

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

This schedule sets out all minor modifications proposed by the Council during the examination up to 7th October 2021 including those in response to all of the Inspectors action points such as changes necessitated by the publication of a revised NPPF (2021). It supersedes all earlier versions of proposed minor modifications including DBC3.

Mod Ref	Policy/Para/Figure	Modification	Reason
MIN1	Local Plan including Para 1.3.1 Policy H7 Para 6.7.1 Footnote 24 Footnote 25 Footnote 27 Footnote 32 Footnote 34 Footnote 35 Footnote 37 Footnote 54 Footnote 60 Footnote 70 Footnote 73 Footnote 84 Footnote 96 Footnote 97 Glossary affordable housing definition	Replace all references to NPPF 2019 with <u>NPPF 2021</u>	To ensure consistency with national policy.
MIN2	Footnote 3	Alter para number from 57 to <u>58</u> .	To ensure consistency with national policy.
MIN3	Footnote 4	Alter para number from 55 to <u>56</u> .	To ensure consistency with national policy.

MIN4	Policy DC 2 – para 5.2.3 & para 5.2.10	<p>Update Strategic Flood Risk Assessment date of publication to <u>2019</u> in the policy and para 5.2.3</p> <p>Add to the end of para 5.2.10:</p> <p><u>In taking a precautionary approach to groundwater protection, the Environment Agency have advised that they may object to SUDs proposals which seek to include direct pathways to groundwater.</u></p>	Amend error on publication date and supporting text suggested by the Environment Agency for effectiveness.
MIN5	Housing Chapter para 6.0.1	<p>The National Planning Policy Framework (NPPF) requires Local Planning Authorities to support the Government's objective of significantly boosting the supply of housing. It is important that a sufficient amount and variety of land can come forward where it is needed. A key role of the Local Plan, as emphasised by the NPPF, is to provide for objectively assessed needs for both market and affordable housing. This includes meeting the needs of various groups that have different housing requirements. <u>Strategic policies should set out the minimum number of homes required. The size, type and tenure of housing needed for different groups in the community should also be assessed and reflected in planning policies.</u> Many factors have an impact on housing demand including population growth, decreasing household size, an ageing population, migration, economic growth and residents unable to afford homes in the area. These issues, in combination, result in a significant need for new homes of an appropriate mix and type.</p>	Amend supporting text to reflect wording of revised NPPF.
MIN6	Housing Chapter	<p>Replace all references to Strategic Housing Market Assessment, Part 1 & Part 2, ORS, Nov 2015 with <u>Strategic Housing Market Assessment, ORS, Dec 2020.</u></p>	To ensure policies are justified and refer to most recent evidence.

MIN7	Policy H5 – para 6.5.4	Affordable housing includes different tenures and products. <u>The NPPF sets out a requirement that 10% of major housing development is available for affordable home ownership.</u> The policy therefore sets out the required split which has been derived utilising evidence relating to need from the SHMA and the Local Plan Viability Assessment <u>but also ensures the NPPF requirement is met.</u>	To ensure consistency with paragraph 65 of the NPPF and reflect revised policy wording.
MIN8	Policy H7 – para 6.7.1	Replace paragraph 79 of the NPPF (Feb 2019) with <u>paragraph 80 of the NPPF (2021).</u>	
MIN9	Policy E1 – para 7.1.4	<p>Since the recession of 2007-2013 Darlington is again experiencing substantial new jobs growth, with the number of residents employed returning to pre-recession levels. Current strong employment sectors include business services, subsea, public administration, education and health services, manufacturing, advanced engineering and logistics. Further growth is forecast in these areas and in a number of emerging sectors including digital and media, biologics, telehealth and healthcare. <u>The Local Plan makes an allowance for 7,000 (full time equivalent) jobs over the plan period. This figure comes from projecting the most recent trend on actual number of jobs created in the borough available from national statistics (BRES 2005 – 2015) forward by twenty years. This was considered to be the most realistic and appropriate estimation of jobs growth over the plan period²³.</u></p> <p><u>Footnote 23 As justified in the Darlington Future Employment Needs Report September 2017.</u></p>	To clarify jobs growth figure in the Local Plan.

MIN10	Employment for Economic Growth Chapter – para 7.1.8	<ul style="list-style-type: none"> Developed by public and private sector partners, the updated Tees Valley Strategic Economic Plan (SEP) 2016 sets out the ambition and priorities for generating economic growth through transformational change in the Tees Valley. With a target of achieving a net increase of 25,000 new jobs by 2026. over the next ten years, approximately 7,000 of these are based in Darlington up to 2036. (23) <p>Delete associated footnote.</p>	Rectify error on jobs forecast
MIN11	Policy E3 - Para 7.2.3	One of the key rural economic projects has been the relocation of the Darlington Farmers Auction Mart (DFAM) from the Town Centre to Humbleton Farm on the A68. This will <u>deliver a regionally significant facility</u> with have significant rural economic development impacts and outcomes that will benefit the Borough and surrounding areas of North Yorkshire, and County Durham, and beyond.”	Minor factual update
MIN12	Policy E4 -Para 7.2.4	To safeguard the intrinsic character of rural Darlington, development associated with such uses (as set out in Policy E3 4)	Minor correction to policy reference
MIN13	Footnote 25	Alter para reference from 85 to <u>86</u> .	To ensure consistency with national policy.
MIN14	Footnote 32	Alter para reference 193 – 196 to <u>199 – 202</u> .	To ensure consistency with national policy.
MIN15	Footnote 34	Alter para reference from 189 to <u>194</u> .	To ensure consistency with national policy.
MIN16	Footnote 35	Alter para reference from 189 to <u>194</u> .	To ensure consistency with the NPPF.

MIN17	Footnote 37	Alter para reference from 194 to 200	To ensure consistency with the NPPF.
MIN18	Policy ENV4 – Policy Wording – 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 <u>paragraph</u> 9.4.3, including component parts of the strategic and local green corridors, but excluding urban fringe, agricultural land, open countryside and private gardens.	Minor typo correction
MIN19	Policy ENV5 – Para 9.4.14	As the Borough is relatively rich in the amount of open space it contains, new space will only be sought as part of major new development where the amount and mix of development proposed requires substantial green infrastructure to deliver a sustainable new neighbourhood, or to create an appropriate business or leisure environment. The Council recognises it is not always possible to achieve this all on-site; in those cases, equivalent off-site provision will be sought. <u>Also, for certain types of green infrastructure such as playing pitches it may be impractical to deliver as a standalone pitch and more beneficial to contribute to the enhancement of an existing off-site facility.</u> For smaller developments in areas of open space deficiency a contribution towards improving the quality and functionality of existing open space may be required to ensure that the space is able to meet the needs of additional residents. This approach will also ensure that the network can continue to provide for other functions that green infrastructure is needed to perform.	To ensure the policy is effective.

MIN20	Policy ENV8 – Policy Wording - Para 1	Development proposals that are situated within or adjacent to sites of biodiversity importance as identified in Policy ENV 7, or that are likely to have an adverse impact upon such sites ⁽⁵²⁾ or upon sites that have a reasonable likelihood of hosting protected and/or priority species, will need to follow the sequence of actions set out below to identify how harm to biodiversity has be <u>been</u> avoided, or failing that, adequately mitigated.	Minor correction to typo
MIN21	Footnote 54	Alter para reference from 170 to <u>174</u> .	To ensure consistency with the NPPF.
MIN22	Footnote 60	Alter para reference from 97 to <u>99</u> .	To ensure consistency with the NPPF.
MIN23	Policy IN 1 Para 10.5.9	The first sentence in this paragraph is repeated in error. One should be deleted.	Drafting error
MIN24	Footnote 70	Alter para reference from 105 & 106 to <u>107 & 108</u> .	To ensure consistency with the NPPF.
MIN25	Footnote 73	Alter para reference from 84 to <u>85</u> .	
MIN26	Policy IN10 – para 10.11.8	Policy TC-4 <u>IN 10</u> seeks to safeguard local services and facilities that meet people’s day to day needs.	Policy reference correction to ensure effectiveness
MIN27	Footnote 84	Alter para refer from 94 to <u>95</u> .	To ensure consistency with the NPPF.

MIN28	Chapter 11 Monitoring Framework	<p>Add the text below to the end of the chapter:</p> <p><u>It is also important to note that as well as the monitoring mechanisms outlined above, the NPPF requires that policies in local plans should be reviewed to assess whether they need updating at least once every five years and updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. The Council will undertake a review within the timescales set out.</u></p>	Requested that this NPPF requirement is made clear in the plan.
MIN29	Footnote 96	Alter reference to footnote 63 to <u>footnote 68</u> .	To ensure consistency with the NPPF.
MIN30	Footnote 97	Alter reference to para 185 to <u>190</u> .	To ensure consistency with the NPPF.