



DARLINGTON LOCAL DEVELOPMENT SCHEME 2011-2014

*Programme of production for the
Darlington
Local Development Framework*

January 2011

**Planning and Economic Strategy
Policy and Regeneration Division
Place Group**

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1. INTRODUCTION

- 1.1 The current adopted Borough of Darlington Local Plan has served the Borough well in achieving quality outcomes, but the local context and the national, regional and sub-regional planning policy framework has moved on, and further changes are expected to be introduced by the Coalition Government in the coming years.
- 1.2 The Planning and Compulsory Purchase Act 2004 set out a planning system which promotes a proactive, positive approach to managing and planning new development. It established a new statutory framework for regional and local planning, which requires the Council to prepare a Local Development Framework (LDF), comprising a number of Local Development Documents (LDDs). These will replace the adopted local plan, the old minerals and waste local plans prepared by Durham County Council, and existing supplementary planning guidance.
- 1.3 Although it is the Coalition Government's intention to revoke regional spatial strategies, the 'North East of England Plan: Regional Spatial Strategy to 2021', published in July 2008, is still part of the statutory development plan for Darlington until legislation can be passed by Parliament to revoke it.
- 1.4 Locally, 'One Darlington: Perfectly Placed', the sustainable community strategy (SCS) for Darlington continues to guide local decision and plan making, setting out a vision for the Borough to 2021. The Local Development Framework (LDF) is the spatial embodiment of the SCS, and will reflect its vision and objectives through policies and proposals guiding new development, protecting and enhancing existing assets and resources, and setting out the Council's ambition for particular sites and areas in the Borough, in accordance with the vision and priorities of the SCS.

2. PURPOSE OF THE LOCAL DEVELOPMENT SCHEME

- 2.1 The Local Development Scheme (LDS) sets out a programme for the preparation and maintenance of the LDF over the next three years. It identifies which Local Development Documents (LDDs) the Council will produce within the LDF, sets out a timetable for their preparation, and identifies when consultations will take place. This LDS is a revision and update of the 2009-2012 LDS, and will be further updated as required, to ensure it continues to be a realistic and definitive programme management document.
- 2.2 Opportunities for community engagement are explained in the Council's adopted Statement of Community Involvement' (SCI) published in 2010, which together with all local plan and LDF documents, are available to view on the Council's website, www.darlington.gov.uk/planningpolicy.

3. TRANSITIONAL ARRANGEMENTS

- 3.1 The Planning and Compulsory Purchase Act 2004 allows for policies in documents produced under previous legislation to be saved, subject to Government approval. As such, many of the policies and proposals in the adopted Borough of Darlington Local Plan 1997 (as altered 2001 are 'saved'. This means that they will remain in force and remain the starting point in making planning decisions. A list of the 'saved' Local Plan policies is available on the Council's website. Saved policies will be replaced in due course by policies in the LDF. Each adopted DPD will list the related superseded saved policies.
- 3.2 Supplementary Planning Guidance (SPG) has not been formally 'saved' but will remain as a material consideration in the determination of planning applications until replaced by new LDDs, or it becomes obsolete. **Appendix 1** lists existing SPG and other planning guidance and the 'saved' policy or policies to which each is linked.

4. MONITORING AND REVIEW

- 4.1 The LDS will be reviewed on an annual basis through the Annual Monitoring Report (AMR), taking account of its progress against the milestones for document production in the LDS, outcomes achieved and changes in circumstances identified by the Council's monitoring arrangements. Monitoring and review will identify:
- Whether the targets set out in the LDDs are being met or are on track and if not, identify the reasons why; and
 - What impact the LDD policies and proposals are having in contributing to other targets set at the national, regional or local level;
 - The performance and effectiveness of saved policies.
- 4.2 On the basis of this, the Council will consider whether any policy or proposal needs to be reviewed, and what approach to the review should be taken.

5. THE DARLINGTON LOCAL DEVELOPMENT SCHEME 2011-14

- 5.1 The Core Strategy development plan document (DPD) continues to be the highest priority document the Council will prepare as part of a sound LDF, and its preparation is at an advanced stage. It will set out the long term spatial vision for the Borough, the strategic policies required to deliver it, and a locational strategy for the Borough.
- 5.2 Site allocations, e.g. for employment, mixed use and housing development, and day-to-day development policies, e.g. setting out the constraints on development of particular types or in particular locations, will be set out in a combined Making Places and Accommodating Growth DPD. A Darlington Eastern Town Centre Fringe Area Action Plan will also be prepared to ensure that development and regeneration in that tightly defined area takes place to maximise its contribution to the prosperity and quality of life of Darlington.
- 5.3 Work is also at an advanced stage on the production of minerals and waste DPDs. The two documents, a Core Strategy DPD and a Policies and Sites DPD are being prepared jointly by the five Tees Valley local authorities.
- 5.4 In addition to DPDs, the Council will be preparing two Supplementary Planning Documents; there will be one dealing with planning obligations, including for the provision of affordable housing, whilst the Council's existing Design of New Development SPD will need to be reissued once the LDF Core Strategy is adopted.

Key Changes to the LDS

Core Strategy

- 5.5 Preparation of the Core Strategy has been in accordance with the programme set out in the 2009-2012 LDS. Consultations on Revised Preferred Options were carried out from January to March 2010, and outstanding evidence studies, such as an Economic Viability of Housing Land Study was completed shortly thereafter. The Core Strategy reached publication stage in August 2010 and was submitted to the Government for independent examination in October 2010. It remains on target to be adopted by the Council by July 2011.

Minerals and Waste Core Strategy and Minerals and Waste Policies and Sites DPDs

- 5.7 Preparation of these DPDs is being coordinated by Tees Valley Unlimited. The DPDs are being prepared for, and under the supervision of, the Tees Valley authorities by consultants Entec and are being developed alongside each other.

- 5.8 The documents both reached publication stage in 2009 and proposed changes to the Publication Draft documents were published in August 2010. The DPDs were submitted to the Government for independent examination in November 2010, and it is anticipated that they can be adopted by the Council by July 2011.
- 5.9 Preparation of the Minerals and Waste DPDs is a year behind schedule, because of the need to try to resolve representations from Natural England that were submitted at a late stage in the process.

Making Places and Accommodating Growth DPD

- 5.10 In accordance with the 2009-2012 LDS, preparation has commenced on both an Accommodating Growth DPD and a Making Places DPD, with the former now having reached Issues and Options stage and the latter at its very early Project Scoping Report stage.
- 5.11 *Moving Forward* – work to prepare the Accommodating Growth DPD and the Making Places DPD are to be combined, into a new 'Making Places and Accommodating Growth DPD'. This will be simpler for users to understand, removing the current artificial separation of the new development elements of the planning policy framework and those parts that are concerned with areas of existing land uses and constraints. It will also enable the Council to make cost savings by streamlining consultation requirements, and reduce the likelihood of 'consultation fatigue' amongst interested parties. The Proposals Map will be prepared alongside this document. This DPD will cover the entire Borough except the area covered by the Eastern Town Centre Fringe Area Action Plan.
- 5.12 The earliest the two documents can be combined is at Preferred Options stage. More time has been allowed before publication of Preferred Options to allow for policy development of 'Making Places' issues to catch up with progress on the 'Accommodating Growth' strands. A separate consultation will have to take place to explore the Making Places Issues and Options, but this is likely to be a 'lighter touch' given that there may be relatively few options as to how policies can be worded to achieve the desired objectives.
- 5.13 It is now anticipated that the combined 'Making Places and Accommodating Growth DPD: Preferred Options' will be published in January 2012, with final adoption of the DPD anticipated to be July 2013.
- 5.14 Preparation of this DPD will be the highest priority, following adoption of the Core Strategy.

Darlington Eastern Town Centre Fringe Area Action Plan

- 5.15 This DPD is to ensure that development and land use change in a tightly defined area to the east and north-east of the town centre takes place in a co-ordinated manner, to make the most of the potential of this part of the urban area to contribute to the prosperity and quality of life of Darlington.
- 5.16 Preparation of this DPD continues to be a medium priority. This is because bringing forward developments in the town centre and at Central Park are seen as higher priorities. However, there are clear advantages to having a robust planning policy framework in place when the market recovers and interest in the opportunities in this area returns.
- 5.17 *Moving Forward* - Work has commenced on this DPD and a Project Scoping Report is due to be published for consultation in January 2011. Work on this DPD needs to be dovetailed with masterplanning work underway in the wider town centre fringe area. Consultations are due to take place on the draft masterplan for the wider town centre fringe in early Summer 2011, and on the Issues and Options for the Area Action Plan (AAP) shortly after. The programme of AAP preparation anticipates adoption of a finalised plan in February 2014.

Design of New Development SPD

- 5.18 This SPD provides a framework for securing higher quality, sustainable and safe design for all new developments. The SPD will need to be reissued once the Core Strategy is adopted, as it

will provide detailed guidance on the implementation of Policy CS2 of the Core Strategy, rather than policies in the adopted Local Plan, as it does now. No significant changes will be made to the content of the document, only changes that are consequential to the adoption of the Core Strategy. The DPD will be re-issued at the same time as the Core Strategy is adopted, to prevent any period with a design guidance vacuum.

Planning Obligations SPD

- 5.19 This SPD will set out the detail of the Council's policy on developer contributions, Section 106 agreements and planning obligations. Its preparation will also include much of the work that will be required for the Council to implement the Community Infrastructure Levy in the Borough, a requirement from April 2014. The SPD will help to ensure that contributions or appropriate infrastructure are secured as part of new development to help offset any negative impacts on existing infrastructure generated by new development to make a positive contribution towards meeting identified local needs. It will also incorporate detailed guidance on affordable housing, that on adoption, will replace guidance set out in the Affordable Housing SPD.
- 5.20 Preparation of this SPD is seen as a medium priority. The current downturn in development activity means that fewer schemes are now coming forward and the value in those that do (and hence the ability of developers to make contributions without affecting the viability of schemes) is now much lower. However, the squeeze on public sector finances means that it is more important than ever to secure the highest appropriate contributions from developers, within the limits of scheme viability. Preparation of this SPD will also ensure that when the market does begin to recover, there is a clear framework in place to help deliver the infrastructure requirements identified in the Darlington Infrastructure Delivery Plan.
- 5.21 *Moving Forward* : Work has commenced on this SPD, and a draft is programmed to be published for consultation in July 2011, with adoption anticipated in December 2011.

Other Planning and LDF Documents

Statement of Community Involvement (SCI)

- 5.22 A revised and updated SCI was adopted in 2010. There are currently no plans to make any changes to it.

Open Spaces Strategy

- 5.23 An Open Spaces Strategy was adopted by the Council in March 2007 and provides informal planning guidance on the standards and requirements for provision of open space in the Borough. This document was produced in the same way as is required for an SPD, including public and other consultations on a draft strategy and sustainability appraisal.
- 5.24 *Moving Forward* – The planning elements of this Strategy will be gradually superseded by the Core Strategy, Making Places and Accommodating Growth DPD, the Design of New Development SPD and the Planning Obligations SPD, as these are adopted. An update of the open spaces audit, which underpins the strategy, was undertaken during 2010.

Minerals and Waste Development Assessment SPD

- 5.25 A Tees Valley Minerals and Waste Development Assessment SPD is proposed but not scheduled as there is no firm timetable for its completion at this stage. As there are very few minerals and waste planning applications within the Borough, it is a relatively low priority.
- 5.26 The SPD would provide guidance on the factors to be assessed in the consideration of minerals and waste development proposals, and conform with the Minerals and Waste DPDs. .

More Information

- 5.27 Table 1 provides an overview of the Local Development Scheme, whilst Figure 2 shows the relationship of the documents to be prepared to each other. More detail on all the documents that are being or will be prepared over the next three years is given in Section 7 of this report.

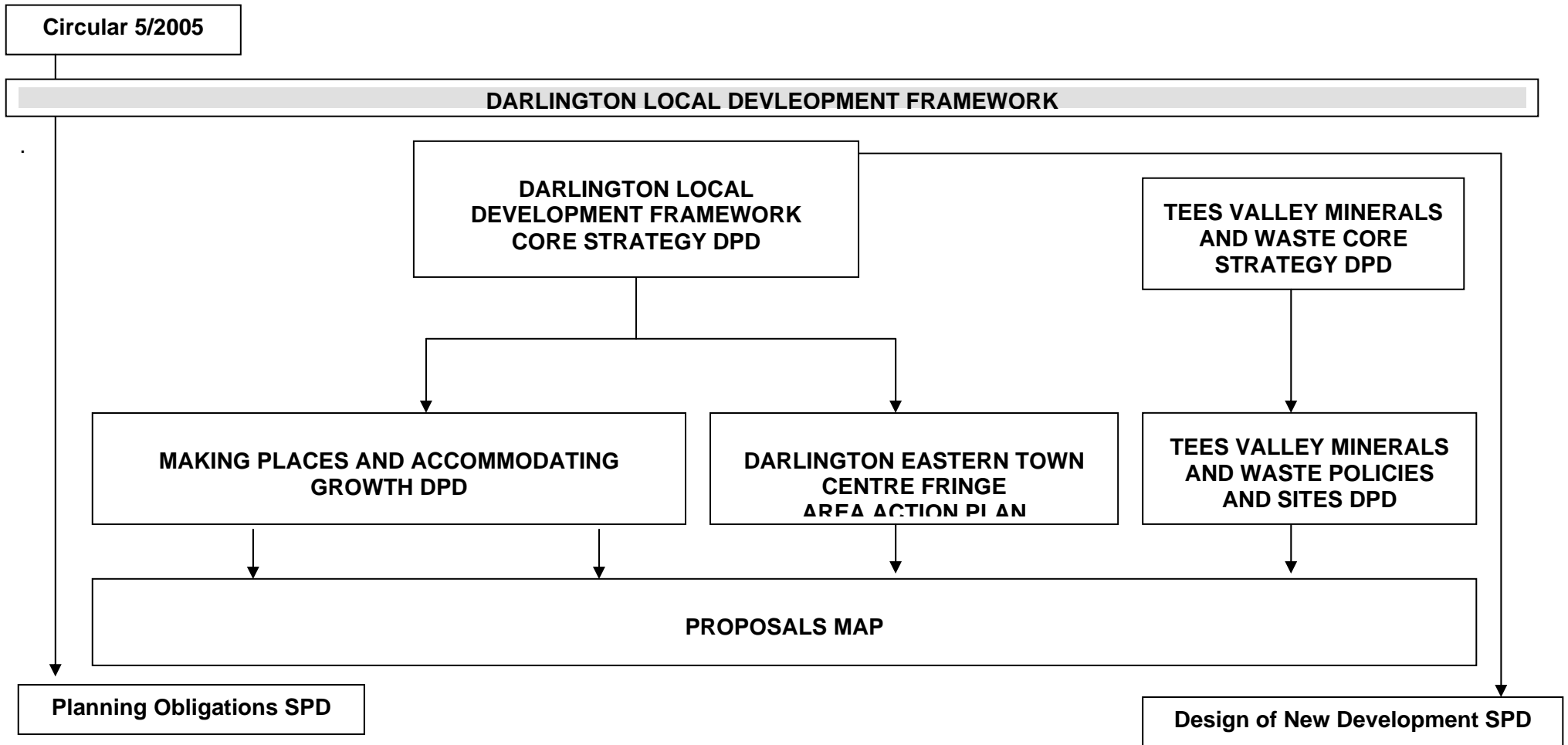
TABLE 1 – LOCAL DEVELOPMENT SCHEME

Document Title	Status	Role and Subject	Chain of Conformity	Commence*	Publication	Submission	Adoption
Core Strategy	DPD	Sets out a vision, locational strategy and policy framework for spatial development.	National guidance, RSS & Darlington's Sustainable Community Strategy.	Autumn 2007 ¹	August 2010	October 2010	July 2011
Document Title	Status	Role and Subject	Chain of Conformity				
Tees Valley Minerals and Waste Core Strategy	DPD	Provides a strategic approach to Mineral and Waste development in the Tees Valley	National guidance, RSS	May 2007	August 2009 (proposed changes August 2010)	November 2010	July 2011
Tees Valley Minerals & Waste Policies and Sites	DPD	Establishes specific locations or criteria and areas of search for waste and minerals sites and facilities in the Tees Valley.	Tees Valley Minerals & Waste Core Strategy	May 2007	August 2009 (proposed changes August 2010)	November 2010	July 2011
Making Places and Accommodating Growth	DPD	Sets out development policies for day to day use in considering a range of spatial development proposals, and allocates sites for new development.	Core Strategy	December 2009	August 2012	November 2012	July 2013
Darlington Eastern Town Centre Fringe Area Action Plan	DPD	Provides a detailed planning framework for future development and land use change in a defined area on the eastern/north-eastern fringe of Darlington town centre.	Core Strategy	December 2010	March 2013	July 2013	February 2014
Proposals Map And Insets	DPD	Illustrates on an Ordnance Survey map the policies and allocations of the DPDs prepared.	Consequential to the preparation of the DPDs listed above.	N/a	Updated as part of relevant DPDs		
Document Title	Status	Role and Subject	Chain of Conformity	Commence	Publish Draft		Adoption
Design of New Development	SPD	Design guidelines for new development (reissue of existing SPD)	Core Strategy	-	-		July 2011
Planning Obligations	SPD	Detailed application of planning obligations	National guidance & saved policies of the Local Plan	2010	July 2011		December 2011
Statement of Community Involvement (revised)		Sets out how and when people can get involved in the preparing local planning documents, development proposals and planning applications.	N/A	-	-		March 2010

¹ Recommencement

* this is the timing of consulting on the scope of the SA.

Figure 2: Relationship of Documents Proposed in the Darlington Local Development Scheme



6. SUPPORTING STATEMENT

- 6.1 This statement explains the approach set out in the LDS and how resources and the evidence base will be managed.

The Area

- 6.2 Darlington is situated at the western end of the Tees Valley sub-region which comprises five unitary authorities, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees with a combined population of almost 650,000 people. Darlington town centre performs a sub-regional role and attracts people from a wide area, including neighbouring North Yorkshire and County Durham.
- 6.3 Darlington consists of an historic market town and associated urban area, surrounded by the rural area. It covers approximately 198 square kilometres (76 square miles) of which 85% is countryside.
- 6.4 The Borough of Darlington has a population of about 100,000 living in about 45,000 homes. About three quarters of the working population have jobs based in Darlington, 80% of which are now in the service sector. Unemployment is above the national average, but below the regional level. In contrast, average wage levels are low, even when compared with other parts of the region.
- 6.5 There is a wide variation in prosperity and quality of life across the Borough. There are small but significant pockets of deprivation in the Borough, and seven wards are within the 10% most deprived wards nationally.
- 6.6 The Borough has a rich heritage based on the history and development of the nation's railways and the legacy of Victorian architecture.

Relationship with Local Strategies

One Darlington: Perfectly Placed

- 6.7 Darlington Partnership published 'One Darlington Perfectly Placed', the sustainable community strategy (SCS) for Darlington in Spring 2008. This document provides the community's shared vision and objectives for the future of Darlington for the period 2008-2021.
- 6.8 The Local Development Framework (LDF) will reflect spatially aspects of the SCS and ensure that the land-use requirements arising from the SCS are addressed, providing 'spatial expression' for that document. Consultations on the draft SCS were combined with consultations on the LDF Core Strategy: Issues and Options, helping to embed the links between the two documents.

Other Council Strategies

- 6.9 Council and other local strategies with land use implications directly inform the preparation of DPDs and SPDs. Current strategies that will underpin plan preparation are listed in **Appendix 2**.

Joint Working

- 6.10 The benefits of joint working on issues with cross boundary implications have been recognised for some time by the local authorities within the Tees Valley. To share information, facilitate joint working and explore further opportunities, a Tees Valley Development Plans Officers' Group meets on a regular basis. All five Tees Valley Local Authorities supported the recent successful bid for a Tees Valley Local Economic Partnership, and contribute funding to the operation of Tees Valley Unlimited, a partnership of public, private and voluntary bodies which coordinates activities, appropriate to a city region level, designed to improve the economic performance of the entire Tees Valley.
- 6.11 The five Tees Valley authorities are preparing a Minerals and Waste Core Strategy, and the Minerals and Waste Policies and Sites DPDs jointly. The work is being undertaken by

consultants on behalf of the participating authorities and is co-ordinated through the Tees Valley Unlimited.

6.12 The five Tees Valley authorities have also undertaken joint working in commissioning key pieces of strategic evidence, such as:

- Tees Valley Strategic Housing Market Assessment
- Tees Valley Gypsy and Traveller Accommodation Assessment
- Tees Valley Hotel Futures Study

Evidence Base

6.14 Work on the LDF started with reviewing and updating the evidence base, and filling in the gaps identified, is ongoing. Some of the key technical studies that will inform the preparation of the LDF are listed in **Appendix 3**. As documents are prepared, these will be made available on the Council's website.

6.15 A comprehensive monitoring database is maintained by the Borough Council. This is continuously reviewed to ensure that it provides the information required for LDF monitoring, corporate performance reporting and sub-regional housing monitoring associated with the Housing Growth Point.

Sustainability Appraisal

6.16 Sustainability appraisal (SA) is carried out for the development plan documents we produce and is an integral component of all stages of preparation. SA considers the environmental, social and economic impacts of the policies and proposals and compares impacts of alternative strategic options. The procedure will be undertaken to ensure compliance with the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) and ODPM Guidance for Sustainability Appraisal of Regional Spatial Strategy and Local Development Framework (November 2005).

6.17 The Sustainability Report produced when a DPD is submitted to the Secretary of State for independent examination provides the environmental and sustainability monitoring framework that enables us to monitor these aspects of the DPDs and the achievement or otherwise of the predicted effects of policies during their implementation.

6.18 Sustainability appraisal is carried out in-house, within the Planning and Environmental Policy team. SA is now only required for SPDs if screening indicates it is needed.

Staff Resources

6.19 The Planning and Environmental Policy team within the Policy and Regeneration Division of the Place Group leads on preparing the Local Development Framework. The team currently includes a full-time Principal Planning Officer (Planning & Environmental Policy), three full-time Planning Officers, a Temporary Planning Officer, a full-time Technical Officer (job share) and a Sustainable Development and Climate Change Officer. The Planning and Economic Strategy Manager and the Director of Place assist with the Member interface and on public and other consultations.

6.20 Because of other calls on the team's time, the actual amount of time that each officer has available to spend on the preparation of the LDF is approximately as follows:

Strategy Manager	0.2 Full time equivalent (FTE)
Principal Planning Officer	0.7 x FTE
Planning Officers (x3)	0.8 x FTE (=2.4 FTE in total)
Planning Officer (temporary until November 2011)	1
Technical Officer	0.8 x FTE
Sustainable Development and Climate Change Officer	0.05 FTE

6.21 The core resource available for LDF preparation is therefore 5.15 FTE posts. A 0.5 FTE Sustainable Policy and Projects Officer post has remained vacant since March 2011.

6.22 Success in achieving the milestones set out in this LDS will depend on the amount of non LDF forward planning work that the Planning & Environmental Policy team receives, and on help from colleagues across the Council in specific policy areas, such as transport and housing. At this time, it is not anticipated that the proposed restructuring of the Council will affect the core resources available to deliver the work programme outlined elsewhere in this report.

6.23 The core team needs to be able to call on resources from elsewhere in the Council to assist in specific areas:

Task	Personnel Involved
Preparing the Town Centre Fringe AAP	Project Manager and other key personnel from the Town Centre Fringe Project Board and Steering Group.
Staffing consultation and community engagement events	Development Section colleagues and senior managers, corporate 'Connecting With Communities' team.
Preparing material for publication	Xentrall Graphics team Xentrall web team Technical Officers, Development Section
Preparing the Proposals Map and other map based graphics.	Technical Officers, Development Section
Bulk mailing for public consultations	Development Section Admin. Support.
Updating the evidence base – open spaces study	Head of Parks and Countryside
Updating the evidence base - indoor sport and recreation facilities	Assistant Director (Community Services)
Updating the evidence base - housing	Housing Strategy and Renewal Manager
Updating the evidence base – employment land	Business Engagement Manager and Principal Economic Regeneration Officer
Updating the evidence base – transport and accessibility	Transport Policy Officers and Traffic Manager.
Equalities Impact Assessment/Disability Equalities Impact Assessment	Policy Officer, Chief Execs Dept.

6.24 In addition, an Officer Working Group (OWG) is in place to ensure input into LDF preparation from across the Council. The OWG comprises representatives from the Policy Unit, Childrens Services, Adult Services, the Parks and Open Spaces Manager, the Housing Strategy and Renewal Manager, the Communities and Social Inclusion Manager and colleagues from Transport Policy, Development Control, Planning Implementation, Economic Strategy and Estates. The OWG's remit is '*to identify those elements of the vision and priorities of corporate and functional strategies, and particularly the emerging Community Strategy, that relate to the physical development and use of land, and to consider and make recommendations on appropriate policy responses*'. The group also scrutinises policy and strategy issues and considers recommendations before they are placed before Corporate Management Team and/or Members.

6.25 Specialist consultants are also used on specific pieces of work, particularly work carried out jointly by the Tees Valley authorities, and specialist technical studies, such as the Economic Viability of Housing Land, Darlington Retail Study, and the Strategic Flood Risk Assessment.

6.26 Officers from Tees Valley Unlimited also assist in providing statistical information to support the preparation of the LDF and in managing joint commissions of the Tees Valley authorities for evidence to underpin particular policy areas, such as housing and economy.

Financial Resources

- 6.27 A budget of about £160,000 has been available in 2010/11 to cover the costs associated with LDF preparation (consultants fees for evidence gathering, consultations and printing). A significant unspent proportion of this (£80,000) needs to be carried over into 2011/12 to pay the Planning Inspectorate for fees incurred in carrying out Public Examinations into both the LDF Core Strategy and the Tees Valley Minerals and Waste DPDs in the last quarter of 2010/11.
- 6.28 Further evidence gathering and consultation work during 2011-2014 will give rise to a continuing baseline need for resources for these activities, together with significant additional sums of about £50-80,000 each to cover the costs of a Public Examinations into the Making Places and Accommodating Growth DPD (in late 2012/13 or early 2013/14) and the Darlington Eastern Town Centre Fringe AAP in 2014.
- 6.29 Funding through the housing and planning and delivery grant (HPDG) has been halted by the Coalition Government, but some additional income may be forthcoming to the Council through the New Homes Bonus, dependent on new dwellings being delivered in the local authority area every year. However, this is not ring-fenced and can be spent on any area of Council service delivery, not necessarily planning.
- 6.30 There is very limited funding remaining from the Tees Valley Housing Growth Point (HGP) award for technical studies, and this is likely to go towards the costs of a Water Cycle Study. Implementation funding in Darlington through HGP is committed to schemes at the former schools sites, Beaumont Hill and at Central Park. No additional funding award in this programme is expected.
- 6.31 The LDF team has been contributing staff time towards a European funded project, BAPTS (Boosting Advanced Public Transport Systems), through an integrated (land use and transport) planning workstream. Funding from BAPTS has contributed towards the cost of transport technical studies such as the Connections Study and the Darlington LDF Transport Area Action Plans (see **Appendix 3**).
- 6.32 The programme proposed in the LDS assumes that staff resources will remain at least at the level currently provided for in the staffing structure, that the amount of non LDF work that the Planning & Environmental Policy team does not rise from its current level, and that the budgetary resources that have been allocated to LDF work in the Council's Medium Term Financial Plan, are available in their entirety.

Monitoring and Review

- 6.33 Each year, an Annual Monitoring Report (AMR) is prepared to assess progress on the delivery of the Darlington LDF and to review the effectiveness of LDF policies, including 'saved' Local Plan policies. The AMR is published by December each year (see www.darlington.gov.uk/planningpolicy), and assesses the following factors:
- Progress on the delivery of the Darlington LDF, compared with the milestones set out in the latest LDS;
 - Reasons for any variance and proposed actions.
 - Any factors that may impact on the following year's LDS milestones and planned action.
 - The need for new evidence or research.
 - A review of policy effectiveness.
 - A trajectory of future housing provision against housing requirements.
- 6.34 The LDS will be reviewed and rolled forward when necessary to take account of changes to national policy, progress on the plan preparation programme against the milestones published in it, and to take account of the content of the AMR.

Management and Responsibilities

- 6.36 Table 1 (see previously) set out the broad timetable for LDD production. The LDD profiles in Section 7 identify the management responsibilities for each area of work. Broadly, the Principal Planning Officer (Planning and Environmental Policy) is responsible for the content, programme, resource and staff management of the LDF, reporting to the Planning and Economic Strategy Manager and through that post, to the Director of Place. Progress on the LDF and the preparation of specific LDDs is reported to the Council's Corporate Management Team.

Council Procedure and Reporting Protocols for Preparing Documents

- 6.37 The Council has adopted the following procedures and protocols for the role of Members in progressing Local Development Documents (LDDs) from commencement through to adoption:

(a) for both Development Plan Documents and Supplementary Planning Documents

- The Economy and Environment Scrutiny Committee considers the scope of each LDD that is to be prepared and the key evidence that will underpin the preparation of each LDD;
- Cabinet considers and agrees the content of preliminary consultation documents;
- The Economy and Environment Scrutiny Committee considers consultation responses, sustainability appraisal findings and officer responses and recommendations arising from the consultations;
- Members Workshops and briefings at appropriate stages involve all Members;

(b) for Development Plan Documents only

- Cabinet considers the content of the pre-submission draft DPD and any comments of the Economy and Environment Scrutiny Committee, and makes recommendations to Council to agree it, and to give delegated powers to officers to make minor changes to the document prior to its submission to Government for examination;
- Council considers the binding recommendations set out in the Inspector's Report and agrees to adopt the DPD.

(c) for Supplementary Planning Documents only

- In the case of SPDs, Cabinet considers the finalised document and recommends to Council that it formally adopts the document.
- Council agrees to adopt the SPD.

- 6.38 Member workshops consider strategic issues and assist with the formulation of policies and strategies, and all members are invited to special Economy and Environment Scrutiny Committee meetings.

Identified Priorities

- 6.39 The priorities for planning policy document preparation reflect the importance placed at national level on the need to complete key LDF documents, particularly the Core Strategy, which is the principal LDF document. The Council's priorities below this are the completion of the Making Places and Accommodating Growth DPD, and then preparation of a Darlington Town Centre Fringe Core Area Action Plan and a Planning Obligations DPD.
- 6.40 The Council is also committed to completing Tees Valley minerals and waste DPDs.

Risk Assessment

6.41 A risk assessment has been carried out for the LDS. The key areas of risk have been identified in Table 3 below as well as the actions that will be put in place to mitigate the risks:

Table 3: Risk Assessment

Risk Identified	Mitigating Actions
Changes to the national planning system by the Coalition Government, e.g. introduction of neighbourhood plans.	<ul style="list-style-type: none"> Keep up to date with news about national policy changes and the likely direction of changes as indicated by draft national policy documents and legislation. Revise LDS (or similar work programme) to reflect significant changes in policy direction or national planning requirements Maintain up-to-date local evidence base.
Ability to maintain staffing levels as Council implements deep budget cuts and restructuring.	<ul style="list-style-type: none"> Regular review of the programme of plan preparation through this LDS and its updates to match any changes in staff resources, changes of planning policy workstreams and other policy workstreams that staff are required to contribute to.
Staff turnover, maternity leave or long term illness within core team.	<ul style="list-style-type: none"> Prioritise recruitment activity as soon as notice given. Manage workloads to reduce stress. Spread knowledge within core team to ensure a back-up if specialist absent. Investigate providing work experience for students.
Completion of evidence base takes longer than expected.	<ul style="list-style-type: none"> Clear specification in consultancy briefs, and tighter project management of consultancy commissions. Ensure core team is kept abreast of latest good practice cited on discussion for a and other sources. Ensure team carries out appropriate CPD to keep up to date with best practice. Allow contingency in LDS for project overrun.
Increased volume or complexity of non LDF work	<ul style="list-style-type: none"> Regular review of extent of non LDF work handled by core team. Assess options for further redeployment from within or outside of the Council.
Key stakeholders/partners, such as infrastructure providers, unable to provide information or other input at key stages in the process.	<ul style="list-style-type: none"> Secure commitment to contributing to LDF at the highest level in partners organisations, highlighting role of LDF in delivering the sustainable community strategy. Provide stakeholders/partners with good notice of what will be required of them and when. Investigate ways of pooling resources to achieve desired outcomes.
Volume and complexity of representations and comment exceeds expectations.	<ul style="list-style-type: none"> Engage with key stakeholders, developers, landowners and other local interests throughout the policy development Build capacity outside of section to deal with processing representations received, e.g. admin. team and corporate typing pool. Consider purchasing bespoke on-line consultation response software.
DPDs prepared are not found sound, have to be withdrawn, or are subject to legal challenge.	<ul style="list-style-type: none"> Checking against the tests of soundness at each key stage of the plan preparation process. Making use of the PAS self assessment toolkit. Carry out community engagement in accordance with the Council's adopted Statement of Community Involvement.
Change of political control and priorities.	<ul style="list-style-type: none"> Maintenance of up to date local evidence base. Member involvement throughout the plan preparation process.

7. LOCAL DEVELOPMENT DOCUMENT PROFILES

7.1 This section provides a standard profile for each of the LDD's we intend to prepare, as identified in Table 1. The tables indicate conformity with the Regional Spatial Strategy (RSS), though this will no longer be a requirement once the RSS is revoked by the Government.

7.1 Core Strategy DPD

DOCUMENT DETAILS:

Role & Content:	Sets out the vision, objectives, spatial strategy and strategic policies for the spatial development of Darlington until 2026. It will include a key diagram to show the broad locations for development and regeneration activity, key transport routes, main patterns of movement and areas of development restraint. The Core Strategy will also set out the relationship of the LDF to other strategies, policies and programmes.
Geographical Coverage:	Borough of Darlington
Status:	Development Plan Document
Chain of Conformity	General conformity with national planning policy, the Regional Spatial Strategy for the North East, and 'One Darlington: Perfectly Placed', the sustainable community strategy for Darlington.
Review	The need to revise the Core Strategy will be reviewed annually as part of the LDF Annual Monitoring Report. Work on a revised LDF will begin no later than 2021.

TIMETABLE:

Commencement of process (Issues and Options Report)	January 2008
Consultation on Preferred Options (Regulation 25)	October - December 2008
Public Participation on Refined Preferred Options (Regulation 25)	January - February 2010
Pre-submission publication of the Core Strategy (Regulation 27)	August 2010
Submission to Secretary of State (Regulation 30)	October 2010
Pre-hearing meeting	Not applicable
Hearing Sessions Commence	January 2011
Estimated Date Adoption	July 2011

PRODUCTION:

Organisational Lead:	Director of Place
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet; Economy and Environment Scrutiny Committee; Corporate Management Team; LDF Officer Working Group
Internal Resources: (see also staff resources)	LDF Officer Working Group; Communications Unit, Resources Group; Connecting With Communities Team, People Group; Xentrall Design and Print Unit; Input from others sections of the Council as required.
External Resources:	Consultancy support for specific aspects of the preparation and updating of the evidence base.
Evidence Base	The Regional Spatial Strategy, the sustainable community strategy for Darlington, a range of technical studies (listed in the AMR) and previous consultation responses and sustainability appraisal work carried out by the Council.
Community & Stakeholder Involvement	In accordance with the Council's adopted SCI, and regulatory requirements.

Comment: The Core Strategy will be the principal document of the LDF, and has HIGH PRIORITY for preparation and adoption. It is essential for the effective co-ordination of the use and development of land in the Borough over the next 15 years or so.

7.2 Making Places and Accommodating Growth DPD

DOCUMENT DETAILS:

Role & Content:	Borough-wide detailed generic development policies, policies related to specific designations and environmental safeguarding areas and land allocations for different types of new developments, cross referenced to a Proposals Map.
Geographical Coverage:	Borough of Darlington and specific areas within it as identified on a Proposals Map.
Status:	Development Plan Document
Chain of Conformity	To conform with the Core Strategy
Review	The need to revise the DPD will be reviewed annually as part of the LDF Annual Monitoring Report.

TIMETABLE:

Commencement of process	April 2010
Consultation on Issues and Options and Preferred Options (Reg. 25)	November 2010 and January 2012
Pre-submission publication (Reg 27)	August 2012
Submission to Secretary of State (Reg. 30)	October 2012
Pre-hearing meeting	February 2013
Hearing Sessions Commence	March 2013
Estimated Date Adoption	July 2013

PRODUCTION:

Organisational Lead:	Director of Place
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet Economy and Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also staffing resources)	LDF Corporate Officer Working Group Communications Unit, Resources Group; Connecting With Communities Team, People Group; Xentrall Design and Print Unit; Development Section Input from other divisions of the Council as required.
External Resources:	Consultancy and development industry support for specific aspects of the preparation and updating of the evidence base, such as the Strategic Housing Land Availability Assessment and the Employment Land Review.
Evidence Base	Technical studies underpinning the Regional Spatial Strategy, the sustainable community strategy for Darlington, a range of technical studies (listed in the AMR) and previous consultation responses and sustainability appraisal work carried out by the Council.
Community & Stakeholder Involvement	Consult Darlington Strategic Partnership and Members. Consult local people, Parish Councils, development industry representatives, business groups, business operators and government agencies, in accordance with the Council's adopted SCI.

Comment: This DPD is a HIGH PRIORITY for preparation and adoption in this LDS, providing the necessary detail to enable the delivery of the Core Strategy policies and proposals, particularly in the early and middle stages of the Core Strategy plan period. It will be essential for the effective implementation of Core Strategy on a day to day basis through development management. Where policies relate to specific areas within the Borough, those areas will be identified on a Proposals Map.

7.3 Darlington Eastern Town Centre Fringe Area Action Plan DPD

DOCUMENT DETAILS:

Role & Content:	To set out a detailed planning framework for the future redevelopment and regeneration of core parts of the Darlington Town Centre Fringe area. This will underpin efforts to realise the area's potential to make a much greater contribution to the growth, prosperity and quality of life of Darlington as a whole than it does currently.
Geographical Coverage:	Core parts of the Darlington Town Centre Fringe area, the exact boundaries to be determined following consultations on a Project Scoping Report. Likely to be focussed on land to the east of the town centre and west of the East Coast railway line, extending from North Road and the Bishop Auckland branch line southwards to Victoria Road and environs. The precise area covered by the DPD will be identified as an inset on the Proposals Map.
Status:	Area Action Plan (Development Plan Document)
Chain of Conformity	To conform with the Core Strategy.
Review	The need to revise the DPD will be reviewed annually as part of the LDF Annual Monitoring Report.

TIMETABLE:

Commencement of process	December 2010
Consultation on Issues and Options and Preferred Options (Reg 25)	October 2011 August 2012
Pre-submission publication (Reg 27)	March 2013
Submission to Secretary of State (Regulation 28);	July 2013
Pre-hearing meeting	September 2013
Hearing Sessions Commence	October 2013
Estimated Date Adoption	February 2014

PRODUCTION:

Organisational Lead:	Director of Place
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet Economy and Environment Scrutiny Committee Town Centre Fringe Project Board/Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also staff resources)	Communications Unit, Resources Group; Connecting With Communities Team, People Group; Xentrall Design and Print Unit; Development Section (Urban Design and Implementation) and input from other divisions as required
External Resources:	One North East funding for masterplanning and community engagement work in the town centre fringe, leading to the identification of the precise area to be the subject of this AAP.
Evidence Base	As for the Core Strategy, together with specific studies and community engagement to investigate specific aspects and issues of the area.
Community & Stakeholder Involvement	Consultations with local community groups, business interests and other stakeholders on the Scoping Report, Issues and Options and Preferred Options in accordance with the Council's adopted Statement of Community Involvement (SCI)

Comment: This DPD has been given a MEDIUM PRIORITY for preparation and adoption in this LDS. It will be essential for the effective implementation of a key strategic location identified in the emerging Core Strategy in the mid to later stages of the Core Strategy plan period. The adoption of this DPD is also an essential pre-requisite for any Compulsory Purchase activity that may take place in the area in the future.

7.4 Minerals and Waste Core Strategy DPD	
DOCUMENT DETAILS:	
Role & Content:	Establishes the strategic approach to waste and minerals development in the Tees Valley
Geographical Coverage:	Tees Valley Sub-Region
Status:	Development Plan Document
Chain of Conformity	To conform with national policy and Regional Spatial Strategy
Review	After four years of operation, unless need identified earlier, resulting from the RSS or through the annual monitoring report.
TIMETABLE:	
Issues and Options Report Consultation	May 2007
Consultation on Preferred Options & Proposals (Regulation 26)	February 2008
Submission to Secretary of State (Regulation 28)	November 2010
Pre-hearing meeting	N/A
Hearing Sessions Commence	February 2011
Estimated Date Adoption	July 2011
PRODUCTION:	
Organisational Lead:	Director of Place
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet
Internal Resources: (see also Para 6.6)	Communications Unit, Resources Group; Webteam at Xentrall Input from other divisions as required
External Resources:	Tees Valley Unlimited (leading commission), Consultants (Entec UK Ltd).
Evidence Base	Regional Spatial Strategy, Regional Aggregates Working Party, Waste Management Plans, consultants' research including information from stakeholders/consultees
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership, minerals and waste industry representatives and general public; Consultation in accordance with adopted SCI.
Comment: This document, being prepared jointly by the Tees Valley local authorities, will contain the overall strategy for the development of waste and minerals in the Tees Valley. Adoption of this DPD is a HIGH PRIORITY in this LDS, to help the Government meets its EU Waste Directive obligations.	

7.5 Minerals and Waste Policies and Sites DPD

DOCUMENT DETAILS:

Role & Content:	Establishes specific locations or criteria and search areas for waste and minerals sites and facilities.
Geographical Coverage:	Tees Valley Sub-Region
Status:	Development Plan Document
Chain of Conformity	To conform with the Waste and Minerals Core Strategy
Review	The need to revise the DPD will be reviewed annually as part of the LDF Annual Monitoring Report.

TIMETABLE:

Issues and Options Report Consultation	May 2007
Consultation on Preferred Options & Proposals (Regulation 26)	February 2008
Submission to Secretary of State (Regulation 28)	November 2009
Pre-hearing meeting	N/a
Hearing Sessions Commence	February 2011
Estimated Date Adoption	July 2011

PRODUCTION:

Organisational Lead:	Director of Place
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	Webteam of Xentrall Communications Unit, Resources Group; Input from other divisions as required
External Resources:	Tees Valley Unlimited (leading commission), Consultants (Entec UK Ltd).
Evidence Base	Regional Spatial Strategy, Regional Aggregates Working Party, Waste Management Plans, Waste and Minerals monitoring information, consultants' research including information from stakeholders/consultees.
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership, minerals and waste industry representatives and general public; Consultation in accordance with adopted SCI

Comment: This document, being prepared jointly by the Tees Valley local authorities, will identify specific sites for future development and will contain detailed development plan policies for assessing minerals or waste planning applications in the Tees Valley. Its adoption is a HIGH PRIORITY in this LDS.

7.6 Design of New Development SPD

DOCUMENT DETAILS:	
Role & Content:	Sets out general and detailed design guidelines for new development to provide a framework to secure high quality, safe, distinctive, sustainable design in new developments, elaborating on a range of Local Plan policies (see below)
Geographical Coverage:	Borough of Darlington
Status:	Supplementary Planning Document
Chain of Conformity	To conform with national planning policy and Core Strategy Policy CS2.
Review	The Council's existing Design of New Development SPD (adopted in July 2009) will be re-issued in 2011, following adoption of the Core Strategy.
REVIEW TIMETABLE:	
Date of re-issue	July 2011
PRODUCTION:	
Organisational Lead:	Director of Place
Lead Section	Planning and Economic Strategy
Management Arrangements	Council
Internal Resources: (see also staff resources)	Xentrall Design and Print Unit.
Evidence Base	The existing adopted Design of New Development SPD.
Community & Stakeholder Involvement	N/a.
<p>Comment: The SPD will elaborate on Policy CS2 of the Core Strategy. It will be substantially the same as the existing SPD, but with consequential changes to reflect the final wording of Policy CS2 at adoption.</p> <p>The SPD includes design guidance for movement, community safety, sustainable design and construction, green infrastructure and heritage and local distinctiveness. Based on the Darlington Zone Map, detailed design guidance is provided for a range of potential design solutions appropriate to different zones in the Borough. These will include corners, frontage treatment, entrances, openings, rooflines, details and materials.</p> <p>Adoption of a re-issued SPD is a HIGH PRIORITY in this LDS, to ensure that there is no detailed design guidance vacuum arising when saved policies of the Local Plan are replaced by the LDF Core Strategy in the development plan for the area.</p>	

7.7 Revised Statement Of Community Involvement (SCI)

DOCUMENT DETAILS:	
Role & Content:	How people can be involved in the plan-making process and have their say in the preparation and consideration of planning applications
Geographical Coverage:	Borough of Darlington
Status:	Part of the LDF.
Chain of Conformity	Not applicable
Review	None proposed. The revised SCI was adopted in March 2010.

7.8 Planning Obligations SPD

DOCUMENT DETAILS:

Role & Content:	Will provide guidance relating to the provision of planning obligations from new development, including detailed guidance for the provision of a range of physical, social and green infrastructure. It will include standard charges and formulae. The SPD will be based on the policies of Circular 05/2005, and the Community Infrastructure Levy Regulations 2010 whilst relating to planning obligations that are relevant in Darlington.
Geographical Coverage:	Borough of Darlington
Status:	Supplementary Planning Document
Chain of Conformity	To conform with national policy.
Review	Review will be required to enable the Council to adopt the Darlington Community Infrastructure Levy in April 2014

TIMETABLE:

Commence preparation of Draft SPD	Autumn 2010
Consultation on Draft SPD	Summer 2011
Estimated Date Adoption	December 2011

PRODUCTION:

Organisational Lead:	Director of Place
Lead Section	Planning and Economic Strategy
Management Arrangements	Cabinet Economy and Environment Scrutiny Committee Corporate Management Team
Internal Resources: (see also staff resources)	LDF Members Workshop Asset Management Group Planning Obligations Working Group Input from other divisions as required (e.g. Development, Housing, Transport, Parks and Countryside, Childrens Services) Communications Unit Xentrall Design and Print Xentrall Web Team Development Section Admin.
External Resources:	None.
Evidence Base	Economic Viability of Housing Land and Non Housing land studies, various needs analyses; national guidelines; Sustainable Community Strategy, Local Infrastructure Plan
Community & Stakeholder Involvement	Development Industry representatives, Infrastructure stakeholders, Darlington Strategic Partnership; Consultation in accordance with adopted SCI.

Comment: This SPD will set the guidelines for delivering key aspects of the vision of the Sustainable Community Strategy and the needs identified in the Local Infrastructure Plan. It will provide general and detailed guidelines aimed at ensuring that developers pay for or contribute to the cost of all or part of infrastructure that will be subject to increased pressure or load arising from a new development, whether locally or strategically.

Progress on and adoption of this SPD is seen as a MEDIUM PRIORITY in this LDS; preparation of the core DPDs (Core Strategy and Making Places & Accommodating Growth DPD) are higher priorities. Whilst this SPD is expected to have a lifespan of approximately two years, it will provide the basis for the Council to produce Community Infrastructure Levy documentation to support the introduced of CIL in April 2014. Work is expected to commence on this documentation in late 2012.

Appendix 1:

Existing Supplementary Planning Guidance and Other Planning Guidance adopted by Darlington Borough Council

DOCUMENT	STATUS	Link to Local Plan Policy
Design of New Development	SPD	Various
Affordable Housing	SPD	H9, H10
Guidelines for the Introduction of A2 and A3 Uses and Amusement Centres into the Secondary Shopping Frontages of Darlington Town Centre	SPG	S4, S5 - Informs AAP Town Centre
Adding to Quality: A Development Strategy for Darlington Town Centre	SPG	EP11 - Informs AAP Town Centre
Commuted Sums from New Housing Developments for the Enhancement of Existing Equipped Play Areas	SPG	R6, R7 - Informs SPD Planning Obligations
Open Space Strategy	Informal Policy	Adds to E3, R4-R8
Commercial Street	Guidance	EP 11.5 - Informs AAP Town Centre
Faverdale East	Guidance	EP 3.5 - Development Brief
Planning Guidance Notes: Alterations and Extensions to Dwellings	Guidance	H12 - SPD Design Guidelines
Planning Guidance Notes: Shopfront Security	Guidance	E38 - DPD Development Policies
Durham County Council Design Guides – Shopfronts	Guidance	E29, E38 - Informs SPD Design Guidelines
Borough of Darlington - Conservation Areas	Other	Informs SPD Design Guidelines
Design Guide and Specifications Residential and Industrial Estates Development	Guidance	H11, T13 – Informs DPD Development Policies
Feethams Planning and Development Brief	Guidance	Various saved Local Plan policies, EP11, S1, R24, TO4.
8 St Cuthbert's Way, Darlington	Guidance	Various saved Local Plan policies
Surplus Schools: Planning and Development Briefs for the former Beaumont Hill Senior Middle and First Schools and the former Springfield Primary School	Guidance	Various saved Local Plan policies.

Appendix 2: Council strategies that will underpin preparation of the Local Development Framework

Name of Document	Published by	Date of Publication
Darlington Gateway Strategy	Building Design Partnership for DBC	December 2006
One Darlington Perfectly Placed: A Vision for Darlington 2008-21	Darlington Partnership	June 2008
Darlington Housing Strategy 2008-2012	DBC	May 2008
Older Persons' Housing Strategy	DBC	2007
Private Sector Housing Renewal Strategy (revised)	DBC	January 2008
Darlington Rights of Way Improvement Plan	DBC	December 2007
Darlington Contaminated Land Strategy	DBC	February 2002
Darlington Open Space Strategy	DBC	April 2007
Durham Biodiversity Action Plan	Durham Biodiversity Partnership	September 2007
Darlington Climate Change Strategy	Darlington Partnership	September 2006
Darlington Climate Change Action Plan 2006-2010	DP	Sept 2006
Adding to Quality: A Development Strategy for Darlington Town Centre	Darlington Borough Council and One NorthEast	February 2001
Darlington's Transport Strategy 2006-30	Darlington Borough Council	March 2006
Darlington, A Town on the Move: Second Local Transport Plan 2006-11	Darlington Borough Council	March 2006

Notes

DBC: Darlington Borough Council

DP: Darlington Partnership

Appendix 3:**Key sub-regional and local technical studies and surveys undertaken that will inform the preparation of the LDF.**

Name of Document/Study	Completed by	Date
Sub-Regional		
Tees Valley Strategic Flood Risk Assessment	JBA Consulting on behalf of the five Tees Valley authorities	February 2007.
Update of the above	JBA	Expected Summer 2009.
Tees Valley Strategic Housing Market Assessment	Arc4 consultancy on behalf of the Five Tees Valley Local Authorities.	January 2009.
Tees Valley Gypsy and Traveller Accommodation Assessment	Salford University	March 2009.
North East Assembly Gypsy and Traveller Needs Assessment	White Young Green	March 2007.
Tees Plain and East Durham Limestone Wind Farm Development and Landscape Capacity Study	NE Regional Assembly	August 2008
Tees Valley Hotel Futures.	Hotel Solutions	September 2009.
A66(T) Tees Valley Gateway Study	For various partners including North East Assembly, Highways Agency and the Council	2004
Tees Valley City Region: Connectivity and Accesibility Study, Phase 1 Report	JMP for Tees Valley Unlimited and One North East.	May 2010.
Local		
Darlington Community Survey	Darlington Borough Council (Policy Section)	Annual
Darlington Decentralised and Renewable or Low Carbon Energy Study: update	Entec	June 2010
Darlington Strategic Flood Risk Assessment: Level 1	JBA Consulting	December 2009
Darlington Strategic Flood Risk Assessment: Level 2	JBA Consulting	June 2010
Darlington Local Housing Assessment 2005 and refresh	DCHR/Arc 4	2005 and 2008
Strategic Housing Land Availability Assessment and Update 2	Darlington Borough Council	March 2009 and December 2010.
Economic Viability of Housing Land	Levvel	June 2010
Darlington Gateway Strategy	BDP for DBC	December 2006
Borough of Darlington Employment Land Review	Darlington Borough Council	Expected Summer 2009
Economic Viability of Non Housing Land	Levvel	July 2010
Darlington Retail Study 2008 and 2010 Update	Martin Tonks on behalf of Darlington Borough Council.	December 2008 and June 2010
DBC retail surveys & monitoring	Darlington Borough Council (Planning & Economic Strategy Section)	Continuous
ACTA (Area of Town Centre Activity) Statistics	DCLG	Annual
UK Prime In-Town Retail Rents	Colliers CRE	Annual
Shopping Centre Yields	Valuation Office Agency	Twice-yearly
Study into Retail and Leisure Flows in The North East	Experian for NERIP (North East Regional Information Partnership)	May 2006
Darlington Characterisation Study	DBC	July 2009
Local Motion, Darlington Sustainable Travel Demonstration Town Project (various documents)	Monitoring by and research for Darlington Borough Council	Ongoing
Darlington Connections study	Urban Initiatives for DBC	December 2009.
Darlington LDF Transport Area Action Plans	ARUP	June 2010
Playing Pitch Strategy	PMP for DBC	June 2009
Sport and Recreation Needs Assessment	PMP for DBC	June 2009