



Darlington Local Plan 2016-36

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

Highlight Report (16)

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 – A second landowner briefing was held on 30th August and presentation to Steering Group took place on 4th September. Theakston Land/Banks Group concluding work on the masterplan framework options. Awaiting the result of Local Plan traffic modelling which is expected by 16th October 2017 in relation to this site. Consultation events on options for the masterplan framework planned for the 11 and 14 October 2017 following a Ward Member/Parish Council briefing on the 4 October. ○ Greater Faverdale Masterplan – Consultants POD are concluding work on the Master Plan Framework. Masterplanning meeting 27th September 2017 agreed 4 option plans which will be taken forward to Public Consultation which is planned for 17th October 2017. Ward and Parish councillors had a presentation by Hellens on 27th September 2017 on the 4 development options. ○ Note report to Cabinet in July regarding participation in Master Plan process and equalisation agreement for Council land with the MPF. • Meeting held with key stakeholders at Middleton St George on 20th 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. This is targeted for November 2017 • Meeting held with key stakeholders at Heighington on 1st 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. This is targeted for November 2017. 	<p><i>Consultation process and timetable to be developed by Theakston Land/Banks Group.</i></p> <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 Local Housing Need has been issued. A paper was presented to Local Plan Steering Group on 27/9/17. 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.
- 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. The initial feedback from the consultants is that the Council's working assumption of around 10,000 new homes in the plan period is still in the right area.
- 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. This work is expected to be complete by the end of October.
- 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 has been updated by consultants. A Final report has been received and reported to the Local Plan Steering Group on 27th September 2017. Indication of need for Darlington remains low at 1 pitch per annum.
- Housing Infrastructure Fund: Applications made for 'Tees Valley Growth Corridor' by TVCA, that includes Greater Faverdale and Skerningham Garden Village. Marginal Fund applications made for West Park and Great Burdon.

Transport

Group meeting held on 21st September 2017. Attendees were provided with an overview of key transport matters and a discussion around common transport principles was facilitated to be used in the development of the local plan. These principles will be circulated to a wider audience in due course.

Highway Modelling Work - Work is underway to update the development database (housing and employment) to be fed into the strategic model. Systra will undertake the work on behalf of the council including representation at the public examination to present findings. A revised timetable for this work is:

Stage 1) Update development Database Now- 6/10/17

Stage 2) Undertake Strategic Modelling – 9/10/17 to 27/11/17

Stage 3) Spatial Assessment and Mitigation Options – 27/11/17 to 15/1/18

Stage 4) Local Analysis of Mitigation & rerun of Strategic Model – 15/1/18 to 23/2/18

This will now make it impossible to submit a robust Plan to January's Cabinet and meet the March submission date without significant risk.

The work is unlikely to significantly affect the generality of site selection but will be important in terms of highway infrastructure, mitigation and triggers.

An update of a more detailed model (Aimsun) for the north of the town is due to be complete mid-October which will feed into the Skertingham Group discussion.

Other Key milestones:

- Public Information Event on Strategic Road Network ran until the 1st September 17. Around 400 representations were received by TVCA with the majority relating to the Darlington 'Northern Link Road'. We are currently awaiting details of the comments submitted.
- Outline Business Case Development (OBC) by Nov 2017. This builds more detail onto the SOBC – e.g. modelling, environmental, economic etc.

Education

Work is on-going to identify and agree the new pupil place solutions to meet the increased demand for school places across Darlington. An interim report was provided to Asset Management Group on 12th September 17.

In summary owing to existing primary capacity across the Urban Area of Darlington it is considered there is sufficient existing capacity for the next 5 year period. It is however anticipated that towards the middle/end of the plan period new primary provision will be required in a number of the larger strategic development areas including:

Review of school funding might unlock viability issues.

- a) Coniscliffe Park – developer contributions requested
- b) Skerningham
- c) Faverdale– developer contributions requested

Early indications are that Secondary place demand over the next five year period can be met by new places funded by basic need allocations.

Next steps for the group:

- Education to progressing baseline information and proposed allocations can be fed into the process as more details of housing sites are available. 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 (verbal update at meeting)
- Phase 1 habitat mapping up to date and digitized – work on going (verbal update at meeting)
- 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.

Town Centre/Retail

- Interim findings report received by WYG 22th September 2017. To be discussed at Town Centre Workshop. Health of the Town Centre has been stated as viable, vital and robust.

HELAA

- HELAA assessment process by Planning Policy Team for all individual sites (employment and residential) continuing with draft final report expected for end of October 2017
- The draft final report and findings will be shared with the HELAA Steering Group in potential meeting in late October 2017 .
- Cushman and Wakefield elements for estates elements and uptake for ELR 2017 still awaited for early October 2017.

Climate Change

- Topic Paper produced for LPSG.
- Strategic Flood Risk Assessment commissioning process commenced and consultants engaged. Inception meeting took place 1st September 2017. Draft report expected by end of October.

Heritage

Conservation Appraisals.

<ul style="list-style-type: none"> • 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 • Draft heritage policies have been completed and are currently being assessed. <p>Communications</p> <ul style="list-style-type: none"> • 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 <p>Staffing and resources</p> <ul style="list-style-type: none"> • GIS training for all staff has occurred and Consultation Software procured to manage the Local Plan consultation. • Key Member of staff is leaving the authority at Christmas • Planning Assistant is currently on long term sickness absence <p>Programme Management</p> <ul style="list-style-type: none"> • 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. • July report re White paper prepared for July Cabinet on Local Plan was discussed at Cabinet in September 	
<p>Governance:</p> <ul style="list-style-type: none"> • Local Plan Steering Group <ul style="list-style-type: none"> ○ 2nd Meeting held 4th September. ○ Last Meeting held 27 September ○ Further Meetings scheduled. 	
Other Key Tasks	Comments / Actions

<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. Cabinet report was considered at Cabinet on 12th September. Habitats Regulation Assessment Scoping Report is currently underway 	
Key Milestones	Comments / Actions
<ul style="list-style-type: none"> Communication and engagement plan to be developed following clarification on strategic highway timetable. 	<i>ALL LEADS</i>
Risks	Comments / Actions
Delays in Highway Modeling	