



# Darlington Local Plan 2016-36

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

*Highlight Report (15)*

Progress	Comments / Actions
<p><b>Master plan Areas</b></p> <ul style="list-style-type: none"> <li>• Master Plan Meetings ongoing: <ul style="list-style-type: none"> <li>○ 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. Further landowner briefing held on 30<sup>th</sup> August. Presentation to Steering Group on 4<sup>th</sup> September 17. First consultations on a draft Master Plan Framework likely to be towards end of September, after the A1/A66 Link consultations.</li> <li>○ Faverdale Masterplan – Consultants POD continuing work on Master Plan Framework. 3 option plans presented at meeting 24<sup>th</sup> August. Presentation to Steering Group on 4<sup>th</sup> September 17. Consultation planned early October 2017.</li> <li>○ Note report to Cabinet in July regarding participation in Master Plan process and equalisation agreement for Council land with the MPF.</li> </ul> </li> <li>• Meeting held with key stakeholders at Middleton St George on 20<sup>th</sup> July 2017. Discussion focused on Parish Council priorities for the future and a series of draft spatial options for the village. Comments received and noted. Next steps include technical assessments of sites by the Council (via HELAA and SA). Following this it is intended to consult the village on a preferred spatial option.</li> <li>• Meeting held with key stakeholders at Heighington on 1<sup>st</sup> August 2017. Discussion focused on a series of draft spatial options for the village. Comments received and noted. Next steps include technical assessments of sites by the Council (via HELAA and SA). Following this it is intended to consult the village on a preferred spatial option.</li> </ul>	<p><i>Consultation process and timetable to be developed by POD.</i></p> <p><i>Reported to July Cabinet.</i></p> <p><i>Village meetings to be progressed.</i></p>

## Theme Groups

### Housing

- A consultation on a new methodology for calculating Objectively Assessed Needs was expected in July 2017, however this has now been delayed until Parliament returns in September. As noted previously, this further delay to the methodology's consultation and eventual publication is a significant risk to the Local Plan timetable. However, DCLG have stated that where Local Plans are submitted for examination on or before 31 March 2018 they will be assessed using the existing methodology for calculating local housing need, as set out in current guidance. With this in mind, the Council has commissioned Opinion Research Services to undertake an update of the existing Strategic Housing Market Assessment. This will use the existing methodology for objectively assessing housing need, but take into account the most recent population projections and economic forecasts. It is expected that this work will conclude in late September 2017 and provide the Council with the basis for an up to date housing requirement to be delivered through the Local Plan.
- 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.
- Work on identifying sources of affordable and market housing supply for the plan period is on-going. The team has prepared a comprehensive list of sites with potential for housing development and is beginning to assess them through the Housing and Employment Land Availability Assessment which will inform future site allocation selections.
- In order to facilitate plan preparation, the team has made an informal assessment of sites and has highlighted those it considers are most likely to conform with the Borough's spatial strategy and deliver new dwellings within the plan period. Whilst this list has no status and will change as the plan develops, it will allow work on transport and other infrastructure provision to begin in earnest.

This will be an iterative process, with the availability and deliverability of sites changing and being influenced by the availability and delivery of infrastructure and vice versa.

- The team continues to monitor the progress of sites with planning permission and has undertaken site visits to all sites with extant planning permissions for dwellings to ensure an up to date record of completions is available to inform future decision making.
- Gypsy and Traveller needs assessment update currently being carried out at the moment by consultants. Final report by mid-September 2017.

### **Transport**

Group meeting was arranged for the 28<sup>th</sup> August 17 but has been rearranged for w/c 18<sup>th</sup> September 17 owing to low attendance. The main purpose of this first meeting is to provide an overview of transport matters and develop some common transport principles to be used in the development of the local plan.

#### **Other Key milestones:**

- Public Information Event on Strategic Road Network held on 13<sup>th</sup> July 17 at the Dolphin Centre. This was one of a number of events across the Tees Valley to provide information on proposals for the strategic network, including the potential 'Darlington Northern Link Road'. Information has also been provided on TVCA website with accompanying links on DBC websites. Comments were invited up until the 1<sup>st</sup> of September and feedback will be available from TVCA in due course.
- Highways colleagues have attended public meetings at Brafferton and Whinfield to run through the information available.
- 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:

- Theme group meeting held on 4<sup>th</sup> July 17 and this primarily reflected upon recently released pupil admission and projection figures.
- Education to progressing 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.
- Information sheets are being developed for every school detailing capacities and potential for future expansion which will in turn be mapped to indicate areas of capacity or deficit to inform site selection areas.

## Green Infrastructure

Evidence base:

- Open space needs assessment update - work ongoing
- Phase 1 habitat mapping up to date and digitized – work on going
- 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:

- Digitisation of phase 1 habitat mapping submitted as draft by external consultant (ERIC) – this work to be checked internally.
- Wider group to be consulted on draft policies. This group 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.

Review of school funding  
might unlock viability issues.

Retail study commission.

**Town Centre/Retail**

- Inception meeting for Town Centre and retail Study 2017 with WYG held 19<sup>th</sup> July 17. Final report expected for 29<sup>th</sup> September 17

**HELAA**

- *HELAA assessment process by Planning Policy Team for individual sites (Employment / Residential) July – Sept 2017)*
- *Key input received by 25<sup>th</sup> August 17 from residential / commercial developers / landowners for availability and deliverability assessment for their sites.*
- *Cushman and Wakefield appointed 17<sup>th</sup> August 17 for estates elements and uptake for ELR 2017 Completion early Oct 17.*

**Climate Change**

- Topic Paper produced for LPSG.
- Strategic Flood Risk Assessment commissioning process commenced and consultants engaged. Inception meeting 1<sup>st</sup> September 2017.

**Heritage**

- Rail Heritage audit complete.
- Conservation Area Character Appraisals commissioned for larger villages where none exist.
- Workshops with key stakeholders complete. Feedback utilised in drafting policies

Conservation Appraisals.

<ul style="list-style-type: none"> <li>Currently finalising draft heritage policies.</li> </ul> <p><b>Communications</b></p> <ul style="list-style-type: none"> <li>Microsite now overhauled to include designated pages for topic areas and site specific areas. Content to be built upon with direction from theme leads.</li> <li>Online 'Newsletter' to be generated to send out to people who have registered their details on the website</li> </ul> <p><b>Staffing and resources</b></p> <ul style="list-style-type: none"> <li>Development of GIS and consultation management software under consideration.</li> </ul> <p><b>Programme Management</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>July report re White paper prepared for July Cabinet on Local Plan is deferred due to amount of business on July Cabinet.</li> </ul>	
<p>Governance:</p> <ul style="list-style-type: none"> <li>Local Plan Steering Group <ul style="list-style-type: none"> <li>2<sup>nd</sup> Meeting held 4<sup>th</sup> September.</li> </ul> </li> </ul>	
<b>Other Key Tasks</b>	<b>Comments / Actions</b>
<ul style="list-style-type: none"> <li>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. Cabinet report to be considered at Cabinet on 12<sup>th</sup> September.</li> </ul>	
<b>Key Milestones</b>	<b>Comments / Actions</b>
<ul style="list-style-type: none"> <li>Communication and engagement plan to be developed following clarification on strategic highway</li> </ul>	ALL LEADS

timetable.	
<b>Risks</b>	<b>Comments / Actions</b>
<ul style="list-style-type: none"> <li>○ Potential slippages to SA programme and need to re profile.</li> </ul>	