

Local Plan 2016-36

A new plan for long term investment and growth for Darlington is being prepared. It will set out where significant new development should go and will include policies to protect valued environments and heritage.

The local plan will be for the next 20 years, up to 2036. By then, there could be up to 10,000 new homes, creating at least 6,000 new jobs and sustaining a vibrant town centre, high quality built and natural environments, accessible open spaces, sport and recreation facilities and health and education venues.

We think that development and changes in how land is used over the next 20 years should:

- be well planned, high quality and sustainable
- serve everybody's needs
- be located and designed to withstand the effects of climate change
- be co-ordinated with new and improved roads, open spaces and schools etc.
- ensure Darlington remains an attractive place to live, invest in and to visit
- bring economic growth, new jobs and prosperity
- sustain shops, the markets, leisure and commerce in a vibrant town centre
- ensure that Darlington's heritage and key open spaces are protected and cherished

Do you agree?
What else should we be striving for in Darlington's new local plan?

Plan preparation timetable and opportunities to have your say

It will take three years to prepare and adopt the plan. You can find out more about the process, and current and future opportunities to get involved, on the Council's website. Visit our website now to sign up for notifications about the opportunities to have your say. You can already have your say on our draft revised Statement of Community Involvement, which sets out proposals for engaging with people, groups and organisations.

The closing date for comments is Monday 15 August 2016

For all the latest information about the local plan, and to find out about the opportunities to have your say, visit www.darlington.gov.uk/localplan, or call 01325 406724.

All comments received will be considered, and the main issues raised by them will be reported to a Place Scrutiny Committee meeting in the autumn.

Proposals for New Development Now

Until the plan is adopted, decisions on new development will take account of national planning policies, existing relevant local development plan policies and the Council's 'Interim Planning Position Statement' agreed in April. These can all be found on the Council's website, www.darlington.gov.uk/ipps



Work progressing on the Central Park development in Darlington

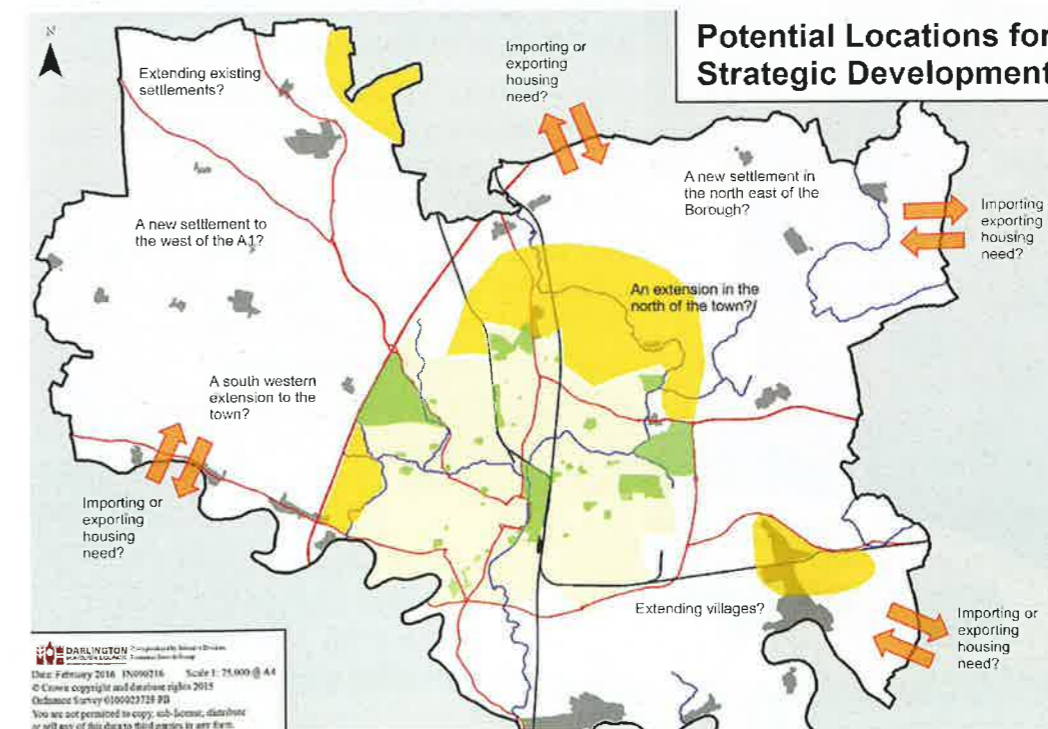


Where should new development go?

There is ample space at established and emerging employment locations like Faverdale, Lingfield, Morton Palms, and central Darlington for the businesses that would provide new jobs.

In contrast, there are few opportunities for new housing in established residential locations, so new neighbourhoods, urban and village extensions and new settlements will all have to be considered alongside brown field regeneration.

If we're going to provide all the housing Darlington needs, an average of about 500 new homes must be built every year throughout the plan period. At current building rates, this is at least 15 separate developments underway all the time. Whilst several of these could be in one or more broad strategic locations, a range and choice of sites and locations will be needed. Initial options and areas of search that are being considered are shown on the map which can be viewed on www.darlington.gov.uk/localplan.



Other themes

Many points need to be assessed through the planning process and we want to ensure Darlington remains an attractive place to live in, work in and visit. These points are set out in an Interim Planning Position Statement which can be found on the Council's website. This takes account of national planning and comments we've received from the public in the past.