



# Darlington Local Plan 2016-36

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

*Highlight Report (18)*

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 – Three potential options were presented during public consultation during October 2017 based on how the site could be development with the two alignments of the Northern Link Road currently being explored, along with a third alignment that would allow for the relocation of the golf club adjacent to the River Skene. Two consultation events were held at the Harrowgate Club that were well attended. Main issues raised included concern over the inner alignment of the Northern Link Road, disruption to the PROW, impact on the landscape and scale of development proposed. Results of traffic modelling will be critical to masterplan. Workshop proposed to discuss consultation feedback, implications of traffic modelling and develop preferred masterplan framework approach.</li> <li>○ Greater Faverdale Masterplan – Consultants POD prepared three Options for a potential Master Plan Framework. Those have been presented to the public on 17<sup>th</sup> October 2017 at West Park. 65 consultees visited the exhibition of Hellens. All options included mixed development and people were in general not adverse to the development including employment areas. The proportion of development and highway implications were cited as issues of concern. DBC will now have to decide which Masterplan Framework will be included in Local Plan. A further meeting will be held on 14<sup>th</sup> December to discuss how the site will be portrayed in the Local Plan.</li> </ul> </li> <li>• Consultation began on the 4th Dec 2017 on draft spatial plans for Middleton St George and Heighington. The draft spatial plans have been developed utilising comments from the stakeholder workshops and initial findings from the HELAA and SA. Drop in sessions were held at both villages (4th Dec at Heighington Village Hall and 6th Dec at Middleton St George Woman’s Institute Hall). Council officers displayed the draft spatial plans and supporting information and were available to answer questions. The drop in sessions were well attended by a mix of local residents, stakeholders, landowners and developers. The plans are to be consulted on for a period of 5 weeks until the 8th</li> </ul>	<p><i>Discussions have been held regarding providing plans showing treatment of Springfield Park, Green infrastructure and relief road.</i></p> <p><i>Consultation process and timetable to be developed by POD.</i></p> <p><i>Village consultations held and feedback will be given after consultation period</i></p>

January 2018. Comments received will help to inform proposed allocations and policies for these village areas in the Local Plan.

*ends*

## **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. A draft report has now been produced which uses the existing methodology for objectively assessing housing need, but takes into account the most recent population projections and economic forecasts. The report provides the Council with the basis for an up to date housing requirement to be delivered through the Local Plan. The draft report identifies an objectively assessed need of 8,440 dwellings over the 20 year period with a further need of 657 dwellings to address the need for bedspaces in Class C2 (residential institutions). The need figure is based on planned jobs growth of 7,034 jobs over the period 2016-36. The projected jobs growth indicates a Local Plan need for 9,840 new dwellings over the plan period.
- 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

*Cabinet Report 9/1/18*

are assessing them through the Housing and Employment Land Availability Assessment which will inform future site allocation selections. This work is currently being finalised.

- 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 Skertingham Garden Village. Marginal Fund applications made for West Park and Great Burdon.

### **Transport**

Group meeting held on 21<sup>st</sup> September 2017. Transport principles discussed to be circulated to wider transport stakeholders in the new year.

Highway Modelling Work - Work is continuing on the strategic modelling. The development database (housing and employment) has been updated and sent to TVCA for verification. Systra are undertaking the work on behalf of the council including representation at the public examination to present findings. The

project timetable is summarised below:

Stage 1) Update development Database 18/9/17 - 6/10/17 - Complete

Stage 2) Undertake Strategic Modelling – 9/10/17 to 27/11/17 – Due to be complete w/c 4<sup>th</sup> December 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

Meeting held 1<sup>st</sup> December 2017 with modelling consultants involved with the various microsimulation models and it was agreed that the approach and timetable setout above was logical and would offer most certainty and consistency in relation to data to be inputted to the various models.

### **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 12<sup>th</sup> 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:

- 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.

Updated pupil projections now available and these will be used to inform the housing site assessment

process in relation to school capacities.

Next steps for the group:

- 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**

- Final report received and agreed with WYG at the Town Centre Workshop on 25<sup>th</sup> October 2017. A

Review of school funding might unlock viability issues.

presentation of WYG on the health of the Town Centre and implications for the of development space in the Town Centre has been well received. Darlington increased their Venuescore rank within the North East to third after Newcastle Town Centre and the Metro Centre. No Need for convenience space until 2036 and up to 15,000 m<sup>2</sup> retail space needed until 2036. Proposals for planning policy flexibility based within Prime Shopping Area and Change of use have been supported and evidenced by the workshop.

### **HELAA**

- Continued HELAA assessment process by Planning Policy Team for all individual sites (employment and residential) Final Report will be processed and shared with developers and landowners in January 2018.
- A final HELAA Steering Group could be arranged for March 2018 coinciding with agreed Housing Figures for the Borough. The Local Plan Steering Group will also sign off the findings in February 2018.
- Cushman and Wakefield elements for estates elements and uptake for ELR 2017 have now being received and the draft is being assessed.

### **Climate Change**

- Topic Paper produced for LPSG.
- Strategic Flood Risk Assessment commissioning process commenced and consultants engaged. Final Report for SFRA 1 + 2 is expected January 2018.

### **Heritage**

- Rail Heritage audit complete.
- HAZ announced for Stockton and Darlington trackbed.
- Conservation Area Character Appraisals commissioned for larger villages where none exist.

<ul style="list-style-type: none"> <li>• Workshops with key stakeholders complete. Feedback utilised in drafting policies</li> <li>• Draft heritage policies have been completed and are currently being assessed.</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>• GIS training for all staff has occurred and Consultation Software procured to manage the Local Plan consultation.</li> <li>• Key Member of staff left the authority at Christmas but not proposing to reappoint at this time.</li> </ul>	<p>Conservation Appraisals.</p>
<p>Governance:</p> <ul style="list-style-type: none"> <li>• Local Plan Steering Group <ul style="list-style-type: none"> <li>○ Further Meetings scheduled now for 2018 after agreeing Housing Nr and LDS at Cabinet 9.1.18.</li> </ul> </li> </ul>	
<p><b>Other Key Tasks</b></p>	<p><b>Comments / Actions</b></p>
<ul style="list-style-type: none"> <li>• Updated Sustainability Appraisal Framework approved by Cabinet on 12<sup>th</sup> September and published on Local Plan website. Update contains revised Sustainability Appraisal objectives, baseline data and review of plans, policies and programmes.</li> <li>• Habitats Regulation Assessment Scoping Report is currently underway</li> </ul>	
<p><b>Key Milestones</b></p>	<p><b>Comments / Actions</b></p>
<ul style="list-style-type: none"> <li>• Communication and engagement plan to be developed following clarification on strategic highway timetable.</li> </ul>	<p><i>ALL LEADS</i></p>
<p><b>Risks</b></p>	<p><b>Comments / Actions</b></p>
<p>Delays in Highway Modelling</p>	