



DARLINGTON LOCAL DEVELOPMENT SCHEME 2012-2015

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

September 2012

Planning Policy
Policy and Regeneration Division
Darlington Borough Council

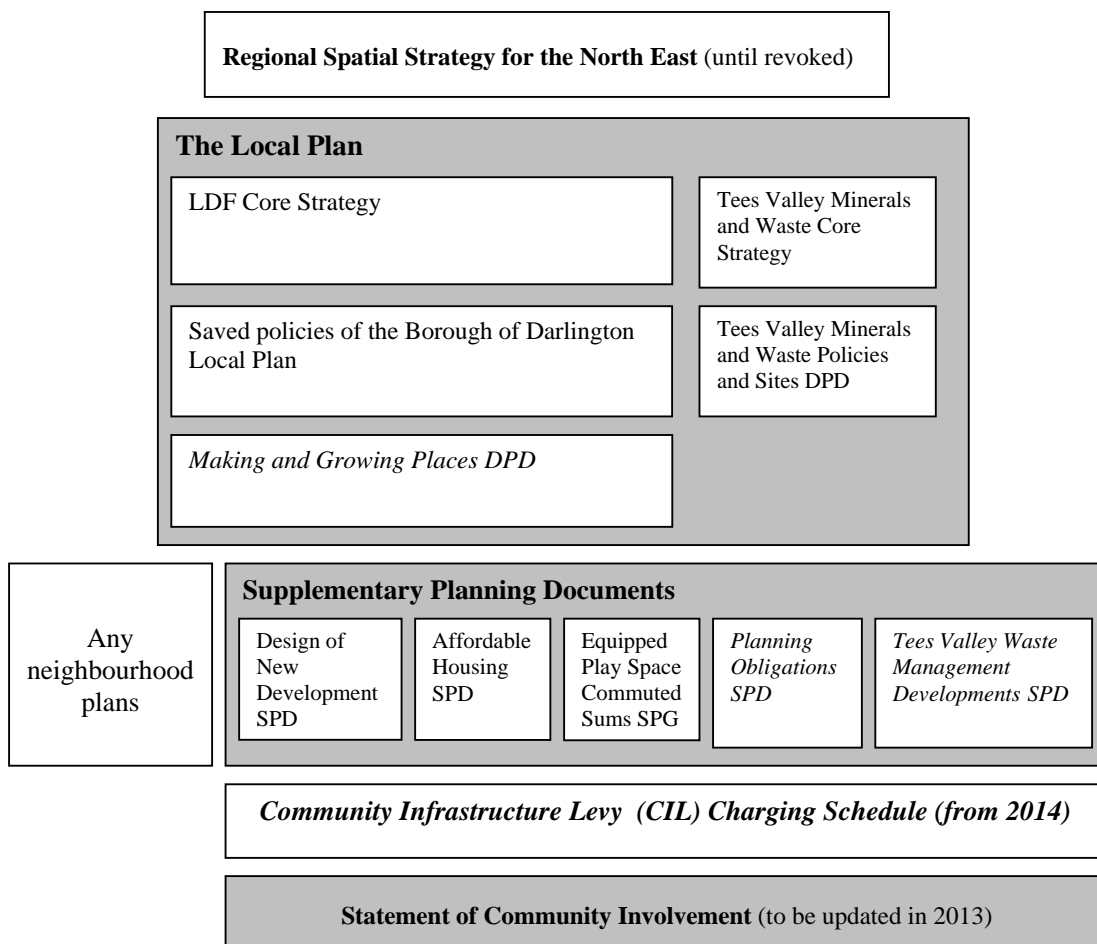
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1. INTRODUCTION

- 1.1 The Council is required to prepare a Local Development Scheme (LDS). This LDS replaces the 2011-2014 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 Plan¹. For minerals and waste, it is the Tees Valley Minerals and Waste Core Strategy and the Tees Valley Policies and Sites development plan documents. The 'North East of England Plan: Regional Spatial Strategy to 2021' also forms part of the statutory development plan for the area, though this is expected to be revoked during 2012/13.
- 1.3 **Figure 1.1** below shows all the Council's current planning policy documents and those in preparation, and which are or will be part of the Local Plan. It also shows the relationship of documents to one another, and which are or will be part of the Local Plan.

Figure 1.1 : Planning Policy Documents for Darlington Borough



Note: Shaded boxes are Local Development Documents prepared by the local planning authorities (LPAs). The CIL Charging Schedule will be prepared by the LPA but is not a Local Development Document

¹ 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, 2012-15. 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.

3. THE DARLINGTON LOCAL DEVELOPMENT SCHEME 2012-15

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.
- 3.2 An assessment has been 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 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**, the second, more detailed part of the Local Plan for Darlington. Therefore, this LDS does not include any proposals to revise the Core Strategy.
- 3.3 The highest priority for staff time and resources will be given to the preparation of the Making and Growing Places DPD, 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 Making and Growing Places DPD 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 draft masterplan (Spring 2012)
- 3.5 Evidence collection, analysis and option generation for the detailed policies and proposals for the Borough-wide Making and Growing Places DPD 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 2011/12.
- 3.6 The preparation programme has also lengthened to account for the Town Centre Fringe planning and regeneration policies being brought into the Borough-wide document. This will help make sure that the contribution of the Town Centre Fringe to the overall spatial vision for Darlington is better and more widely understood. A (to be) finalised Town Centre Fringe masterplan will remain outside the statutory development plan, but will be a material consideration in deciding planning applications in the area. Taken together, these documents

will demonstrate the commitment of the Council and its partners to the regeneration and redevelopment of this area.

- 3.7 During the remainder of 2012/13, consultations will be undertaken and the relevant statutory notices issued to formally withdraw the Eastern Town Centre Fringe Area Action Plan from the Council's plan making programme and to bring all remaining policies and proposals (except for Minerals and Waste – see para. 3.9 below) into the one document. This will be followed by further theme specific consultation papers to ensure that all alternative options in all policy areas have been considered and that people have had the opportunity to comment on them.
- 3.8 **A Proposals Map** will be prepared alongside the Making and Growing Places DPD (MGP). It will be first published in draft following completion of all theme specific alternative option consultations and alongside the MGP Preferred Options, to allow feedback on any issues to do with the interrelationship of theme specific preferred options. The Council has a contract with Lovell Johns to help with this work, where there is not capacity and expertise in-house.
- 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. The Council is also putting limited resources into helping to prepare a Tees Valley Waste Management Developments Supplementary Planning Document. This will give detailed guidance on issues arising from the operation of waste facilities, and enable the Development Management team to better deal with such developments.

Other local planning documents

- 3.10 A Planning Obligations Supplementary Planning Document, for which consultations on a draft were carried out in June/July 2012, is expected to be finalised and adopted by the Council in early 2013. It is being given a high priority, as it will help the Council to get contributions from developers towards affordable housing and the costs of mitigating the impact of new development on local infrastructure. It will also provide the starting point for work to underpin the introduction of the Community Infrastructure Levy by April 2014, though this work is a lower priority than preparing the Making and Growing Places DPD. Once adopted, the SPD will replace the Affordable Housing SPD and the Equipped Playspace Commuted Sums SPG and Open Space Strategy policies 19 and 20 (see 3.12).
- 3.11 The reissued Design of New Development SPD (2011) will remain unchanged, as it is consistent with the National Planning Policy Framework. The Statement of Community Involvement (July 2010) remains relevant, but will be updated in 2013 to reflect the introduction of the planning applications online system, and changes in the plan making system.
- 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 neighbourhoods who wish to prepare neighbourhood plans. Officers have dealt with three initial enquiries so far, but none have yet materialised into a firm proposal to prepare. It is unclear at this stage what the level of interest will be, so a limited contingency has been built into the Planning Policy team's work programme to respond to requests.

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 all the documents that are in place or will be prepared over the next three years is given in Section 5 of this report.

TABLE 1 – LOCAL DEVELOPMENT SCHEME 2012-2015

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 Planning Policy Framework and RSS	-	-	-	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, RSS	-	-	-	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
Making and Growing Places	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*	January 2014	April 2014	December 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
Tees Valley Waste Management Developments	SPD	Detailed guidance for design, layout and operation of waste management developments	Tees Valley Minerals & Waste Core Strategy and Policies and Sites DPDs	March 2012	Spring 2013		Autumn 2013
Design of New Development	SPD	Design guidelines for new development.	Core Strategy				July 2011
Planning Obligations	SPD	Detailed application of planning obligations	National guidance & saved policies of the Local Plan	2010	June 2012		January 2013
Statement of Community Involvement – revision 2	DPD	Sets out how and when people can get involved in the preparing local planning documents, development proposals and planning applications.	N/A	April 2013	July 2013		December 2013

* 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 or due to be prepared shortly.

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 2008-2021. 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. Recent strategies prepared include Darlington Housing Strategy and Darlington Economic Strategy, whilst a Green Infrastructure Strategy, Parking Strategy and a Sport and Physical Activities Strategy are being prepared.

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 Economic 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.
- 4.5 Recent examples of successful joint working are updating the Tees Valley Strategic Housing Market Assessment, and initial work to prepare the Waste Management Developments SPD.

Evidence

- 4.6 The Local Plan is underpinned by a comprehensive evidence base. Recent additions to it include the Potential Sites for Gypsy and Travellers Study, and an update of economic viability work commissioned to inform preparation of the Planning Obligations SPD.
- 4.7 New evidence will be published as it is completed. In 2012/13, for example, a Potential Housing Sites Assessment to underpin a preferred portfolio of housing allocations for inclusion in the Local Plan and an Employment Land Review update will be published. All evidence and information can be found on the Council's website, 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 rolled up annually into a Local Plan Monitoring Report.

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 will be undertaken to accord with the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) and the sustainability guidance in the CLG's Plan Making Manual.
- 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 Sustainability appraisal is carried out in-house, within the Planning Policy team.

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 disabled people and the Department’s Equalities lead officer being sought at key stages.

Staff Resources

4.13 The Planning Policy team is within the Policy and Regeneration Division of the Place Directorate. It leads the preparation of the Local Plan and other planning policy documents. The team is currently a full-time Principal Planning Officer (Planning Policy), three full-time Planning Officers, and 1.5 Technical Officers. The Place Strategy and Commissioning Manager and the Assistant Director (Policy and Regeneration) assist with the Member interface.

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 and undertaking SA is approximately as follows:

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

4.15 As the team has no administrative resources, it relies on resources being available elsewhere in the Division. The core resource available for planning policy document preparation is estimated at 4.1 FTE posts, down from the 5.15 FTE posts indicated in the last LDS (2011-14).

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 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	Development Management colleagues and senior managers.
Preparing material for publication and communications	Xentrall Design and Print and web team Technical Officers, Development Management Communications Team
Proposals Map and other map based graphics.	Technical Officers, Development Management
Bulk mailing for public consultations	Admin support from across Policy and Regeneration 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 Strategy Manager
Updating evidence employment land	Head of Economic Regeneration and Housing, Transport, and Economic Strategy Team.
Updating evidence – transport and accessibility	Policy Officer, Place Strategy & Commissioning and Traffic Manager.
Equalities Impact Assessment/ Disability Equalities Impact Assessment	Principal Strategy and Performance Officer, Place Strategy and Commissioning.
Population and household statistics	Customer Insight Team

- 4.18 An Officer Working Group (OWG) is also in place to ensure input into planning policy document preparation from across the Council. 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 informs the recommendations that are placed before the Chief Officer Executive or Chief Officers Board, and/or Members.
- 4.19 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 housing, economy and infrastructure.

Financial Resources

- 4.20 Resources of about £80,000 are available in 2012/13 to cover the costs associated with LDF preparation (consultant's fees for evidence gathering, consultations and printing).
- 4.21 Further evidence gathering and consultation work during 2013/14 will give rise to a continuing baseline 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.
- 4.22 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

- 4.23 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 will be published in a more accessible form from now on, as soon as is convenient after the end of the reporting year (31st March). It will include 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

- 4.24 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, e.g. introduction of neighbourhood plans.	<ul style="list-style-type: none"> • Keep up to date with best practice, Inspectors and Court decisions relating to plan preparation. • Build a contingency into work programme for a limited amount of engagement on and support for neighbourhood planning. • Maintain up-to-date local evidence base.
Ability to maintain staffing levels as Council continues	<ul style="list-style-type: none"> • Regularly review the plan preparation programme through this LDS and its updates to match any changes in staff resources, changes of planning

Risk Identified	Mitigating Actions
to implement deep budget cuts and move to a new business model.	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. • Use short and medium term work experience placements for mutual benefit.
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 fora 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, complexity or scope of non Local Plan work	<ul style="list-style-type: none"> • Regular review of extent of non Local Plan 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 Local Plan at the highest level in partners organisations, highlighting role of Local Plan 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 team to deal with processing representations received, e.g. colleagues within section and wider Regeneration Division
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. • Be diligent in undertaking and recording actions against new 'duty to co-operate'.
Change of political control and priorities.	<ul style="list-style-type: none"> • Maintain up to date local evidence base. • Member involvement throughout the plan preparation process.

5. LOCAL DEVELOPMENT DOCUMENT PROFILES

5.1 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.

5.2 Making and Growing Places 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 development, cross referenced to a Policies Map.
Geographical Coverage:	Borough of Darlington and specific areas within it as identified on a Policies Map.
Status:	Development Plan Document
Review	Annually considered through the Local Plan Annual Monitoring Report.
TIMETABLE:	
Commencement of process	April 2010
Consultation on Issues and Options	November 2010 to present and continuing
Pre-submission publication (Reg 19)	January 2014
Submission to Secretary of State (Reg. 22)	April 2014
Pre-hearing meeting	May 2014
Hearing Sessions Commence	July 2014
Estimated Date Adoption	December 2014
PRODUCTION:	
Organisational Lead:	Director of Place
Lead Section	Place Strategy and Commissioning
Management Arrangements	Cabinet Place Scrutiny Committee Chief Officers Executive & Chief Officers Board Local Plan Officer Working Group
Internal Resources: (see also staffing resources)	Local Plan Officer Working Group, Regeneration Division, Communications Unit, Xentrall Design and Print Unit, Development Management. Input from other divisions of the Council as required.
External Resources:	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 Employment Land Review. External contractor preparing, publishing and maintaining on-line Policies Map.
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 on the Council's website) and previous consultation responses, sustainability appraisal and other assessment work carried out by the Council.
Community & Stakeholder Involvement	Consult Council Members. Consult local people, including Darlington Partnership, Parish Councils, Planning Forum, development industry representatives, business groups, business operators and government agencies, in accordance with the Council's adopted SCI.
Comment: This DPD is the HIGHEST PRIORITY 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.	

5.3 Planning Obligations SPD	
DOCUMENT DETAILS:	
Role & Content:	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 will include standard charges and formulae. The SPD develops and reflects the requirements of the National Planning Policy Framework and Core Strategy Policy CS4.
Geographical Coverage:	Borough of Darlington
Status:	Supplementary Planning Document
Conformity	National Planning Policy Framework and Policy CS4 of the Core Strategy
Review	Likely to be within next 2 years to allow for transition to a Community Infrastructure Levy regime from April 2014
TIMETABLE:	
Commence preparation of Draft SPD	Autumn 2010
Consultation on Draft SPD	July 2012
Estimated Date Adoption	January 2013
PRODUCTION:	
Organisational Lead:	Director of Place
Lead Section	Strategy and Commissioning
Management Arrangements	Cabinet Place Scrutiny Committee Chief Officers Executive Chief Officers Board Local Plan Officer Working Group
Internal Resources: (see also staff resources)	Local Plan Officer Working Group Asset Management Working Group Input from other divisions of the Council as required Communications Unit Xentrall Design and Print Xentrall Web Team
External Resources:	Updated viability information provided by Levell consultancy.
Evidence Base	Economic Viability of Housing Land and Non Housing land studies and addendum, various needs analyses; national guidelines; Sustainable Community Strategy, Infrastructure Delivery Plan
Community & Stakeholder Involvement	Council Members, local people, Darlington Partnership, Parish Councils, development industry representatives, government agencies, in accordance with the Council's adopted SCI.
Comment: Progress on and adoption of this SPD is seen as a MEDIUM/HIGH PRIORITY in this LDS providing the necessary detail to enable the delivery of several Core Strategy policies. It will be essential for the effective implementation of the Core Strategy at a detailed development management level. Once adopted the SPD will replace the Affordable Housing SPD and the Equipped Playspace Commuted Sums SPG and Open Space Strategy policies 19 and 20 (see 3.12). The SPD will provide interim guidance until 2014 and will then be revised to avoid duplication with the Community Infrastructure Levy, but much of the document particularly the general guidance is expected to remain. Other elements will provide the basis for CIL work, expected to commence in early 2013.	

5.4 Tees Valley Waste Management Development SPD	
DOCUMENT DETAILS:	
Role & Content:	Provides guidance on location and design of waste management sites and facilities.
Geographical Coverage:	Tees Valley Sub-Region
Status:	Supplementary Planning Document
Chain of Conformity	To conform with the Waste and Minerals Core Strategy
Review	None scheduled. The need to review will be considered annually through the Local Plan Annual Monitoring Report.
TIMETABLE:	
Commence preparation of Draft SPD	Autumn 2012
Consultation on Draft SPD	February 2013
Estimated Date Adoption	September 2013
PRODUCTION:	
Organisational Lead:	Director of Place
Lead Section	Strategy & Commissioning
Management Arrangements	All Tees Valley Authorities involved with Hartlepool B.C. taking the lead role and Darlington B.C. providing support.
Internal Resources: (see also staff resources)	Webteam of Xentrall Communications Unit, Resource Service; Input from other divisions as required
External Resources:	See management arrangements above
Evidence Base	None
Community & Stakeholder Involvement	Targeted consultation of operators and other statutory consultees; Some consultations (such as Environment Agency) may be worth undertaking on a Tees Valley wide scale but local consultation of operators and residents also likely to be required. Consultation in accordance with adopted SCI
Comment: This document is being prepared jointly by the Tees Valley local authorities and will guide the design and location of waste management facilities in the Tees Valley to ensure high quality and to demonstrate how these facilities can be developed in both urban and rural settings. Progress in preparing this document is a LOW PRIORITY in this LDS.	

5.5 Statement Of Community Involvement (SCI) – Revision 2	
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:	Development Plan Document
Chain of Conformity	Not applicable
Review	The adopted Statement of Community Involvement (November 2009) needs updating to reflect the introduction of the planning applications online system, and changes in the plan making system.
TIMETABLE:	
Commencement	April 2013
Consult on draft SCI	July 2013
Adopt revised SCI	December 2013
PRODUCTION:	
Organisational Lead	Director of Place
Lead Section	Place Strategy and Commissioning
Management Arrangements	Cabinet; Place Scrutiny Committee Chief Officers Executive.
Other Internal Resources (see also Staff resources)	Development Management Communications Unit Xentrall Design and Print Unit.
External Resources	None.
Evidence Base	Feedback on the implementation of the adopted SCI. Regulatory changes and revised national planning policy. Best practice and guidance on the preparation of SCIs, as issued by the DCLG and the Planning Advisory Service.
Community & Stakeholder Involvement	Consultations with Darlington Strategic Partnership and Darlington Planning Forum on a draft revised SCI. More widespread engagement with targeted community groups and stakeholders if changes that will significantly affect specific groups are proposed. .
Comment: 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. Preparation of this document is therefore a MEDIUM PRIORITY.	