
DARLINGTON LOCAL DEVELOPMENT SCHEME (LDS) 2016 - 2019

**Responsible Cabinet Member - Councillor Chris McEwan,
Economy and Regeneration Portfolio**

Responsible Director - Ian Williams, Director of Economic Growth

SUMMARY REPORT

Purpose of the Report

1. This report outlines, and seeks approval of, the Local Development Scheme (LDS) for 2016-2019.

Summary

2. The Council is required to prepare a LDS by Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by the Section 111 of the Localism Act 2011. It sets out the planning policy documents that the Council will prepare over the next three years, when the key stages of preparation for each will be, the scope of each document, the resources available for, and risks to, their preparation. It will replace the existing LDS 2014-2017.
3. The Local Development Scheme 2016-2019 (**Appendix 1**) was considered, and endorsed for Council approval, by Cabinet on 5 April 2016.

Recommendation

4. It is recommended that the updated Local Development Scheme (2016-19), attached to this report, be approved and take effect from 13 May 2016.

Reason

5. The Council is required to have an up to date Local Development Scheme (Planning & Compulsory Purchase Act 2004, as amended by Section 111, Localism Act 2011).

Ian Williams
Director of Economic Growth

Background Papers

- (i) SI 2012, No 767: Town and Country Planning (Local Planning)(England) Regulations 2012
- (ii) National Planning Policy Framework, CLG March 2012
- (iii) Localism Act 2011.

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| S17 Crime and Disorder | Progress in preparing the documents set out in the LDS will provide a stronger policy framework to address this locally. |
| Health and Well Being | As above. |
| Carbon Impact | The Local Plan documents referred to in the LDS will be subject to sustainability appraisal during their preparation, integral to which is reducing carbon emissions. |
| Diversity | Equalities Impact Assessment (EqA) and Disability EqA are integrated into the preparation of local development documents. All policies are tested and amended to ensure the most equitable outcomes, and to ensure that the needs of specific groups are met. |
| Wards Affected | All |
| Groups Affected | All |
| Budget and Policy Framework | The preparation of documents included in the LDS will take place using existing resources. The documents will complete the statutory land use planning framework for the Council's area. |
| Key Decision | This is not an Executive Decision |
| Urgent Decision | This is not an Executive Decision |
| One Darlington: Perfectly Placed | The LDF Core Strategy is the spatial expression of 'One Darlington: Perfectly Placed'. The documents proposed for preparation in the LDS set out more precisely what this means in terms of new development, where and when. |
| Efficiency | The LDS assumes resources at existing level in Planning Policy team, no additional requirements being placed on the team, and the availability of staff time from key officers across the Council whose service requirements need to be reflected in local development documents (LDDs) in a co-ordinated way. |

MAIN REPORT

Information and Analysis

6. In November 2015 Cabinet agreed that work be halted on the Local Plan Making and Growing Places DPD (Min. Ref. 3/11/15 C70 (2)) and that work should begin on a new Local Plan as soon as practicable.
7. An up-to-date Plan is essential to meeting the development needs of the Borough and the Council remaining in control of development. The new Local Plan will cover the period 2016 to 2036. The ambition is to prepare a Local Plan to be submitted for inspection in 2 years (with adoption likely to take another 1 year).
8. The Local Development Scheme (LDS), attached at **Appendix 1**, is a statutory requirement. It sets out the planning policy documents that the Council will prepare over the next three years, when the key stages of preparation for each will be, the scope of each document, the resources available for, and risks to, their preparation. It will replace the existing LDS 2014-2017.
9. The focus over the next 2-3 years will be on producing the Local Plan itself. Work is also planned to revise the current Planning Obligations SPD and investigate the potential for introducing a Community Infrastructure Levy to help resource infrastructure requirements. The Design of New Development SPD will need to be revised to reflect changes to the Building Regulations, Code for Sustainable Homes, and Development Management amenity issues.
10. A revised Statement of Community Involvement (SCI) which sets out how people and organisations can get involved in shaping the Local Plan, is needed to reflect, among other things, changes to the plan making process, to respond to the introduction of neighbourhood planning, and in recognition of the greater reliance on electronic communication and information. The SCI will replace the 2010 version. A draft revised SCI was agreed by Cabinet on 4 April as the basis for consultation.
11. Introduced by the Localism Act 2011, the Council has a duty to support Parish Councils and neighbourhood forums that wish to prepare Neighbourhood Plans. When adopted Neighbourhood Plans form part of the statutory development plan alongside the Local Plan. Officers have been working with 3 areas, formally designated as Neighbourhood Plan Areas:-
 - (a) Sadberge Parish Council, (decision subsequently taken by Parish Council not to proceed)
 - (b) Middleton St George/Low Dinsdale Parish Councils, and
 - (c) Blackwell Neighbourhood Forum
12. Other local communities may start work on Neighbourhood Plans during the Local Plan preparation period.
13. This report proposes that the LDS should take effect the day after Full Council, 13 May 2016.

Financial Resources

14. A consolidated budget has been established across the Economic Initiatives Division which covers the costs associated with Local Plan preparation (including consultant's fees for evidence gathering, consultations and printing).
15. Further evidence gathering and consultation work during the preparation of the Local Plan will give rise to a continuing need for resources for these activities. There will also be a need to carry out a Public Examination into the Local Plan in 2018, and a budget of £80,000 has been reserved for that.
16. The programme proposed in the LDS assumes that the budgetary resources that have been allocated to Planning Policy work in the Council's Medium Term Financial Plan are available in their entirety.