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**DARLINGTON LOCAL DEVELOPMENT FRAMEWORK  
PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT**

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**SUMMARY REPORT**

**Purpose of Report**

1. To provide Members with more detailed information in relation to the operation of the proposed planning obligations system set out in the draft Local Development Framework (LDF) Planning Obligations Supplementary Planning Document (draft Planning Obligations SPD) as the basis for securing developer contributions, known as planning obligations or a Section 106 agreement, for infrastructure from new development.
2. The draft SPD will be interim guidance, effective until April 2014, when the Council will introduce the Community Infrastructure Levy (CIL) as the main way of getting the provision, operation, maintenance, improvement and replacement of infrastructure as part of new development. CIL will not replace planning obligations, but it will reduce their scope. So that the draft SPD remains relevant in the long term, it has been designed so that only small parts of the document, including costs, will need revising in 2014, to avoid duplication with CIL.
3. Members are directed to the Cabinet report dated the 12 June for more details on the approach and content of the draft document as well as the Community Infrastructure Levy. The draft Planning Obligations SPD is also available in Members Rooms and at [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy).
4. A key part of the production of the Planning Obligations SPD is the community and stakeholder engagement that, subject to Cabinet's agreement, will run from the 27 June to the 18 July 2012. Members will also have an opportunity to make representations on the draft Planning Obligations SPD during that time.
5. A presentation to Place Scrutiny Committee will take Members through examples to demonstrate how the proposed approach to securing planning obligations and the priorities for spending limited resources will work in practice. A briefing note will be available at Committee summarising the approach used. This will enable Members to have all information available to comment on the details of the draft Planning Obligations SPD at Committee or during the consultation period.

## **Recommendation**

5. It is recommended that:
  - (a) Members note the approach and content of the draft Planning Obligations SPD set out in the Cabinet report dated the 12 June.

**Richard Alty**  
**Director of Place**

## **Background Papers**

- i) Cabinet Report, 12 June 2012: Darlington Local Development Framework Draft Planning Obligations Supplementary Planning Document
- ii) Cabinet Report, Appendix 1, 12 June 2012: Darlington Local Development Framework Draft Planning Obligations Supplementary Planning Document

Karen Johnson: Extension 2047