

DARLINGTON

LOCAL DEVELOPMENT SCHEME

2009 – 2012

*Programme of production for the
Darlington
Local Development Framework*

May 2009

**Planning and Economic Strategy
Regeneration Division
Chief Executive's Department**

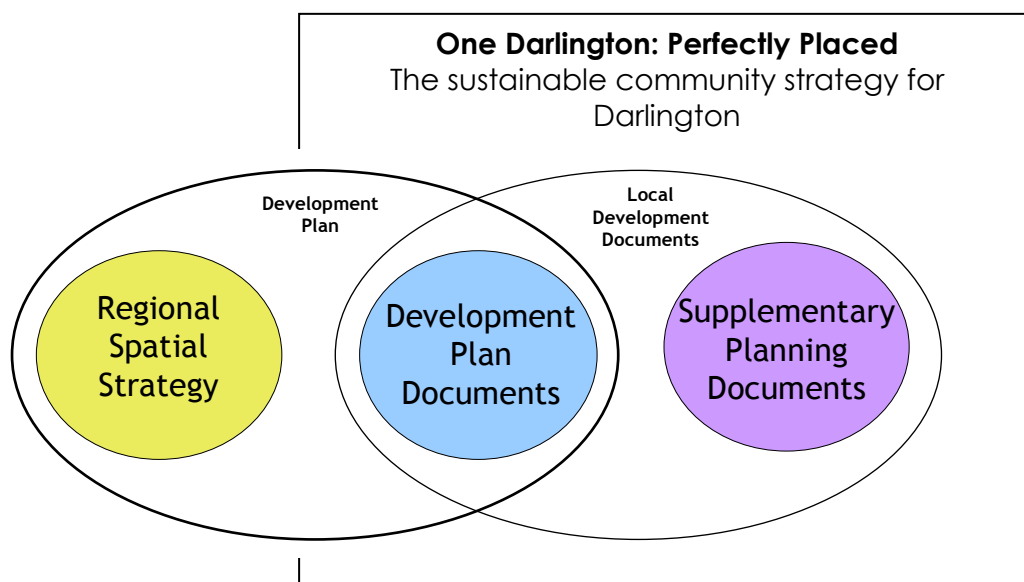
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1. INTRODUCTION

- 1.1 The current adopted Borough of Darlington Local Plan has served the Borough well in achieving quality outcomes, but the local context and the national, regional and sub-regional planning policy framework has moved on.
- 1.2 The Planning and Compulsory Purchase Act 2004 set out a planning system which promotes a proactive, positive approach to managing and planning new development. It established a new statutory framework for regional and local planning, which requires the Council to prepare a Local Development Framework (LDF), comprising a number of Local Development Documents (LDDs). These will replace the adopted local plan, the old minerals and waste local plans prepared by Durham County Council, and existing supplementary planning guidance.
- 1.3 At the regional level, Regional Planning Guidance for the North East (RPG1) has been replaced by 'The North East of England Plan: Regional Spatial Strategy to 2021', published by the Government Office for the North East in July 2008. The RSS, together with the LDF, will become the Development Plan for Darlington, providing the spatial strategy and planning policy framework for the development and use of land in the Borough.
- 1.4 Locally, 'One Darlington: Perfectly Placed', the sustainable community strategy (SCS) for Darlington has replaced the previous community strategy, 'Where Quality Comes to Life', and sets out a vision for the Borough to 2021. The LDF is the spatial embodiment of the SCS, and will reflect its vision and objectives through policies and proposals guiding new development, protecting and enhancing existing assets and resources, and setting out the Council's ambition for particular sites and areas in the Borough, in accordance with the vision and priorities of the SCS.
- 1.5 Figure 1 shows the relationship of the planning policy documents to the SCS.

Figure1:
Relationship of the Sustainable Community Strategy to the Local Development Framework



2. PURPOSE OF THE LOCAL DEVELOPMENT SCHEME

- 2.1 The Local Development Scheme (LDS) sets out a programme for the preparation and maintenance of the LDF over the next three years. It identifies which Local Development Documents (LDDs) the Council will produce within the LDF, sets out a timetable for their preparation, and identifies when consultations will take place. The LDS will be updated and

revised, if shown to be necessary by annual monitoring, so that it continues to be a realistic and definitive programme management document.

- 2.2 This LDS updates the LDS published in April 2007. It takes account of the changes to the plan preparation process made by the publication of the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008 in June 2008, the guidance set out in revised PPS12: creating strong safe and prosperous communities through Local Spatial Planning, published in 2008, and a reassessment of the priorities for production of LDDs.
- 2.3 Opportunities for community engagement are explained in the Council's adopted 'Statement of Community Involvement' (SCI), which together with all local plan and LDF documents, are available to view on the Council's website, www.darlington.gov.uk/planningpolicy.

3. TRANSITIONAL ARRANGEMENTS

- 3.1 Following enactment of the Planning and Compulsory Purchase Act 2004, documents produced under previous legislation could remain in place for up to three years, and provision was made subsequently for policies to continue to be saved, subject to Government approval. As such, many of the the policies and proposals in the adopted Borough of Darlington Local Plan 1997 (as altered 2001), and relevant policies in the County Durham Waste Disposal Local Plan (1984) and Magnesian Escarpment (Minerals and Landscape Restoration) Local Plan (1987) are `saved`. This means that the policies and proposals in the plans remain in force and, together with the RSS, remain the starting point in making planning decisions. A list of the 'saved' Local Plan policies is available on the Council's website. Saved policies will be replaced in due course by policies in the LDF. Each adopted DPD will list the related superseded saved policies.
- 3.2 Supplementary Planning Guidance (SPG) has not been formally 'saved' but will remain as a material consideration in the determination of planning applications until replaced by new LDDs, or it becomes obsolete. **Appendix 1** lists existing SPG and other planning guidance and the 'saved' policy or policies to which each is linked.

4. MONITORING AND REVIEW

- 4.1 The LDS will be reviewed on an annual basis through the Annual Monitoring Report (AMR), taking account of its progress against the milestones for document production in the LDS, outcomes achieved and changes in circumstances identified by the Council's monitoring arrangements. Monitoring and review will identify:
- Whether the targets set out in the LDDs are being met or are on track and if not, identify the reasons why; and
 - What impact the LDD policies and proposals are having in contributing to other targets set at the national, regional or local level;
 - The performance and effectiveness of saved policies.
- 4.2 On the basis of this, the Council will consider whether any policy or proposal needs to be reviewed, and what approach to the review should be taken.

5. THE DARLINGTON LOCAL DEVELOPMENT SCHEME 2009-2012

- 5.1 The Core Strategy development plan document (DPD) continues to be the highest priority document the Council will prepare as part of a sound LDF. It will set out the long term spatial vision for the Borough, the strategic policies required to deliver it, and a locational strategy for the Borough.

- 5.2 Site allocations, e.g. for employment and housing development, will be set out in the Accommodating Growth DPD, and a Making Places DPD will set out a limited number of more detailed policies to be used on a day-to-day basis in the consideration of development proposals. A Darlington Town Centre Fringe Area Action Plan will be prepared to ensure that development and regeneration in that part of the urban area takes place in a way that maximises its contribution to the prosperity and quality of life of Darlington.
- 5.3 Work is also well underway on the production of minerals and waste DPDs. The two documents, a Core Strategy DPD and a Policies and Site Allocations DPD are being prepared jointly by the five Tees Valley local authorities.
- 5.4 In addition to DPDs, the Council will be preparing or reviewing several other LDF documents. The Statement of Community Involvement will be revised and SPDs are being prepared to provide further details on the Design of New Development and Paying for Development Infrastructure.

Key Changes in this Review of the LDS

Core Strategy

- 5.5 Since the last LDS was prepared, the Council decided to effectively restart preparation of the Core Strategy to align it with 'One Darlington: Perfectly Placed', the new sustainable community strategy for Darlington. Consultations were carried out on Issues and Options in early 2008 and on Preferred Options in autumn 2008. Over the last year or so, significant work has also been undertaken to expand the evidence base for the Core Strategy, including completion of the Tees Valley Strategic Housing Market Assessment, the Darlington Retail Study 2008, the Strategic Housing Land Availability Assessment, a Sport and Recreation Needs Assessment and an updated Playing Pitch Strategy. Work is also underway on a Connections Study, an Employment Land Review, and update of the Strategic Flood Risk Assessment and a study into the potential for generation of energy from renewables and from decentralised or low carbon technology in the Borough, all due for completion in Summer 2009.
- 5.6 *Moving Forward* – Responses received to the Core Strategy Preferred Options have indicated that there is still a significant amount of work to do prior to preparing the Core Strategy for submission to Government for independent examination, including a further round of consultations and completion of the evidence base. The timetable for preparation of the Core Strategy therefore includes the preparation of and consulting on revised and refined Preferred Options in January 2010. This means that it is now anticipated that the Core Strategy will be adopted in July 2011.

Minerals and Waste Core Strategy and the Minerals and Waste Site Allocations and Development Policies DPD

- 5.7 Preparation of these DPDs is being coordinated by the Tees Valley Joint Strategy Unit. The DPDs are being prepared for the Tees Valley authorities by consultants Entec and are being developed alongside each other.
- 5.8 *Moving Forward*: The documents will be an integral part of each authority's Local Development Framework. Preparation of the DPDs has now reached the Preferred Options stage and are on target to be adopted in July 2010.

Making Places DPD

- 5.9 This is the DPD that would contain a limited number of development policies for use on a day to day basis in the consideration of a range of development proposals.
- 5.10 *Moving Forward* - Work on this DPD will now commence in Summer 2010. As the document will need to conform with the Core Strategy, it will not be finalised for publication until there is some

certainty that the Core Strategy is likely to be found sound. It is therefore not anticipated that this DPD will be adopted early 2013.

Accommodating Growth DPD

- 5.11 This DPD is new to the LDS this time round. The existing LDS proposed that employment allocations would be identified in a Darlington Gateway Action Area Plan. At that time, there was sufficient land with planning permission to meet housing requirements, and so no new allocations were envisaged. Since then, it has become apparent that additional land will need to be identified for new housing development, to meet the finalised RSS requirement.
- 5.12 The Accommodating Growth DPD will set out the land that is to be allocated for all forms of new development. These allocations would appear on the LDF Proposals Map that would be prepared concurrently.
- 5.13 *Moving Forward* - As this document should conform with the Core Strategy, it will not be finalised for publication until there is some certainty that the Core Strategy is likely to be found sound. This means that whilst work on the Accommodating Growth DPD will commence in December 2009, it is unlikely be adopted until July 2013.

The Darlington Gateway Development Area Action Plan

- 5.14 This DPD has been deleted from the LDS, as the subject matter it was to cover will now be included in other DPDs, SPDs and other site specific planning documents.

Darlington Town Centre Fringe Area Action Plan

- 5.15 This DPD is also new to the LDS this time round. It is being proposed to ensure that development and land use change in the area to the east and north-east of the town centre takes place in a co-ordinated manner, to make the most of the potential of this part of the urban area to contribute to the prosperity and quality of life of Darlington.
- 5.16 Preparation of this DPD is a medium priority. This is because bringing forward developments in the town centre and at Central Park are seen as a higher priority. However, there are clear advantages to having a robust planning policy framework in place when the market recovers and interest in the opportunities in this area returns.
- 5.17 *Moving Forward* - Work will commence on this DPD in January 2010 and would culminate in an adopted action area plan being adopted in July 2013

Town Centre Area Action Plan

- 5.18 With detailed proposals in place for the Commercial Street area and a planning and development brief agreed for the Feethams area, there is no longer a need for this document. This DPD is therefore being deleted from the LDS.

Design of New Development SPD

- 5.19 This SPD will provide a framework for securing higher quality, sustainable and safe design for all new developments. Consultations have taken place on a draft SPD in early 2009, and the Council is on schedule to adopt the SPD in July 2009.

Planning Obligations SPD

- 5.20 This SPD will set out the detail of the Council's policy on developer contributions, Section 106 agreements and planning obligations. It will help to ensure that contributions or facilities are

secured as part of new development to help offset the costs incurred in the host community and that new developments make a positive contribution towards meeting identified needs.

- 5.21 Provision was made in Government Circular 05/05 to allow authorities to progress these documents, linked to national policy on planning obligations, without having an adopted LDF or Local Plan policy in place. Preparation of this document has previously been seen as a high priority. However, the current downturn in development activity has meant that fewer schemes are now coming forward and the value in those that do (and hence the ability of developers to make contributions without affecting the viability of schemes) is now much lower. The priority is now not so high for the preparation of this SPD, although it needs to be in place so that appropriate contributions can be sought from developers when the market begins to recover, and so that there is a clear framework in place to help deliver the infrastructure requirements identified in the local infrastructure plan.
- 5.20 *Moving Forward* : Work has informally commenced, but will formally start in January 2010. If preparation proceeds as programmed, the SPD will be adopted by the Council in July 2011.

Affordable Housing SPD

- 5.21 The Affordable Housing Supplementary Planning Document was adopted by the Council in April 2007. As the recent refresh of the housing needs data carried out as part of the preparation of the Tees Valley Strategic Housing Market Assessment (published early 2009) showed that there are still high levels of unmet affordable housing needs across the Borough, it is not currently proposed that this SPD be reviewed.

Other Planning and LDF Documents

Statement of Community Involvement (SCI)

- 5.22 The adopted SCI will be reviewed as a high priority. This is because the statutory plan making process around which much of the document is framed has changed. In its current form, it is misleading to the public and unless revised before the Core Strategy is submitted, it could affect the procedural soundness of the Core Strategy.
- 5.23 *Moving Forward* : Work has commenced on scoping the review of the SCI so that the Council can adopt a revised SCI in March 2010.

Open Spaces Strategy

- 5.24 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.
- 5.25 *Moving Forward* – The planning elements of this Strategy will be gradually superseded by the Core Strategy, Making Places DPD, the Design of New Development SPD and the Planning Obligations SPD as these are adopted. An update of the open spaces audit, which underpins the strategy, will be undertaken in 2009/10.

More Information

- 5.26 Table 1 provides an overview of the Local Development Scheme, whilst Figure 2 shows the relationship of the documents to be prepared to each other. More detail on all the documents that are being or will be prepared over the next three years is given in Section 7 of this report.

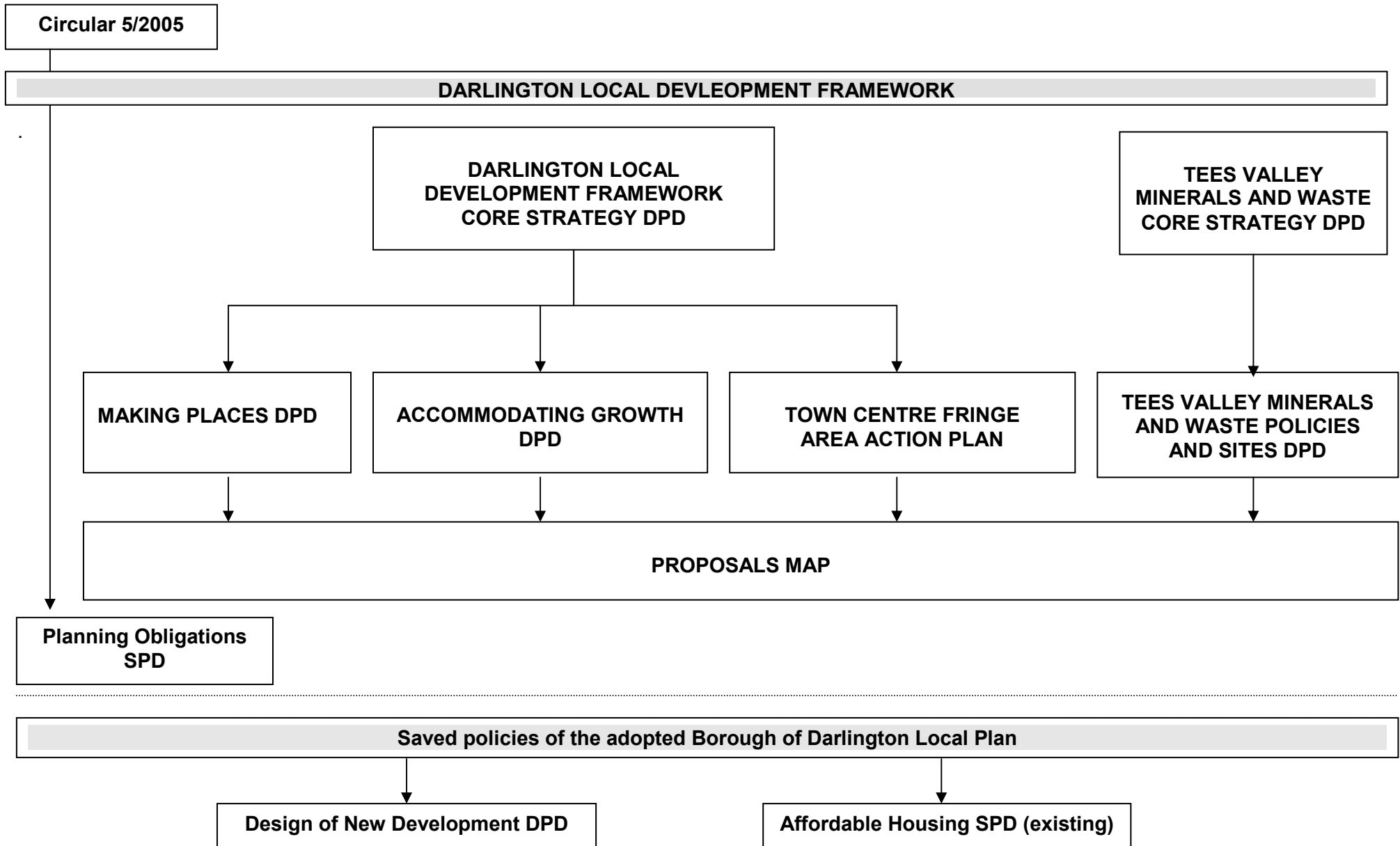
TABLE 1. – LOCAL DEVELOPMENT SCHEME

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 guidance, RSS & Darlington's Sustainable Community Strategy.	Autumn 2007 ¹	July 2010	October 2010	July 2011
Document Title	Status	Role and Subject	Chain of Conformity				
Tees Valley Minerals and Waste Core Strategy	DPD	Provides a strategic approach to Mineral and Waste development in the Tees Valley	National guidance, RSS	May 2007	August 2009	November 2009	July 2010
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	May 2007	August 2009	November 2009	July 2010
Accommodating Growth	DPD	Allocates sites for new development.	Core Strategy	December 2009	August 2012	November 2012	July 2013
Making Places	DPD	Limited suite of development policies for day to day use in considering a range of spatial development proposals.	Core Strategy	August 2010	April 2012	June 2012	February 2013
Darlington Town Centre Fringe Action Area Plan	DPD	Provides a detailed planning framework for future development and land use change in a defined area on the fringe of Darlington town centre.	Core Strategy, Accommodating Growth and Making Places DPDs	January 2010	August 2012	November 2012	June 2013
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
Design of New Development	SPD	Design guidelines for new development	Saved policies of the Local Plan	-	-		July 2009
Planning Obligations	SPD	Detailed application of planning obligations	National guidance & saved policies of the Local Plan	January 2010	October 2010		July 2011
Statement of Community Involvement (revised)		Sets out how and when people can get involved in the preparation of local planning documents and in the preparation and consideration of planning applications.	N/A	June 2009	October 2009		March 2010

¹ Recommencement

* this is the timing of consulting on the scope of the SA.

Figure 2: Relationship of Documents Proposed in the Darlington Local Development Scheme



6. SUPPORTING STATEMENT

- 6.1 This statement explains the approach set out in the LDS and how resources and the evidence base will be managed.

The Area

- 6.2 Darlington is situated at the western end of the Tees Valley sub-region which comprises five unitary authorities, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees with a combined population of almost 650,000 people. Darlington town centre is recognised as a sub-regional centre in the Regional Spatial Strategy and attracts people from a wide area, including neighbouring North Yorkshire and County Durham.
- 6.3 Darlington consists of an historic market town and associated urban area, surrounded by the rural area. It covers approximately 198 square kilometres (76 square miles) of which 85% is countryside.
- 6.4 The Borough of Darlington has a population of a little under 100,000 living in about 45,000 homes. About three quarters of the working population have jobs based in Darlington, 80% of which are now in the service sector. Unemployment is above the national average, but below the regional level. In contrast, average wage levels are low, even when compared with other parts of the region.
- 6.5 There is a wide variation in prosperity and quality of life across the Borough. There are small but significant pockets of deprivation in the Borough, and seven wards are within the 10% most deprived wards nationally.
- 6.6 The Borough has a rich heritage based on the history and development of the nation's railways and the legacy of Victorian architecture.

Relationship with Local Strategies

One Darlington: Perfectly Placed

- 6.7 Darlington Partnership published 'One Darlington Perfectly Placed', the sustainable community strategy (SCS) for Darlington in Spring 2008. This document provides the community's shared vision and objectives for the future of Darlington for the period 2008-2021.
- 6.8 The Local Development Framework (LDF) will reflect spatially aspects of the SCS and ensure that the land-use requirements arising from the SCS are addressed, providing 'spatial expression' for that document. Consultations on the draft SCS were combined with consultations on the LDF Core Strategy: Issues and Options, helping to embed the links between the two documents.

Other Council Strategies

- 6.9 Council and other local strategies with land use implications directly inform the preparation of LDDs. Current strategies that will underpin plan preparation are listed in **Appendix 2**.

Joint Working

- 6.10 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. To share information, facilitate joint working and explore further opportunities, a Tees Valley Development Plans Officers' Group meets on a regular basis.
- 6.11 The five Tees Valley authorities have agreed joint arrangements for the preparation of the Minerals and Waste Core Strategy, and the Minerals and Waste Policies and Site Allocations DPDs. The work is being undertaken by consultants on behalf of the participating authorities and is co-ordinated through the Tees Valley Joint Strategy Unit.

- 6.12 The five Tees Valley authorities have also undertaken joint working in the commissioning key pieces of strategic evidence, such as:
- Tees Valley Strategic Housing Market Assessment
 - Tees Valley Gypsy and Traveller Accommodation Assessment
 - Tees Valley Hotel and Visitor Accommodation Study
- 6.13 The five Tees Valley authorities have also worked together to produce and agree with Government a Multi Area Agreement, and have recently been successful in a bid for Housing Growth Point status, the latter committing the sub-region to providing new housing at a level above that set out in the regional spatial strategy in the period up to and including 2016/17.

Evidence Base

- 6.14 Work on the LDF started with reviewing and updating the evidence base and filling in the gaps identified is ongoing. Some of the key technical studies that will inform the preparation of the LDF are listed in Appendix 3. As documents are prepared, these will be made available on the Council's website. The context review and baseline for the sustainability appraisal is also being updated.
- 6.15 A comprehensive monitoring database is maintained by the Borough Council and Darlington Strategic Partnership. This is continuously reviewed to ensure that it provides the information required for LDF and RSS monitoring, corporate performance reporting, such as is associated with the Local Area Agreement and Comprehensive Area Assessment, and sub-regional housing monitoring associated with the MAA and Housing Growth Point.

Sustainability Appraisal

- 6.16 A sustainability appraisal (SA) will be carried out for the development plan documents we produce and will be an integral component of all stages of preparation. This appraisal will consider the environmental, social and economic impacts of the policies and proposals and compare impacts of alternative strategic options. The procedure will be undertaken to ensure compliance with the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) and ODPM Guidance for Sustainability Appraisal of Regional Spatial Strategy and Local Development Framework (November 2005).
- 6.17 The sustainability indicators that were identified in 2005 are being refreshed and based on these, a revised SA Toolkit will be established to assist with annual monitoring. The Sustainability Report produced when a DPD is submitted to the Secretary of State for independent examination will also provide 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.
- 6.18 Sustainability appraisal work is now being carried out in-house, following the appointment of a Sustainable Policy & Projects Officer in January 2009. New regulations coming into force earlier this year mean that supplementary planning documents prepared by the Council have to be screened to see if SA is required. This is potentially less onerous than the previous requirement to carry out SA on all SPDs prepared.

Staff Resources

- 6.19 The Planning and Environmental Policy team within the Regeneration Division of the Chief Executive's Department has taken the lead on preparing the Local Development Framework. The team includes a full-time Principal Planning Officer (Planning & Environmental Policy), three full-time Planning Officers, a full-time Technical Officer, a full-time Sustainable Policy and Projects Officer and a Sustainable Development and Climate Change Officer. The Strategy Manager and the Assistant Chief Executive (Regeneration) assist with the Member interface and on public and other consultations.
- 6.20 Because of other calls on the team's time, the actual amount of time that each officer has available to spend on the preparation of the LDF is approximately as follows:

Strategy Manager	0.2 Full time equivalent (FTE)
Principal Planning Officer	0.7 x FTE
Planning Officers (x3)	0.8 x FTE (=2.4 FTE in total)
Technical Officer	0.8 x FTE
Sustainable Policy and Projects Officer	0.6 x FTE
Sustainable Development and Climate Change Officer	0.05 FTE

- 6.21 The core resource available for LDF preparation is therefore 4.75 FTE posts. The Council has recently agreed a restructuring that resulted in one Planning Officer from the Development Control team being transferred to the Planning & Environmental Policy team in May 2009, to fill a post that had been vacant since mid December 2008.
- 6.22 The restructuring has also resulted in the loss of a Principal Planning Officer (Implementation) post, and concurrently, the Planning Officer (Implementation) post has been vacated. This team was responsible for non LDF forward planning work, such as the preparation of planning briefs, assisting in the early stages of bringing development projects forward and providing planning advice to the Council as landowner. Successfully recruiting to the Planning Officer (Implementation) post will be crucial to ensuring that non LDF forward planning work does not fall to the Planning & Environmental Policy team, and threaten the achievement of the milestones for LDF preparation set out earlier in this document.
- 6.23 The core team can call on resources from elsewhere in the Council to assist in specific areas:

Task	Personnel Involved
Preparing the Town Centre Fringe AAP	Project manager and other key personnel from the Town Centre Fringe Project Board and Steering Group.
Drafting the Design of New Development SPD	Urban Design Officer
Staffing consultation and community engagement events	Development Section colleagues and senior managers, corporate 'Connecting With Communities' team.
Preparing material for publication	Xentrall Graphics team Xentrall web team Technical Officers, Development Section
Preparing the Proposals map and other map based graphics.	Technical Officers, Development Section
Bulk mailing for public consultations	Development Section Admin. Support.
Updating the evidence base – open spaces study	Head of Parks and Countryside
Updating the evidence base - indoor sport and recreation facilities	Assistant Director (Leisure and Arts)
Updating the evidence base - housing	Housing Strategy and Renewal Manager
Updating the evidence base – employment land	Business Engagement Manager and Principal Economic Regeneration Officer
Updating the evidence base – transport and accessibility	Transport policy officers.

- 6.24 In addition, an Officer Working Group (OWG) is in place to ensure input into LDF preparation from across the Council. The OWG comprises representatives from the Policy Unit, Childrens Services, Adult Services, the Parks and Open Spaces Manager, the Housing Strategy and Renewal Manager, the Communities and Social Inclusion Manager and colleagues from Transport Policy, Development Control, Planning Implementation, Economic Strategy and Estates. 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 also scrutinises policy and strategy issues and considers recommendations before they are placed before Corporate Management Team and/or Members.

- 6.25 The Council also has an arrangement with planning consultancy BDP who are retained as framework partners until December 2010. The services of BDP will only be used where there is a lack of specialist expertise within the in-house core team, or exceptionally, to add to capacity where existing staffing levels are insufficient to meet the plan making milestones set out in the LDS.
- 6.26 Specialist consultants are also used on specific pieces of work, particularly work carried out jointly by the Tees Valley authorities, and specialist technical studies, such as the Playing Pitch Strategy, the Darlington Retail Study and the Connections Study.
- 6.27 Officers from the Tees Valley Joint Strategy Unit are also able to assist in providing statistical information to support the preparation of the LDF and in managing joint commissions of the Tees Valley authorities for evidence to underpin particular policy areas, such as the recent Tees Valley Strategic Housing Market Assessment.

Financial Resources

- 6.28 A budget of about £80,000 has been set to cover the costs associated with LDF preparation (consultants fees for evidence gathering, consultations and printing) in 2009/10, rising to £160,000 and £120,000 in 2010/11 and 2011/12 respectively, to allow for the additional costs of Public Examinations anticipated then.
- 6.29 Use of housing and planning and delivery grant (HPDG) – the Council received £179,000 in HPDG grant from the Government in 2008/09 and this currently funds 1.4 posts in the Planning and Environmental Policy team, amongst wider use of the funds across the Regeneration division. The Council is hopeful of receiving a higher level of HPDG in 2009/10, to reflect completion of the strategic housing land availability assessment, although the overall amount of grant available is being reduced by Government and the criteria for awarding grant are likely to be changed. Securing further grant in the future is dependent on meeting the milestones set out in the LDS.
- 6.30 There is limited funding available in 2009/10 for technical studies through the Tees Valley Housing Growth Point (HGP) award, which will make some contribution to overall costs of completing the evidence base and keeping it up to date. However, HGP funding will only encompass the proposed HGP sites, and the Council would have to fund complementary work in the rest of the Borough, where it is required.
- 6.31 The LDF team is also contributing staff time towards a European funded project, BAPTS (Boosting Advanced Public Transport Systems). BAPTS combines nine partners from six European countries who are translating different approaches to delivering clean, efficient, accessible and sustainable mobility in North West Europe (NWE) into tangible action and high-quality outputs. £73,000 has been awarded to Darlington for integrated mobility planning. This will be used to make better use of transport and travel data to ensure that spatial developments build in sustainable transport, reduce the need to travel make effective and innovative use of planning powers. The LDF team will have to demonstrate that £40,200 of officer time has been spent on this project by the end of 2011.
- 6.32 The programme proposed in the LDS assumes that staff resources will remain at least at the level currently provided for in the staffing structure, that the amount of non LDF work that the Planning & Environmental Policy team does not rise from its current level, and that the budgetary resources that have been allocated to LDF work in the Council's Medium Term Financial Plan, are available in their entirety.

Monitoring and Review

- 6.33 Each year, an Annual Monitoring Report (AMR) is prepared to assess progress on the delivery of the Darlington LDF and to review the effectiveness of LDF policies, including

'saved' Local Plan policies. The AMR is published by December each year (see www.darlington.gov.uk/planningpolicy), and assesses the following factors:

- Progress on the delivery of the Darlington LDF, compared with the milestones set out in the latest LDS milestones;
- Reasons for any variance and proposed actions.
- Any factors that may impact on the following year's LDS milestones and planned action.
- The need for new evidence or research.
- A review of policy effectiveness.
- A trajectory of future housing provision against housing requirements.

6.34 The LDS will be reviewed and rolled forward when necessary to take account of changes to national or regional policy, progress on the plan preparation programme against the milestones published in it, and to take account of the content of the AMR.

6.35 The flexible nature of the system means that new documents can be added to the LDS as circumstances change. Details of new LDDs to be produced will be set out in updates to this LDS.

Management and Responsibilities

6.36 Table 1 (see previously) set out the broad timetable for LDD production. The LDD profiles in Section 7 identify the management responsibilities for each area of work. Broadly, the Principal Planning Officer (Planning and Environmental Policy) is responsible for the content, programme, resource and staff management of the LDF, reporting to the Strategy Manager and through that post, to the Assistant Chief Executive (Regeneration). Progress on the LDF and the preparation of specific LDDs is reported to the Council's Corporate Management Team, having been considered by an internal Officer Working Group (see para 6.24 above).

Council Procedure and Reporting Protocols for Preparing Documents

6.37 The Council has adopted the following procedures and protocols for the role of Members in progressing Local Development Documents (LDDs) from commencement through to adoption:

(a) for both Development Plan Documents and Supplementary Planning Documents

- The Economy and Environment Scrutiny Committee considers the scope of each LDD that is to be prepared and the key evidence that will underpin the preparation of each LDD;
- Cabinet considers and agrees the content of preliminary consultation documents;
- The Economy and Environment Scrutiny Committee considers consultation responses, sustainability appraisal findings and officer responses and recommendations arising from the consultations;
- Members Workshops and briefings at appropriate stages to involve all Members;

(b) for Development Plan Documents only

- Cabinet considers the content of the pre-submission version of a DPD and any comments of the Economy and Environment Scrutiny Committee, and makes recommendations to Council to agree the pre-submission version of a DPD, and to give delegated powers to officers to make minor changes to the document prior to its submission to Government for examination;

- Council considers the binding recommendations set out in the Inspector’s Report and agrees to adopt the DPD.

(c) for Supplementary Planning Documents only

- In the case of SPDs, Cabinet considers the finalised document and recommends to Council that it formally adopts the document.
- Council agrees to adopt the SPD.

6.38 The Member workshops will consider strategic issues and assist with the formulation of policies and strategies, and all members will be invited to the Economy and Environment Scrutiny Committee meetings.

Identified Priorities

6.39 The priorities for planning policy document preparation reflect the importance placed at national level on the need to complete key LDF documents, particularly the Core Strategy, which is the principal LDF document. The Council’s priorities below this are the completion of the Accommodating Growth DPD, to given more certainty about the location of new development, preparation of a Darlington Town Centre Fringe Area Action Plan and a Making Places DPD, which will set out a limited number of key development policies.

6.40 The Council is also committed to bringing to an early conclusion work that is well advanced on the preparation of Tees Valley minerals and waste DPDs and on a Design of New Development SPD, and to preparation of a Planning Obligations SPD, to provide a clear framework for securing contributions as part of new development to physical, social and environmental infrastructure .

Risk Assessment

6.41 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
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. • Investigate providing work experience for students. • Investigate the use of framework partners.
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 for a 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 or complexity of non LDF work	<ul style="list-style-type: none"> • Regular review of extent of non LDF work handled by core team. • Assess options for further redeployment from the Development section. • Investigate the use of framework partners.
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 LDF at the highest level in partners organisations, highlighting role of LDF 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	<ul style="list-style-type: none"> • Engage with key stakeholders, developers, landowners and other local interests throughout the policy development • Build capacity outside of section to deal with processing representations received, e.g. admin. team and corporate typing pool.

expectations.	<ul style="list-style-type: none"> • Consider purchasing bespoke on-line consultation response software.
DPDs prepared are not found sound, are required 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. • Ongoing liaison with representative of the Government Office for the North East. • Carry out community engagement in accordance with the Council's adopted Statement of Community Involvement or any adopted revision thereof.
Publication of new PPSs, revisions to the Planning Regulations, updating of the regional/sub-regional framework, or any other change on Government policy.	<ul style="list-style-type: none"> • Keep as up to date as possible with news about planned policy context changes and the likely direction of changes as indicated by draft national or regional policy documents. • Maintenance of up-to-date local evidence base.
Change of political control and priorities.	<ul style="list-style-type: none"> • Maintenance of up to date local evidence base. • Member involvement throughout the plan preparation process..

7. LOCAL DEVELOPMENT DOCUMENT PROFILES

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

7.1 Core Strategy DPD

DOCUMENT DETAILS:

Role & Content:	Sets out the vision, objectives, spatial strategy and strategic policies for the spatial development of Darlington until 2026. It will include a key diagram to show the broad locations for development and regeneration activity, key transport routes, main patterns of movement and areas of development restraint. The Core Strategy will also set out the relationship of the LDF to other strategies, policies and programmes.
Geographical Coverage:	Borough of Darlington
Status:	Development Plan Document
Chain of Conformity	General conformity with national planning policy, the Regional Spatial Strategy for the North East, and 'One Darlington: Perfectly Placed', the sustainable community strategy for Darlington.
Review	The need to revise the Core Strategy will be reviewed annually as part of the LDF Annual Monitoring Report. Work on a revised LDF will begin no later than 2021.

TIMETABLE:

Commencement of process (Issues and Options Report)	January 2008
Consultation on Preferred Options (Regulation 25)	October - December 2008
Public Participation on Refined Preferred Options (Regulation 25)	January - February 2010
Pre-submission publication of the Core Strategy (Regulation 27)	July 2010
Submission to Secretary of State (Regulation 30)	October 2010
Pre-hearing meeting	December 2010
Hearing Sessions Commence	February 2011
Estimated Date Adoption	July 2011

PRODUCTION:

Organisational Lead:	Assistant Chief Executive (Regeneration)
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet; Economy and Environment Scrutiny Committee; Corporate Management Team; LDF Officer Working Group
Internal Resources: (see also staff resources)	LDF Officer Working Group; Communications Unit, Chief Executive's Department; Connecting With Communities Team, Chief Executive's Department; Xentrall Design and Print Unit; Input from others sections of the Council as required.
External Resources:	Consultancy support for specific aspects of the preparation and updating of the evidence base.
Evidence Base	The Regional Spatial Strategy, the sustainable community strategy for Darlington, a range of technical studies (listed in the AMR) and previous consultation responses and sustainability appraisal work carried out by the Council.
Community & Stakeholder Involvement	In accordance with the Council's adopted SCI, and regulatory requirements.

Comment: The Core Strategy will be the principal document of the LDF, and is the Council's HIGHEST PRIORITY for preparation and adoption. It is essential for the effective co-ordination of the use and development of land in the Borough over the next 15 years or so.

7.2 Accommodating Growth DPD

DOCUMENT DETAILS:

Role & Content:	Identifies the precise land allocations for different types of new developments.
Geographical Coverage:	Specific areas within the Borough of Darlington as identified on a Proposals Map.
Status:	Development Plan Document
Chain of Conformity	To conform with the Core Strategy
Review	The need to revise the DPD will be reviewed annually as part of the LDF Annual Monitoring Report.

TIMETABLE:

Commencement of process	December 2009
Consultation on Issues and Options and Preferred Options (Reg. 25)	November 2010 and July 2011
Pre-submission publication (Reg 27)	August 2012
Submission to Secretary of State (Reg. 30)	November 2012
Pre-hearing meeting	January 2013
Hearing Sessions Commence	February 2013
Estimated Date Adoption	July 2013

PRODUCTION:

Organisational Lead:	Assistant Chief Executive (Regeneration)
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet Economy and Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also staffing resources)	LDF Corporate Officer Working Group Communications Unit, Chief Executive's Department; Connecting With Communities Team, Chief Executive's Department; Xentrall Design and Print Unit; Input from other divisions of the Council as required.
External Resources:	Consultancy and development industry support for specific aspects of the preparation and updating of the evidence base, such as the Strategic Housing Land Availability Assessment and the Employment Land Review.
Evidence Base	The Regional Spatial Strategy, the sustainable community strategy for Darlington, a range of technical studies (listed in the AMR) and previous consultation responses and sustainability appraisal work carried out by the Council.
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership and Members through a Member's workshop. Consultation with local people, Parish Councils, development industry representatives, business groups, business operators and government agencies, in accordance with the Council's adopted SCI.

Comment: This DPD has been given a HIGH PRIORITY for preparation and adoption in this LDS, providing the necessary detail to enable the delivery of the Core Strategy policies and proposals, particularly in the early and middle stages of the Core Strategy plan period.

7.3 Darlington Town Centre Fringe Area Action Plan DPD

DOCUMENT DETAILS:

Role & Content:	To set out a detailed planning framework for the future redevelopment and regeneration of core parts of the Darlington Town Centre Fringe area. This will underpin efforts to realise the area's potential to make a much greater contribution to the growth, prosperity and quality of life of Darlington as a whole than it does currently.
Geographical Coverage:	<p>Core parts of the Darlington Town Centre Fringe area (an area including land to the east of the town centre and west of the East Coast railway line, extending from North Road and the Bishop Auckland branch line southwards to Victoria Road and environs).</p> <p>The broad location of the Town Centre Fringe area will be identified on the Core Strategy Key Diagram and the precise area covered by the DPD will be identified as an inset on the Proposals Map.</p>
Status:	Area Action Plan (Development Plan Document)
Chain of Conformity	To conform with the Core Strategy.
Review	The need to revise the DPD will be reviewed annually as part of the LDF Annual Monitoring Report.

TIMETABLE:

Commencement of process	January 2010
Consultation on Issues and Options and Preferred Options (Reg 25)	November 2010 and October 2011
Pre-submission publication (Reg 27)	August 2012
Submission to Secretary of State (Regulation 28);	November 2012
Pre-hearing meeting	January 2013
Hearing Sessions Commence	February 2013
Estimated Date Adoption	July 2013

PRODUCTION:

Organisational Lead:	Assistant Chief Executive (Regeneration)
Lead Section	Planning & Economic Strategy
Management Arrangements	<p>Cabinet</p> <p>Economy and Environment Scrutiny Committee</p> <p>Town Centre Fringe Project Board/Corporate Management Team</p> <p>LDF Corporate Officer Working Group</p>
Internal Resources: (see also staff resources)	<p>Communications Unit, Chief Executive's Department;</p> <p>Connecting With Communities Team, Chief Executive's Department;</p> <p>Xentrall Design and Print Unit;</p> <p>Development Section (Urban Design and Implementation) and input from other divisions as required</p>
External Resources:	One North East funding for masterplanning and community engagement work in the town centre fringe, leading to the identification of the precise area to be the subject of this AAP.
Evidence Base	As for the Core Strategy, together with specific studies and community engagement commissioned to investigate specific aspects and issues of the area.
Community & Stakeholder Involvement	Consultations with local community groups, business interests and other stakeholders on Issues and Options and Preferred Options in accordance with the Council's adopted Statement of Community Involvement (SCI)

Comment: This DPD has been given a MEDIUM PRIORITY for preparation and adoption in this LDS. It will be essential for the effective implementation of a key strategic location identified in the emerging Core Strategy in the mid to later stages of the Core Strategy plan period. The adoption of this DPD is also an essential pre-requisite for any Compulsory Purchase activity that may take place in the area in the future.

7. 4 Making Places DPD

DOCUMENT DETAILS:

ROLE & CONTENT:	Limited suite of Borough-wide detailed generic development policies and policies related to specific designations and environmental safeguarding areas, cross referenced to a Proposals Map.
Geographical Coverage:	Borough of Darlington
Status:	Development Plan Document
Chain of Conformity	Conformity with Core Strategy and national policy
Review	The need to revise the DPD will be reviewed annually as part of the LDF Annual Monitoring Report.

TIMETABLE:

Commencement of process	August 2010
Consultation on Draft Policies (Regulation 25)	July 2011
Pre-submission Publication (Regulation 27)	April 2012
Submission to Secretary of State (Regulation 28)	June 2012
Pre-hearing meeting	August 2012
Hearing Sessions Commence	September 2012
Estimated Date Adoption	February 2013

PRODUCTION:

Organisational Lead:	Assistant Chief Executive (Regeneration)
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet; Economy and Environment Scrutiny Committee; Corporate Management Team; LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Corporate Officer Working Group; Communications Unit, Chief Executive's Department; Connecting With Communities Team, Chief Executive's Department; Xentrall Design and Print Unit; Development Section; Input from other divisions as required
External Resources:	None.
Evidence Base	As for the Community Strategy; Local Plan, Key Issues Report and submissions, Entec consultants report
Community & Stakeholder Involvement	Develop effective development criteria in consultation with Darlington Strategic Partnership and Area Partnerships, parishes and development industry representatives; Consultation in accordance with SCI.

Comment: This document will set out a limited suite of policies addressing detailed matters that apply to the most common forms of development, and the policies that relate to areas with specific designations, e.g. for environmental safeguarding. These can be used by Planning Officers on a day to day basis in dealing with planning applications and planning enquiries, and provide local interpretation of national policies that are introduced after the Core Strategy is adopted.

Where policies relate to specific areas within the Borough, those areas will be identified on a Proposals Map.

This DPD has been given a MEDIUM-HIGH PRIORITY for preparation and adoption in this LDS, providing the necessary detail to enable the delivery of the Core Strategy policies and proposals over its lifetime.

7.5 Minerals and Waste Core Strategy DPD

DOCUMENT DETAILS:

Role & Content:	Establishes the strategic approach to waste and minerals development in the Tees Valley
Geographical Coverage:	Tees Valley Sub-Region
Status:	Development Plan Document
Chain of Conformity	To conform with national policy and Regional Spatial Strategy
Review	After four years of operation, unless need identified earlier, resulting from the RSS or through the annual monitoring report.

TIMETABLE:

Issues and Options Report Consultation	May 2007
Consultation on Preferred Options & Proposals (Regulation 26)	February 2008
Submission to Secretary of State (Regulation 28)	November 2009
Pre-hearing meeting	December 2009
Hearing Sessions Commence	February 2010
Estimated Date Adoption	July 2010

PRODUCTION:

Organisational Lead:	Assistant Chief Executive (Regeneration)
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet
Internal Resources: (see also Para 6.6)	LDF Corporate Officer Working Group Communications Unit, Chief Executive's Department; Input from other divisions as required
External Resources:	Tees Valley Joint Strategy Unit (leading commission), Consultants (Entec UK Ltd).
Evidence Base	Regional Spatial Strategy, Regional Aggregates Working Party, Waste Management Plans, consultants' research including information from stakeholders/consultees
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership, minerals and waste industry representatives and general public; Consultation in accordance with SCI

Comment: This document, being prepared jointly by the Tees Valley local authorities, will contain the overall strategy for the development of waste and minerals in the Tees Valley. Adoption of this DPD is a HIGH PRIORITY in this LDS, to help the Government meet its EU Waste Directive obligations..

7.6 Minerals and Waste Development Policies and Sites DPD

DOCUMENT DETAILS:

Role & Content:	Establishes specific locations or criteria and search areas for waste and minerals sites and facilities.
Geographical Coverage:	Tees Valley Sub-Region
Status:	Development Plan Document
Chain of Conformity	To conform with the Waste and Minerals Core Strategy
Review	The need to revise the DPD will be reviewed annually as part of the LDF Annual Monitoring Report.

TIMETABLE:

Issues and Options Report Consultation	May 2007
Consultation on Preferred Options & Proposals (Regulation 26)	February 2008
Submission to Secretary of State (Regulation 28)	November 2009
Pre-hearing meeting	December 2009
Hearing Sessions Commence	February 2010
Estimated Date Adoption	July 2010

PRODUCTION:

Organisational Lead:	Assistant Chief Executive (Regeneration)
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Corporate Officer Working Group Communications Unit, Chief Executive's Department; Input from other divisions as required
External Resources:	Tees Valley Joint Strategy Unit (leading commission), Consultants (Entec UK Ltd).
Evidence Base	Regional Spatial Strategy, Regional Aggregates Working Party, Waste Management Plans, Waste and Minerals monitoring information, consultants' research including information from stakeholders/consultees.
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership, minerals and waste industry representatives and general public; Consultation in accordance with SCI

Comment: This document, being prepared jointly by the Tees Valley local authorities, will identify specific sites for future development and will contain detailed development plan policies for assessing minerals or waste planning applications in the Tees Valley. Its adoption is a HIGH PRIORITY in this LDS.

7.7 Design of New Development SPD

DOCUMENT DETAILS:

Role & Content:	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)
Geographical Coverage:	Borough of Darlington
Status:	Supplementary Planning Document
Chain of Conformity	To conform with national planning policy and saved Local Plan policies
Review	Review following adoption of the Core Strategy and Making Places DPDs to ensure the guidelines align with them, and as may be identified in the AMR.

TIMETABLE:

Commence preparation of Draft SPD	Spring 2008
Consultation on Draft SPD	January-February 2009
Estimated Date Adoption	July 2009

PRODUCTION:

Organisational Lead:	Assistant Chief Executive (Regeneration)
Lead Section	Planning and Economic Strategy
Management Arrangements	Cabinet Economy and Environment Scrutiny Committee Corporate Management Team
Internal Resources: (see also staff resources)	LDF Members Workshop Input from Principal Urban Design Officer and other divisions as required (e.g. Development, Highways, Parks and Countryside) Communications Unit, Chief Executive's Department; Connecting With Communities Team, Chief Executive's Department; Xentrall Design and Print Unit.
External Resources:	Development Industry representatives and community groups.
Evidence Base	Evaluation of past performance, current informal guidance, Sustainable Community Strategy; Local Plan and consultation responses, Darlington Characterisation Study.
Community & Stakeholder Involvement	Development Industry representatives, local community and interest groups, Darlington Strategic Partnership; Consultation in accordance with SCI.

Comment: The SPD will elaborate on several 'saved' Local Plan policies, those that apply to all development include: Policy E1 Protection of the Environment, Policy E10 Protection of Key Townscape and Landscape Features, Policy E14 Landscaping of Development, Policy E25 Energy Conservation, Policy E29 The Setting of New Development, Policy E46 Safety and Security, Policy R1 Designing for All, Policy T13 New Development - Standards and Policy T24 Parking and Servicing Requirements for New Development. Several other criteria based policies where design is one element of the policy are also referred to where appropriate. The SPD also provides more detail on new national, regional, sub regional and local plans and strategies that have been adopted since the Local Plan in 1997.

This SPD will include design guidance for movement, community safety, sustainable design and construction, green infrastructure and heritage and local distinctiveness. Based on the Darlington Zone Map, detailed design guidance will be provided for a range of potential design solutions appropriate to different zones in the Borough. These will include corners, frontage treatment, entrances, openings, rooflines, details and materials.

Adoption of this SPD is given HIGH PRIORITY in this LDS, because of its advanced stage of preparation and because its adoption and implementation will have a positive impact on all forms of new development.

7.8 Revised Statement Of Community Involvement (SCI)

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:	Part of the LDF.
Chain of Conformity	Not applicable
Review	The adopted Statement of Community Involvement (November 2005) needs to be revised to take account of changes to the plan making process introduced by the Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008.

TIMETABLE:

Commencement	June 2009
Consult on draft SCI	October-November 2009
Adopt revised SCI	March 2010

PRODUCTION:

Organisational Lead	Assistant Chief Executive (Regeneration)
Lead Section	Planning & Economic Strategy
Management Arrangements	Cabinet; Economy and Environment Scrutiny Committee; Corporate Management Team; LDF Officer Working Group.
Other Internal Resources (see also Staff resources)	Development Section, Chief Executive's Department (Regeneration) Communications Unit, Chief Executive's Department Connecting With Communities Team, Chief Executive's Department 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 a review of the adopted SCI indicates that major changes need to be made to it.

Comment: It is important that a revised SCI is adopted before the Core Strategy is published, to ensure clarity on the opportunities for comment for all those with an interest in LDF preparation and to ensure that all procedural tests of soundness can be satisfied Preparation of this document is therefore a HIGH PRIORITY.

7.9 Planning Obligations SPD

DOCUMENT DETAILS:

Role & Content:	Will provide guidance relating to the provision of planning obligations from new development, including detailed guidance for the provision of a range of physical, social and green infrastructure. It will include standard charges and formulae. The SPD will be based on the policies of Circular 05/2005 whilst relating to planning obligations that are relevant in Darlington.
Geographical Coverage:	Borough of Darlington
Status:	Supplementary Planning Document
Chain of Conformity	To conform with national policy.
Review	Review following adoption of the Core Strategy and Development Policies DPD and when a need is identified in the Annual Monitoring Report.

TIMETABLE:

Commence preparation of Draft SPD	January 2010
Consultation on Draft SPD	September-October 2010
Estimated Date Adoption	July 2011

PRODUCTION:

Organisational Lead:	Assistant Chief Executive: Regeneration
Lead Section	Planning and Economic Strategy
Management Arrangements	Cabinet Economy and Environment Scrutiny Committee Corporate Management Team
Internal Resources: (see also staff resources)	LDF Members Workshop Asset Management Group Planning Obligations Working Group Input from other divisions as required (e.g. Development, Housing, Transport, Parks and Countryside) Communications Unit Xentrall Design and Print Xentrall Web Team Development Section Admin.
External Resources:	None.
Evidence Base	Various needs analyses; national guidelines; Sustainable Community Strategy, Local Infrastructure Plan
Community & Stakeholder Involvement	Development Industry representatives, Infrastructure stakeholders, Darlington Strategic Partnership; Consultation in accordance with SCI

Comment: This SPD will set the guidelines for delivering key aspects of the vision of the Sustainable Community Strategy and the needs identified in the emerging Local Infrastructure Plan. It will provide general and detailed guidelines aimed at ensuring that developers pay for or contribute to the cost of all or part of infrastructure that will be subject to increased pressure or load arising from a new development, whether locally or strategically.

Progress on and adoption of this SPD is seen as a MEDIUM PRIORITY in this LDS. Whilst it is desirable to progress immediately, preparation of the core DPDs and completing work on LDDs that are currently at an advanced stage of preparation are higher priorities.

