



Darlington Local Plan 2016-36

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

Highlight Report (14)

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 underway. Traffic modelling brief agreed. Landowner briefing held on 22 June, further meeting to be arranged in August to discuss emerging masterplan. First consultations on a draft Master Plan Framework likely to be September, after the A1/A66 Link consultations. ○ Faverdale Masterplan – Land use concepts developed. Evidence gathering in progress. Consultants POD from Newcastle appointed to lead on Master Plan Framework. Highway brief being developed. Consultation likely in September. ○ Note report to Cabinet in July regarding participation in Master Plan process and equalisation agreement for Council land with the MPF. • Members visit to be arranged for Faverdale area following General Election. This is now in hand. • Meeting held with key stakeholders at Middleton St George on 15th June to discuss draft high level development objectives. Comments received and noted. Further meeting to be held mid July. Parish Council are undertaking some work on their priorities for the village to bring to the next meeting whilst the Council are preparing options for potential future growth. • First workshop held with key stakeholders at Heighington Village. Feedback will be used to form some draft high level development objectives for the village. A second meeting to be held late July / early August. <p>Theme Groups</p> <p>Housing</p>	<p><i>Consultations window slipping due to delay in A1/A66 consultation process.</i></p> <p><i>Consultation process and timetable to be developed by POD.</i></p> <p><i>Report to July Cabinet.</i></p> <p><i>Members visit to be organised.</i></p> <p><i>Village meetings to be progressed.</i></p>

- A consultation on a new methodology for calculating Objectively Assessed Needs was expected in summer 2017, however no details of this have yet been released. Further delay to the methodology's consultation and eventual publication is a significant risk to the Local Plan timetable. In anticipation of the new methodology, work has begun on identifying the data and variables that are likely to be used in a new methodology and gathering and updating source data.
- Other interventions set out in the Housing White Paper such as the 'Housing Delivery Test' for Local Planning Authorities have also not been confirmed and there continues to be uncertainty regarding which of the proposals relating to development planning will be taken forward and in what timeframe. However, Alok Sharma has been appointed as the new Minister for Housing and Planning.
- Work on identifying sources of affordable and market housing supply for the plan period is on-going. The team continues to monitor the progress of sites with planning permission and is researching the Darlington specific issues which impact on the timely delivery of developments using data available from the upgraded Uniform system.
- Work on maintaining a land register which will become central to effective monitoring and promotion of land in the Borough has been produced. 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. It will also be used to inform the TVCA Housing Delivery Plan currently in development. There are currently around 280 sites which have been identified for further analysis,, either my landowners, developers or the Council.

Delay to plan due to OAN methodology.

- Gypsy and Traveller needs assessment to be commissioned using new definitions of Gypsy and Travellers. Appropriate consultants being reviewed. Quotes for the work are being considered.

Transport

Transport for the North (TfN) is developing a Strategic Transport Plan and accompanying TfN Investment Programme to better connect the North of England. To inform this plan some initial reports have been published (June 2017). A brief summary of the key points effecting Darlington are:

- Of the nine Strategic Development Corridors identified. Three are relevant to Darlington:
 - **1 - Connecting the Energy Coasts (Multi-Modal)**
Better connecting people and goods between the non-carbon energy and research assets located along the North West and North East coastlines and the national road and rail networks. It will also examine providing a more resilient east-west route across the between North of England (this is where the A1/A66 link is being considered).
 - **5 - East Coast Corridor to Scotland (Rail)**
The East Coast Main Line provides a key spine for north-south movements from which wider strategic and local connectivity is provided, but this corridor also encompasses parallel rail lines connects the key economic centres in the North East of England to each other and to the rest of the UK. This includes potential improvements to Bank Top Station and improved connectivity to Tees Valley.
 - **7 - Yorkshire to Scotland (Road)**
This complements the East Coast Corridor to Scotland and will examine the requirements to better connect the eastern side of the North beyond the current Road Investment Strategy commitments, also extending into the East Midlands.

consultation is anticipated in the Autumn.

Other 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 - 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 on the afternoon of the 13th July 2017 (TBC). There will be other events across Tees Valley – Skerningham MPF consultations now likely to follow this rather than concurrent.
- 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:

- Next theme group meeting to be held 4th July PM.
- When consulting and meeting with others (e.g. head teacher 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.
- Review of funding mechanisms being conducted by Capital/Asset Management Group

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.

July Consultation events.

Review of school funding might unlock viability issues.

- Report to Local Plan Steering Group.

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 brief prepared in draft for commission to update retail study. (Inception meeting planned Mid July 2017)
- 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.
- Town Centre work shop to be held 21st June. Likely direction is a simplified Town Centre policy. i.e. defining Town Centre Boundary largely as is, town centre first principles and then flexibility within the town centre for town centre uses.

HELAA

- 2nd HELAA Steering Group Meeting held 13th June 2017

Key outcomes:

- *New HELAA Methodology agreed and updated*

Retail study commission.

Town Centre Workshop

- *Darlington HELAA Assessment Pack agreed and updated*
- *HELAA assessment process for individual sites (Employment / Residential) July – Sept 2017)*
- *Key input requested from residential / commercial developers / landowners for availability and deliverability assessment of individual sites mapped out by Planning Policy team.*
- *Update for needed for ELR 2017 / quotation process for consultants completed (July- Oct 2017)*

Climate Change

- Topic Paper produced for LPSG.

Heritage

- Rail Heritage audit complete.
- 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.
- Online ‘Newsletter’ to be generated to send out to people who have registered their details on the website

Staffing and resources

- Development of GIS and consultation management software under consideration.

Programme Management

- At this time the timetable is beginning to show some evidence of slippage due to Master Planning Consultations, new issues raised through Sustainability Assessment work and uncertainty re OAN and S106/CIL regulations.

Conservation Appraisals.

<ul style="list-style-type: none"> July report re White paper prepared for July Cabinet on Local Plan is deferred due to amount of business on July Cabinet. 	
<p>Governance:</p> <ul style="list-style-type: none"> Local Plan Steering Group <ul style="list-style-type: none"> Meeting held 21st June. 	
<p>Other Key Tasks</p>	<p>Comments / Actions</p>
<ul style="list-style-type: none"> 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 is covered sufficiently. These objectives are to be developed in consultation 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. This is likely to require a further report to Cabinet to adjust terms of SA. 	
<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"> Potential slippages to SA programme and need to re profile. 	