

PROPOSED LOCAL DEVELOPMENT DOCUMENTS

CORE STRATEGY

This development plan document (DPD) sets out the vision, strategy and policies for spatial development and provides the framework for new development..

The core strategy is considered to have the highest priority in the production of a sound local development framework (LDF) for the Darlington Borough Council, as it will provide a sound and up-to-date spatial strategy to guide development in the Borough. Since the adoption of the Local Development Plan in 1997, various strategies have been adopted and superseded and the preparation of a Core Strategy will enable us to synthesise these changes and reflect on the direction provided by the Community Strategy. A quality Core Strategy will provide the foundation for a sound Local Development Framework.

DEVELOPMENT POLICIES

This DPD contains generic policies against which development proposals will be assessed

This is the next document required in the preparation of a sound LDF. It responds to need to address identified shortcomings in the application of policies of the current Local Plan and to respond to the Government's challenge to produce a strategic body of policies. This document will assist all those involved in development and at the same time enable us to reflect the increasing emphasis on sustainable development.

DARLINGTON TOWN CENTRE

This DPD provides the planning framework for the future development of Darlington town centre.

Bringing together the various policies and strategies that currently apply to the town centre into a single document is the aim behind this DPD. The current provisions are considered adequate in guiding development in the foreseeable future, and the priority for this DPD (Area Action Plan) is not therefore considered to be high. Commencement for this DPD is scheduled for late 2006.

OPEN LAND

This supplementary planning document (SPD) reviews existing open land policies and designations, to give effect to latest Government guidance

The document responds to the following issues:

- 1. the open space policies in the adopted Local Plan do not reflect more recent Government Guidance on open space, sport and recreation (PPG17) published in 2002;**
- 2. the re-organisation of existing schools and the identified future need to reduce secondary school provision in the Borough, will render large areas of open land/playing fields surplus to educational requirements. The merit of retaining these sites needs to be judged against locally derived and agreed standards of provision for all types of open space.**
- 3. Supplementary Planning 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 a Supplementary Planning Guidance policy.**

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 identified urgency for this document is reflected in the scheduled timeframe that will enable us to adopt the document prior to the Core Strategy. Full integration with the Local Development Framework will occur on formal adoption of the Core Strategy

PLANNING OBLIGATIONS

This supplementary planning document will explain the detailed application of planning obligations.

The strategic direction and policies will be contained in the Core Strategy and Development Policies. Depending on emerging Government guidance, the benefits of considering a ‘tariff’ system will be evaluated and this document will provide additional guidance for all those involved in development on Darlington’s approach to planning obligations.

RESIDENTIAL DESIGN GUIDELINES

This supplementary planning document will provide design guidelines for new residential development.

Darlington wants to secure quality outcomes for residential developments. The document will cover matters such as external appearance, access, accessibility, and space within and about the dwellings.

HOUSING TYPE AND MIX, AND TENURE

This supplementary planning document will provide the detailed requirements for the provision of a range and mix of housing types, accessible housing and affordable housing.

This document will detail Darlington’s requirements for better match between the accommodation provided and the needs of the community. It will require further work on housing needs and the housing market in conjunction with and alongside neighbouring authorities.

HOUSING

A document that updates existing policies and allocations, to reflect Government policy and guidance and regional policy.

Only minor updates to the allocations are anticipated, if changes to the allocations are required. This will become clearer as the Core Strategy and the Regional Spatial Strategy emerges. A Housing DPD (or SPD) will only be prepared if the need to do so is identified.

WASTE MANAGEMENT

A document that updates existing policies and allocations, to reflect Government policy and guidance and regional policy.

Strategic waste management issues will be covered in the Core Strategy. The need for this DPD and timing of its preparation will be determined as the Core Strategy and new Government Policy emerges. A waste management DPD will only be prepared if the need to do so is identified.