

Policy H10

DBC DRAFT FOR DISCUSSION

Please note that the changes in green relate to the proposed Main Modifications (See DBC2) and those in blue respond to the Inspector's request following the Hearing Session on 15.06.2021.

Policy H 10

Skerningham - Strategic Site Allocation (Strategic Policy)

A 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.

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

Following community consultation a comprehensive masterplan **and design code** must be submitted to accompany any planning application relating to this site, that informs the mix of uses, layout, scale, design and phasing of the proposed development. The masterplan should be based on a strong understanding of the characteristics of the site, and its surrounds **incorporating the Garden Community Principles** and **encourage adopt** the Healthy New Town approach to site design **set out in Figure 1.3**. To ensure that a cohesive development is delivered at Skerningham, the Council will only approve planning applications that adhere with the masterplan **and design code** and deliver the necessary local and strategic infrastructure to support the 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, ~~and~~ retail **and leisure** facilities. These facilities should be of a scale and type proportionate to the nature of the development;
- c Other local community facilities to serve residential areas as required, closely related to public transport, walking and cycling facilities;
- d **Space for** ~~two~~ 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 within the plan period**;
- 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;
- 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 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](#)
- 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. [Based on the transport modelling undertaken to date, the local distributor road would be delivered in full between the occupation of the 900th and 1500th dwelling. Precise details of the road, together with a timetable for its implementation, shall be agreed with the Council as part of the comprehensive masterplan 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;~~](#)
- h Other necessary infrastructure as required by the Infrastructure Delivery Plan and identified at the time of submitting a planning application;
- i [Retains the openness and separation of the rural gaps between Darlington and the villages of Great Burdon and Barmpton \(see Policy ENV3\);](#)
- j A network of green and blue infrastructure that:
 - i retains and enhances the network of safe, attractive and accessible public rights of way, footpaths and cycle routes across the site;
 - ii protects and enhances the River Skerne, its valley setting (see Policy ENV 7), and the green corridor along the railway line;
 - 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 across the site providing for the green infrastructure needs of the local community, including wildlife friendly natural spaces, sport and recreation facilities, 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; ~~and~~
 - viii mitigates the impact on biodiversity (see Policy ENV 7); [and](#)
 - ix incorporates sustainable drainage systems.

~~[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. 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 ENV 1.](#)~~

[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.](#)

[Prior to the occupation of the 1,650th dwelling, the Council and the developers shall undertake a review of all associated infrastructure requirements for the subsequent phases of the development up to 4,500 dwellings. Those identified infrastructure requirements shall be incorporated into and delivered as part of subsequent phases of the development.](#)