added into issues and requirements for sites from the Heritage Impact Assessment (September 2019).	Additional evidence base prepared.
Appendix C	Darlington's Heritage Assests	Correct the reference to 'Scheduled Monuments' on the first page of this appendix.	Updated for accuracy
Appendix C	Darlington's Heritage Assests	Change the reference to the NPPF in the first paragraph under the title 'Local List and Non-designated Heritage Assests' to refer to national planning practice guidance.	Updated for accuracy
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 _s 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
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

Number	Title	Action/change to be made	Reason for change
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 Skerningham 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 Skerningham 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
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

Number	Title	Action/change to be made	Reason for change
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 DTVA North 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 amended to reflect sites exclusion.	Site no longer proposed for allocation.
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		Add in site 54 Neasham Nursery and alter development limits to include the site.	Permission given for 10 dwellings June 2019.
Map 14 & 15	Neasham, Merrybent and Low Conniscliffe development limits	Alter development limits to include permissions under construction at Neasham and Merrybent (Neasham and Merrybent Nurseries and Low Conniscliffe).	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.
All relevant maps	Housing Commitments	Remove sites which have been completed.	Not required to be shown as they are no longer delivering dwellings.

Number	Title	Action/change to be made	Reason for change
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.
Key Diagram		Potential Northern Link Route Amended to join at A1(M) Junction 59.	Accuracy.