



# **DARLINGTON LOCAL DEVELOPMENT SCHEME 2014-2017**

*Preparation programme for the  
Darlington Local Plan and other local development documents*

October 2014

Planning Policy  
Economic Initiatives Division  
Darlington Borough Council

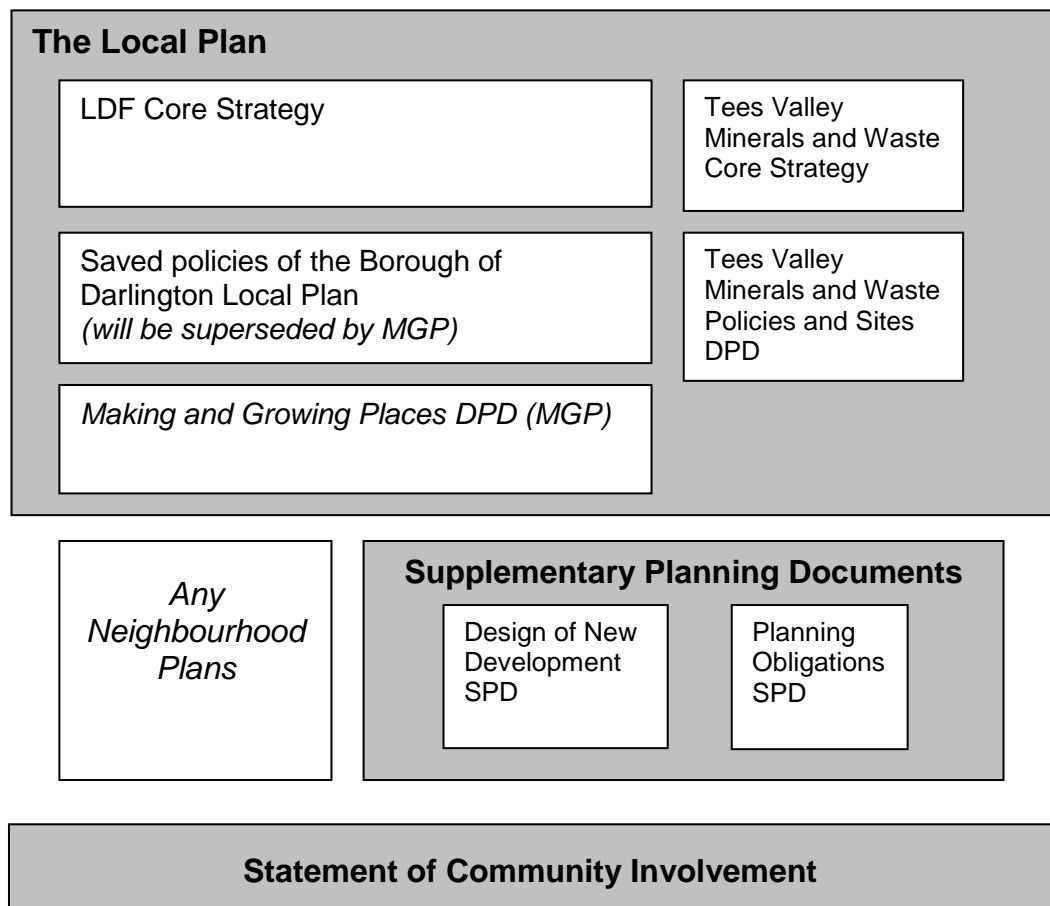
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## 1. INTRODUCTION

- 1.1 The Council is required to prepare a Local Development Scheme (LDS). This LDS replaces the 2012-2015 LDS. It takes account of and responds to changes in the planning system introduced 2011/12 by the Coalition Government, through the Localism Act 2011, the Town and Country Planning (Local Planning)(England) Regulations 2012 and the National Planning Policy Framework.
- 1.2 This LDS reflects the changes in terminology for development plans. Where previously Local Planning Authorities were required to prepare a Local Development Framework, now they are required to prepare a Local Plan. The Darlington Local Plan currently comprises the LDF Core Strategy and the saved policies of the Borough of Darlington Local Plan<sup>1</sup>. For minerals and waste, it is the Tees Valley Minerals and Waste Core Strategy and the Tees Valley Policies and Sites development plan documents.
- 1.3 **Figure 1.1** below shows all the Council's current planning policy documents and those in preparation (*in italics*), which are or will be part of the Local Plan. It also shows the relationship of documents to one another.

**Figure 1.1 : Planning Policy Documents for Darlington Borough**



Note: Shaded boxes are Local Development Documents prepared by the local planning authorities (LPAs).

<sup>1</sup> A list of the 'saved' Local Plan policies is available on the Council's website

## 2.

### PURPOSE OF THE LOCAL DEVELOPMENT SCHEME

- 2.1 This Local Development Scheme (LDS) sets out the content, timing and resourcing of planning policy document preparation for the next three years, 2014-17. It plans for effective development plan coverage of the Borough, and is published to provide up to date information direct to the public about the Council's plan making activities. It will be updated as necessary to ensure it remains realistic and definitive.
- 2.2 Opportunities for community engagement in the plan making process are explained in the Council's adopted Statement of Community Involvement' (SCI) published in 2010, which together with all statutory development plan documents and supplementary planning documents can be viewed on the Council's website, [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy).

## 3. THE DARLINGTON LOCAL DEVELOPMENT SCHEME 2014-17

### Local Plan documents

- 3.1 The **Core Strategy** Development Plan Document (DPD) was adopted in 2011 and is now the key document of the Council's Local Plan. It sets out the long term spatial vision for the Borough, the strategic policies required to deliver it, and a locational strategy for the Borough. The Local Plan is part of the Council's constitutional Policy Framework.
- 3.2 An assessment was undertaken to identify whether any parts of the Core Strategy are in conflict with the National Planning Policy Framework. The only area of significant conflict identified was Policy CS10: New Housing Development, which does not take account of the National Planning Policy Framework (NPPF) requirement to identify more than 5 years worth of housing sites for the first five years of the plan. However, this has been addressed, as an interim measure, by a technical note published on the website, to be read alongside Policy CS10, and will be incorporated formally in the Local Plan through a **Making and Growing Places DPD (MGP)**, the second, more detailed part of the Local Plan for Darlington. Therefore, this LDS does not include any proposals to revise the Core Strategy. However, where necessary, sections of the Core Strategy will be superseded by the relevant sections in the MGP. For example, more recent decisions on transport investment mean that the Transport section in the Core Strategy needs to be brought up to date and replaced, and this will be done through the MPG.
- 3.3 The highest priority for staff time and resources will be given to the preparation of the MGP, the detailed policies and sites document of the Local Plan. It will include identifying on an Ordnance Survey base, land allocations for new housing, employment, etc, and the areas where there are restrictions on development, for environmental and other reasons. It will also include day-to-day development management policies, where the NPPF or the Core Strategy is silent and there is a local need for further policy guidance.
- 3.4 The MGP will bring together, reflect and develop work already undertaken and consulted upon as follows:
- Accommodating Growth Issues and Options Report (2010/11)
  - Making Places and Accommodating Growth Scoping Report (2011)
  - Eastern Town Centre Fringe Area Action Plan Scoping Report (Jan 2012)
  - Potential Sites for Gypsies and Traveller Pitches (March/April 2012)
  - Town Centre Fringe Masterplan (April 2013)
  - Making and Growing Places Preferred Options (June 2013)
  - Making and Growing Places Revised Preferred Option for New Housing (April 2014)
- 3.5 Evidence collection, analysis and option generation for the detailed policies and proposals for the Borough-wide MGP is taking longer than anticipated. This is partly because of the high level of public and other interest in site specific options, and also because the Council is having to adjust to changes to the plan making system and policy framework introduced by the Government in May 2012 and in a series of announcements subsequently.

- 3.6 Based on consideration of the feedback from the consultation and recent additional evidence gathering, a Pre submission Draft MGP will be published, and representations invited, before the Council submits the document for public examination.
- 3.7 The appointed Planning Inspector will subsequently report his recommendations to the Council, which will decide whether it needs to make any amendments to the Plan before it is adopted.
- 3.8 **A Proposals Map** has been prepared. It was first published in draft alongside the MGP Preferred Options, to allow feedback on any issues to do with the interrelationship of theme specific preferred options.
- 3.9 In 2011, the **Tees Valley Minerals and Waste Core Strategy and Policies and Sites development plan documents** were adopted by the Council, and both these documents are part of the Local Plan.

### **Other local planning documents**

- 3.10 A Planning Obligations Supplementary Planning Document was adopted by the Council in January 2013. It helps the Council to get contributions from developers towards affordable housing and the costs of mitigating the impact of new development on local infrastructure.
- 3.11 The reissued Design of New Development SPD (2011) will be revised to provide more detail about accessibility for people with disabilities in new developments, and to provide more guidance on safeguarding residential amenity. The Statement of Community Involvement (July 2010) remains relevant. It is important that a revised SCI is adopted before the Making and Growing Places DPD is published, to ensure clarity on the opportunities for comment for all those with an interest in Local Plan preparation and to ensure that all procedural tests of soundness can be satisfied.
- 3.12 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. Some of the planning elements of this Strategy have been superseded by the Core Strategy and the Design of New Development SPD, and the rest of the planning content will be superseded by the Planning Obligations SPD and the Making and Growing Places DPD when these are adopted.

### **Neighbourhood Planning**

- 3.13 Introduced by the Localism Act 2011, the Council has a duty to support Parish Councils and neighbourhood forums that wish to prepare neighbourhood plans. Officers have dealt with three enquiries so far, resulting in the formal designation of three Neighbourhood Plan Areas for Sadberge Parish Council, Middleton St George/Low Dinsdale Parish Councils and Blackwell Neighbourhood Forum. It is unclear at this stage what level of input will be required from the Council if and when Neighbourhood Plans emerge, or if others show an interest in developing plans. A limited contingency has been built into the Planning Policy team's work programme to respond to requests and the situation will be continually monitored. The Council receives £5,000 funding for each NP area that is designated.

### **More Information**

- 3.14 **Table 1** gives an overview of the Local Development Scheme. The relationship between documents is depicted in **Figure 1 (on page 3)** More detail on the documents that will be prepared over the next three years is given in Section 5 of this report.

**TABLE 1 – LOCAL DEVELOPMENT SCHEME 2014-2017**

Document Title	Status	Role and Subject	Chain of Conformity	Commence	Publication	Submission	Adoption
Core Strategy	DPD	Sets out the vision, locational strategy and policy framework for spatial development.	National Planning Policy Framework	-	-	-	May 2011
Tees Valley Minerals and Waste Core Strategy	DPD	Provides a strategic approach to Mineral and Waste development in the Tees Valley	National Planning Policy Framework	-	-	-	October 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	-	-	-	October 2011
<b>Making and Growing Places *</b>	DPD	Sets out development policies for day to day use in considering a range of spatial development proposals, allocates sites for new development, and identifies areas of constraint. Covers the whole Borough.	Core Strategy	December 2009*	December 2014	March 2015	December 2015
<b>Proposals Map and Insets</b>	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		
<b>Design of New Development –revision 1</b>	SPD	Design guidelines for new development.	Core Strategy	August 2015	December 2015		July 2016
Planning Obligations – revision 1	SPD	Detailed application of planning obligations	National guidance & saved policies of the Local Plan	July 2015			June 2016
<b>Statement of Community Involvement</b>		Sets out how people can get involved in the preparation of local planning documents, development proposals and planning applications.	N/A	Mid 2015			Mid 2016

\* this document brings together three documents that were originally going to be prepared separately. Commencement is taken as the date work began on the first document.

Note: Document Titles in **BOLD** indicate those that are in preparation.

## **4. SUPPORTING STATEMENT**

- 4.1 This statement explains the approach to preparing the local planning policy framework and how resources and the evidence base will be managed.

### **Relationship with Local Strategies**

- 4.2 'One Darlington Perfectly Placed', a strategy for improved well being, sets out the community's shared vision and outcomes for the future of Darlington for the period 2008-2026. The Local Plan reflects spatially aspects of the strategy and ensures that the land use requirements arising from it are addressed.
- 4.3 Council and other local strategies with land use implications directly inform the preparation of DPDs and SPDs. These can all be found on the Council's website [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy). Recent strategies prepared include the Housing Strategy, the Economic Strategy, the Green Infrastructure Strategy, the Parking Strategy and the Sport and Physical Activities Strategy.

### **Joint Working**

- 4.4 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. The Localism Act 2011 introduced the 'duty to co-operate' placing this work on a statutory footing. A Tees Valley Development Plans Officers' Group meets on a six weekly basis, to share information, facilitate joint working and explore further opportunities. Membership of the group also includes representatives of Tees Valley Unlimited (the Local Enterprise Partnership), and approximately every quarter since autumn 2011, meetings have been opened up to local authorities adjacent to the Tees Valley in County Durham and North Yorkshire.

### **Evidence**

- 4.6 The Local Plan is underpinned by a comprehensive evidence base. A recent addition to it includes the Darlington Business Sites and Premises Review 2013.
- 4.7 New evidence will be published as it is completed. In 2014, for example, various studies will be completed including a Town Centre and Retailing Study, a Logistics Study, a Gypsy and Traveller Accommodation Study, and a Playing Pitches assessment. All evidence and information can be found on the Council's website, [www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy).
- 4.8 Development and planning policy monitoring is also undertaken by the Council. This is continuously reviewed to ensure that it meets Local Plan and corporate performance monitoring requirements. Data will be published on the Council's website as it becomes available, and published for each theme or issue at least once a year in the form of themed Factsheets (see paragraph 4.24 below).

### **Sustainability Appraisal**

- 4.9 Sustainability appraisal (SA) is carried out for all the development plan documents prepared (and SPDs where screening indicates it is necessary), and is an integral component of all stages of plan preparation. SA identifies the significant environmental, social and economic impacts of the policies and proposals and identifies if/how policies and proposals can be amended to achieve net gains across all three dimensions of sustainability. The process is undertaken to accord with the Strategic Environmental Assessment Directive (European Directive 2001/42/EC).
- 4.10 The Sustainability Report, produced when a DPD is submitted to the Secretary of State for independent examination, outlines 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.
- 4.11 Although previously the SA has been carried out in-house, within the Planning Policy team, changes in personnel and capacity constraints have meant specialist officers from Durham County Council have been commissioned to carry out the work.

## Equalities Impact Assessment

- 4.12 Equalities Impact Assessment and Disability Equalities Impact Assessment is undertaken and its findings used to feedback into further policy development throughout planning policy document preparation. It is reported on at key stages, such as when Preferred Options or a draft Plan is published for consultation. It is undertaken in-house within the team, with the views of protected characteristics groups being sought at key stages.

## Staff Resources

- 4.13 The Planning Policy team is within the newly formed Economic Initiatives Division of the Economic Growth Directorate. It leads the preparation of the Local Plan and other planning policy documents. The team currently includes a full-time Principal Planning Officer (Planning Policy), four full-time Planning Officers and 1.5 Technical Officers. The Place Strategy Manager and the Assistant Director (Economic Initiatives) assist with various aspects of preparation including providing the strategic steer, the Member interface and public consultation.
- 4.14 Because of other work, such as providing advice on planning applications and pre-application enquiries, the actual amount of time that each officer has available to spend on preparing planning policy documents is approximately as follows:

Place Strategy Manager	0.4 x FTE (full time equivalent)
Principal Planning Officer	0.7 x FTE
Planning Officers (x3)	0.8 x FTE (=2.4 FTE in total)
Planning Officer	0.5 x FTE
Technical Officer (x1.5)	0.8 x FTE (=1.2 FTE)

- 4.15 These proportions continue to be under pressure, particularly in the currently economic climate that is seeing a resurgence of developer enquiries for new housebuilding and other uses. As the team has no designated administrative resources, it relies on resources being available elsewhere in the Division. The core resource available for planning policy document preparation is therefore estimated at 5.2 FTE posts.
- 4.16 Success in achieving the milestones set out in this LDS will depend on the amount of non plan preparation work the team receives, on the amount and timeliness of help from colleagues across the Council in specific policy areas, such as transport and housing, and on there being no further cuts to the staffing resources available for planning policy work.
- 4.17 In recognition of capacity issues and the challenging milestones set out in this LDS, the decision has been made to employ two extra staff on a temporary basis to supplement existing resources.
- 4.18 The core team also needs help from elsewhere in the Council to assist in specific areas:

Task	Personnel Involved
Staffing consultation and community engagement events	Various officers across a range of services e.g. Transport, Education, Urban Design, Ecology, Housing.
Preparing material for publication and communications	Xentrall Design and Print and web team Technical Officers, Communications Team
Proposals Map and other map based graphics.	Technical Officers,
Bulk mailing for public consultations	Admin support from across Economic Initiatives Division
Updating evidence – open spaces study	Head of Parks and Countryside
Updating evidence - indoor sport and recreation facilities	Cultural Services Manager
Updating evidence - housing	Housing Policy Officer, Council tax team, Building Control
Updating evidence employment land	Economy Manager.



Updating evidence – transport and accessibility	Economy Manager, Place Strategy and Traffic Manager.
Equalities Impact Assessment/ Disability Equalities Impact Assessment	Equalities Officer
Population and household statistics	Organizational Planning Unit, TVU

- 4.19 A Local Plan Steering Group (LPSG) is also in place to ensure input into planning policy document preparation from across the Council. The group informs the recommendations that are placed before the Joint Management Team (JMT) or Chief Officers Board (COB), and/or Members.
- 4.20. Consultants are also used on specific pieces of work, particularly work carried out jointly by the Tees Valley authorities, and specialist technical studies and work. Officers from Tees Valley Unlimited provide some statistical information and manage specific joint commissions of the Tees Valley authorities, such as for the economy and infrastructure.

### Financial Resources

- 4.21 A consolidated budget has been established across the Economic Initiatives Division which covers the costs associated with Local Plan preparation (consultant’s fees for evidence gathering, consultations and printing).
- 4.22 Further evidence gathering and consultation work during 2014/15 will give rise to a continuing need for resources for these activities. There will also be a need to carry out a Public Examination into the Making and Growing Places DPD and an ear-marked reserve of £80,000 is available.
- 4.23 The programme proposed in the LDS assumes that the budgetary resources that have been allocated to Planning Policy work in the Council’s Medium Term Financial Plan are available in their entirety.

### Annual Monitoring

- 4.24 Up to date information about the Council’s progress in plan preparation will be included in the Local Plan Annual Monitoring Report (AMR), together with any reasons why plan making targets have not been met, and reporting on the effectiveness of and delivery against saved Local Plan and Core Strategy policies. As this is now primarily for the public and not Government, it is published in a more accessible Factsheet format, as soon as is convenient after the end of the reporting year (31<sup>st</sup> March). It includes the following information:
- Progress in preparing the Darlington Local Plan, compared with the milestones set out in the latest LDS, reasons for and proposed actions to address any slippage
  - Any factors affecting the current year’s LDS milestones and planned action.
  - The need for new evidence or research.
  - A review of policy effectiveness.
  - A graph and tables showing future housing provision against housing requirements.

### Risk Assessment

- 4.25 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
Implications of recent changes to the national planning system and policy framework, e.g. introduction	<ul style="list-style-type: none"> <li>• Keep up to date with best practice, Inspectors and Court decisions relating to plan preparation.</li> <li>• Build a contingency into work programme for a limited amount of engagement on and support for neighbourhood planning.</li> </ul>

Risk Identified	Mitigating Actions
of neighbourhood plans.	<ul style="list-style-type: none"> <li>• Maintain up-to-date local evidence base.</li> </ul>
Ability to maintain staffing levels as Council continues to implement deep budget cuts and implement a new business model.	<ul style="list-style-type: none"> <li>• Regularly review the plan preparation programme 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.</li> <li>• Recruit extra (temporary) staff, where necessary, to meet peaks in workload around key stages of plan development</li> </ul>
Staff turnover, maternity leave or long term illness within core team.	<ul style="list-style-type: none"> <li>• Prioritise recruitment activity as soon as notice given.</li> <li>• Manage workloads to reduce stress.</li> <li>• Spread knowledge within core team to ensure a back-up if specialist absent.</li> <li>• Use short and medium term work experience placements for mutual benefit.</li> </ul>
Completion of evidence base takes longer than expected.	<ul style="list-style-type: none"> <li>• Clear specification in consultancy briefs, and tighter project management of consultancy commissions.</li> <li>• Ensure core team is kept abreast of latest good practice cited on discussion fora and other sources.</li> <li>• Ensure team carries out appropriate CPD to keep up to date with best practice.</li> <li>• Allow contingency in LDS for project overrun.</li> </ul>
Increased volume, complexity or scope of non Local Plan work	<ul style="list-style-type: none"> <li>• Regular review of extent of non Local Plan work handled by core team.</li> <li>• Assess options for further redeployment from within or outside of the Council.</li> </ul>
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"> <li>• Secure commitment to contributing to Local Plan at the highest level in partners organisations, highlighting role of Local Plan in delivering the sustainable community strategy.</li> <li>• Provide stakeholders/partners with good notice of what will be required of them, and when.</li> <li>• Investigate ways of pooling resources to achieve desired outcomes.</li> </ul>
Volume and complexity of representations and comment exceeds expectations.	<ul style="list-style-type: none"> <li>• Engage with key stakeholders, developers, landowners and other local interests throughout the policy development</li> <li>• Build capacity outside of team to deal with processing representations received, e.g. colleagues within section and wider Division</li> </ul>
DPDs prepared are not found sound, have to be withdrawn, or are subject to legal challenge.	<ul style="list-style-type: none"> <li>• Checking against the tests of soundness at each key stage of the plan preparation process, making use of the PAS self assessment toolkit.</li> <li>• Carry out community engagement in accordance with the Council's adopted Statement of Community Involvement.</li> <li>• Be diligent in undertaking and recording actions against new 'duty to co-operate'.</li> </ul>
Change of political control and priorities.	<ul style="list-style-type: none"> <li>• Maintain up to date local evidence base.</li> <li>• Member involvement throughout the plan preparation process.</li> </ul>

**5.**

**LOCAL DEVELOPMENT DOCUMENT (LDD) PROFILES**

- 5.1 This section provides a standard profile for each of the LDD's we intend to prepare, as identified in **Table 1**.

<b>Making and Growing Places DPD</b>	
<b>DOCUMENT DETAILS:</b>	
<b>Role &amp; Content:</b>	Borough-wide detailed generic development policies, policies related to specific designations and environmental safeguarding areas and land allocations for different types of new development, cross referenced to a Policies Map.
<b>Geographical Coverage:</b>	Borough of Darlington and specific areas within it as identified on a Policies Map.
<b>Status:</b>	Development Plan Document
<b>Review</b>	Annually, considered through the Local Plan Annual Monitoring Report.
<b>TIMETABLE:</b>	
<b>Commencement of process</b>	December 2009
<b>Consultation on Issues and Options</b>	November 2010 to present and continuing
<b>Pre-submission publication (Reg 19)</b>	December 2014
<b>Submission to Secretary of State (Reg. 22)</b>	March 2015
<b>Pre-hearing meeting</b>	April/May 2015
<b>Hearing Sessions Commence</b>	May/June 2015
<b>Estimated Date Adoption</b>	December 2015
<b>PRODUCTION:</b>	
<b>Organisational Lead:</b>	Director of Economic Growth
<b>Lead Section</b>	Place Strategy
<b>Management Arrangements</b>	Cabinet Place Scrutiny Committee Joint Management Team & Chief Officers Board Economic Growth Senior Leadership Team Local Plan Steering Group
<b>Internal Resources:</b> (see also staffing resources)	Economic Initiatives Division, Communications Unit, Xentrall Design and Print Unit, Development Management. Input from other divisions of the Council as required.
<b>External Resources:</b>	Consultancy and development industry support for specific aspects of preparing and updating the evidence base, such as the Strategic Housing Land Availability Assessment and the Town Centre Study. The SA work is being done by Durham County Council's Specialist Team. External contractor preparing, publishing and maintaining on-line Policies Map.
<b>Evidence Base</b>	Technical studies underpinning the Regional Spatial Strategy, the Sustainable Community Strategy for Darlington, a range of technical studies (available on the Council's website) and previous consultation responses, sustainability appraisal and other assessment work carried out by the Council.
<b>Community &amp; Stakeholder Involvement</b>	Consult Council Members. Consult local people, including Darlington Partnership, Parish Councils, development industry representatives, business groups, business operators and government agencies, in accordance with the Council's adopted SCI.
<b>Comment:</b> This DPD is the <b>HIGHEST PRIORITY</b> for progress in this LDS, providing the necessary detail to enable the delivery of the Core Strategy policies and proposals. It will be essential for the effective implementation of Core Strategy on a day to day basis through development management, and is the main means by which the Local Plan can be better aligned with the National Planning Policy Framework. Policies relating to specific areas within the Borough will be identified on the associated Policies Map.	

<b>Planning Obligations SPD – revision 1</b>	
<b>DOCUMENT DETAILS:</b>	
<b>Role &amp; Content:</b>	Borough wide detailed technical guidance relating to the provision of planning obligations for a range of physical, social and green infrastructure from new development. It includes standard charges and formulae. The SPD develops and reflects the requirements of the National Planning Policy Framework and Core Strategy Policy CS4.
<b>Geographical Coverage:</b>	Borough of Darlington
<b>Status:</b>	Supplementary Planning Document – adopted January 2013
<b>Conformity</b>	National Planning Policy Framework and Policy CS4 of the Core Strategy
<b>Review</b>	Following adoption of the Making and Growing Places DPD consequential changes will need to be made to the Planning Obligations SPD to ensure consistency with the local and relevant national legislation and planning guidance that has been issued since 2013.
<b>TIMETABLE:</b>	
<b>Commence preparation of Draft Revised SPD</b>	July 2015
<b>Consultation on Draft Revised SPD</b>	December 2015
<b>Estimated Date Adoption</b>	June 2016
<b>PRODUCTION:</b>	
<b>Organisational Lead:</b>	Director of Economic Growth
<b>Lead Section</b>	Place Strategy
<b>Management Arrangements</b>	Cabinet Place Scrutiny Committee Joint Management Team / Chief Officers Board Economic Growth Senior Leadership Team Local Plan Steering Group
<b>Internal Resources:</b> (see also staff resources)	Asset Management Working Group Input from other divisions of the Council as required Communications Unit Xentrall Design and Print Xentrall Web Team
<b>External Resources:</b>	Viability information provided by Levell consultancy.
<b>Evidence Base</b>	Economic Viability of Housing Land and Non Housing land studies and addendum, various needs analyses; national guidelines; Sustainable Community Strategy, Infrastructure Delivery Plan
<b>Community &amp; Stakeholder Involvement</b>	Council Members, local people, Darlington Partnership, Parish Councils, development industry representatives, government agencies, in accordance with the Council's adopted SCI.
<b>Comment:</b> To be revised to ensure conformity with national legislation and national and local guidance that has been introduced since 2013.	

<b>Design of New Development SPD – Revision 1</b>	
<b>Role &amp; Content:</b>	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)
<b>Geographical Coverage:</b>	Borough of Darlington
<b>Status:</b>	Supplementary Planning Document
<b>Chain of Conformity Review</b>	To conform with national planning policy and saved Local Plan policies
<b>TIMETABLE:</b>	
<b>Commencement</b>	August 2015
<b>Consult on draft SPD Revision 1</b>	December 2015
<b>Adopt revised SPD Revision 1</b>	July 2016
<b>PRODUCTION:</b>	
<b>Organisational Lead</b>	Director of Economic Growth
<b>Lead Section</b>	Place Strategy
<b>Management Arrangements</b>	Cabinet; Place Scrutiny Committee Joint Management Team / Chief Officers Board.  Economic Growth Senior Leadership Team Local Plan Steering Group
<b>Other Internal Resources</b> (see also Staff resources)	Development Management Communications Unit Xentrall Design and Print Unit.
<b>External Resources</b>	None.
<b>Evidence Base</b>	
<b>Community &amp; Stakeholder Involvement</b>	Council Members, local people, Darlington Partnership, Parish Councils, development industry representatives, and government agencies. More widespread engagement with targeted community groups and stakeholders if changes that will significantly affect specific groups are proposed. .
<b>Comment:</b> : Following adoption of the Making and Growing Places DPD consequential changes will need to be made to the Design SPD to ensure consistency with local and relevant national legislation and planning guidance that has been issued since 2011. Additional issues likely to be considered include accessibility for people with disabilities in new developments and additional guidance on safeguarding residential amenity.	

<b>Statement of Community Involvement (SCI) – Revision 2</b>	
<b>Role &amp; Content:</b>	Sets out how people can be involved in the plan-making process and have their say in the preparation and consideration of planning applications
<b>Geographical Coverage:</b>	Borough of Darlington
<b>Status:</b>	Development Plan Document
<b>Chain of Conformity</b>	Not applicable
<b>Review</b>	A revision to the Statement of Community Involvement is needed to reflect changes to development management procedures and to the plan making process, and to respond to the introduction of neighbourhood planning.
<b>TIMETABLE:</b>	
<b>Commencement</b>	Mid 2015
<b>Consult on draft SCI Revision 1</b>	
<b>Adopt revised SCI Revision 1</b>	Mid 2016
<b>PRODUCTION:</b>	
<b>Organisational Lead</b>	Director of Economic Growth
<b>Lead Section</b>	Place Strategy
<b>Management Arrangements</b>	Cabinet; Place Scrutiny Committee Chief Officers Executive  Economic Growth Senior Leadership Team
<b>Other Internal Resources</b> (see also Staff resources)	Development Management Communications Unit Xentrall Design and Print Unit.
<b>External Resources</b>	None.
<b>Evidence Base</b>	
<b>Community &amp; Stakeholder Involvement</b>	Council Members, local people, Darlington Partnership, Parish Councils, development industry representatives, government agencies. More widespread engagement with targeted community groups and stakeholders if changes that will significantly affect specific groups are proposed. .
<b>Comment:</b> It is important that a revised SCI is adopted before the Making and Growing Places DPD is published, to ensure clarity on the opportunities for comment for all those with an interest in Local Plan preparation and to ensure that all procedural tests of soundness can be satisfied.	