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

This schedule sets out all of the main modifications proposed by the Council during the examination up to 7 October 2021 including those in response to all of the Inspector's action points. This version supersedes all earlier versions of proposed main modifications, including DBC19.2 published on 17 August 2021.

*** = Modification not previously published or have been amended since previous publication.** In summary these are modifications to the reasoned justification of Policy H10 which are consequential to the inclusion of the additional masterplan framework with the golf course remaining in situ, the reasoned justification for Policy H1 and H2 in relation to clarifying the housing requirement and an incidental change to MM109 in relation to the Cattle Mart relocation. This had been shown in the previous schedule DBC19.2 but new text relating to the mart having relocated was not underlined.

Mod Ref	Policy/Para/ Figure	Modification	Reason
MM1	Local Plan	Amend any cross-referenced housing figures in the plan to reflect the updated housing trajectory set out in DBC6.2.	To ensure the plan is effective and housing figures are consistent through the document
MM2	Para 1.01 & 1.02	This document contains policies and proposals for using and developing land throughout the Borough of Darlington. ~~When finalised and adopted it will~~ This Local Plan replaces the Darlington Local Development Framework (LDF) Core Strategy (May 2011) and the saved policies of the Borough of Darlington Local Plan (1997, including adopted alterations 2001), and ~~will~~ provides an up to date statutory development plan for the Borough. Appendix F sets out the specific local planning policies that have been superseded**.** All applications for development must, by law, be determined in accordance with the statutory development plan, unless there are material considerations that indicate otherwise. Figure 1.1 shows the documents that ~~will~~ make up the statutory development plan for Darlington ~~when this document is adopted~~.	To ensure consistency with the Local Plan Regulations and specifically Regulation 8(5).
MM3	Figure 1.1	Remove reference within diagram to the Core Strategy Development Plan Document and the Saved Policies in the Darlington Local Plan and to refer to the draft Local Plan as the adopted Local Plan.	To ensure consistency with the Local Plan Regulations and specifically Regulation 8(5).
MM4	Figure 1.2	This diagram will be updated to replace 'this document' reference and no longer refer to the last 4 stages as future stages and update dates when each stage took place where necessary	To ensure the Plan is effective and legally compliant.
MM5	Para's 1.0.4 – 1.0.13	~~**Proposed Submission Local Plan (Regulation 19)**~~ ~~**1.0.4** The next phase of plan preparation is the publication of the Proposed Submission Local Plan for a statutory six-week period to allow comments and representations under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 to be received prior to submission for independent examination.~~ ~~**1.0.5** A Policies Map accompanies this document. It shows, on an OS base map, where each site allocation is, and where each policy or proposal applies. The Policies Map can be accessed online via www.darlington.gov.uk/localplan.~~ ~~**1.0.6** This allows local communities, businesses and other interested stakeholders the opportunity to comment on the policy content on the Council's final version of the draft Local Plan, within a specific remit. The remit of representations under this public consultation is limited and relates to the 'Tests of Soundness' and also includes legal compliance, as set out in the National Planning Policy Framework. The Proposed Submission Local Plan has been refined and amended following feedback received at each of the several consultation stages during its preparation **(Figure 1.2)**.~~ ~~**1.0.7** Once the Regulation 19 representation period is complete, the Proposed Submission Local Plan and a Schedule of any Proposed Modifications based on comments received is then submitted to the Secretary of State for the Ministry for Housing, Communities and Local Government. They will then appoint an independent Planning Inspector from the Planning Inspectorate to undertake a 'public examination' of the Local Plan.~~	To ensure the plan is effective, consistent with national policy and legally compliant.

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		~~**1.0.8** During the examination process, the Planning Inspector will use the National Planning Policy Framework and the comments and representations submitted during the Regulation 19 consultation to determine whether a Local Plan is sound and legally compliant.~~ ~~**1.0.9** The Inspector, in examining the plan and taking account of representations made, may conclude that modifications are required to make it sound and capable of adoption. It is proposed that the Director of Economic Growth and Neighbourhood Services, in consultation with the Portfolio holder for Economy and Regeneration, be the delegated authority to recommend to the Inspector such modifications to the draft Local Plan submission documents as may be necessary to satisfy the requirements as to it's soundness.~~ ~~**1.0.10** The independent examination of the Local Plan will test the soundness of the Plan. The examination will take the form of an informal hearing led by a Government appointed Inspector who will identify the main matters and issues requiring discussion. On completion of the hearing sessions the Inspector will consider all representations received in the publication stage and in the discussions held during the hearing in preparing their report on the soundness of the Plan.~~ ~~**1.0.11** The elements of the test of soundness are set out in the government's National Planning Policy Framework (NPPF), namely:~~ ~~• **Positively prepared** – the plan should be based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, and be consistent with achieving sustainable development.~~ ~~• **Justified** – the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.~~ ~~• **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.~~ ~~• **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.~~ ~~**1.0.12** Representations can be submitted in a number of ways:~~ ~~• On line at https://darlington-consult.objective.co.uk/portal~~ ~~• By email to planning.policy@darlington.gov.uk~~ ~~• By post/response form to Town Hall, Darlington, DL1 5QT.~~ ~~**1.0.13** A sustainability appraisal has also been prepared to support the Local Plan. This is available on-line at https://darlington-consult.objective.co.uk/portal and on request by telephoning or emailing the planning policy team. Background evidence is available on the Local Plan website www.darlington.gov.uk/localplan.~~	
MM6	Para 1.7.2	The Local Plan 2016-36 recognises the contribution that housebuilding makes to the local economy. Land is allocated for approximately ~~6,700~~ 5,764 homes with an additional ~~4,300~~ 5,440 (approx.) already committed via existing planning permissions or completed over the first ~~three~~ five years of the plan period. A range of previously developed land and greenfield sites provide choice both within and on the edge of the urban area and at the large service villages.	To ensure the plan is effective and housing figures are consistent through the document.
MM7	Para 1.7.3	Our ambition ~~is~~ to achieve 7000 net jobs between 2016-2036* requires suitable locations to grow the economy which are identified through the Local Plan 2016- 2036. Footnote: Based on net jobs from 56,000 jobs in Darlington Borough (Source : NOMIS – Official Labour Market Statistics from Office of National Statistics) in 2016 to 63,000 jobs by 2036.	To ensure the plan is effective by clarifying that the jobs target is a net figure and confirming the number of jobs which existed in 2016.
MM8	Aim 2	Meeting Housing Needs – enable the development of ~~at least~~ ~~10,000~~ 9,840 new homes….	To ensure the plan is effective by aiming to deliver the housing requirement proposed in Policy H1 rather than a rounded figure of 10,000 homes.
MM9	Aim 6	...Support the national commitment for net zero carbon and greenhouse gas emissions by 2050 through the continued move towards a ~~low~~ net zero carbon community by encouraging efficient use of resources, good design and well-located development, whilst increasing resilience to impacts from climate change.	To ensure the plan is consistent with paragraphs 152 and 153 of the NPPF (2021) and specifically the updated objectives and provisions of the Climate Change Act (2008 as amended) referred to in footnote 53. This requires Local Plans to contribute towards the achievement of the national target.

MM10	Policy SD1	A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the Darlington Borough. ~~Planning applications that accord with the policies in the Darlington Local Plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.~~ ~~Where there are no policies relevant to the application or relevant policies are out of date at a time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:~~ Planning applications that accord with policies in the development plan* will be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, the Council will grant planning permission unless, the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. ~~i. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole, or~~ ~~ii. specific policies in that Framework indicate that development should be restricted.~~ This policy will be implemented and monitored by making and reviewing decisions on planning applications. * the Darlington Borough development plan consists of the Local Plan, Tees Valley Joint Minerals and Waste Core Strategy Development Plan Document (DPD), Tees Valley Joint Minerals and Waste Policies and Sites DPD and made neighbourhood plans.	To ensure the policy is consistent with national policy and also provides a clear definition of the development plan.
MM11	Policy DC1 – policy wording - paragraph 1	All development will be required to ~~follow~~ have regard to the design principles ~~of~~ in the Darlington Design of New Development SPD and National Design Guide (or successors) by demonstrating that:	To ensure the policy is effective and consistent with national policy regarding the role and weight of SPDs.
MM12	Policy DC 1 – Policy wording - Part c	change the word ‘encouraged’ for ‘supported’	To provide greater effectiveness in implementing the council’s climate change strategy.
MM13	Policy DC1 – paragraph 5.1.1	… Development proposals should have regard to the principles in the National Design Guide and Darlington Design of New Development SPD in considering design. The Darlington Design of New Development SPD is to be updated in early 2022 to reflect latest national standards until such time latest national guidance should take precedence.	To ensure the policy is effective and consistent with national policy regarding the role and weight of SPDs.
MM14	Policy DC1 - Para 5.1.8	Minimising the impact of and increasing resilience to the effects of climate change is an objective of the Local Plan in order to contribute towards the achievement of the national commitment of net zero carbon and greenhouse gas emissions (100% reduction relative to 1990 levels) by 2050.	To ensure the plan is consistent with paragraphs 152 and 153 of the NPPF (2021) and specifically the updated objectives and provisions of the Climate Change Act (2008 as amended) referred to in footnote 53. This requires Local Plans to contribute towards the achievement of the national target.

MM15	Policy DC2 – part f	SuDS ~~accord with~~ have regard to the Tees Valley Authorities Local Standards for Sustainable Drainage (2015) and national standards	To ensure the policy is effective and consistent with national policy regarding the role and weight of SPDs.
MM16	Policy DC 2 – policy wording – para 8	~~Major developments (development of 10 or more dwellings and other developments with a floor space of 1,000m2 or more) will be required to submit a drainage scheme to show the site drainage can be adequately dealt with. The proposed drainage scheme will be required to incorporate SuDS unless it can be demonstrated that it would be inappropriate.~~ Developers will be required to submit drainage details for consideration by the Council, in consultation with the Environment Agency and Northumbrian Water Ltd, to ensure adequate management of foul and surface water flows. Major developments (development of 10 or more dwellings and other developments with a floor space of 1,000^2 or more) will be required to incorporate SuDS unless it can be demonstrated that it would be inappropriate.	Suggested alterations by Northumbrian Water (Developer Services) to ensure smaller scale development proposals are acceptable in terms of surface water and foul water flows. This modification is proposed for effectiveness as the original wording only captured major schemes.
MM17	Policy DC3 (g) and footnote 10	Require, in the case of development of ~~100~~ 150 or more homes and all other non-residential 'major' development, the submission of a Health Impact Assessment ~~(HIA)(10)~~as part of the application to explain how health considerations have informed the design. Assessments should be proportionate to the scale of development proposed and undertaken in line with current government guidance. [10]	To ensure that the policy is effective by clarifying that health impact assessments should be proportionate to the nature and scale of development, and to amend the threshold to 150 dwellings.
MM18	Policy DC 3 – footnote 10	Public Health England have produced some new guidance on HIA's in Planning: ~~To be undertaken in line with Department of Health and Social Care~~ Public Health England, Health Impact Assessment in spatial planning , October 2020 (or subsequent replacement) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/929230/HIA_in_Planning_Guide_Sept2020.pdf	To ensure the policy is effective by referring to the most recent guidance available
MM19	Policy DC 4 - policy wording – para 2	Delete sentence '~~Proposals which would result in excessive movements of Heavy Goods Vehicles (HGVs) on residential roads.~~'	To ensure Policy DC 4 is effective by removing and area of ambiguity.
MM20	Policy DC5 – policy wording	The Borough Council will encourage all local employers to participate in skills and employment training initiatives to increase access to employment for those who live within the area. Where development proposals would generate a significant number of construction and operational phase jobs, the Borough Council will seek ~~to enter into a S106 Agreement~~ to secure appropriate commitments and targets for employment skills and training, including apprenticeships appropriate to the development proposed.	To ensure that it is sound with regard to the expectations of developers relating to the provision of employment skills and training initiatives.
MM21	Policy DC5 - Paragraph 5.5.3	A key element of achieving this will be through continued working with the Borough Council and other partners to promote utilisation of jobs, skills and employment training, and where appropriate ~~using the planning system~~ undertaking negotiations through the planning application process to secure targets and commitments via agreement in relation to associated job and training opportunities, both for construction-related employment and training that will increase access to employment.	To ensure that it is sound with regard to the expectations of developers relating to the provision of employment skills and training initiatives.
MM22	Housing Chapter - Paragraph 6.0.2	Amend paragraph to read: The NPPF also requires Local Planning Authorities to identify and update annually a five-year supply of deliverable housing sites against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer of 5% (moved forward from later in the plan period). ~~This buffer should be 5% where a local planning authority wishes to demonstrate a five year supply of deliverable sites through a recently adopted plan, to account for any fluctuations in the market during that year.~~	To ensure the policy is effective and consistent with national policy
MM23	Policy H 1 – policy wording	Add text below to the final paragraph of policy H 1	To ensure the policy is effective and clarify that the requirements are a minimum and not restrictive maximum figures.

<table>
<tr><td></td><td></td><td>The NPPF states that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The table below outlines the minimum housing requirement for the neighbourhood areas in the Borough, following the above approach.</td><td></td></tr>
<tr><td>MM24</td><td>Policy H 1 – table 6.1</td><td>Amend neighbourhood area housing requirements as set out below:

Table 6.1 Neighbourhood Area Housing Requirements
<table><tr><td>Low Coniscliffe & Merrybent</td><td>~~1520~~962</td></tr><tr><td>Blackwell</td><td>~~0~~45</td></tr><tr><td>Hurworth</td><td>~~625~~816</td></tr><tr><td>Middleton St George</td><td>~~260~~860</td></tr><tr><td>Sadberge</td><td>~~0~~71</td></tr></table></td><td>To include commitments within the requirement figures for completeness, to reflect the update to the housing trajectory set out in DBC6.2 and to ensure the policy is effective.</td></tr>
<tr><td>MM25</td><td>Policy H1</td><td>A main modification to policy H1 is set out below which expresses the housing requirement as a single minimum net figure for the period 2016 to 2036. Paragraph 2 also deleted and alterations to second last paragraph. Modifications set out above in the schedule are also included.

Policy H1 Housing Requirement (Strategic Policy)

Housing will be delivered to meet a minimum requirement of ~~422~~492 net additional dwellings per annum over the plan period from 2016 to 2036. This results in a total net minimum requirement of ~~8,440~~9,840 dwellings.

~~The minimum requirement will be met through: completions already achieved since April 2016, sites with planning permission (commitments), housing land allocations and mixed use allocations set out in Policy H 2.~~

~~The Local Planning Authority also has a Local Plan housing target of 492 net additional dwellings per annum over the plan period from 2016 to 2036. This results in a total net target of 9,840 dwellings over the plan period. The housing target makes an allowance for economic growth and 7,000 full time equivalent additional jobs over the plan period. The increased housing target reflects the additional new homes required to meet the need of additional workers. The housing target will also be met by the sites outlined above.~~

~~The above approach has been taken to provide a housing requirement range rather than a single figure. The housing target is not a restrictive maximum figure.~~

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

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

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</table>

MM26*	Policy H1 – paragraph 6.1.9	Further information and details on how the housing ~~target~~ requirement was derived can be found in the SHMA Update (2017). ~~It is considered that the minimum housing requirement and target within Policy H 1 strikes a balance between realistic achievability and aspiration.~~	To ensure the reasoned justification is clear and justified.
MM27	Policy H1 - New paragraphs added after 6.1.9	With regards to the neighbourhood area housing requirements, the Council has followed policy and guidance in the NPPF and NPPG in setting the figures. The requirements are based on the number of dwellings that are expected to be built on housing allocations and commitments in that neighbourhood area between 2021 and 2036. This approach follows the guidance in reflecting the plan's spatial strategy and supporting evidence base (e.g. HELAA and SA). The neighbourhood planning body does not have to make specific provision for housing or seek to allocate sites to accommodate the requirement. The requirements are met through the allocations in policy H 2 and the housing commitments set out in table 6.4. If monitoring indicated that the committed and allocated sites were not delivering the number of homes set out in table 6.1, there should not be an automatic expectation that development will be allowed on non-allocated sites within the neighbourhood area. Monitoring of housing completions is undertaken yearly and if such a situation was to occur it would be addressed through a review of the Local Plan. The scope of neighbourhood plans is up to the neighbourhood planning body. Groups are not required to plan for housing. If they wish to do so a neighbourhood plan can allocate additional sites to those in a local plan where this is supported by evidence to demonstrate need above that identified in the Local Plan. Consequently, it is important to note that the neighbourhood area housing requirements are not a restrictive maximum figure. Groups can plan for additional sites if they wish and other suitable windfall sites can be brought forward by developers. Early engagement with the Council is encouraged, where groups wish to exceed their housing requirement figures, to assess whether the scale of additional housing numbers is considered to be in general conformity with the strategic policies.	To ensure the policy and reasoned justification is clear and effective in terms of the neighbourhood area housing requirements.
MM28	Policy H2 - Table 6.2 Expected Housing Delivery	Replace table 6.2 with the updated version below. Period / No of dwellings 2021/22 - 2025/26 / 2920 2026/27 - 2030/31 / 3547 2031/32 - 2035/36 / 2791	To reflect the update to the housing trajectory in DBC6.2.
MM29	Policy H2 – Paragraph 6.2.2	There is the need to allocate sufficient land to accommodate a minimum ~~of 8,440 dwellings and a target~~ of 9,840 dwellings within the plan period.	To ensure the supporting text is justified and effective.
MM30	Policy H2 - Paragraph 6.2.2	The allocations and existing commitments have the potential to deliver approximately ~~10,000~~8,883 homes up to 2036. The build out of a number of the strategic sites will also extend beyond 2036. Taking this into consideration the plan has sufficient land for approximately ~~16,000~~ 14,836 homes.	To ensure the plan is effective and housing figures are consistent through the document.
MM31	Policy H2 - Para 6.2.3	Add to the end of the paragraph: A small sites allowance of 25 dpa has been included within the housing supply and is set out within the housing trajectory (appendix A).	For clarity and to ensure the plan is effective.
MM32*	Policy H2 – Para 6.2.4	The housing requirement ~~and housing target are~~ is a 'net' figure~~s~~ and must take into account any dwellings that are lost during that period through demolition or change of use.	To ensure the reasoned justification is clear and effective.
MM33	Policy H2 - Paragraph 6.2.5	Amendments to the reasoned justification for policy H2 to include the five year requirement and five year supply on 1st April 2021. There is a requirement to continually monitor delivery and the supply of housing sites to ensure a rolling five year supply throughout the plan period. The Local Planning Authority will produce a housing position statement at the beginning of each financial year to set out the current five year housing land supply. The five year requirement on 1 April 2021 based on the target of delivering 9,840 net additional dwellings between 2016 and 2036 (492	To ensure the policy and reasoned justification are clear and effective.

dwellings per year) was 546 dwellings per annum which includes a 5% buffer. Table [insert figure] below sets out how the figure was arrived at.

Table [insert] Five year requirement on 1st April 2021

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

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

Table [insert] Summary of five year housing land supply on 1st April 2021

	Total expected completions 2021/22-2025/26
A. Sites of <10 dwellings with outline or full planning permission	0
B. Sites of 10 or more dwellings with detailed planning permission	910
C. Sites of 10 or more dwellings with outline planning permission	760
D. Sites with a grant of planning	0

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<tr><td>permission in principle</td><td></td></tr>
<tr><td>E. Allocations without planning permission</td><td>1125</td></tr>
<tr><td>F. Small sites allowance</td><td>125</td></tr>
<tr><td>Total</td><td>2920</td></tr>
</table>

If the situation arose where the Local Planning Authority were unable to demonstrate a five year supply of deliverable housing sites, there is a fall-back position within Policy H 1. The policy states, in this situation sites which are not allocated, are located beyond development limits but are well related to the ~~limits~~ built form of the main urban area or service villages will be supported. This is providing they ~~comprise of sustainable development and~~ are consistent with relevant national and Local Plan policies.
</td><td></td></tr>
<tr><td>MM34</td><td>Policy H2 - Paragraph 6.2.6</td><td>Amendments to paragraph set out below:

In the above circumstance, proposals will not be required to accord with Policy H 7 Residential Development in the Countryside but will have to demonstrate that they will be deliverable in the short term, therefore contributing to the five year supply. The Local Planning Authority may reduce implementation or submission of reserved matters timescales to ensure delivery takes place within the five year period and to ensure the site makes a positive contribution to the five year supply. It is important to note that small sites can make a positive contribution to the housing land supply. If an application is granted under this situation and subsequently expires, it will not necessarily be renewed automatically if permission is sought again.</td><td>To ensure the policy is clear and effective.</td></tr>
<tr><td>MM35</td><td>Policy H2 – table 6.3 Housing Allocations</td><td>Replace table 6.3 with an updated version which is set out below this table.</td><td>To reflect updates to the housing trajectory set out in DBC6.2. To ensure the plan is effective.</td></tr>
<tr><td>MM36</td><td>Policy H2</td><td>References deleted to housing allocations being labelled as “strategic” in policy H2. Please see the table below. Other references to “strategic” sites also to be deleted as necessary to ensure a consistent approach (e.g. within policies H10, H11, E1, E2). The policies map and associated key are also to be updated accordingly.</td><td>To ensure the policy is clear and effective.</td></tr>
<tr><td>MM37</td><td>Policy H2 - Paragraph 6.2.11</td><td>Amendments and additional text to the reasoned justification for policy H2 to include a summary of the overall housing supply expected in the plan period:

The policy above indicates that the allocations are capable of accommodating around ~~6,709~~5,764 homes in the Borough throughout the plan period. ~~An additional 5,545 homes are anticipated to be delivered post 2036.~~ The housing requirement will also be met by existing commitments (table 6.7), some of which are currently being built out, net completions since 1st April 2016 and a small sites allowance of 25 dwellings per annum. The table below provides a summary of the overall housing supply expected in the period 2016 to 2036, highlighting that the total supply ensures that the housing requirement will be met and exceeded. The figure of 3,119 homes on commitments is the total capacity of those sites based on the planning permissions as at 1st April 2021. Historically lapse rates in the Borough have been around 14% and if a similar lapse rate were applied to existing commitments this would reduce the overall supply summarised in table 6.6 by around 440 dwellings. It is</td><td>To ensure the policy is clear and effective.</td></tr>
</table>

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<table>
<tr><td></td><td></td><td>important to note that extra capacity exists on a number of sites and they are assumed to be delivered after 2036. This includes site 68 West Park Garden Village a housing commitment and six of the housing allocations, which total 5,614 beyond 2036. Furthermore, no allowance is made for windfalls over one hectare, and the small site allowance of 25 dwellings per year is below the historic average of 37 dwellings per year on such sites.

Table 6.6 Overall housing supply 2016 - 36
<table><tr><td>Net Completions 1 April 2016 to 31 March 2021</td><td>2321</td></tr><tr><td>Commitments 1 April 2021 to 31 March 2036</td><td>3119</td></tr><tr><td>Allocations 1 April 2021 to 31 March 2036</td><td>5764</td></tr><tr><td>Small sites allowance 1 April 2021 to 31 March 2036</td><td>375*</td></tr><tr><td>Total</td><td>11579</td></tr></table>*Remaining 15 years multiplied by small sites allowance of 25 dwellings per annum (15x25=375).</td><td></td></tr>
<tr><td>MM38</td><td>Policy H2 - Paragraph 6.2.15</td><td>Delete paragraph to avoid duplication with para 6.2.11:

~~The allocations are in addition to the supply of dwellings from existing commitments, some of which are currently being built out. These sites are shown in the Table 6.4 below. It is important to note that the total number of dwellings set out in Policy H 2 above, up to 2036, is not the same as the housing target. This is because the policy does not include the commitments which already have planning permission, some of which are already being developed. These sites will also contribute to meeting the housing target and taken with the allocations will surpass the target of 9,840 dwellings. Some of the allocations and commitments are also likely to deliver dwellings beyond the plan period (post 2036).~~</td><td>Ensures the policy is effective by removing duplication within the reasoned justification.</td></tr>
<tr><td>MM39</td><td>Policy H2 - Table 6.4 Housing Commitments</td><td>Replace table 6.4 with an updated version which is set out below this table.</td><td>To reflect updates to the housing trajectory set out in DBC6.2.</td></tr>
<tr><td>MM40</td><td>Policy H4 – para 1</td><td>Proposals for housing development will be ~~expected~~ encouraged to provide an appropriate mix of housing types, sizes and tenures which have regard to ~~meet~~ local needs as identified within the most up to date Strategic Housing Market Assessment or other relevant evidence ~~or by other evidence submitted in support of a planning application~~. A suitable housing mix should also give consideration to a site's location, physical constraints, character and surrounding context.</td><td>To ensure the policy is clear, effective and consistent with national policy regarding the role and weight of SPDs.</td></tr>
<tr><td>MM41</td><td>Policy H4 – policy wording – part a</td><td>Alteration to policy:

~~80~~45% of all new dwellings will meet category 2 requirements (accessible and adaptable dwellings).</td><td>To ensure Policy H 4 is justified by reflecting the most recent evidence in the Strategic Housing Market Assessment 2020.</td></tr>
<tr><td>MM42</td><td>Policy H4 – additional</td><td>Additional text following para 6.4.5:</td><td>To ensure the policy is clearly justified.</td></tr>
</table>

<table>
<tr><td></td><td>text following para 6.4.5</td><td>The evidence to support the percentage requirements for accessible and adaptable homes is set out in the SHMA 2020. Modelling work was undertaken in the assessment which utilised national and local data on housing, long term illness and disability, to estimate the number of households likely to require adaptations or needing to move to a more suitable home in the housing market area. The assessment indicated that at least 4,948 households will require adapted homes by 2036. This represents 54% of the overall housing need for Darlington between 2016 and 2036. More detailed analysis of the data also indicated that at least 790 wheelchair adapted homes will be required over the plan period which results in 9% of overall housing need for Darlington needing to be M4(3) standard. Subsequently this implies a need for 45% of all new homes to be M4(2) standard (54% minus 9%).</td><td></td></tr>
<tr><td>MM43</td><td>Policy H5 – policy wording – table 6.5</td><td>Alteration to policy:

Table 6.5 Affordable Housing Requirement

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

~~The affordable housing requirement shall be provided on-site with approximately 50% as affordable rent and 50% as other affordable products (as defined in the NPPF).~~ The tenure split to be provided on site is set out within table 6.5 and differs across the three requirement areas. In determining the type and size of affordable housing to be provided, the Council will also have regard to the evidence in the most recent SHMA.</td><td>To ensure consistency with the NPPF requirement that all major housing developments should expect at least 10% of the homes available are for affordable home ownership. The change to the tenure split in the 30% areas is informed by the latest evidence in the Strategic Housing Market Assessment (2020) and makes the policy justified.</td></tr>
<tr><td>MM44</td><td>Policy H 5</td><td>Delete part (a) and to amend part (d) to ensure such an approach would contribute to the objective of creating mixed and balanced communities.

Policy H5 Affordable Housing

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

~~a. Executive housing schemes;~~

~~b~~a. Schemes which involve the conversion of a building which is not able to physically accommodate units of the size and type of affordable housing which is required within that locality;

~~c~~b. Specialist accommodation where the management of the building(s) would make it difficult to provide affordable housing on-site (such as sheltered accommodation); and

~~d~~c. Any other circumstances where the Council considers off-site provision to be preferable to on-site provision; for example where a contribution would result in the delivery of more affordable homes off-site or in a more suitable location when compared to the policy requirement for on-site provision. Such an approach would be required to contribute to the objective of creating mixed and balanced communities.</td><td>To ensure the policy is consistent with the NPPF.</td></tr>
<tr><td>MM45</td><td>Policy H5 – para 6.5.2</td><td>Darlington Borough does have a substantial need for affordable homes and detailed evidence is provided in ~~Part 1 of~~ the SHMA ~~(2015)~~(2020). The assessment provides an analysis of the social, economic, housing and</td><td>To ensure the policy and supporting text is justified and reflects most recent evidence in the SHMA 2020.</td></tr>
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		demographic situation across the Borough and identifies a need of ~~160~~ 233 affordable dwellings per annum over the plan period, a total of 4,646. This would equate to approximately ~~33~~ 47.2% of the overall housing target figure (492 dwellings per annum as outlined in Policy H 1). The affordable need is broken down into 3,252 dwellings for households unable to afford (163 dwellings per annum) and 1,394 dwellings for households aspiring to homeownership (70 dwellings per annum). Given the level of affordable housing need identified, it is important to maximise the amount of affordable housing that can be delivered through market housing led developments. Key to this is the economic viability of such developments.	
MM46	Policy H6 – Policy Wording	~~Rural Exceptions~~ Exception Sites (Strategic Policy) **Rural Exception Sites** Affordable housing schemes closely related to the identified development limits of the service villages and rural villages will be permitted providing: a. Affordable housing need in the local area has been demonstrated; b. Local need cannot be met on sites within the settlement limits; c. The type and size of housing provided reflects identified local need; d. Arrangements exist to ensure the housing will remain affordable in perpetuity; and e. The site is well-related to the settlement and local services and does not conflict with other policies in the Local Plan. In exceptional circumstances, a small proportion of market or self/custom build housing may be provided, if it can be demonstrated via a detailed viability assessment that a 100% affordable scheme would be unviable and the market homes would support delivery. **Entry-Level Exception Sites** Entry-Level affordable housing schemes closely related to the identified development limits of the Darlington urban area, services villages and rural villages will be permitted providing: a. It is demonstrated, through an up to date housing needs assessment, that the need for the housing proposed is not already being met in the Borough by existing commitments or policies and allocations in this Plan; b. It consists of one or more types of affordable housing types suitable for first time buyers and first time renters; c. The site is not already allocated for housing and is not larger than 1 hectare in size or is for more than 5% of the number of existing homes in the settlement. d. It does not conflict with other policies in the Local Plan	To ensure consistency with paragraph 72 of the NPPF (2021) regarding entry-level exception sites.
MM47	Policy H6 – paras 6.6.1 and 6.6.2	Rural Exception Sites **6.6.1** The housing market can be stronger in rural areas with prices generally higher than similar properties in urban areas and suburbs. This can make it difficult for people who want to live close to their families in such areas or for those whose employment is based in the rural area. It can also result in younger people moving out of village areas subsequently resulting in an imbalance in the age structure of the rural population.	To ensure the policy is effective and consistent with paragraph 72 of the NPPF (2021)

		6.6.2 In ~~Part 1 of~~ the SHMA (~~2015~~ 2020) there is limited spatial evidence for the distribution of additional affordable housing needed. As such, there is no evidence of specific unmet needs for additional affordable housing in the service villages or any of the other villages / hamlets in the Borough. If it can be demonstrated by a local needs survey that there is a need for additional affordable homes in these areas, Policy H 6 allows for the provision of affordable dwellings on the edges of villages. The survey would normally be carried out by a parish council or Registered Provider and would have to satisfy the Borough Council. Where supported by a detailed viability assessment, a small proportion of market housing may be provided if it can be demonstrated that it is necessary to deliver the affordable dwellings. Entry-level Exception Sites **6.6.3** National policy requires the Council to support the development of entry-level exception sites. Such sites are expected to help meet the affordable housing needs of first time buyers, or those looking to rent their first home, where this need is not being provided for through existing or planned development. As such proposals for entry-level sites will be expected to provide information that details the need is for affordable housing that meets the needs of first time buyers and first time renters and the extent to which allocations in the development plan and sites with extant planning permission will meet that need. **6.6.4** The type of homes proposed will be based on evidence from an up to date needs assessment. It is expected that entry-level schemes will consist of more than one type of affordable housing. From the SHMA (2020) it is considered likely that the types to be included will be shared equity and social rented as these types are considered to best meet the needs of first time buyers and first time renters respectively. **6.6.5** In line with national policy, entry-level scheme should be limited either to sites of 1 hectare or less in size or to consist of no more than 5% of the total number of homes in the settlement, based on the latest available data. In relation to this, proposals will be expected to not be in conflict with other policies in the plan and be designed taking account of the requirements of policy DC1: Sustainable Design Principles and Climate Change.	
MM48	Policy H7 – policy wording – para 1	New Isolated Dwellings in the Countryside will be avoided. New permanent dwellings will only be permitted where they meet the criteria set in national policy (para ~~79~~ 80, NPPF ~~2019~~ 2021). Proposals for rural workers dwellings will need to demonstrate: i. an essential need to live permanently at or near their place of work in the countryside; and; ii. provide evidence as to why the need for on-site accommodation cannot be dealt with by other means, such as CCTV surveillance, or met in another way through alternative accommodation in the existing local housing stock within a reasonable distance; and; iii. the location of the proposed residential accommodation has been carefully considered to minimise visual impact on the countryside and any neighbouring land uses.	To ensure the policy is effective and consistent with national policy by re-locating supporting justification within Policy E4 to the relevant policy
MM49	Policy H 7 – policy wording – para 2 and part h	Paragraph 2 – The replacement of residential buildings in the open countryside will only be permitted ~~in exceptional circumstances and~~ providing; h. The proposed use does not detract from it's setting in the immediate ~~and wider~~ landscape;	To ensure the policy is justified, effective and consistent with National Policy.
MM50	Policy H 8 – policy wording – part b – para 1	The development of a rear residential garden for a new dwelling will not normally be permitted. ~~Exceptionally,~~ A limited scale of backland garden development may be acceptable providing it does not have a significant adverse impact upon the following:	To ensure the policy is justified and effective.
MM51	Policy H8 – final para.	All development proposals should also ~~be compliant with~~ have regard to the Design of New Development SPD (2011) or more recent version.	To ensure the policy is effective and consistent with national policy in the way it refers to supporting SPDs.

MM52	Policy H9 – part c	c. The extension to existing Council sites at Honeypot Lane (8 anticipated pitches) and an extension to the Rowan West / East complex site (25 anticipated pitches) off Neasham Road, and; ~~c.~~ d. Allowing new sites to provide accommodation for Gypsies, Travellers and/or Travelling Showpeople where:	To ensure the policy is effective in setting out how the identified need for gypsy and traveller accommodation is expected to be met.
MM53	Policy H9 – para 6.9.5	The most recent Gypsy and Traveller Site Needs Assessment (GTAA 2017) (20) came to the conclusion that Darlington Borough is well catered for in terms of supply for Gypsy and Traveller pitches. An annual need of 1 pitch per 5 years was identified from 2017-2022. ~~The need could be met by extending Honeypot Lane by adding neighbouring unused allotment land to the south of the site.~~	To ensure the policy is effective in setting out how the identified need for gypsy and traveller accommodation is expected to be met.
MM54	Policy H10 – para 1	Skerningham – ~~Strategic~~ Site Allocation (Strategic Policy) An ~~strategic~~ allocation is identified on the North side of Darlington at Skerningham (Site Reference: 251) to secure the delivery of up to 4,500 dwellings. During the plan period to 2036 this site is expected to deliver approximately 1,650 ~~1,800~~ dwellings of which 600 dwellings are to be delivered on land adjacent to the A167 and west of the East Coast Mainline on the eastern part of the allocation; and 1,050 dwellings to be delivered on land to the east of the east coast mainline on the eastern part of the allocation with initial phases located on land adjoining Barmpton Lane.	To ensure the policy is justified and effective in relation to the location and phasing development on the proposed allocation site during the plan period and consistent with policy H2 by removing reference to strategic site.
MM55	Policy H10 – para 3	A comprehensive masterplan including an infrastructure phasing plan shall be prepared in consultation with the community prior to the submission of ~~must be submitted to accompany~~ any planning application relating to this site, that informs the mix of uses, layout, scale, design, provision of local and strategic infrastructure including social and community facilities and phasing of the proposed development. The masterplan shall be led by the applicant(s) and should be based on the design approach and principles established in the Council's Design Code, a strong understanding of the characteristics of the site and its surrounds and incorporate the key principles for the development as set out in points a to j below. ~~and adopt the Healthy New Town approach to site design~~. To ensure that a cohesive development is delivered at Skerningham, the Council will only approve planning applications that adhere with the comprehensive masterplan and the Council's design code and deliver the necessary local and strategic infrastructure including social and community facilities at the appropriate phase of the development identified in the infrastructure phasing plan to support the coordinated provision of infrastructure and housing development.	To ensure the policy is effective in setting out when and how the masterplan should be prepared, what it should contain, take account of and how it will be used in the decision-making process. Also to ensure the policy is effective in ensuring the coordinated provision of infrastructure with development and clear that infrastructure also includes social and community facilities.
MM56	Policy H10 – part 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;	To ensure the policy is effective by making it clear what the affordable housing requirement is.
MM57	Policy H10 – part 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 food and drink (excluding hot food takeaways) facilities. These facilities should be of a scale and type proportionate to the nature of the development and shall be delivered in accordance with the infrastructure phasing plan. Policies TC1, TC4 and TC5 will not apply to proposals in accordance with these requirements.	To ensure the policy is effective in relation to the facilities required in the neighbourhood centre and to make clear the requirements of policies TC1 and TC5 will not apply for consistency with national policy.
MM58	Policy H10 – part c	Other local community facilities to serve residential areas as required, closely related to public transport, walking and cycling facilities, and shall be delivered in accordance with the infrastructure phasing plan;	To ensure the policy is effective regarding the coordinated provision of infrastructure with development.
MM59	Policy H10 – part d	~~Space for t~~Two primary schools, associated nursery provision (a total of 5.6 hectares) and a reserved space for a secondary school (5 hectares), with the first primary school being delivered on land to the east of the East Coast Mainline before the occupation of the 450th dwelling on land to the east of the East Coast Mainline subject to available capacity within existing or other newly created local schools (see Policy IN 10) and the phasing requirements established in the infrastructure phasing plan. The timescales for the delivery of the additional primary school and secondary school would be identified in the infrastructure phasing plan and/or through the review of infrastructure requirements prior to the occupation of the 1,650th dwelling where the education requirements and capacity levels will be considered;	To ensure the policy is effective regarding the coordinated provision of infrastructure with development.

MM60	Policy H10 – part e	An integrated transport network focused on sustainable transport modes, including public transport, walking and cycling with strong links to adjoining communities, employment locations and Darlington town centre, shall be delivered in accordance with the infrastructure phasing plan;	To ensure the policy is effective in ensuring infrastructure provision will be appropriately coordinated with development.
MM61	Policy H10 – part f	Principal vehicular access points from the A167, A1150 and Barmpton Lane and include appropriate measures to mitigate the impact of development on the local road network. The phased implementation of the highways works and improvements will be linked to appropriate phases of development within the plan period. This shall include, but not be limited to, the following schemes from the Infrastructure Delivery Plan, exact details to be identified as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site: i A66/Little Burdon Circulatory Upgrade ii A1150/ Thompson Street East Roundabout Improvements iii A167/Burtree Lane Junction Improvements iv Barmpton Lane upgrade works including its junction with Whinbush Way	To ensure the policy is effective regarding the coordinated provision of infrastructure with development.
MM62	Policy H10 – part g	A local distributor road between the A167 and A1150, close to the Little Burdon roundabout, which is to include a crossing of the East Coast Mainline and roundabout junction on the A1150. This will be achieved through the following; i Prior to the occupation of the first dwelling on land on the western part of the allocation (between the A167 and the East Coast Mainline) the section of the local distributor road between the A167 and the primary development access point shall be delivered. ii Prior to the completion of the development on the western part of the allocation (between the A167 and East Coast Mainline) the remaining section of the local distributor road to the East Coast Mainline shall be delivered. iii Development of the initial phases of development on the eastern part of the allocation will be accessed via Barmpton Lane and/or Bishopton Lane. Prior to the occupation of between the 200th and 450th dwelling on the eastern part of the allocation the section of the local distributor road between Barmpton Lane and Bishopton Lane shall be delivered. iv Prior to the occupation of between the 900th and 1500th dwelling the local distributor road between the A167 and the A1150 (including the bridge crossing of the East Coast Mainline) shall be completed in its entirety. Precise details of the road and development access points, together with a timetable for its implementation, shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site; ~~and a corridor to enable the provision of a connection across the River Skerne to the Northern Relief Road route~~;	To remove ambiguity and ensure consistency with national policy. To ensure the policy is effective regarding the coordinated provision of infrastructure with development.
MM63	Policy H10 – part i	A network of green and blue infrastructure, the phasing of which is to be agreed with the Council as part of the Infrastructure phasing plan, that:	To ensure the policy is effective regarding the coordinated provision of infrastructure with development.
MM64	Policy H10 – part i ii	protects and enhances the River Skerne, its valley setting (see Policy ENV 7), and the green corridors (see Policy ENV3). Where infrastructure crosses these corridors mitigation measures should be provided ~~along the railway line~~;	To ensure the policy is effective and ensure greater consistency with other policies in the plan.
MM65	Policy H10 – part i iii	delivers a net gain in the area of publicly accessible community woodland on the site;	To ensure the policy is effective by clarifying that the community woodland provided must be publicly accessible
MM66	Policy H10 – part i iv	provides a pattern of well-integrated and inter-connected green spaces (along with provision for their long term maintenance) across the site providing for the green infrastructure needs of the local community, including wildlife friendly natural spaces, sport and recreation facilities and allotments in accordance with Policies ENV 4, ENV 5 and ENV 9;	To ensure consistency with the healthy new towns and garden communities principle and ensure the effectiveness of the policy.

MM67	Policy H10 – part i vii	provides for the potential relocation of Darlington Golf Club to a suitable location within the allocation boundary; ~~and~~	To ensure the policy is effective making clear the golf club relocation is potential and the allocation is not reliant upon it.
MM68	Policy H10 – part i x	Additional bullet stating: Retains the openness and separation of the rural gaps between Darlington and the villages of Great Burdon and Barmpton (see Policy ENV3)	To ensure the implementation of the plan is effective and remove internal inconsistency between Policies ENV3 and H10 in relation to the Skerningham Strategic Allocation.
MM69	Policy H10 – Last para within Policy text	~~The site, design and layout will be required to conserve and enhance the designated heritage assets on and adjacent to the site, together with their settings, in accordance with Policy ENV1.~~ Proposals will be required to conserve, and where appropriate enhance designated and non-designated heritage assets within and in the vicinity of the site including their 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.	To ensure the plan is consistent with the requirements of paragraphs 189 and 190 of the NPPF (2021) by also referring to non-designated heritage assets.
MM70	Policy H10 – End of last para within Policy text	Addition of "development should be located outside of areas of flood risk, and should be planned sequentially (Policy DC2), placing the most vulnerable development in the lowest areas of flood risk, and proposals should be supported by a Flood Risk Assessment".	To ensure consistency with paragraphs 161 and 162 of the NPPF (2021).
MM71	Policy H10 – End of last para within policy text	As the development is expected to extend beyond the plan period, in line with national policy and guidance, infrastructure requirements and the infrastructure phasing plan will be kept under review. Any proposal in advance of a plan review or preparation of a subsequent plan, which exceeds 1650 dwellings, would need to carry out a review of all associated infrastructure requirements. If significant additional infrastructure is required, the Council will seek to update the policy as part of any subsequent review of the plan.	To ensure the policy is effective regarding the coordinated provision of infrastructure with development.
MM72	Policy H10 – Para 6.10.1	The Skerningham ~~strategic~~ allocation is a 487 hectare site bordered by the Skerne River and Barmpton village to the north, the A167 to the west, Darlington's urban edge and the A66 to the south and agricultural land to the east, and is bisected by the East Coast mainline. Most of the site is situated within the Sadberge and Middleton St George Ward, with the remainder located in the wards of Harrogate Hill and Whinfield. The majority of the site is currently in agricultural use, but the site also includes Darlington Golf Club, areas of recreational open space, Skerningham Community Woodland and a network of formal and permissive Public Rights of Way.	To ensure the policy is consistent with policy H2 by removing reference to strategic site.
MM73	Policy H10 – Para 6.10.3	...The finalised comprehensive masterplan including infrastructure phasing plan is to be prepared by the applicant(s) in consultation with the community and is to be agreed with the Council in advance of any planning application being submitted for the Skerningham strategic allocation site, either as a whole or in part. The infrastructure phasing plan is required to set out in further detail the appropriate phases of the development that the infrastructure requirements set out in parts a-i of Policy H10 will be provided. This includes community and social facilities including neighbourhood centre, health hub, schools and other community facilities; green infrastructure and transport network including sustainable transport. A design code will be developed for the site in consultation with the community, within around six months of the Local Plan being adopted. The Council will adopt the design code as a Supplementary Planning Document and expect the comprehensive masterplan and planning applications to have regard to it.	To ensure the policy is effective in setting out when and how the masterplan should be prepared, what it should contain, take account of and how it will be used in the decision-making process. To ensure the policy is also effective in securing the coordinated provision of infrastructure by setting out that the infrastructure phasing plan should be completed and what it should contain along with the process for producing the design code.
MM74*	Policy H10 para 6.10.4	The following Masterplan Framework illustrates the key principles for development of the Skerningham site emerging from the masterplan process and reflected in the policy, should the golf club be relocated.	To ensure the policy is effective making clear the golf club relocation is potential and the allocation is not reliant upon it.
MM75*	Policy H10 para 6.10.5	Insertion of new paragraph	To ensure the policy is effective making clear the golf club relocation is potential and the allocation is not reliant upon it.

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		The preferred approach for the development of the Skerningham site is for the golf club to be relocated. However, should it be demonstrated that this is not possible, the following alternative masterplan framework illustrates how the key principles for the development of the Skerningham site can still be achieved. <Masterplan Framework Plan with Golf club remaining in situ>	
MM76	Policy H10 para 6.10.5	Due to the scale and complexity of this site, and the level of supporting community and physical infrastructure required to support the development, in the order of ~~1,800~~ 1,650 homes are expected to be delivered on this site during the plan period (as set out in the Housing Trajectory at APPENDIX A).	Update figure to ensure effectiveness and match that set out in Policy H2 which had been amended from previous versions of the plan.
MM77	Policy H10 para 6.10.5	…This is not regarded as the maximum number of homes that the site could deliver during the plan period, additional homes could be provided subject to a review being undertaken by the Council and developers of all associated infrastructure requirements to ensure the delivery and appropriate phasing of required supporting infrastructure (see Policy H 2). The site has been allocated as a whole to ensure that it is planned as a single cohesive sustainable development, fully supported by necessary infrastructure provision and with appropriate mitigation measures, as required, delivered in a coordinated phased manner alongside development. It is expected that 600 homes delivered during the plan period will be located on the land adjacent to the A167 and west of the East Coast Mainline with the remaining 1,050 homes delivered during the plan period located on the land to the east of the allocation boundary with initial phases located on land adjoining Barmpton Lane.	To ensure the policy is effective regarding the coordinated provision of infrastructure with development and setting out where development will take place during the plan period.
MM78*	Policy H10 para 6.10.6	The Masterplan Frameworks show~~s~~ the potential location of a new neighbourhood centre to serve both new and existing communities in the area through the co-location of community services, local scale retail, food and drink (excluding hot food takeaways) and employment facilities, schools and a health hub for GPs and Dentists. The neighbourhood centre is to be located to coincide with sustainable transport routes and the green infrastructure network. A number of smaller centres providing local community facilities to meet the needs of residential areas will also be provided where required, located along walking, cycling and public transport routes.	To ensure the policy is effective in relation to the facilities required in the neighbourhood centre
MM79	Policy H10 para 6.10.7	An assessment of the likely education requirements for this site by the Council has indicated that the site should make provision for land to accommodate two 525 place primary schools, each with a 52 place nursery school, a combined total land requirement of 5.6 hectares. This level of provision would allow sufficient flexibility for future demand. It will also be necessary to reserve 5 hectares of land for a 600 place secondary school. The first primary school is expected to be delivered on land to the east of the East Coast Mainline before the occupation of the 450th dwelling on land to the east of the East Coast Mainline subject to available capacity within existing or other newly created local schools and any further phasing requirements established through the infrastructure phasing plan at the comprehensive masterplanning stage. The timescales for the phasing of the remaining education provision will be established through the infrastructure phasing plan and/or the review of infrastructure requirements prior to the occupation of the 1,650th dwelling.	To ensure the policy is effective regarding the coordinated provision of infrastructure with development
MM80	Policy H10 para 6.10.10	The site will require the delivery of a new ~~internal~~ local distributor road between the A167 north of Beaumont Hill and the A1150 close to the Little Burdon roundabout. The specification of this road will be determined by the Transport Assessment submitted with a planning application for the site. Whilst the precise details and timetable for implementation of the local distributor road are to be agreed with the Council through the comprehensive masterplan, infrastructure phasing plan and planning applications stages it is expected, based on the modelling undertaken to date that the internal distributor road will need to be fully operational prior to the occupation of between the 900th and 1500th dwelling. ~~As set out in the Transport and Infrastructure section and illustrated on the Key Diagram (Figure 4.1), there are aspirations to improve the strategic road network across the Tees Valley including the potential for a new Northern Link Road improving the connectivity between the A1(M) and the A66. A business case, and detailed alignment and specification, for the Northern Link Road are being explored by the Tees Valley Combined Authority in conjunction with Highways England and Transport for the North, with a view to delivering the link road over the next 10 years. It is anticipated that the Northern Link Road will include a connection into the centre of the Skerningham Strategic Allocation site across the River Skerne. It is therefore important that the proposals for the Skerningham site do not compromise the delivery of the Northern Link Road, and make suitable provision for it in the masterplan for the site.~~	To ensure the policy is effective regarding the coordinated provision of infrastructure with development

MM81*	Policy H10 para 6.10.11	The masterplan must deliver a high quality, landscape led design that responds to, respects, and enhances its landscape and biodiversity context and builds upon the existing local green infrastructure assets in the area providing an attractive green edge to the town. Around 45% of the site area is expected to be retained and enhanced as accessible green infrastructure, managed agricultural land and/or the relocated golf club, as part of a wide green corridor on the south side of the River Skerne forming the river valley, and along the East Coast Mainline. In addition, further green space will be provided within the remainder of the site, creating an extensive network of green infrastructure connecting residential areas and community facilities, delivered in line with Policy ENV 4. Should the golf club remain in situ around 55% of the site area is expected to be retained and enhanced as accessible green infrastructure, managed agricultural land and the existing golf club.	To ensure the policy is effective making clear the golf club relocation is potential and the allocation is not reliant upon it.
MM82	Policy H10 para 6.10.12	…The site is expected to deliver an increase in the area of woodland adjacent to the river, to offset any loss resulting from the potential relocation of Darlington Golf Course, and to help meet the sites wider green infrastructure needs	To ensure the policy is effective making clear the golf club relocation is potential and the allocation is not reliant upon it.
MM83	Policy H11 – paragraph 1	Greater Faverdale – ~~Strategic~~ Site Allocation (Strategic Policy) A ~~strategic~~ site allocation is identified at Greater Faverdale (Site Reference: 185) to support a ~~Mixed Use~~ development of approximately 2,000 homes and approximately 200,000 square metres of employment space on a 177.8 hectare site in North West Darlington.	To ensure the policy is effective by removing reference to mixed use which could be misleading and consistent with policy H2 by removing reference to strategic site.
MM84	Policy H11 – paragraph 3	A comprehensive masterplan and infrastructure phasing plan ~~must be submitted to accompany any planning application relating to this site~~, that informs the mix of uses, layout, scale, design, provision of local and strategic infrastructure including social and community facilities and phasing of the proposed development, and which incorporates the key principles for the development as set out in points a-j below, shall be prepared prior to the submission of any planning application relating to this site. The masterplan shall be led by the applicant(s), informed by community consultation and should be based on a strong understanding of the characteristics of the site and its surrounds. It should also have regard to the strategic design requirements established in the Greater Faverdale Design Code. ~~adopt the Healthy New Town approach to site design~~.	To ensure the policy is effective in setting out when and how the masterplan should be prepared, what it should contain, take account of and how it will be used in the decision-making process.
MM85	Policy H11 – paragraph 3	Create as new paragraph 4: To ensure that a cohesive development is delivered at Greater Faverdale, the Council will only approve planning applications that adhere ~~with~~ to the comprehensive masterplan or any updated masterplan agreed with the Council and deliver the necessary local and strategic infrastructure identified in points a-j below including social and community facilities at the appropriate phase of the development identified in the infrastructure phasing plan to support the coordinated provision of infrastructure and development.	To ensure the policy is effective in ensuring the coordinated provision of infrastructure with development.
MM86	Policy H11 – part a	A mix of housing types, tenures and sizes, including 20% affordable housing and self/custom build housing, informed by up-to-date evidence of the housing needs of the Borough and Policies H 4 and H 5, with higher densities being incorporated close to public transport routes and the neighbourhood centre;	To ensure the policy is effective by making it clear what the affordable housing requirement is.
MM87	Policy H11 – part b	Approximately 70 hectares (gross) / 49 hectares (net) of employment land ~~to accommodate approximately 200,000 square metres of employment space covering~~ for ~~B1~~ E(g), B2 and B8 use classes;	To ensure the policy is effective by making it clear the amount of land allocated for employment development and to ensure the policy is effective and consistent with the updated Use Classes Order (2020)
MM88	Policy H11 – part c	Space for a well located and connected neighbourhood centre providing community facilities, including the potential for a health hub, primary school and local retail and food and drink facilities of a scale and type proportionate to the nature and scale of the development and should be provided at appropriate phases of the development identified in the infrastructure phasing plan. Policies TC1, TC4 and TC5 will not apply to proposals in accordance with these requirements. The requirement and timetable for the provision of the primary school	To ensure the policy is effective in relation to the facilities required in the neighbourhood centre and to make clear the requirements of policies TC1 and TC5 will not apply for consistency with national policy. Also, to ensure the policy is effective in ensuring the coordinated provision of education facilities with development.

		shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site subject to the capacity of existing local schools (see Policy IN10);	
MM89	Policy H11 – part f	A link road between Rotary Way and Burtree Lane the precise details of which including development access points, together with a timetable for its implementation, shall be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;	To ensure the policy is effective in ensuring the coordinated provision of transport infrastructure with development.
MM90	Policy H11 – part g	Further enhancements to the local road network of Burtree Lane, to include the: i. western connection to the A68; and ii. ~~connectivity over the Bishop Line towards Harrowgate Hill~~ improvements to Burtree Lane, including a new or improved pedestrian and cycleway crossing over the Bishop Line to connect the site to the Harrowgate Hill area, or provide a suitable alternative route. The implementation of these enhancements to the local road network of Burtree Lane will be linked to appropriate phases of development with the exact details to be agreed with the Council as part of the comprehensive masterplan, infrastructure phasing plan and any future planning applications for the site;	To ensure the policy is effective in ensuring the coordinated provision of transport infrastructure with development.
MM91	Policy H11 – part i	An integrated transport network focused on sustainable transport modes; including public transport, walking and cycling with strong links to established networks, adjoining communities, employment locations and Darlington town centre, which should be provided at the appropriate phases of the development identified in the infrastructure phasing plan;	To ensure the policy is effective in recognising the need to link to existing networks.
MM92	Policy H11 – part j	A network of connected and good quality green and blue infrastructure, the phasing of which is to be agreed with the Council as part of the comprehensive masterplan and infrastructure phasing plan, that: i. retains and enhances the network of safe, attractive and accessible public rights of way, footpaths and cycle routes across the site; ii. provides a pattern of well-integrated and inter-connected green spaces (along with their long term maintenance) across the site providing for the recreational needs of the local community, including nature friendly natural spaces, in accordance with Policies ENV 4, ENV 5 and ENV 9; iii. protects the amenity of existing residential properties (see Policy DC 3); iv. retains and enhances hedgerows and trees (see Policy ENV 7); v. mitigates the impact on biodiversity (see Policy ENV 7); vi. incorporates sustainable drainage systems; and vii. incorporates improved pedestrian access and interpretation alongside the Stockton and Darlington Railway (see Policy ENV2).	To ensure the policy is effective regarding the coordinated provision of infrastructure with development. To ensure consistency with the healthy new towns and garden communities principle and ensure the effectiveness of the policy.
MM93	Policy H11 – policy wording - final paragraph	Final paragraph to be reworded from ~~'The site design and layout must conserve and enhance the historic Stockton & Darlington Railway in accordance with Policies ENV 1 and ENV 2'~~ to The site design and layout will be required to conserve, and where appropriate enhance designated and non-designated heritage assets, within and in the vicinity of the site including their setting in accordance with policies ENV1 and ENV 2 and the recommendations of the Darlington Local Plan Heritage Impact Assessment (2019)	To ensure the policy is effective and consistent with paragraph 195 of the NPPF (2021).

MM94	Policy H11 – End of last para within Policy text	Addition of "development should be located outside of areas of flood risk, and should be planned sequentially (Policy DC2), placing the most vulnerable development in the lowest areas of flood risk, and proposals should be supported by a Flood Risk Assessment**".**	To ensure consistency with paragraphs 161 and 162 of the NPPF (2021).
MM95	Policy H11 – Additional paragraph	As the development is expected to extend beyond the plan period, in line with national policy infrastructure requirements the infrastructure phasing plan will be kept under review. Any proposal, in advance of a plan review, which exceeds 750 dwellings or 24 hectares (net) of employment land would need to carry out a review of all associated infrastructure requirements. If significant additional infrastructure is required the council will seek to update the policy as part of a review of the plan.	To ensure the policy is effective regarding the coordinated provision of infrastructure with development.
MM96	Policy H11 – 6.11.1	Greater Faverdale is a 177.8 hectare site (Site Reference: 185) in the North West of Darlington in the Brinkburn and Faverdale Ward and the Heighington and Coniscliffe Ward. The site is currently in agricultural use and is bordered to the west by the A1(M) and the A68 in the south by Rotary Way, to the north by Burtree Lane and the east by the operational Bishop Line of the Stockton and Darlington Railway ~~rail line~~.	To ensure the policy justification is effective by being more specific regarding the nature and status of the railway line.
MM97	Policy H11 – 6.11.2	The Greater Faverdale ~~strategic~~ allocation in the North West of Darlington was identified as having potential for mixed use development as part of the Local Plan Issues and Scoping consultation held in August 2016. In November 2016, the Council's Cabinet agreed to engage with the Advisory Team for Large Applications (ATLAS), now part of Homes England, to investigate how this part of the Borough could contribute to meeting the Borough's housing needs in a planned, sustainable way	To ensure the policy is consistent with policy H2 by removing reference to strategic site.
MM98	Policy H11 – Figure 6.2	Replace "~~Railways~~" in key with "Stockton & Darlington Railway Bishop Line" Move arrow indicating potential principal access point from Burtree Lane further down on diagram so that it is clear access is from Burtree Lane rather providing access in to field to the North.	To ensure the diagram is effective in illustrating the policies.
MM99	Policy H11 – 6.11.6	Further progress of the Masterplan Framework towards a comprehensive masterplan including infrastructure phasing plan with design, scale, suggested mix of uses, indicative phasing and development direction will be required to be prepared in consultation with the community in advance of the first planning application being submitted for this site ~~support any planning application for this strategic site~~. The infrastructure phasing plan shall set out in further detail the appropriate phases of the development that the community and social facilities; green infrastructure and transport network requirements shall be provided.	To ensure the policy justification is reflective of updated policy requirements and effective in establishing what should be included in the infrastructure phasing plan to ensure the coordinated provision of infrastructure with development.
MM100	Policy H11 – 6.11.7	The comprehensive masterplan should ~~be based on~~ have regard to the strategic design requirements established in the Greater Faverdale Design Code and be based on a strong understanding of the characteristics of the site and its surrounds, and adopt the Healthy New Town ~~approach~~ principles to site design.	To ensure the policy justification is reflective of updated policy requirements.
MM101	Policy H11 – 6.11.10	Development proposals should incorporate the route of the Stockton and Darlington Railway, providing improved access and interpretation, and aim to avoid creating a continuous area of urban development with the permitted development to the east of the rail line ~~in a predominantly rural~~ to conserve and enhance its setting.	To ensure the policy justification is reflective of updated policy requirements.
MM102	Policy H11 – 6.11.11	Should development progress above the 750 dwellings or 24 hectares in the Local Plan to 2036 it will be necessary to undertake a proportionate review of the infrastructure phasing plan to accompany any planning application for accelerated development. This could include evidence from a Transport Assessment for highways infrastructure but should also consider other additional infrastructure requirements where necessary. Significant additional infrastructure requirements for development not considered in this plan may necessitate the need for a plan or policy review.	To ensure the policy justification is effective and consistent with national policy regarding the coordinated provision of infrastructure with development.
MM103	Policy E1 – policy wording – para 1	The following existing employment areas, as shown on the Policies Map, are promoted and safeguarded for existing and ongoing economic investment. Within these areas, planning permission will be granted on available land and for the change of use of existing buildings or developed land (subject to any permitted development rights) in line with the 'suggested uses' of each site set out below. Proposals for other employment uses not falling within the 'suggested uses' of specific sites will only be permitted where the Borough Council is satisfied that they	To ensure the policy is clear and effective in its operation

<table>
<tr><td></td><td></td><td>will not have a detrimental effect on the amenities of the occupiers of adjoining or nearby properties or prejudice the development of adjacent sites.</td><td></td></tr>
<tr><td>MM104</td><td>Policy E1 – Policy Wording</td><td>Addition of new sentence:

<u>The Council will consider the use of planning conditions for applications which are for offices, research and development or light industrial uses (Use Class E(g)) to ensure that they remain in that use in perpetuity.</u></td><td>To ensure the policy remains effective in light of the revised Use Classes Order (2020)</td></tr>
<tr><td>MM105</td><td>Policy E1 – Table 7.2</td><td>
<table>
<tr><th>Site Ref</th><th>Name</th><th>Total Site</th><th>Gross Available</th><th>Net Available</th><th>Suggested Use</th></tr>
<tr><td>342</td><td>Faverdale East Business Park</td><td>65.87 ha</td><td>6.08 ha</td><td>4.26 ha</td><td><s>B1</s>, B2, B8, <u>E(g)</u></td></tr>
<tr><td>343</td><td>Faverdale Industrial Estate</td><td>60.32 ha</td><td>11.19 ha</td><td>7.83 ha</td><td><s>B1</s>, B2, B8, <u>E(g)</u></td></tr>
<tr><td>346</td><td>Meynell Road West</td><td>8.5 ha</td><td>0 ha</td><td>0 ha</td><td><s>B1</s>, B2, <u>E(g)</u></td></tr>
<tr><td>347</td><td>Cleveland Industrial Estate</td><td>14.6 ha</td><td>0 ha</td><td>0 ha</td><td><s>B1</s>, B2, B8, <u>E(g)</u></td></tr>
<tr><td>348</td><td>Red Barnes Way</td><td>3.03 ha</td><td>0 ha</td><td>0 ha</td><td><s>B1</s>, B2, B8, <u>E(g)</u></td></tr>
<tr><td>351</td><td>SW Town Centre Fringe</td><td>0.62 ha</td><td>0.16 ha</td><td>0.11 ha</td><td><s>B1,</s> <u>E(g)</u></td></tr>
<tr><td>352</td><td>Barton Street/Haughton Road</td><td>1.24 ha</td><td>0 ha</td><td>0 ha</td><td><s>B1</s>, B2, <u>E(g),</u> Sui Generis<u>(</u></td></tr>
<tr><td>353</td><td>Haughton Road/ Blackett Road</td><td>11.58 ha</td><td>0 ha</td><td>0 ha</td><td><s>B1</s>, B2, B8, <u>E(g)</u></td></tr>
<tr><td>354</td><td>McMullen Road East</td><td>2.72 ha</td><td>0 ha</td><td>0 ha</td><td><u>Sui Generis</u></td></tr>
<tr><td>355</td><td>Lingfield Point</td><td>33.6 ha</td><td>2.74 ha</td><td>1.92 ha</td><td><u>Mixed Use</u></td></tr>
<tr><td>357</td><td>Morton Park</td><td>18.28 ha</td><td>5.79 ha</td><td>4.05 ha</td><td><s>B1</s>, B2, B8, <u>E(g)</u></td></tr>
<tr><td>358</td><td>Yarm Road Industrial Estate</td><td>63.86 ha</td><td>1.87 ha</td><td>1.31 ha</td><td><s>B1</s>, B2, B8, <u>E(g),</u> Sui Generis</td></tr>
</table>
</td><td>Modification to ensure the plan is consistent with the updated Use Classes Order (2020) and to remove reference to strategic to ensure the plan is consistent throughout.</td></tr>
</table>

This document was classified as: OFFICIAL

<table>
<tr><td></td><td></td><td>
<table>
<tr><td>359</td><td>Morton Palms Business Park</td><td>11.90 ha</td><td>6.08 ha</td><td>4.26 ha</td><td>~~B1~~, B2, E(g)</td></tr>
<tr><td>363</td><td>Aycliffe</td><td>15.33 ha</td><td>0 ha</td><td>0 ha</td><td>B2</td></tr>
<tr><td>364</td><td>Yarm Road South</td><td>34.69 ha</td><td>0 ha</td><td>0 ha</td><td>~~B1~~, B2, E(g)</td></tr>
<tr><td>366</td><td>Meynell Road East</td><td>10.28 ha</td><td>0 ha</td><td>0 ha</td><td>~~B1~~, B2, B8, E(g)</td></tr>
<tr><td>367</td><td>Link 66 / Symmetry Park ~~(strategic)~~</td><td>36.03 ha</td><td>13.10 ha</td><td>9.17 ha</td><td>~~B1~~, B2, B8, E(g)</td></tr>
<tr><td>376</td><td>Whessoe Road</td><td>4.88 ha</td><td>0 ha</td><td>0 ha</td><td>~~B1~~, B2, E(g)</td></tr>
<tr><td>378</td><td>Longfield Road</td><td>2.41 ha</td><td>0 ha</td><td>0 ha</td><td>B2</td></tr>
<tr><td>379</td><td>Banks Road</td><td>9.70 ha</td><td>0 ha</td><td>0 ha</td><td>~~B1~~, B2, E(g), Sui Generis</td></tr>
<tr><td>380</td><td>Albert Hill Industrial Estate</td><td>16.02 ha</td><td>0 ha</td><td>0 ha</td><td>~~B1~~, B2, B8, E(g)</td></tr>
<tr><td>404</td><td>Teesside International Airport North</td><td>53.96 ha</td><td>6.73 ha</td><td>4.71 ha</td><td>~~B1~~, B2, E(g) and Airport related uses</td></tr>
<tr><td>409</td><td>Drinkfield Industrial Estate</td><td>13.51 ha</td><td>0 ha</td><td>0 ha</td><td>~~B1~~, B2, E(g)</td></tr>
</table>
</td><td></td></tr>
<tr><td>MM106</td><td>Policy E1 – para 7.1.14</td><td colspan="2">~~**7.1.14** The Local Plan, whilst planning for employment development in specific locations, recognises that employment uses outside of the employment areas identified can make a contribution to the local economy, where they are in suitable locations with compatible uses able to co-exist alongside one another. To this extent it is required that employment uses outside of employment areas will be suitable where they comply with the other policies in the plan and have no adverse effect on the amenity of adjacent occupiers, the character of the area, and the surrounding environment.~~</td><td>To ensure the policy is justified and effective</td></tr>
<tr><td>MM107</td><td>Policy E2 – Policy Wording – End of Para 1</td><td colspan="2">Addition of new sentence:

The Council will consider the use of planning conditions for applications which are for offices, research and development or light industrial uses (Use Class E(g)) to ensure that they remain in that use in perpetuity.</td><td>To ensure the policy remains effective in light of the revised Use Classes Order (2020)</td></tr>
<tr><td>MM108</td><td>Policy E2 – Table 7.3</td><td>
<table>
<tr><th>Site Ref</th><th>Site Name</th><th>Total Site</th><th>Gross Available</th><th>Net Available</th><th>Suggested Use</th></tr>
<tr><td>80</td><td>East of Lingfield Point</td><td>10.30 ha</td><td>10.30 ha</td><td>7.21 ha</td><td>~~B1~~, B2, B8, E(g)</td></tr>
</table>
</td><td></td><td>Modification to ensure the plan is consistent with the updated Use Classes Order (2020)</td></tr>
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<tr><td></td><td></td><td>
<table>
<tr><td>185</td><td>Greater Faverdale ~~(Strategic Mixed Use)~~</td><td>70.0 ha of gross 177.8ha site</td><td>70.00 ha for Employment</td><td>49.00 ha for Employment</td><td>~~Mixed Use~~ E(g), B2 & B8</td></tr>
<tr><td>356</td><td>Ingenium Parc ~~(strategic)~~</td><td>40.80 ha</td><td>40.80 ha</td><td>28.56 ha</td><td>~~B1~~, B2, E(g)</td></tr>
<tr><td>360</td><td>Heighington Lane North</td><td>5.70 ha</td><td>5.70 ha</td><td>3.99 ha</td><td>~~B1~~, B2, B8, E(g)</td></tr>
<tr><td>362</td><td>Teesside International Airport South</td><td>39.3 ha</td><td>39.3 ha</td><td>27.51 ha</td><td>B2, B8, E(g) & Airport related Uses</td></tr>
<tr><td>368</td><td>Central Park South ~~(strategic)~~</td><td>9.8 ha</td><td>6.01 ha</td><td>4.21 ha</td><td>~~B1~~, B2, E(g)</td></tr>
</table>
</td><td></td></tr>
<tr><td>MM109*</td><td>Policy E3</td><td>The Policies map shows the site of the relocated ~~where the~~ Darlington Farmers Auction Mart ~~is to be relocated~~ and where ancillary and related uses for rural economic development will be allowed, including:
a. Use Class ~~A1~~ E(a) - small scale retail (rural based);
b. Use Class ~~A2~~ E(c)/~~B1~~ E(gi) - small scale office;
c. Use Class ~~A3~~ E(b) - food and drink;

Other ~~use classes would have to be defined and~~ uses including agricultural related services will be considered ~~in~~ through the planning application process ~~in relation to~~ on their individual merits based on their relationship with the primary purpose of the site, scale, dimension, need, rural impact and added value to the rural economy.</td><td>Modification to ensure the policy is effective and is consistent with the updated Use Classes Order (2020)</td></tr>
<tr><td>MM110</td><td>Policy E4 – Policy Wording</td><td>Economic Development in the Open Countryside (Strategic Policy)

~~A)~~ Proposals ~~for the conversion and re-use of buildings~~s for ~~economic development~~ the sustainable growth and expansion of all types of businesses located in the open countryside including the development and diversification of agricultural and other land-based rural businesses will be supported where ~~should~~:

a. ~~be largely accommodated within~~ ~~the~~ they enable the conversion or re-use of existing building(s), providing the buildings are:
i. ~~buildings are~~ sympathetic to their surroundings or can be made so, without significant demolition or rebuilding, and;
ii. remain in keeping with their surroundings and makes use of retained features that contribute to local distinctiveness and historic interest if appropriate, and;
iii. capable and ~~be~~ large enough for conversion without significant alteration and the need for additional buildings. Substantial new extensions will not be permitted and any extensions that are required must be subordinate in scale and proportion to the original building;
~~Where possible and appropriate, existing buildings including designated or non-designated heritage assets shall be retained and re-used~~. ~~Any necessary new buildings~~

b. ~~where~~ new buildings are well-designed and ~~are necessary they must be~~ wherever possible are located physically well-related to existing rural settlements and/or existing buildings and building groups. The character, scale and design of ~~the~~ all proposed new buildings ~~proposal should be~~ ~~is~~ must be appropriate to its open countryside surroundings</td><td>To ensure the policy is effective and consistent with the NPPF.</td></tr>
</table>

		All proposals ~~there~~ should be sensitive to their surroundings, provide satisfactory access from and not have an unacceptable impact on the local road network. Proposals must also not unacceptably affect amenity, ~~and~~ not prejudice any viable agricultural operations on an active farm unit. ~~Proposals must not~~ and not prejudice any planned community use. Proposals that demonstrate that they will directly and significantly contribute to the retention and / or development of local services, community facilities and infrastructure which make a location more sustainable will be supported. **~~B~~A) If the proposals are for equestrian related development then, in addition:** i. There must be adequate land for commercial uses, adequate off- road riding facilities available safely nearby that is proportionate to the number of horses to be kept on the land and located where there is, or could be, ready and safe access to the bridleway network; and ii. Any buildings required should be commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses; and iii. An agreed comprehensive scheme of management for any ancillary development including hard standing, access roads, parking, fencing, lighting, storage, waste disposal, ménages and the subdivision of fields will be required; and iv. The proposal, either on its own or cumulatively, taking account of any other horse related uses in the area, is compatible with its surroundings and protects water courses, groundwater and the safety of all road users. **~~C~~B) If the proposals are for tourist accommodation then, in addition:** i. New static and touring caravan sites, camping sites and chalet type accommodation or extensions to existing sites of this nature should be sited and screened through topography and/or vegetation in order to minimise visual impact. The materials and colours of the chalets or static caravans and associated site services and infrastructure should blend with its surroundings. All sites should have good access to the road and footpath network and will be subject to conditions to prevent the permanent occupancy of the site. ii. Other tourist accommodation should be located within development limits unless it can be demonstrated that the need is not met by existing facilities in Service Villages and villages with settlement limits. ~~If located in an area susceptible to flooding it should provide a specific Flood Risk Warning and Evacuation Plan.~~ **~~D~~C) Proposals for outdoor leisure uses will also be supported in appropriate locations, provided that their impact on the open countryside is minimised and they provide satisfactory access arrangements and protect amenity.** **~~E~~D) ~~Development will normally be permitted~~ If proposals are for the establishment or expansion of retail development outside of development limits ~~where it is~~ then, in addition, it should be demonstrated that:** **i.** The proposal is connected to or adjacent to the primary agricultural holding or existing rural business; **ii.** The proposal is economically related to the primary agricultural holding or existing rural business and is ancillary to the primary existing use; and **iii.** For proposals over 500sqm the sequential approach (Policy TC1) has been applied and there would be no significant adverse impact on the vitality or viability of retail centres (policies TC1 and TC4); and ~~or village shops within the locality~~	

		iv. The proposal will not affect the retention of local village shops.	
MM111	Policy E4 – Para 7.2.8	**7.2.8** ~~There can be instances where new economic activity in the open countryside requires associated residential accommodation (see Policy H 7). In order to demonstrate this, evidence will need to be submitted to explain why the need arises and why the need for on-site accommodation cannot be dealt with by other means, such as CCTV surveillance. If a need for on site accommodation then evidence will need to be provided that the need couldn't be met in another way, this could include alternative accommodation within the existing local housing stock within a reasonable distance. Finally proposals must demonstrate that the location of residential accommodation has been carefully considered to minimise visual impact on the countryside and any neighbouring land uses.~~	To ensure the policy is effective by removing text not relevant to policy E4
MM112	Policy TC 1 - Paragraph 8.1.5	Proposed alterations: The Town Centre is the defined area where main Town Centre uses will be located. Main town centre uses(24) are retail development (including warehouse clubs and factory outlet centres); leisure, ~~and~~ entertainment ~~facilities; the~~ and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). Strengthening the town centre by channelling new main town centre uses is vital if Darlington is going to fulfil its role as a Sub-Regional Centre. The definition of the Town Centre has been tested and approved by two Town Centre Conference events in 2015 and 2017.	To ensure consistency with the NPPF in terms of accurately defining main town centre uses.
MM113	Policy TC1 – Policy wording – paragraph 2	Where main town centre uses are proposed outside of the Town Centre boundary a sequential test should be applied in accordance with national policy. ~~using the following sequence of locational priorities:~~ ~~1st: Within the Town Centre Boundary~~ ~~2nd: Edge of the Town Centre Boundary~~ ~~3rd: Out of Centre~~	To ensure the policy is effective and consistent with national policy regarding the sequential test.
MM114	Policy TC2– parts a and c	The Policies Map defines the Primary Shopping Area within the Town Centre. To maintain vitality and viability, the Local Planning Authority will permit non-retail uses in shopping frontages where appropriate, subject to: a. Its position and attractiveness within the frontage; and b. The relative pedestrian flow associated with the unit compared with the wider centre; ~~c. The length of time that the unit has been actively marketed on competitive terms.~~	To ensure the policy is effective and consistent with national policy
MM115	Policy TC3 – policy wording - Part A	Add to end .. and taking account of the key recommendations of the Darlington Local Plan Heritage Impact Assessment (2019).	To ensure the policy can be applied effectively.
MM116	Policy TC4 – policy wording - Para 2	Types of uses that will be acceptable within the boundaries of these centres include shops, financial services, restaurants and cafes, drinking establishments, hot food takeaways, and a range of community and leisure facilities (included within class E(a-f) and sui generis ~~classes A2-A5, D1 and D2~~ of the Use Classes Order) providing they:	Modification to ensure the plan is consistent with the updated Use Classes Order (2020)
MM117	Policy TC4 – policy wording last paragraph	Insert: Where main town centre uses are proposed outside the district or local centre boundary a sequential test should be undertaken in accordance with national policy.	To ensure the policy is clear and effective regarding the sequential test and therefore consistent with national policy.
MM118	Policy TC5 – Policy wording	Proposals for retail (convenience and comparison) and leisure development generating over 500sqm additional floorspace outside Darlington town centre and which are not identified in the Local Plan policies will be required to undertake an Impact Assessment.	To ensure the policy is effective by making clear it relates to proposals outside the defined town centres and sites identified in the plan policies.

MM119	Policy TC5 – supporting text	8.2.6 An impact assessment would not need to be undertaken for proposals to create the neighbourhood centres required by policies H10 and H11 at Skerningham and Greater Faverdale where proposals satisfy the requirements established in these policies.	To ensure the policy is effective and consistent with other policies in the plan by making clear that the impact assessment requirement will not apply to the proposed neighbourhood centres required in policies in H10 and H11.
MM120	Policy TC6 – policy wording – para 1	Development and regeneration of the Town Centre Fringe will be promoted throughout the plan period to deliver a range of mixed use development and environmental improvements. The uses likely to be acceptable include economic, commercial and residential (main town centres use proposals would, where relevant, need to satisfy the sequential approach (Policy TC1) and Impact assessment (Policy TC5)).	To ensure the policy is effective.
MM121	Policy TC6 – policy wording - Part a	Manage flood risk along the whole of the river corridor that avoids most vulnerable development in areas at highest risk of flooding and ~~that~~ incorporates enhanced river habitat and green infrastructure within the River Skerne Strategic GI corridor	To ensure compliance with national planning policy on flood risk.
MM122	Policy TC6 – policy wording - Part B	B. Conserve historic buildings and where appropriate enhance the historic environment in the area, with an emphasis on creating opportunities for the celebration of Darlington's heritage	Clarity on conserve and enhancing the historic environment rather than just buildings to ensure consistency with NPPF.
MM123	Policy ENV1 – policy wording - paragraph 1 – 1st sentence	When considering ~~P~~proposals affecting ~~a~~ all designated heritage assets (Listed Buildings, ~~Historic~~ Registered Parks and Gardens, Scheduled Monuments and Conservation Areas, ~~or an archaeological sites of national importance~~) or non-designated heritage assets of archaeological interest, demonstrably of equivalent significance to scheduled monuments, great weight will be given to the assets conservation. Proposals should conserve those elements which contribute to ~~its~~ such assets significance, including any contribution made by ~~its~~ their setting in a manner appropriate to their significance irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm. Proposals resulting in less than substantial harm to ~~such elements~~ designated heritage assets will be permitted only where this harm is clearly justified and outweighed by the public benefits of the proposal. Proposals resulting in substantial harm to or total loss ~~to~~ of the significance of a designated heritage asset (or an archaeological site of national importance) will only be permitted ~~only in exceptional circumstances.~~ where this is necessary to achieve substantial public benefits that outweigh the harm or loss, or, all of the following apply: • the nature of the heritage assets prevents all reasonable uses of the site; • no viable use of the heritage itself can be found in the medium term through appropriate marketing that will enable its conservation; • conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and; • the harm or loss is outweighed by the benefit of bringing the site back in to use	To ensure the policy is consistent with national policy.
MM124	Policy ENV1 – policy wording – part B	In addition to the requirements in part A proposals affecting a conservation area, involving the alteration, extension or change of use of a building or construction of any structure should preserve and enhance those elements identified in any conservation area appraisal as making a positive contribution to the significance of that area.	To ensure that the policy is effective and clear that these requirements in part B are additional to part A of the policy
MM125	Policy ENV1 – policy wording – part B – para 3	~~Built~~ Development will not be permitted that would lead to the loss of ~~on~~ public ~~and~~ or private open spaces within or adjacent to conservation areas where ~~they~~ the existing openness makes a positive contribution to the character or appearance of the area or its setting~~, as identified in the conservation area appraisal~~, including landscape and townscape and views ~~and vistas~~ into or from ~~or within~~ the ~~conservation~~ area, unless ~~it can be demonstrated that~~ the public benefit demonstrably outweighs the harm.	To ensure the policy is effective regarding reference to conservation area appraisals
MM126	Policy ENV1 – Policy wording – Part D	Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will only be permitted where the benefits are considered to outweigh the harm ~~to the character of the local area~~. Proposals ~~must protect and enhance the~~ should seek to avoid harm to those features, including setting, which contribute to the significance of a non-designated heritage asset, ~~including its setting~~, through measures such as good design.	To ensure the policy is consistent with national policy

		~~Applications involving the demolition of a non-designated heritage building or structure must demonstrate that there is no sustainable use of the building.~~	
MM127	Policy ENV1 – Policy wording – Part F & Para 9.1.28	If the existing or original use of a heritage asset is no longer viable development proposals will be required to secure the optimum viable alternative use consistent with its conservation. **9.1.28** For statutorily protected buildings, those within conservation areas and non-designated heritage assets, the Council will seek to secure the optimum viable use. Keeping a building in its original use is preferred, as it generally has the least impact on its character or appearance. It may be converted to a new use, if it can be demonstrated that it will be consistent with its conservation and compatible with the significance and the setting of the historic building, and not detract from other evidential, historic, aesthetic or communal heritage values, or unless there are public benefits which outweigh the harm.	To ensure the policy is consistent with national policy
MM128	Policy ENV1 Para 9.1.24 pg 34	Outside of the identified Areas of High Archaeological Potential, Durham County Council take the approach that desk-based assessment ~~and, where necessary, field evaluation~~ is required for all development proposals affecting an area of 1 hectare or more, unless it is already known to have been archaeologically sterilised by previous development such as mineral extraction. Should the desk-based assessment identify archaeological potential, a geophysical survey should be undertaken to identify any unknown anomalies. Following the results of the geophysical survey targeted trial trenching may then be required. The reasoning underpinning this is that archaeological investigation and research in recent decades has shown right across the country that the number and geospatial density of archaeological sites is far higher than previously imagined and so the likelihood of encountering archaeology on a site of this size or larger has increased.	Alteration to clarify requirements relating to make policy requirements clearer and more effective
MM129	Policy ENV2 – policy wording – para 3	Development proposals that support the development of the S&DR as a visitor attraction including the creation of a walking and cycling paths along its route will be encouraged.	To ensure the policy is effective and fully reflects the aims of the supporting justification regarding the creation of a walking and cycling route along the railway.
MM130	Policy ENV3 – part B and paragraph 9.3.6	B)1. The existing ~~strategic and local~~ green corridors ~~and their buffer zones~~ in line with Policy ENV4; and 9.3.6. The existing ~~strategic and local~~ green corridors identified in Darlington's Green Infrastructure Strategy have a unique character that contributes to the identity and setting of adjoining neighbourhoods, such as the River Tees and the former Darlington and Stockton Railway corridor. Their length, distinctiveness and ~~buffer zones~~ width vary (see Policy ENV 7).	To ensure the policy is effective in the way it defines the green corridors and reference to their buffers varies from to specific local characteristics.
MM131	Policy ENV3 – part E	Seeking high quality design in areas of low landscape quality in the urban area, to strengthen local character and distinctiveness, ~~in accordance with~~ having regard to the Darlington Characterisation Study, Darlington Landscape Character Assessment and the Revised Design of New Development SPD, or their subsequent replacement.	To ensure the policy is effective and consistent with national policy regarding the role and weight of SPDs.
MM132	Policy ENV3 – Para 9.3.5	~~Local Green Spaces are a relatively new designation; national planning policy indicates that they should be close to the community they serve, be local in character, have significance because of attractiveness, heritage, recreational or biodiversity value, not be extensive in size and complement investment in homes, jobs and essential services. But their primary role is to maintain the openness and permanence of the landscape.~~	To ensure the policy is effective by removing incorrectly located paragraph.
MM133	Policy ENV4 – para 9.4.3-9.4.6	**9.4.3** The Green Infrastructure network in Darlington is made up of numerous public and private green spaces, landscapes and features (see Figure 9.1 taken from Darlington's Green Infrastructure Strategy) including:	To ensure the policy is consistent with policy ENV3 in updating the reference to green corridors and no longer referring to their buffers.

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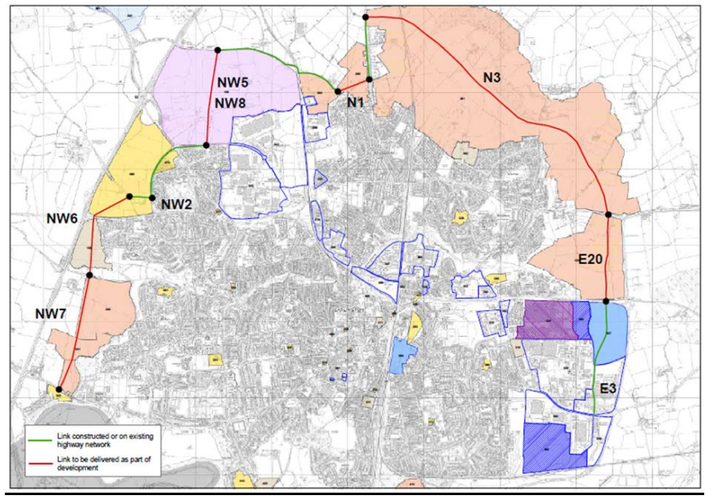
		• ~~Strategic and local~~ Green corridors; **9.4.4** At the heart of Darlington's green infrastructure network is a network of green corridors. Four ~~strategic~~ green corridors including the River Tees and the River Skerne function within and across the Borough's boundaries, and eight ~~local~~ green corridors, including the former Barnard Castle Trackbed, connect neighbourhoods to the urban and rural areas. Most are used now, but some will be new corridors (or parts of) added over the lifetime of this plan. In particular these will connect the strategic development locations and the urban fringe, provide connectivity within the inner urban area and enhance biodiversity (see Policy ENV 7) and movement (see Policy IN 1) across the Borough. **9.4.5** The widths of the ~~Each~~ green corridors ~~has a buffer zone defined in the Green Infrastructure Strategy; strategic corridors are wider than local corridors reflecting the minimum width needed for habitats within or adjacent to the corridor to function, for a distinct landscape to be recognised, and to provide appropriate and sufficient space for access and recreation~~. have not been defined on the policies map as they are distinct, and this will vary along the length of each corridor depending on its qualities, characteristics and surroundings in any particular location. **9.4.6** Development proposals on sites crossed by, or ~~immediately~~ adjacent to a ~~strategic or local~~ green corridor should positively protect, incorporate and enhance the functions and features of the corridor as appropriate. Sites related to a proposed ~~strategic or local~~ green corridor will be expected to actively incorporate the corridor into the layout and design of the development, responding to the specific landscape characteristics of the site (see Policy ENV 3), retaining existing natural assets and distinctive features as appropriate. In all cases, developments will be expected to respond to the priorities for each corridor, and seek to deliver the projects identified in the Green Infrastructure Strategy[40].	
MM134	Policy ENV4 – Figure 9.1	**Figure 9.1 -** remove this map	To ensure the policy is effective as this has been replaced by layers being added to the policies map
MM135	Policy ENV4 – policy wording parts a and b	a. ~~All new development~~ Development proposals within, or ~~immediately~~ adjacent to, ~~the buffer of~~ an existing ~~strategic or local~~ green corridor (as defined ~~in Darlington's Green Infrastructure Strategy~~ on the policies map) ~~will~~, should ~~through good design~~, conserve and enhance ~~the~~ its function, setting, biodiversity, landscape, access and recreational value ~~of the corridor~~ as appropriate to that location; b. ~~All new development that is~~ Development proposals that are crossed by an existing or proposed ~~strategic or local~~ green corridor (as defined ~~in Darlington's Green Infrastructure Strategy~~ on the policies map) ~~will~~ should incorporate ~~the green corridor~~ it into the sites layout and design having regard to green infrastructure functions appropriate to that location;	To ensure the policy is consistent with policy ENV3 in updating the reference to green corridors and no longer referring to their buffers.
MM136	Policy ENV4 – Policy wording – g iii.	Refusing planning permission for development that would result in the loss of existing green space[39] unless it can be demonstrated that the loss of the space would not cause significant harm to the character and appearance of the area or to local biodiversity (in line with Policy ENV 7), and one or more of the following criteria are met: i. there is an identified surplus of that type of green space in the area and that its loss would not adversely affect the recreational needs of residents; ii. satisfactory replacement green space is provided in a suitable location, accessible to current users and at least equivalent in terms of size, usefulness, attractiveness and quality; ~~iii. for development involving the loss of playing fields:~~ ~~o the sports facilities on the site would be best retained and enhanced through the development of land that is incapable of forming part of a playing pitch and will not prejudice the use of the playing field, where the benefits of the development to sport and recreation clearly outweigh the loss of the land; or~~	To ensure consistency with paragraph 99 of the NPPF (2021).

		○ the proposal involves the development of an alternative ~~outdoor or indoor sports facility on the site, and the benefits of the development to~~ sports and recreational provision, the benefits of which clearly outweigh the loss of the ~~playing field~~ current or former use.	
MM137	Policy ENV4 – Footnote 39	For the purpose of Policy ENV 4 criterion F the term green space refers to all public and private, formal and informal, types of green infrastructure listed under paragraph 9.4.3, including component parts of the ~~strategic and local~~ green corridors, but excluding urban fringe, agricultural land, open countryside and private gardens.	To ensure the policy is consistent with policy ENV3 in updating the reference to green corridors and no longer referring to their buffers.
MM138	Policy ENV5 – Para 1	Developments including 20 dwellings (or 0.2 hectares) or more, or non-residential developments of 1,000m gross floorspace or more, will, subject to the quantity, quality and accessibility of existing provision, be expected to deliver new green infrastructure, to meet the additional need generated ~~in line~~ calculated using the formula set out in paragraph 9.4.15 and having regard to ~~with~~ ~~of~~ the standards and costs contained in the adopted Planning Obligations SPD, or its replacement. Proposals should also ensure arrangements are in place for the maintenance of new green infrastructure provided in the longer term.	To ensure the policy is effective and consistent with national policy by incorporating formula currently in an SPD within the Local Plan policy and supporting text itself.
MM139	Policy ENV5 – policy wording – paragraphs 2 and 3	Green infrastructure should be delivered on-site and designed as multi-functional blue-green space to perform a range of green infrastructure functions where possible. ~~and,~~ ~~prioritise~~ Provision should be prioritised subject to need and having regard to the types and quantities of existing green infrastructure in the area as identified in the Darlington Green Infrastructure and Open Space Strategies and/or Planning Obligations SPD (as relevant) along with any other relevant evidence. ~~of green space types in the following order:~~ ~~1. Wildlife friendly green space;~~ ~~2. Space associated with flood & water management systems;~~ ~~3. Public access, countryside access and formal rights of way;~~ ~~4. Play and informal recreational space;~~ ~~5. Other types of green space (including amenity open space, allotments, playing pitches etc.).~~ ~~Green infrastructure should be designed as multi-functional blue-green space performing a range of the above functions.~~	To ensure the policy is justified and effective by making clear that provision should be prioritised reflecting specific type of need identified in that locality.
MM140	Policy ENV5 – policy wording – last paragraph	In areas of open space deficiency (identified in the Planning Obligations SPD or equivalent), schemes of between 11 and 19 dwellings (or 0.1 to 0.2 ha) ~~or more~~, or non-residential development of 500sqm to 1000sqm gross floorspace ~~or more~~, will be required to make ~~provision for~~ a financial contribution towards the improvement of off-site green infrastructure in the local area, calculated using the formula set out in paragraph 9.4.15. This should be equivalent to the additional need generated by the development and where this would deliver greater benefits to the wider community than on-site provision.	To ensure the policy is effective by making clear that the requirement only applies to developments of between 11 and 19 dwellings and not those above as originally inferred.
MM141	New para below 9.4.14 which would be number 9.4.15	Proposals where it has been identified green infrastructure provision is required should use the following formula to establish the amount of green infrastructure type to be provided by each new home and the financial contribution required in circumstances where an off-site financial contribution is required. Where proposals are providing a contribution towards quality improvement costs only this will be 50% less of the standard charge for quantitative provision. The same formula below will be applied to proposals for non-residential development where green infrastructure provision is required by replacing the dwelling occupancy with the employee occupancy of the proposal and applying a lower green infrastructure type standard per employee reflecting the lower level of usage. Further information on the inputs to the formula is available in the Planning Obligations SPD or its replacement.	To ensure the policy is effective and consistent with national policy by incorporating formula currently in an SPD within the Local Plan policy and supporting text itself.

		Step 1 – Establish quantity required Dwelling Occupancy multiplied by (x) green infrastructure type standard per resident equals (=) amount of green infrastructure type required per proposed dwelling **Step 2 – Determine financial contribution required for off-site provision** Amount of green infrastructure required per proposed dwelling multiplied by (x) cost of provision equals (=) standard charge per proposed dwelling **Step 3 – Determine financial contribution required for off-site quality improvement costs** Standard charge per proposed dwelling divided (/) by 2 equals (=) quality improvement costs per proposed dwelling	
MM142	Para 9.4.16	Provision should also be made for the maintenance of green spaces to ensure quality remains in the long term. For new large greenspaces, particularly those in the strategic locations, a maintenance levy(44) will typically be applied to each household and/or business, to ensure long term maintenance by a management company. Elsewhere, a one off maintenance contribution may be sought so that maintenance can be undertaken by the Council and in these circumstances the formula below should be used to calculate a contribution equivalent to 10 years maintenance. Where the maintenance sum is for off-site quality improvements costs the amount will be reduced by 50%. The same formula below will be applied to proposals for non-residential development where green infrastructure provision is required by replacing the dwelling occupancy with the employee occupancy of the proposal. Further details on the approach to implementation can be found in the Planning Obligations SPD or its replacement. **Step 1 – Establishing maintenance sum required** Dwelling occupancy multiplied by (x) average maintenance cost equals (=) maintenance cost per dwelling multiplied by (x) 10 = one off maintenance sum **Step 2 – Determining maintenance sum for off-site quality improvement costs** One off maintenance sum divided by (/) 2 equals (=) quality improvement maintenance sum	To ensure the policy is effective and consistent with national policy by incorporating formula currently in an SPD within the Local Plan policy and supporting text itself.
MM143	Policy ENV 6 – Policy wording – para 1	Development will not be permitted within a Local Green Space, designated either within the Darlington Borough Local Plan or a Neighbourhood Plan, unless ~~there are very special circumstances where the public benefits of the development proposed would outweigh the harm that would be caused by the development.~~ it is consistent with the National Policy approach for Green Belts.	To ensure consistency with paragraphs 147 to 151 of the NPPF (2021).
MM144	Policy ENV7 – policy wording – para 7	Development proposals located within the areas listed below are encouraged, where relevant, to support the achievement of these specific actions ~~will be taken~~ as follows:	To ensure the policy is effective

MM145	Policy ENV7 – Policy Wording - A and B and para 9.6.5	A) River Tees Existing ~~Strategic~~ Green Corridor B) River Skerne Proposed ~~Strategic~~ Green Corridor 9.6.5 'More, better, bigger and connected sites'[48] across the Borough, linked by wildlife corridors, smaller wildlife rich 'stepping stones' and 'buffer zones', such as along the existing and proposed strategic green corridors, will help establish healthy ecological networks for all species[49], including the Brown Trout, Little Grebe and Grey Wagtail, and allow ecosystems to be sustained, with attendant benefits[50]	To ensure the policy is effective and consistent with other reference to the strategic green corridors elsewhere in the Local Plan
MM146	Policy ENV7 – Policy Wording – D (i)	i. Sites of Special Scientific Interest (SSSIs) Development likely to have an adverse effect on any of the Borough's or neighbouring SSSI's, either individually or in combination with other developments, will not normally be permitted unless it can be demonstrated that the benefits of the proposed development ~~is required~~ in that particular location, ~~the benefits would significantly and demonstrably~~ clearly outweigh ~~the adverse impact~~ its likely impact on the features of the site that make it of special scientific interest ~~and a significant contribution could be made to the management of the site, protection of species and the broader network of SSSI's within the Borough~~. and any broader impacts on the network of sites.	To ensure the policy is effective and consistent with paragraph 175(b).
MM147	Policy ENV7 – Policy Wording – D (ii)	Development likely to ~~have an adverse effect on~~ result in significant harm to any of the Borough's Local Nature Reserves or Local Wildlife Sites should be avoided by being relocated to an alternative site of less harmful impacts. Where this is not possible, and it is demonstrated development is required in that location it will only be permitted if the significant harm ~~it can be shown that the reasons for the development, or benefits to the local community from the development, outweigh the interest or value of the site and any harm~~ can be overcome by adequate mitigation or as a last resort appropriate compensation measures.	To ensure the policy is effective and consistent with paragraph 175(a).
MM148	Policy ENV7 – Policy Wording - D (iii)	iii. Community Woodlands and Ancient Woodland New development will be expected to retain existing woodlands. Development will not be permitted that would result in the loss of woodland unless the benefits clearly outweigh the loss and suitable replacement planting can be undertaken ~~(current compensation measure within policy only considers woodland types on NERC list).~~ which provides woodland types matching those identified as Priority Habitats in the NERC List(Insert footnote) that are found locally. Ancient woodlands, ancient and veteran trees are irreplaceable habitats and new development will not be permitted that would result in their loss, fragmentation, isolation or deterioration ~~of ancient woodland or ancient or veteran trees~~ unless there are wholly exceptional reasons (as defined in national policy) and a suitable compensation strategy exists. ~~Ancient woodlands are irreplaceable habitats and loss cannot be compensated~~. (Insert Footnote) – Identified under Section 41 of the Natural Environment and Rural Communities Act (2006) on the England Biodiversity List as habitat of principal importance for the conservation of biodiversity	To ensure the policy is effective and consistent with paragraph 175(c).
MM149	Policy ENV8 – Policy Wording – Insert new para 1	Development proposals will be required to provide net gains in biodiversity (prevailing in national policy) and demonstrate achievement of this using the Defra Biodiversity Metric.	To ensure the policy is effective and consistent with national policy
MM150	Policy ENV8 – Policy	Take account of, and reflect the detailed advice set out in, Darlington's Green Infrastructure Strategy and the revised Design of New Development SPD or successor documents.	To ensure the policy is effective should SPDs be replaced in the future.

	Wording – Part 4		
MM151	Policy ENV8 – Policy Wording below point 4 & para 9.6.15	Addition of Point 5 – 5. Provide a masterplan, management and maintenance plan for applications of 100 dwellings or more where relevant showing how the quality of biodiversity features will be maintained in the long term. Maintenance contributions where required will be secured via a Section 106 agreement. **9.6.15** To ensure suitable schemes are brought forward and that the long term quality of all biodiversity features proposed is maintained, a masterplan, showing how the features will be designed should be submitted with any ~~major~~ planning application for 100 dwellings or more, together with a management and maintenance plan, showing how the features will be maintained in the long term, and this should be submitted with any planning application. A maintenance contribution secured via a Section 106 agreement may be required.	To ensure the policy is effective.
MM152	Policy ENV8 – Policy wording – para 2-4	Where a development proposal ~~will have a negative impact~~ cannot avoid significant harm to ~~on~~ biodiversity following the consideration of avoidance measures and mitigation, as a last resort, suitable compensatory measures must be incorporated, including the creation of priority habitats [53], with the first priority being on-site provision. Only with adequate reasoned justification will any off-site compensatory measures be permitted, with any such provision, agreed to be adequate and appropriate, secured by Section 106 contribution or Community Infrastructure Levy (or any other future delivery mechanism). ~~This ensures the Council can fulfill its planning duties in relation to minimising impacts on, and providing net gains for, biodiversity.~~ ~~Where developers identify the presence of non-native invasive species on-site, measures will be required to contain the species and ensure it is effectively managed, or where possible, eradicated during development.~~ Where adequate compensation measures cannot be provided, and significant harm avoided ~~resulting from a development proposal cannot be avoided, adequately mitigated, or, as a last resort, compensated for~~ planning permission will be refused. Where developers identify the presence of non-native invasive species on-site, measures will be required to contain the species and ensure it is effectively managed, or where possible, eradicated during development.	To ensure the policy is effective and consistent with national policy and ENV7
MM153	Policy ENV8 – para 9.6.8	Darlington's Green Infrastructure Strategy includes a number of measures to improve the environmental and recreational value of the Borough's ~~strategic and local~~ green corridors, and should be read alongside this policy when considering development proposals affecting a green corridor	To ensure the statement is effective and reflects updates to other parts of the plan.
MM154	Policy IN1 A ii	Supporting the development of the ~~'Strategic' priority~~ key sustainable transport corridors…	To ensure policy is justified and consistent with supporting evidence base.
MM155	Policy IN1 – policy wording – part A iii	All new developments will provide permeability and connectivity for pedestrians and cyclists to make walking and cycling the first choice for short journeys, ~~including cycle parking provision at new commercial developments, and residential developments should give consideration as to where bicycles will be stored~~;	To address inconsistency and ensure policies are effective.
MM156	Policy IN 1 Part C v	Part C v be deleted: ~~v) Working with Highways England and TVCA to ensure development within the plan period does not compromise the potential delivery of a Northern Link Road between the A1 and A66.~~	To ensure the policy is consistent with national policy
MM157	Policy IN1 part C vii	Provision of key routes as part of some development proposals within the plan, in conjunction with existing infrastructure, provide additional ~~for new~~ road, ~~and~~ public transport and high quality cycle and footpath links to ~~support specific developments included in the Local Plan~~ create an orbital route of the northern urban area of Darlington. These ~~include~~ routes are:	To ensure the policy is effective and consistent with the supporting justification by referring to other schemes identified as a requirement of proposals in the plan.

MM158	Policy IN 1 – policy wording - C vii	The following text is added to the policy and list reordered to be consistent with the order provided in the reasoned justification; • Coniscliffe Park - link road connecting A67 to Staindrop Road; • Stag House Farm - link road connecting Newton Lane to Staindrop Road; • West Park Garden Village - link road connecting Edward Pease Way to Newton Lane; • Faverdale link road - connecting Rotary Way to Burtree Lane; • Berrymede Farm – connecting Burtree Lane to the A167; • Skerningham access roads – including local distributor road between the A167 and A1150 close to the Little Burdon roundabout in the broad location identified in the Skerningham Masterplan Framework; • Burdon Hill - link road connecting A1150 to B6279 Tornado Way and new link road to Red Hall; • Link 66 / Symmetry Park - link road connecting the B6279 Tornado Way to B6280 Yarm Road	To ensure the policy is effective in clearly identifying the required mitigation measures in the plan period.
MM159	Policy IN1 – paragraph 10.5.10 and 10.5.11	~~Local roads will need to be managed to ensure that junctions work as efficiently as possible to allow all traffic to move. Some improvements have already been secured or are in the process of being built. Darlington Borough Council made a successful bid to the Department for Transport National Productivity Innovation Fund (NPIF) which will make improvements to three junctions to create capacity and improve traffic flow. The schemes are:~~ • ~~Lingfield Way / Yarm Road Junction improvements; this scheme is aimed at improving the flow of buses but also includes improvements for pedestrians and cyclists.~~ • ~~Haughton Road roundabout improvements.~~ • ~~McMullen Road / Yarm Road roundabout to open up access to Ingenium Parc.~~ The highway schemes detailed in Policy IN1 part C(vii) are intended to serve a dual function in creating access to development sites but also providing travel choices for local trips. Through creating an interconnected orbital route this will improve connectivity for all forms of transport to the North of Darlington. These routes will be integrated into proposals for relevant sites and provide access to the development by road (including where appropriate public transport), cycleway and footpath. Figure 10.2 shows the sections of network already in place and those requiring delivery during the plan period.  	To ensure the policy is effective by referring to other schemes identified as a requirement of proposals in the plan.

		~~In addition the Borough Council will seek proposals to deliver the following link roads associated with the following developments:~~ The schemes detailed in Policy IN1 and Figure 10.2 are from west to east: • Coniscliffe Park (NW7) - link road connecting A67 to Staindrop Road; • Stag House Farm (NW6) - link road connecting Newton Lane to Staindrop Road; • West Park Garden Village (NW2) - link road connecting Edward Pease Way to Newton Lane; • Berrymede Farm (N1) – connecting Burtree Lane to the A167 and improvements to A167/Burtree lane junction; • Skerningham access roads (N3) – including local distributor road between the A167 and A1150 close to the Little Burdon roundabout in the broad location identified in the Skerningham Masterplan Framework; • Burdon Hill (E20) - link road connecting A1150 to B6279 Tornado Way and new link road to Red Hall and Skerningham access roads; • ~~Skerningham - link road connecting A167 Beaumont Hill to A1150 at Little Burdon~~; • Faverdale link road (NW5/NW8) connecting Burtree Lane to Rotary Way and; • Link 66 / Symmetry Park (E3) - link road connecting the B6279 Tornado Way to B6280 Yarm Road.	
MM160	Policy IN2 policy wording part b	b. Ensure that all new neighbourhoods are permeable ~~and~~ by providing high quality, safe and easily accessible, ~~safe~~ walking and cycling routes to important local services such as shops, particularly those selling fresh food, schools, primary health care, ~~and~~ leisure and employment opportunities.	To ensure the policy is effective in securing the provision of high quality infrastructure for pedestrians and cyclists on development sites.
MM161	Policy IN2 policy wording part d	d) All new major development should ~~provide easy and safe access for those who wish to use~~ be accessible by public transport. ~~Accessibility is based on~~ It is therefore expected that 80% or more of the dwellings on a site be~~ing~~ within a 400 metre~~s~~ walking distance of a bus stop served by a regular daytime service (every 30 minutes). Where appropriate, financial contributions to provide a supported or extended bus service for up to 5 years, and bus stop infrastructure will be sought where sites are not currently served by regular services.	To ensure the policy is effective and consistent with national policy regarding the provision of financial contributions for bus service provision.
MM162	Policy IN2 – policy wording – part e	e. ~~All new development (excluding extensions) should include secure cycle storage facilities to encourage cycle travel and employment uses should accommodate secure cycle storage and where possible, changing and shower facilities~~.	To address inconsistency and ensure policies are effective.
MM163	Policy IN2 – para 10.6.4	Physical infrastructure interventions, such as cycle routes and bus stops, will be combined with travel information and marketing measures to encourage walking, cycling and the use of public transport wherever possible, particularly on or near Key ~~Public~~ Sustainable Transport Corridors (as identified on the Policies map).	To address inconsistency and ensure policies are effective.
MM164	Policy IN2 new paragraph between 10.6.5 and 10.6.6	Developments that are not within a reasonable walking distance of existing bus services will be expected to contribute to provide a supported bus service for 5 years. A reasonable walking distance is considered to be 400m, but other material considerations will be taken into account at the planning application stage including the distance to local services on foot, the frequency of existing bus services on routes further than 400m away and the likelihood, or otherwise, that a supported service will become commercially viable.	To ensure the policy is effective and consistent with national policy regarding the provision of financial contributions for bus service provision.
MM165	Policy IN 3 – policy wording – paragraph 1	The Local Planning Authority will require ~~support~~ the preparation and implementation of Travel Plans, Transport Assessments and other schemes and agreements to promote the use of sustainable transport for journeys to work, training and education.	To ensure consistency with National Policy.
MM166	Policy IN3 – policy wording –	~~To ensure Travel Plans are delivered successfully a robust management strategy must be in place.~~ Travel Plans should identify the specific required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate. They should also consider what additional	To ensure that the policy is effective in securing the monitoring and implementation of travel plans.

	final paragraph	measures may be required to offset unacceptable impacts if the targets should not be met. A travel plan co-ordinator should be appointed to identify opportunities for the effective promotion and delivery of sustainable transport initiatives and to fulfil the management and monitoring requirements. The Council will work with businesses and specifically the travel plan co-ordinators to ensure the travel plans are being developed, maintained and monitored.	
MM167	Policy IN4 – policy wording – paragraph 3	Safe, secure and appropriate provision for cycle parking ~~and~~ storage, and where appropriate changing and showering facilities will be ~~provided~~ encouraged, having regard to, standards set out in the Tees Valley Highway Design Guide or any successor within all new developments, including shared facilities within flats.	To ensure the policy is effective in securing the provision of well-designed and located cycle storage facilities in residential and non-residential development, along with associated changing and showering facilities in the latter.
MM168	Policy IN4 – Para 10.8.3	Delete paragraph 10.8.3 and replace with the following: ~~There are already local parking standards for new development and changes of use in place, set out in the Tees Valley Highway Design Guide, and further advice on integrating parking within new development is included in the Council's Design of New Development SPD. Development should also include appropriate provision for disabled parking and secure motorcycle parking.~~ Local parking standards for new development and changes of use will be set out in the Tees Valley Highway Design Guide (due to be updated 2021/22), in the meantime nationally defined parking standards will be applied in the Borough.	To provide clarity on where parking standards are to be defined whilst local guidance is updated.
MM169	Policy IN9 – Policy wording – para 1 and part a	Renewable and low carbon energy development ~~in appropriate locations~~ including community-led initiatives will be supported across the Borough, where proposals are in accordance with the following relevant criteria. In determining planning applications for such projects significant weight will be given to the achievement of wider social, environmental and economic benefits. a. Wind energy development will be granted planning permission if the applicant can demonstrate that, following consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing, and the proposal will not have unacceptable impact, either individually or cumulatively upon: i. shadow flicker; ii. visual dominance; iii. protected species and habitats; iv. landscape character and fabric; v. the historic environment, including heritage assets and their settings; vi. communication links; and vii. aviation and radar.	To ensure the policy is effective and consistent with national policy regarding wind energy development and the historic environment
MM170	Policy IN9 para 10.10.23 (new)	The whole of Darlington Borough is identified as suitable for wind energy development subject to proposals complying with the relevant criteria set out in Policy IN9 including demonstrating in accordance with footnote 54 of the NPPF (2021) that, following consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing. Whether the proposal has the backing of the affected local community will be a judgement at the planning application determination stage. Insert new footnote at end of last sentence referring to NPPG (5-033-150618)	To ensure the policy is justified and effective regarding the proposals for wind energy development.
MM171	Policy IN10 – paragraph 10.11.1	**10.11.1** ~~Community and social infrastructure encompasses a range of community facilities including schools, community centres, libraries, health care facilities (considered separately in Policy DC 3), indoor sports facilities, cemeteries and arts and cultural facilities.~~ Access to a wide range of good quality community facilities is identified as a key contributor to the health and well-being of people who live and work in the Borough and is one of the key objectives of the Draft Local Plan vision, aims and objectives (Section 2). The timely provision and upgrading of facilities is required to ensure Darlington's future growth brings more prosperity, safety, sustainability and inclusiveness and maintains and improves health and well-being.	To ensure the policy is effective and consistent with national policy

<table>
<tr><td>MM172</td><td>Policy IN10 – policy wording – part a - bullet 1</td><td>If need is demonstrated[80] then a planning obligation will be sought based on a calculation of:
• (Pupil place generation per family dwelling)[81]– (existing spare capacity in local schools) x (Department for Education (DfE) standard cost per place);[82]
~~If existing need can be met in part then appropriate adjustment will be made.~~</td><td>To ensure the policy is effective and consistent with national policy</td></tr>
<tr><td>MM173</td><td>Policy IN10 – policy wording – parts B and C</td><td>B) ~~Provision and~~ Protection of Existing Community Facilities

~~Proposals for new and expanded community services and facilities will be supported in accessible locations, providing that the scale of development is appropriate to the area in which it is proposed.~~
The loss of any community facilities will only be permitted if it can be demonstrated that:
i. there are sufficient other suitable alternative community facilities either within the neighbourhood or accessible nearby; or
ii. the community facility is no longer needed; ~~and~~ or
iii. there is no management and funding resources existing or that could be generated within the local community ~~or that could be generated by partial redevelopment~~ that could secure and sustain a facility that meets identified local needs; or
iv. the community facility cannot be secured or sustained through the partial redevelopment of the site.

C) ~~Other Community Facilities including Indoor Sport, Art & Culture and Cemeteries~~ Provision of new community facilities
Proposals for new and expanded community services and facilities will be supported in accessible locations, providing that the scale of development is appropriate to the area in which it is proposed.

For new indoor sports provision and arts and cultural facilities, priority will be given to new proposals according to the ~~locational strategy~~ settlement hierarchy set out in the plan. Proposals will be permitted elsewhere if it is demonstrated that:
i. ~~it cannot be provided in the priority locations~~; or
ii. there is a need for it in the location proposed; and
iii. it will be easily accessible by a choice of means of transport; and
iv. for arts and cultural facilities that, through market research and/or an impact assessment, it can be shown that there would not be any damaging impact on the vitality and viability of the Town Centre, including the evening economy.

Secure community access, outside of core school hours, will be required for any new provision on educational sites.

2.4 hectares of land (as identified on the Policies Map) will be reserved at West Cemetery for future burial space.</td><td>To ensure the policy is effective and consistent with national policy</td></tr>
<tr><td>MM174</td><td>Chapter 11 Monitoring Framework</td><td>Add additional indicators for Policy ENV1:

• reduction in the number of assets that are classified as heritage at risk
• preparation of a local list
• completion of conservation area action plans and management plans where one has not been produced and review others where necessary</td><td>As recommended by Historic England to provide greater insight into the effectiveness of the policy.</td></tr>
<tr><td>MM175</td><td>Glossary</td><td>Amend the following definitions as follows:

<table><tr><th>Term</th><th>Current Definition</th></tr><tr><td>Geodiversity</td><td>~~Is the variety of earth materials, landforms and processes that constitute and shape the Earth. Relevant materials include minerals, rocks, sediments, fossils, soils and water~~. The range of rocks, minerals, fossils, soils and landforms.</td></tr><tr><td>PDL – Previously Developed Land</td><td>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.</td></tr></table></td><td>To ensure consistency with the NPPF glossary definitions and NPPG</td></tr>
</table>

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				This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for mineral extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built up areas such as residential gardens, parks, recreation grounds, and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.		
			Non-designated heritage assets	~~Parts of the historic environment including buildings, structures, areas and archaeology that are considered by the Local Planning Authority to be locally significant. They are identified through strategic planning, development management and can include a Local List.~~ Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by the Local Planning Authority as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.		
			Strategic Policies	~~A policy site aimed at facilitating change in/over the long term.~~ Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.		
			Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies ~~what~~ measures ~~will be~~ required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and ~~what~~ measures that will be needed to ~~be taken to~~ deal with the anticipated transport impacts of the development.		
			Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives ~~through action and is articulated in a document that~~ and is regularly reviewed.		
			Windfall Sites	Sites ~~which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available as circumstances arise. These sites are assessed against planning policies at that time.~~ not specifically identified in the development plan.		
MM176	Glossary	Add the following definitions to the glossary:				To ensure the meaning of all policies is unambiguous and therefore effective and consistent with the NPPF.
			Term	**Recommended Definition**		
			Ancient or Veteran Tree	A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.		
			Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).		
			Amenity	A broad concept that refers to the pleasant or satisfactory aspects of a place which add positively to its overall character and to the enjoyment of residents or visitors. For example, it encompasses human health, quality design, provision and protection of local services, local economy and the protection of the countryside, historic environment, environmental character and visual, air and noise quality. Amenity also encompasses leisure and sporting areas, such as playing fields and other open spaces used for sport.		
			Climate Change	Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate		

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			Adaption	harm or exploit beneficial opportunities.		
			Climate Change Mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.		
			Conservation Area	A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole		
			Entry-level exception sites	A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 or successors of the NPPF		
			Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.		
			Local Green Space	A designation either in a local plan or neighbourhood development plan that provides special protection against development for green areas of particular importance to local communities.		
			Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).		
			Major Development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.		
			Material Consideration	A material consideration is a matter which the decision maker must take into account when assessing a planning application.		
			Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.		
			Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity		
			Primary Agricultural Holding	An applicants main holding registered as an agricultural holding used solely or mainly for the purposes of agriculture, horticulture		
			Rural Exception Sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.		
			Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.		

		Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981. Stepping Stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes. Wildlife Corridor: Areas of habitat connecting wildlife populations.	
MM177	Appendix A Housing Trajectory	Replace Housing Trajectory with updated version which is provided below this table.	To reflect updates to the housing trajectory set out in DBC6.2.
MM178	Appendix A Housing Trajectory	Additional text to be added to the second sentence of para one: It is an estimate and outlines the amount of dwellings expected to be delivered each financial year. Alter year reference within the trajectory table to be clear that it is a financial year e.g. 2017 will be altered to 2016/17.	For effectiveness and clarity.
MM179	Site 20 – Great Burdon – Part d	Additional text to the end of part d: No development should be within FZ3b (with exception to essential infrastructure or water compatible development).	To ensure consistency with paragraphs 163 and 164 of the NPPF (2021).
MM180	Site 20 – Great Burdon – Part I	Appropriate easements or diversions should be provided.	To ensure the policy is justified and effective.
MM181	Site 20 – Great Burdon – Parts O and P	o. A robust and appropriately landscaped boundary would be required along the north western edge of the site to maintain the openness and green infrastructure function of the adjoining Great Burdon Rural Gap (see policy ENV3) p. The openness and green infrastructure functions of the Haughton/Red Hall green wedge on the western part of the site should be retained and enhanced (see Policy ENV3).	To ensure the policy is justified, effective and consistent with other policies in the plan and national policy regarding the protection of the rural gap and green wedge designations.
MM182	Site 41 – Coniscliffe Park South - Parts e and i	Amendments relate to site context, landscaping and clarification on public rights of way requirements. Site 41 - Coniscliffe Park, South The site is an urban extension to the south west of the main urban area. It is bound by Coniscliffe Road to the south ~~and the A1(M) to the west~~. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 535 dwellings, 420 of which are estimated to be delivered during the plan period. Issues and requirements a. Vehicle access is to be taken from Coniscliffe Road. b. Allowance should be made in the site layout for a distributor road which would run north south through the site. This should link to site 249 (Consicliffe Park, North) to the north. c. A small part of the site on the eastern edge adjacent to Baydale Beck valley is within flood zone 2 and 3. This should be reflected in the site layout and development directed away from this area in line with the sequential	To ensure the policy is effective the requirements on public rights of way have been combined and additional landscaping requirements included.

		approach. No development should be within FZ3b (with exception to essential infrastructure or water compatible development). d. A development scheme should give adequate buffering and protection to Baydale Beck. There is also the opportunity to enhance the green infrastructure network along this existing corridor and create new linkages to it. e. A public right of way crosses the site north south and across the centre of the site. This should be considered in site layout. The development will also provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck. f. Eastern edge of site is within an area of interest with regards to Great Crested Newts. An ecological survey would be required to support a planning application. g. The site is adjacent to Broken Scar Local Wildlife Site. There is the opportunity to create enhanced habitat links to this site. h. Waste water treatment works are located to the east of the site and should be given consideration in layout. i. ~~The development will provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck.~~ Appropriate landscaping should be provided as part of a development scheme on the western boundary with the adjoining Local Green Space (ref LGS14 Merrybent Community Woodland) and with the agricultural land to the north. j. The frontage to the A67 should be carefully designed in order to mitigate landscape and visual impacts. Development should be set back from the A67 with appropriate landscaping on the southern part of the site.	
MM183	Site 100 - Hall Farm, Branksome.	The site is an urban extension to the west of the main urban area. It is bound by the A1(M) to the west and Malvern Crescent to the east. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of ~~495~~450 dwellings; 270 of which are estimated to be delivered during the plan period.	The land owner has carried out master planning and design work for the site and has suggested an indicative yield of approximately 450 dwellings rather than 495 as set out in the plan (based on density multiplier). Site yield updated accordingly. To ensure the guidance is justified and supported by appropriate evidence.
MM184	Site 100 – Hall Farm, Branksome	Additional text to the end of part b: No development should be within FZ3b (with exception to essential infrastructure or water compatible development).	To ensure consistency with paragraphs 163 and 164 of the NPPF (2021).
MM185	Site 249 – Coniscliffe Park North – Parts e and i	Amendments to site context and the landscaping requirements on the western edge of the site. The estimate of the number of dwellings to be completed during the plan period has also been altered to reflect the latest housing trajectory. Site 249 - Coniscliffe Park, North The site is an urban extension to the south west of the main urban area. It is bound by ~~the A1(M) to the west and~~ Staindrop Road (B6279) to the north. It is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 985 dwellings; ~~630~~516 are estimated to be delivered during the plan period. Issues and requirements a. Vehicle access is to be taken from Staindrop Road. b. Land is to be reserved on the site for 1 primary school. c. Allowance should be made in the site layout for a distributor road which would run north south through the site, linking to site 41 to the south (Consicliffe Park, South). d. Electricity pylons cross the site; appropriate easement should be provided.	To ensure the policy is effective alterations made to site context and landscape requirements combined.

		e. The A1(M) lies to the west of the site; a suitable landscape buffer should be provided. A robust boundary would also be required along the western edge of the site to distinguish between the main urban area and surrounding countryside. f. A small area of the site along the eastern edge is within flood zone 2 and 3. Development should be directed away from this area in line with the sequential approach. No development should be within FZ3b (with exception to essential infrastructure or water compatible development). g. Baydale Beck and wildlife friendly open space runs along the eastern boundary of the site. This part of the green infrastructure network should be protected and enhanced. There is also the opportunity to create improved connectivity with the Cocker beck corridor and the river Tees. h. There has been recent record of Great Crested Newts on the site. An ecological survey should support a planning application. i. Public rights of way cross the site in a number of areas. These should be accommodated in site layout. j. The development will provide convenient and safe pedestrian and cycle connections into the existing urban area crossing Baydale Beck. k. The frontage to the B6279 should maintain the openness of the approach into Darlington. ~~l. A robust boundary would be required along the western edge of the site to distinguish between the main urban area and surrounding countryside.~~	
MM186	Site 355 – Lingfield Point – Policy Wording – Para 1	...It is proposed for allocation for mixed use development with an indicative yield of 331 dwellings and potential ~~B1 and~~ B2 and E(g) Uses.	To ensure consistency with the updated Use Classes Order (2020)
MM187	Site 356 – Ingenium Parc – Policy Wording – Para 1	A masterplan for Ingenium Parc sets out potential design principles and requirements for the sites development.	To ensure the policy is justified by the HIA, effective and consistent with the requirements of para 199 of the NPPF (2021).
MM188	Site 356 – Ingenium Parc – Part e	Development should be appropriately scaled and designed and set back from the sites northern boundary to reflect the original designed landscape setting of the Cummins Engine Factory. Retain and enhance the existing landscaping.	To ensure the policy is justified and effective reflecting the supporting evidence within the HIA.
MM189	Site 360 – Heighington Lane North – Part D	Additional text to the end of part d: No development should be within FZ3b (with exception to essential infrastructure or water compatible development).	To ensure consistency with paragraphs 163 and 164 of the NPPF (2021).
MM190	Site 392 – Elm Tree Farm – parts b,c, d and f.	Alterations to a number of requirements (retaining farm buildings, landscape sensitivity, reference to Skerningham masterplan area) and an amendment to the requirement relating to the Green Lane historic track to clarify that it lies outside of the site boundary. Site 392 - Elm Tree Farm The site is ~~within the Skerningham Masterplan area which is a strategic extension~~ an urban extension to the north east of the main urban area ~~(see policy H 10)~~. The site is to the north of Sparrow Hall Drive. It is a greenfield site which is largely in agricultural use and is proposed for allocation for residential development with an indicative yield of 150 dwellings.	Amendments ensure the policy is clear, effective and justified by reflecting most recent evidence.

		Issues and requirements a. Vehicle access is to be taken from Sparrow Hall Drive. ~~b. Older farm buildings should be retained and converted where possible.~~ ~~c~~b. The Green Lane historic track runs adjacent to the site and~~. This~~ should be protected~~ and accommodated in an appropriate site layout~~. ~~d. The site is within an area of high landscape sensitivity, a development scheme will require suitable mitigation in terms of design and layout.~~ ~~e~~c. Old farm buildings on site could contain biodiversity interest. An ecological survey may be required to support a planning application. ~~f. Development should be in broad alignment with the Skerningham Masterplan Framework (Figure 6.1) and the development principles contained in Policy H 10: Skerningham Strategic Allocation.~~ ~~g~~d. There is opportunity for reinforcement of local recreational and green infrastructure links particularly west towards Springfield Park and north towards the River Skerne.	
MM191	Site 403 – Blackwell Grange East	a. The site forms part of the grounds to the Grade II* listed Blackwell Grange Hotel (and Grade II listed outbuildings). Development ~~will affect~~ should protect the setting of the Grade II* listed Blackwell Grange and its parkland curtilage. ~~Significant mitigation and public benefit are required to offset the harm caused~~. Proposals should be informed by the recommendations of the Heritage Impact Assessment (2020). There is potential to better reveal the approach to Blackwell Grange along the historic drive from Grange Road. b. A development scheme would need to restore the remaining parkland area to the Grade II* Listed Building, undertake an ecological survey and propose adequate mitigation for any impact on the adjacent Local Wildlife Site. c. Any development will be required to be of the highest quality, ensuring it is low lying, wooded in character including the planting of a perimeter tree canopy and creative and innovative in design. ~~c. The site is designated a Local Wildlife site contains biodiversity habitat and any development should provide mitigation. Habitat improvements required on parkland area designated as Local Wildlife Site to the north.~~	To ensure the policy is consistent with national policy, the councils evidence base such as the recommendations of the heritage impact assessment and to also ensure consistency with other changes to the plan and policies map. To combine and clarify the requirements relating to an ecological survey and mitigation.
MM192	Site 95 – Beech Crescent East, Heighington – Part B	The impact on the Heighington conservation area and the grade II listed buildings to the south should be carefully considered in the development of this site. Any scheme would require appropriate design and layout to mitigate any harm to these heritage assets and should be undertaken in accordance with the recommendations of the Heritage Impact Assessment.	To ensure the policy is effective and consistent with paragraphs 199 and 200 of the NPPF (2021).
MM193	Site 368 – Central Park South (Employment) – Part a	Comply with the revised Masterplan for Central Park South (2016), providing plots for ~~B1 and~~ B2 and E(g) land uses	To ensure consistency with the updated Use Classes Order (2020)
MM194	Site 411 – Chesnut	Additional text to the end of part f:	To ensure consistency with paragraphs 163 and 164 of the NPPF (2021).

<table>
<tr><td></td><td>Street Car Park</td><td>No development should be within FZ3b (with exception to essential infrastructure or water compatible development).</td><td></td></tr>
<tr><td>MM195</td><td>Appendix C - Registered Parks and Gardens</td><td>Addition of - Landscape at Cummins Engine Factory</td><td>Update to reflect recent listing in August 2020</td></tr>
<tr><td>MM196</td><td>Appendix F</td><td>New appendix titled Appendix F: Table of Superseded Policies

The Darlington Local Plan (2016 - 2036) will upon adoption replace all saved policies within the Darlington Local Plan 1997 (Incorporating Adopted Alterations 2001) and the Darlington Local Development Framework Core Strategy (2011).
The following table sets out the local planning policies that will be superseded and no longer saved upon the adoption of the Darlington Local Plan (2016 - 2036).

<table>
<tr><th>Current Document</th><th>Superseded Policy Ref</th><th>Superseded Policy Name</th></tr>
<tr><td rowspan="20">Darlington Local Development Framework Core Strategy (2011)</td><td>CS1</td><td>Darlington’s Sub-Regional Role and Locational Strategy</td></tr>
<tr><td>CS2</td><td>Achieving High Quality Sustainable Design</td></tr>
<tr><td>CS3</td><td>Promoting Renewable Energy</td></tr>
<tr><td>CS4</td><td>Developer Contributions</td></tr>
<tr><td>CS5</td><td>The Provision of Land for Employment Uses</td></tr>
<tr><td>CS6</td><td>Vibrant Cultural and Tourism Offer</td></tr>
<tr><td>CS7</td><td>The Town Centre</td></tr>
<tr><td>CS8</td><td>Additional Retail Provision</td></tr>
<tr><td>CS9</td><td>District and Local Centres and Local Shops and Services</td></tr>
<tr><td>CS10</td><td>New Housing Development</td></tr>
<tr><td>CS11</td><td>Meeting Housing Needs</td></tr>
<tr><td>CS12</td><td>Existing Housing</td></tr>
<tr><td>CS13</td><td>Accommodating Travelling Groups</td></tr>
<tr><td>CS14</td><td>Promoting Local Character and Distinctiveness</td></tr>
<tr><td>CS15</td><td>Protecting and Enhancing Biodiversity and Geodiversity</td></tr>
<tr><td>CS16</td><td>Protecting Environmental Resources, Human Health and Safety</td></tr>
<tr><td>CS17</td><td>Delivering a Multifunctional Green Infrastructure Network</td></tr>
<tr><td>CS18</td><td>Promoting Quality, Accessible Sport and Recreation Facilities</td></tr>
<tr><td>CS19</td><td>Improving Transport Infrastructure and Creating a</td></tr>
</table>
</td><td>To ensure it is clear in line with the Local Plan regulations the Local Plan policies that will be superseded as a result of the adoption of the Local Plan 2016:2036.</td></tr>
</table>

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					Sustainable Transport Network		
			Darlington Local Plan 1997 (Incorporating Adopted Alterations 2001)	E2	Development Limits		
				E3	Protection of Open Land		
				E4	New Buildings in the Countryside		
				E5	Change of Use of Buildings in the Countryside		
				E9	Protection of Parklands		
				E12	Trees and Development		
				E13	Tree Preservation Orders		
				E14	Landscaping of Development		
				E17	Landscape Improvement		
				E18	The River Skerne		
				E20	Sites of Nature Conservation Importance		
				E21	Wildlife Corridors		
				E22	Local Nature Reserves		
				E36	Designation of Further Conservation Areas		
				E37	Enhancement of the Built Environment		
				E38	Alterations to Business Premises		
				E39	Advertisements in Built-up Areas		
				E40	Advertisements in the Countryside		
				E41	Poster Hoardings		
				E42	Street Furniture		
				E43	Vacant Upper Floors		
				E51	Broken Scar Development Limitation Zone		
				E53	Satellite Antennae		
				H5	New Housing Development Sites		
				H7	Areas of Housing Development Restraint		
				H10	Affordable Housing in the Rural Area		
				H12	Alterations and Extensions to existing dwellings		
				H13	Backland Development		
				H17	Concentration of Houses in Multiple Occupation		
				H18	Houses in Multiple Occupation in other areas		
				H19	Special Care Accommodation		
				R3	Provision of Public Facilities in New Buildings		
				R4	Open Space Provision		

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				R11	Artificial Turf Playing Pitch		
				R12	Access to Open Land and Countryside		
				R14	Recreation Development in the Countryside		
				R15	Horse-Related Development		
				R16	Stressholme Golf Course		
				R23	Off-Road Motorcycle Facility		
				R27	Sites for New Community Facilities		
				R28	School Provision at Brinkburn		
				R29	Village Community Halls		
				R30	West Cemetery Extension		
				EP2	Employment Areas		
				EP3	New Employment Areas		
				EP4	Haughton Road		
				EP6	Prestige Employment		
				EP7	Office / Business Park Development		
				EP8	Reserve Employment Site		
				EP9	Teesside Airport Employment Land – North		
				EP10	Teesside Airport Employment Land - South		
				EP11	Central Area Development Sites		
				EP12	Office Development Limits		
				S3	Abbots Yard Development		
				S4	Town Centre Service Uses		
				S5	Town Centre Food and Drink Uses		
				S6	Non-Retail Uses		
				S7	Mechanic's, Clark and Buckton's Yards		
				S8	Window Displays		
				S9	Fringe Shopping Areas		
				S10	Safeguarding the District and Local Centres		
				S11	New Development in the District and Local Centres		
				S15	Shopping Trolleys		
				S19	Amusement Centres		
				S20	Sale of Large Items		
				S21	Petrol Filling Stations		
				S22	Garden Centres		
				S23	Sales from Factories		
				T5	Environmental Appraisal of Major Road Schemes		
				T6	Safeguarding Major Road Schemes		
				T7	Traffic Management and Main Roads		

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				T8	Access to Main Roads		
				T9	Traffic Management and Road Safety		
				T10	Traffic Calming – Existing Roads		
				T11	Traffic Calming – New Development		
				T14	Private Car Access to Town Centre		
				T15	Improvements for Pedestrians		
				T17	Rear Servicing		
				T18	Collection / Distribution Centre		
				T19	Multi-Storey Car Parks		
				T20	Town Centre Surface Car Parks		
				T21	Public Use of Private Car Parks		
				T22	Priority in Central Car Parks		
				T23	Albert Road Car Park		
				T26	Town Centre Fringe Parking		
				T27	On-Street Parking Control		
				T28	Residents Parking Schemes		
				T29	On-Street Short Stay Parking		
				T32	Feethams Bus Station		
				T35	Taxi Offices		
				T36	Cycle Route Network		
				T40	New Development and Lorries		
				T41	Overnight Parking at Chestnut Street		
				T42	Lorry Parks		
				T43	Residential Areas and Lorries		
				T44	Passenger Railways		
				T46	North Road Railway Station		
				T47	Road / Rail Freight Depot		
				T49	Teesside Airport		
				T50	Overhead Lines		
				T51	Location of Services		
				T52	Drainage Infrastructure		
				T55	Broken Scar Water Treatment Works		

Policy H1 – table 6.3 Housing Allocations

Location	Site ref	Site name	Site area (ha)	Indicative site yield (by 2036)	Indicative site yield(after 2036)
Urban Extensions	20	Great Burdon (strategic)	88.39	500	750
	41	South Coniscliffe Park (strategic)	28.32	420	115

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	100	Hall Farm, Branksome (non-strategic)	21.89	270	180
	185	Greater Faverdale (strategic mixed use)	178.48	750	1250
	249	Coniscliffe Park North (strategic)	50.08	516	469
	251	Skerningham (strategic)	492.19	1650	2850
	392	Elm Tree Farm (non-strategic)	7.1	150	
	410	Snipe Lane, Hurworth Moor (strategic)	34.47	700	
Urban Area	11	Cattle Mart (non-strategic)	2.16	76	
	355	Lingfield Point (strategic mixed use)	33.6	331	
	403	Blackwell Grange East (non-strategic)	5.26	72	
	411	Chesnut Street Car Park (non-strategic)	1.37	34	
	412	12-18 Skinnergate (non-strategic)	0.22	15	
Villages	95	Beech Crescent East, Heighington (non-strategic)	1.53	20	
	99	Maxgate Farm, MSG (non-strategic)	13.71	260	
		Total		**5764**	**5614**

Table 6.4 Housing Commitments

a Site number	Site name	Size (ha)	Total Number	Remaining dwellings at April 2021(to be completed pre 2036)
3	South of Burtree Lane	17.02	380	380
8	Berrymead Farm	21.42	370	370
10	Blackwell Brange West	9.75	59	45
16	Lancaster House, DTVA	1.88	55	24
25	Former Arts Centre, Vane Terrace	0.47	38	4
28	Sprinfield School	2.93	80	15
45	High Stell	8.49	198	186
51	Mowden Hall	1.98	30	11

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52	Central Park	4.47	359	85
60	NW of Heron Drive	1.34	35	24
63	School Aycliffe West	3.97	101	10
65	Land between Middleton Lane and Neasham Road	2.49	27	19
68	West Park Garden Village	79.32	1200	840
73	West Park Remainder	4.78	164	48
78	East of Middleton Road, Sadberge	0.75	25	25
89	Land West of Oak Tree, MSG.	2.66	61	61
91	Walworth Road, Heighington	3.34	75	15
103	East of Roundhill Road	5.79	95	47
146	Land South of Railway, MSG	14.8	330	330
228	Northgate House, Town Centre	0.14	96	96
241	St Clares Abbey, Carmel Road North.	2.49	10	10
318	N. of Allington Way	3.37	85	55
333	E. of Roundhill Road (phase 2)	5.17	100	65
340	E. of Gate Lane, Low Coniscliffe	3.38	37	26
386	Land between Yarm Road and railway line East, MSG	0.64	20	4
391	Chancery House, 4 - 6 Horsemarket	0.04	11	11
394	Lakeside, The Old Brickworks, Neasham Road	5.59	118	79
395	Dr Piper House, King Street	0.13	30	30
406	Northern Echo Building	0.15	52	52
420	Former Nu-Interiors, Leadenhall Street	0.1	30	30
421	Elegant House, Whessoe Road	0.18	22	22
422	Reservoir (Disused) Darlington Road, Sadberge	2.8	46	46

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423	213 - 217 Haughton Road	0.2	12	12
424	182 Northgate	0.1	24	24
425	Former Rise Carr Club, Eldon Place	0.05	18	18
	Total			**3119**

Housing Trajectory (Appendix A)

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
	North Farm	Complete	Village	13	1	1																				1
	West Park	Complete	Urban	36	1.57	14	8																			22
	Middleton Hall Retirement Village	Complete	Village	36	10.64	9	1																			10
	Lingfield Point Phase 1	Complete	Urban	273	9.33	47	71	67																		185
	Land North of Badminton Close	Complete	Urban	12	0.39	12																				12
	96 Carmel Road North	Complete	Urban	36		1	35																			36
	West of Hammond Drive	Complete	Urban	18	0.62		18																			18
	Lime Avenue	Complete	Urban	16	0.48		16																			16
	Fenby Avenue	Complete	Urban	28	0.65		28																			28
	Sugar Hill Grove, Alderman Leach	Complete	Urban	34	0.8		31	3																		34

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Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
	West of Aintree Court, Anfield Court	Complete	Urban	21	0.48		21																			21
	Land South of Sherbourne Close	Complete	Urban	18	0.68		18																			18
	Land Adjacent to Bellburn Lane	Complete	Urban	40	1.43		14	26																		40
	Land Adjoining Alexander Street	Complete	Urban	66	2.65		8	58																		66
	Former Eastbourne School Phase 2	Complete	Urban	60	2.11		29	31																		60
	Land adjacent 125 - 165 Haughton Road	Complete	Urban	73	2.31			73																		73
	Land West of 37 Allington Way, Earl Carlson Way	Complete	Urban	62	1.9			62																		62
	St. James Court	Complete	Urban	12	0.11			12																		12
	Woodburn Nursery	Complete	Urban	25	1.83			10	15																	25
	Former Darlington Football Club	Complete	Urban	82	2.18	23	19	15	5																	62
	Blanche Pease Annexe, Arts Centre	Complete	Urban	34	0.28				34																	34
	Land between Yarm Road and railway line West, MSG	Complete	Village	44	1.2			12	32																	44
	Beech Crescent West, Heighington	Complete	Village	43	2.06				22	21																43
	Neasham Nursery	Complete	Village	10	0.64				4	6																10
	North of Red Hall	Complete	Urban	81	2.92			20	49	12																81
	Rear of Cockerton Club	Complete	Urban	20	0.39					20																20
	The Paddocks, Sadberge Road	Complete	Village	234	10.41		68	73	75	18																234
	Alviston House, Haughton Road	Complete	Urban	13	0.08					13																13
	Coachman Hotel, Victoria Road	Complete	Urban	39	0.12					39																39

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Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
	Former Nestfield Club	Complete	Urban	15	0.08					15																15
	Fenby Avenue (phase 2)	Complete	Urban	14	0.49					14																14
	Oak Tree, MSG	Complete	Village	12	0.37				7	5																12
	West Park Flats	Complete	Urban	40	0.42					40																40
	Land west of 153 East Mount Road	Complete	Urban	12	0.04					12																12
	Barton Street	Complete	Urban	16	0.67					16																16
3	South of Burtree Lane	Commitment	Urban Extension	380	17.02						15	30	30	30	30	30	30	30	30	30	30	30	5		380
8	Berrymead Farm	Commitment	Urban Extension	370	21.24						10	60	60	60	60	60	60								370
10	Blackwell Grange West	Commitment	Urban	59	9.75				3	11	15	15	15												59
16	Lancaster House, DTVA	Commitment	Village	55	1.88				4	27	24														55
25	Former Arts Centre, Vane Terrace	Commitment	Urban	38	0.47			1	33	0	4														38
28	Springfield School	Commitment	Urban	80	2.93				33	32	15														80
45	High Stell	Commitment	Village	198	8.49					12	20	18		30	30	30	30	28							198
51	Mowden Hall	Commitment	Urban	30	1.98					19	11														30
52	Central Park	Commitment	Urban	359	4.47	50	52	1	30	32	30	30	25												250
60	North West of Heron Drive	Commitment	Urban	35	1.34				10	1	10	10	4												35
63	School Aycliffe West	Commitment	Village	101	3.97			25	43	23	10														101
65	Land between Middleton Lane and Neasham Road	Commitment	Village	27	2.49			6		2	10	9													27
68	West Park Garden Village	Commitment	Urban Extension	1200	79.32					21	30	30	60	60	60	60	60	60	60	60	60	60	60	60	861
73	West Park (remainder)	Commitment	Urban	164	4.78		34	15	18	9	20	20	8												124
78	East of Middleton Road, Sadberge	Commitment	Village	25	0.75						5	20													25
89	Land west of Oak Tree, MSG	Commitment	Village	61	2.66						10	30	21												61
91	Walworth Road, Heighington	Commitment	Village	75	3.34				19	41	15														75
103	East of Roundhill Road (Phase 1)	Commitment	Village	95	5.79			16	16	16	15	15	15	2											95
146	Land South of Railway, MSG	Commitment	Village	330	14.8						15	30	30	30	30	30	30	30	30	30	30	15			330
228	Northgate House, Town Centre	Commitment	Urban	96	0.14													96							96

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Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
241	St Clares Abbey, Carmel Road North.	Commitment	Urban	10	2.49						10															10
318	N. of Allington Way	Commitment	Urban	85	3.37				30		30	25														85
333	East of Roundhill Road (phase 2)	Commitment	Village	100	5.17				21	14	15	15	15	15	5											100
340	East of Gate Lane, Low Coniscliffe	Commitment	Village	37	3.38					11	15	11														37
386	Land between Yarm Road and railway line East, MSG	Commitment	Village	20	0.64					16	4															20
391	Chancery House, 4 - 6 Horsemarket.	Commitment	Urban	11	0.04						11															11
394	Lakeside, The Old Brickworks, Neasham Rd.	Commitment	Village	118	5.59	2	1	33	3	0	10	10	10	10	10	10	10	9								118
395	Dr Piper House, King Street.	Commitment	Urban	30	0.13											30										30
406	Northern Echo Building	Commitment	Urban	52	0.15								52													52
420	Former Nu-Interiors, Leadenhall Street	Commitment	Urban	30	0.1								30													30
421	Elegant House, Whessoe Road	Commitment	Urban	22	0.18								22													22
422	Reservoir (Disused) Darlington Road, Sadberge	Commitment	Village	46	2.8											20	26									46
423	213 - 217 Haughton Road	Commitment	Urban	12	0.2						12															12
424	182 Northgate	Commitment	Urban	24	0.1								24													24
425	Former Rise Carr Club, Eldon Place	Commitment	Urban	18	0.05						18															18
11	Cattle Mart	Potential allocation	Urban	76	2.16										30	30	16									76
20	Great Burdon	Potential allocation	Urban Extension	1250	88.39											50	50	50	50	50	50	50	50	50	50	500
41	South Coniscliffe Park	Potential allocation	Urban Extension	535	28.32							30	30	30	30	30	30	30	30	30	30	30	30	30	30	420
95	Beech Crescent East, Heighington	Potential allocation	Village	20	1.53								20													20
99	Maxgate Farm, MSG	Potential allocation	Village	260	13.71							15	30	30	30	30	30	30	30	30	5					260
100	Hall Farm, Branksome	Potential allocation	Urban Extension	450	21.89												30	30	30	30	30	30	30	30	30	270

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Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total within plan period
185	Greater Faverdale	Potential allocation	Urban extension	2000	178.48								30	60	60	60	60	60	60	60	60	60	60	60	60	750
249	Coniscliffe Park North	Potential allocation	Urban extension	985	50.08									6	30	30	50	50	50	50	50	50	50	50	50	516
251	Skerningham	Potential allocation	Urban extension	4500	492.19								30	60	90	120	150	150	150	150	150	150	150	150	150	1650
355	Lingfield Point	Potential allocation	Urban	331	33.6										30	30	30	30	30	30	30	30	30	30	31	331
392	Elm Tree Farm	Potential allocation	Urban Extension	150	7.1							30	30	30	30	30										150
403	Blackwell Grange East	Potential allocation	Urban	72	5.26								15	15	15	15	12									72
410	Snipe Lane, Hurworth Moor	Potential allocation	Urban extension	700	34.47							60	60	60	60	60	60	60	60			60	60	60	40	700
411	Chesnut Street Car Park	Potential allocation	Urban	34	1.37							17	17													34
412	12 - 18 Skinnergate	Potential allocation	Urban	15	0.22						15															15
Small Sites (Less than 10 units)						16	23	37	32	28	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	511
Total Gross Completions						**175**	**495**	**596**	**538**	**546**	**449**	**555**	**708**	**553**	**655**	**780**	**789**	**768**	**635**	**575**	**550**	**590**	**575**	**550**	**526**	**11608**
											2021/22 - 2025/26				**2920**	**2026/27 - 2030/31**				**3547**	**2031/32 - 2035/36**				**2791**	
Total Net Completions						**171**	**486**	**591**	**536**	**537**											**Total dwellings to be completed 2021/22 - 2035/36**				**9258**	