

PROPOSED LOCAL DEVELOPMENT SCHEME DOCUMENTS

STATEMENT OF COMMUNITY INVOLVEMENT

Role & Content: How the Community can be involved in the plan-making process and the assessment of planning applications

Comment: The Statement of Community Involvement was adopted by Council on 7 April 2005.

CORE STRATEGY

Role & Content: Sets out the vision, strategy and policies for spatial development of Darlington until 2021. Will include a key diagram to show broad locations to meet specific requirements, key transportation elements, main patterns of movement and relationship to other strategies.

Comment: Since the adoption of the Local Plan in 1997, various plans, policies and strategies have emerged and the preparation of a Core Strategy will reflect these, in particular the direction provided by the current and emerging RSS and the Community Strategy for Darlington. A quality Core Strategy will provide the foundation for a sound local development framework. The Core Strategy is considered to have the highest priority in the production of a sound LDF for Darlington Borough.

DEVELOPMENT POLICIES

Role & Content: Borough wide generic development control policies, area policies and criteria-based locational policies, cross referenced to proposals map. Will provide the main local framework for development control.

Comment: This document will translate the vision set out in the Core Strategy into a range of generic policies against which development proposals will be assessed and identifies the areas to which these would apply on the proposals map. It will address changes in national planning policies, identified shortcomings in the application of existing local plan policies and the Government's challenge to move away from repetitive use-based policies.

DARLINGTON TOWN CENTRE

Role & Content: Provides the planning framework for the future growth of the Darlington Town Centre as the regional focus for retail and leisure.

Comment: This document will bring together the various policies and strategies (e.g. "Adding Quality: A Development Strategy for the Town Centre" - 2001) that currently apply to the town centre into a single document. The existing provisions are considered adequate in guiding development in the foreseeable future, and the priority for this Area Action Plan is not therefore considered to be high.

PROPOSAL MAP AND INSET MAPS

Role & Content: Identifies geographical coverage of the main proposals, designations, site allocations and the boundaries for Area Action Plans

Comment: The Proposals Map (with insets) is currently the Proposals Map of the adopted Borough of Darlington Local Plan, together with the County Durham Waste Disposal Local Plan Proposals Map and the Durham County Council Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan Proposals.

OPEN LAND THEME

Role & Content: This document will provide guidance on the application of development plan policies on open land, having regard to the latest Government policy and guidance.

Comment: This document will address the following issues:

1. the open space policies in the adopted Local Plan do not fully accord with more recent Government Guidance on open space, sport and recreation (PPG17) published in 2002;

2. Large areas of open land/playing fields are expected to become surplus to educational requirements. The merit of retaining these needs to be judged against locally derived and agreed standards of provision for all types of open space.
3. Advice is needed to guide developers in the provision of commuted sums for all types of open space, sport and recreation provision, not just equipped children's play as currently provided by Supplementary Planning Guidance.
4. the development of a robust planning framework that helps to secure and safeguard the provision of a range of good quality, accessible open spaces is essential to support a number of Community Strategy themes.

The document(s) will initially be prepared as **Preliminary Planning Guidance**, to reflect the requirements of PPG 17. The SPD will be prepared once the Core Strategy is adopted..

PLANNING OBLIGATIONS

Role & Content: Standards for the provision of facilities arising from planning obligations (includes public art, transport, NAPP). Includes guidance, standards and if appropriate tariffs on planning obligations and Section 106 agreements associated with specific types of development.

Comment: This/these documents will provide guidance on the application of policies on planning obligations, having regard to emerging Government planning policy and guidance. This document relies on saved policies, but will be reviewed once the Core Strategy and Development Policies DPDs are adopted, to ensure ongoing integration with the emerging LDF. Depending on emerging Government guidance, the benefits of including a 'tariff' based option will be evaluated.

RESIDENTIAL DESIGN GUIDELINES

Role & Content: Generic design guidelines for residential developments to promote quality outcomes and to supplement the policies in the Core Strategy and the Development Policies

Comment: This will provide design guidelines aimed at ensuring quality outcomes for residential developments. The document will cover matters such as external appearance, access, accessibility, and space within and about the dwellings.

This document relies on saved policies and will be prepared ahead of the adoption of the Core Strategy.

HOUSING TYPE, MIX & TENURE

Role & Content: Detailed requirements for residential developments to support Policies on Housing in the Core Strategy and Development Policies

Comment: This will provide the detailed requirements for the provision of a range and mix of housing types, accessible housing and affordable housing. It will detail Darlington's requirements for a better match between the accommodation provided and the needs of the community. Further work on housing needs and the housing market is required, in conjunction with and alongside neighbouring authorities before this document can be prepared.

This document relies on saved policies, but will be reviewed once the Core Strategy and Development Policies DPDs are adopted, to ensure ongoing integration with the emerging LDF.

BUILDINGS IN THE COUNTRYSIDE

Role & Content: Detailed requirements for the conversion of rural buildings to enable alternative uses

Comment: The need for early guidance on the conversion of existing buildings in rural areas to accommodate alternative land uses, especially dwellings has been identified.

This document relies on saved policies and will be prepared ahead of the adoption of the Core Strategy.