



Darlington Local Plan 2016-36

Stage 2: Local Plan Submission- Evidence Base- Policy - Delivery

Highlight Report (12)

Progress	Comments / Actions
<p>Master plan Areas</p> <ul style="list-style-type: none"> • Master Plan Meetings ongoing: <ul style="list-style-type: none"> ○ Skerningham Masterplan – Work is underway on the evidence base needed to support the masterplan framework with environmental/landscape surveys being undertaken. Other work to establish the key constraints and opportunities on the site is to be undertaken over the coming month. A letter to landowners currently not involved in the masterplan group was sent on 11 April to enquire whether they wish to be actively involved in the group or simply informed at key stages (a similar letter is to be sent to two Faverdale landowners shortly). ○ Faverdale Masterplan – The tender process to appoint consultants to prepare the masterplan framework for the site has now been completed. Consultants are to be appointed shortly with a draft masterplan framework completed by the end of the summer. • Member visit to be arranged for Faverdale area following General Election. • Work ongoing to draft high level development objectives for Middleton St George • Meeting with Heighington Parish Council held 20th April. Parish welcomed meeting and appeared to be open to a similar process to that at MSG. <p>Theme Groups</p> <p>Housing</p> <ul style="list-style-type: none"> • The Planning Policy Team has begun work on a comprehensive ‘Land Register’ which will become central to effective monitoring and promotion of land in the Borough. Taking the form of a database and an interactive map, the register will seek to maintain a comprehensive repository of sites to be included in our analysis of potential development sites and those that have been considered in the past. It is intended that this repository will either replace or create links between the several separate but similar datasets which currently exist within the Planning Policy Team, reducing abortive work and the potential for 	

errors and double counting. The Land Register will be used to supply consistent data for numerous statistical returns and requests for information including (amongst others) education projections, the new brownfield register, funding bids and infrastructure planning.

- Consultation on OAN methodologies has still not been produced by DCLG. Proposal is to run the scenarios to give an idea of how this would impact numbers although a final methodology may not be agreed by government until Autumn 17.
- ONS data sets to be reviewed. This task cannot be finalised until OAN methodology is known and is a risk to the timetable.
- Gypsy and Traveller needs assessment to be commissioned using new definitions of Gypsy and Travellers. Appropriate consultants being reviewed.

Transport

Key milestones:

- A66 North of Darlington - Strategic Outline Business Case (SOBC) for DfT to be completed May and taken through TVCA Transport Committee.
- Public Information Event on Strategic Road – July 2017 – This will be A66 from A1(M) to Teesport and A19 Tees Crossing (delayed due to Purdah) A Darlington event is being planned at Dolphin Centre. (There will be other events across Tees Valley) – Likely to be coordinated with first Skertingham public engagement.
- Outline Business Case Development (OBC) by Nov 2017. This builds more detail onto the SOBC – e.g modelling, environmental, economic etc

Education

Next steps for the group:

- Planning policy to attend headteacher meetings where appropriate.
- When consulting and meeting with others (e.g. headteacher meetings, regional and Tees Valley groups) discussions to be documented where they feed into the work for the Local Plan.
- Education to progress baseline information and proposed allocations can be fed into the process.

Date to be confirmed.

Green Infrastructure

Main themes emerging for next consideration are based around up to date data to provide robust evidence base, consisting of:

- Open space needs assessment update
- Phase 1 mapping up to date and digitized
- Up to date cross reference with other evidence bases and policies; climate change, Energy, Sustainable travel, SuDs, Allotments, which are also in development or revision.

Next steps:

- The above is expected to be commissioned externally, such as ERIC undertaking digitisation of Phase 1 and possible sub contract to specialist mapping group for updating under guidance.
- Wider group to be consulted, this has included greater community representation and smaller interest groups.
- Need for further breakdown of description of GI designations and what they mean in policy terms, National, local, etc. Along with mapping of green designations at local level, such as Green Wedges, Community Forestry, Local Wildlife Sites (LWS), etc. and how to specifically protect and enhance these and the connection between them.

Town Centre/Retail

- Work ongoing to process information received at Town Centre Conference. White Young Green to be commissioned shortly to undertake updated retail study.
- Specific consideration will be needed on the potential to accommodate additional out of town retail space without having a detrimental impact upon the existing town centre offer.

Climate Change

- Group meeting again next week. Working on a topic paper to set ambitions in relation to climate change/renewable energy.

Heritage

- Study to be commissioned on Stockton to Darlington Rail route with adjoining authorities to improve evidence base around this asset.
- Conservation Area Character Appraisals to be commissioned for larger villages where none exist.

Communications

- Microsite now overhauled to include designated pages for topic areas and site specific areas. Content to be built upon with direction from theme leads.
- One Darlington update to be delivered May 2017.
- Online 'Newsletter' to be generated to send out to people who have registered their details on the website

Staffing and resources

- Appointment of Place Strategy Manager has been made and David Hand will be starting on 30 May 2017.
- James Langler attended a full day RTP1 training course on Sustainability Appraisals and has gained some very useful intelligence to further progress our own SA process.
- Planning Policy team members attended a full day training session on Project Management Principles.
- Theme leads attended a refresher on procurement of consultants.

Programme Management

- First round of 1 to 1's with theme leads now complete. Feedback has been positive and further meetings will be arranged periodically to track progress and provide feedback. At this time the timetable is on track but slippage might arise from OAN methodology, strategic highway programme and general election outcomes? Paper is being prepared for July Cabinet on Local Plan

<p>progress and White Paper implications.</p>	
<p>Governance:</p> <ul style="list-style-type: none"> • Local Plan Steering Group <ul style="list-style-type: none"> ○ First LPSG being targeted for first two weeks in June. ○ Likely agenda to include. <ul style="list-style-type: none"> ▪ Terms of reference. ▪ Plan programme. ▪ Issues arising from Climate Change and Energy Theme Group. i.e. Extent of ambition and implications. ▪ Strategic risks likely to be matters for the groups consideration. • Masterplan groups working on Terms of Reference, Governance Structure and ensuring relevant landowners engaged. 	<p><i>Developers/landowners</i></p>
<p>Other Key Tasks</p>	<p>Comments / Actions</p>
<ul style="list-style-type: none"> • White Paper Consultation response provided by officers. • Key points raised included: <ul style="list-style-type: none"> ○ Greater diversification and support needed for a wider range of construction companies. ○ Concern raised over potential methodologies derived from ONS household projections as Darlington has strong evidence there are significant inaccuracies in this data. ○ We have sought greater acknowledgement of viability issues effecting sites in areas of lower demand. ○ It will prove very difficult to provide a ‘one size fits all’ national policy position on many housing matters. Flexibility will be key. ○ All actions against low performing LPA’s are focused on the release of more sites which we do not consider offers a solution to the none delivery of planning permissions. • An update of the Sustainability Appraisal Scoping Report published in 2016 is being prepared containing revised Sustainability Appraisal objectives ensuring that the full scope of social, economic and environmental issues are covered sufficiently. These objectives are to be developed in consultation 	<p><i>DN</i></p> <p><i>JL</i></p>

<p>with the three statutory consultee bodies (Environment Agency, Historic England and Natural England). The update will also include updated baseline information for the district and will be published towards the end of the summer.</p> <ul style="list-style-type: none"> • Conversation regarding Heighington and Hurworth developments to be organised following learning from Middleton St George and consideration of school options. • Administration support to be kept under review. 	<p><i>DN/FMC</i></p> <p><i>DN/JA</i> <i>IN/KW</i></p>
<p>Key Milestones</p>	<p>Comments / Actions</p>
<ul style="list-style-type: none"> • Communication and engagement plan to be developed following clarification on strategic highway timetable. 	<p><i>ALL LEADS</i></p>
<p>Risks</p>	<p>Comments / Actions</p>
<ul style="list-style-type: none"> ○ Risk Log: ○ Two applications for neighbourhood plan areas have being processed for Hurworth and Low Consicliffe. Even keeping support to the statutory minimum this will be resource intensive. ○ Task groups taking longer to get up to speed than anticipated. Additional work being undertaken to set topic specific expectations. ○ Capacity and complexity of highway modelling. ○ Power and Utilities Capacity. ○ Combined Authorities apportionment of SEP figures. ○ Times for PINS to set examination dates are currently increasing (Redcar advised likely to be 5 months). ○ General election and potential impact on engagement should be minimal as most public engagement due after this time however there could be a delay with national policy position. 	<p><i>Planning policy</i></p>