



LOCAL DEVELOPMENT SCHEME

2007 – 2010

Planning and Compulsory Purchase Act 2004

*Programme of production for the
Darlington
Local Development Framework*

16 April 2007

**Planning Services
Development and Environment Department**



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1. INTRODUCTION

The current local plan has served us well in achieving quality outcomes. Even so, review is necessary to ensure that planning strategies and policies remain relevant and up-to-date and reflect our changing hopes and aspirations, as expressed by the Community Strategy as well as by changes to national and regional policy and guidance.

The Planning and Compulsory Purchase Act 2004 sets out a planning system which promotes a proactive, positive approach to managing development and introduces a new statutory framework for regional and local planning. Reflecting these changes the Council is preparing a Local Development Framework (LDF), comprising a number of Local Development Documents (LDD), to replace the current local plan.

Similarly, at the regional level, Regional Planning Guidance for the North East (RPG1) has become the Regional Spatial Strategy (RSS) for the North East. The North East Assembly is responsible for the preparation of the review of this regional document and has produced 'View: Shaping the North East, the Regional Spatial Strategy for the North East' (RSS) reflecting the shift to a spatial policy framework. This document, together with the LDF, will become the Development Plan for Darlington, providing the spatial strategy and planning policy framework for the development and use of land in the Borough. You can find "View: Shaping the North East" at www.viewnortheast.com.

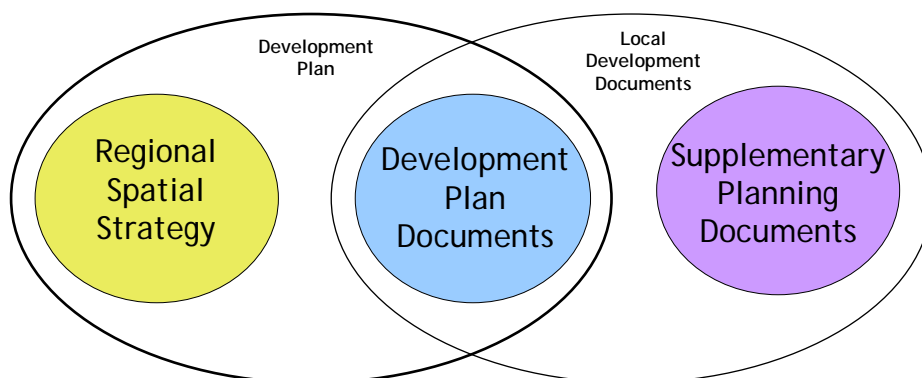


Fig. 1 – Emerging Development Plan

(Source: Office of the Deputy Prime Minister, 2005)

"Where Quality Comes to Life: A Community Strategy for the Future of Darlington" sets out a shared vision for the Borough and identifies the key outcomes which the Darlington Partnership aims to achieve to ensure that this vision is fulfilled. The strategy's vision and objectives are key to developing the approach of the LDF, with policies developed to give those objectives a spatial expression. The "Community Strategy for the Future of Darlington" can be accessed on the Darlington Partnership website www.darlington.org.uk. Copies of these publications can also be viewed in our libraries, and the Town Hall.

The Local Development Scheme (LDS) provides a programme for the preparation and maintenance of the LDF. It identifies which Local Development Documents (LDD) the Council will produce within the LDF, sets out a timetable for their preparation and identifies when consultation will take place.

Local Development Schemes should be kept up-to-date and revised, if necessary, as a result of annual monitoring. Further to the Government's publication of new national

planning guidance, in particular Planning Policy Statement 3 (PPS3): Housing, in December 2006, all Local Development Schemes were required to be reassessed to ensure that the revised Scheme is a 'realistic...definitive programme management document' which should only be departed from in exceptional circumstances. This LDS reviews the timetable produced in August 2006 and reassesses priorities for production of the Local Development Documents (LDD) and Supplementary Planning Documents (SPD).

Throughout the production of LDDs there are opportunities for community and stakeholders to establish priorities and shape the approach to be followed. How this will happen is explained in the companion document, the 'Statement of Community Involvement' (SCI).

The LDDs will replace the Borough of Darlington Local Plan, the old minerals and waste local plans prepared by Durham County Council, and supplementary planning guidance.

You can find the "Statement of Community Involvement", together with up-to-date information on the Local Development Scheme (LDS) and all the Local Development Documents (LDD) in the Local Development Framework (LDF), on the Council's website www.darlington.gov.uk. Documents can be viewed or obtained on from the Town Hall, during normal opening hours. If you require any further information, please contact the Planning Policy Section, by telephone on **01325 388644** or by email at planning.policy@darlington.gov.uk.

2. PURPOSE OF THE LOCAL DEVELOPMENT SCHEME

The Local Development Scheme (LDS) provides our management programme for the preparation of the LDF.

The LDS informs how the Council will progress its LDF by:

- Identifying the Local Development Documents (LDD) that it will produce, to guide development in the Borough;
- Providing the timetable for the production of these documents; and
- Identifying at what stages there will be an opportunity to comment on emerging proposals.

The LDS also explains the transitional arrangements during the preparation stages, to ensure continuity.

The LDS is a three year rolling programme that will be reviewed, updated and rolled forward on an annual basis, taking account of progress, outcomes achieved and changes in circumstances identified in the Council's monitoring arrangements.

3. TRANSITIONAL ARRANGEMENTS

Following enactment of the Planning and Compulsory Purchase Act 2004, documents produced under previous legislation can remain in place for up to three years. As such, the policies and proposals in the adopted Borough of Darlington Local Plan 1997 (as altered 2001) and relevant policies in the adopted Tees Valley Structure Plan (2004), County Durham Waste Disposal Local Plan (1984) and Magnesian Escarpment (Minerals and Landscape Restoration) Local Plan (1987) are 'saved' until September

2007. This means that the policies and proposals in the plans remain in force and, together with Regional Planning Guidance for the North-East (2002) remain the starting point in making planning decisions.

By September 2007 the Council will not have adopted any Local Development Documents (LDD) so it is necessary to request that the Government extends relevant existing development plan policies beyond 2007. Separate submissions have been made by the Council and North-East Assembly in accordance with the protocol issued by the Department for Communities and Local Government on 11 August 2006. Appendix 4 summarises the Council's approach in relation to local plan policies that it considers should be 'saved' beyond September 2007.

Supplementary Planning Guidance (SPG) is not formally 'saved' but will remain as a material consideration in the determination of planning applications until replaced by new LDDs, or is no longer relevant. Appendix 5 shows existing SPG and other planning guidance, which policy in the 'saved' plan it is linked to, and the process of consultation they have undergone.

4. MONITORING AND REVIEW

The Council will monitor, on a continuous basis:

- Its own performance against the milestones for document production in the LDS;
- Whether the targets set out in the LDDs are being met or are on track and if not, identify the reasons why; and
- What impact the LDD policies and proposals are having in contributing to other targets set at the national, regional or local level;

On the basis of this, it will consider:

- Whether any policy or proposal needs to be reviewed; and
- What options are appropriate.

It will publish an Annual Monitoring Report (AMR) on the preceding financial year, before the end of each calendar year. Based on the findings set out in this report, the Council will consider if any changes are required to the LDS or the individual LDDs. Any changes will be brought forward through the review of the LDS.

5. LOCAL DEVELOPMENT SCHEME

The Core Strategy development plan document (DPD) continues to be the highest priority document we must prepare as part of a sound LDF. It sets out the long term spatial vision for the Borough and the strategic policies required to deliver it. The Development Policies DPD will set out more detailed policies and be used on a day-to-day basis in the consideration of development proposals. Other DPDs will be prepared as required to fit into this framework.

Given the timeframe required for the production of the DPDs, it will be necessary to bring forward more detailed, planning guidance documents consistent with Government policy, as these DPDs are being prepared. Most of these will be linked to existing saved policies and prepared and adopted as supplementary planning documents (SPD). These will be reviewed as the saved policies to which they relate are replaced, and carried forward, altered, replaced or abandoned as appropriate. This process will

be monitored as part of the annual monitoring programme (see Section 4 of this document).

5.1 Key Changes in this Review of the LDF

Core Strategy - During 2006 the focus has been on expanding the evidence base for the Core Strategy including the production of the Open Spaces Strategy, the draft Playing Pitch Strategy and the Strategic Flood Risk Assessment as well as the progression of the Darlington Gateway Development Strategy and the employment land review.

Moving Forward - Further work needs to be undertaken on the Core Strategy to take account of new government guidance (in particular, PPS3 and PPS1 Supplement), Inspector's Reports for other authorities Core Strategies, as well as the expanding evidence base. This will also provide an opportunity to reflect progress of the replacement RSS and the replacement Community Strategy. Following this work a further consultation of the Core Strategy Preferred Options will be necessary in Autumn 2007, therefore submission of the Core Strategy has been put back to 2008. Work on the evidence base will be ongoing.

Minerals and Waste Core Strategy

Minerals and Waste Site Allocations and Development Policies DPD – These DPDs will be coordinated by the Tees Valley Joint Strategy Unit, prepared for the Tees Valley authorities and will be developed alongside each other.

Moving Forward - The documents will be an integral part of each authority's Local Development Framework. The DPDs are on timetable to commence in May 2007.

Darlington Gateway Development Area Action Plan – Preparation of the employment land review and Darlington Gateway Development Strategy justify the inclusion of this action area plan (AAP) to provide the framework for future development and regeneration in key locations.

Moving Forward – the employment land review and Darlington Gateway Strategy will be moved forward as either an area action plan or a series of development briefs for specific areas within the Gateway

Development Policies DPD - Work on this DPD will follow on from the conclusion of the additional consultation for the Core Strategy Preferred Options. This would guarantee certainty in the overarching strategy, before starting work on policy that must conform to that strategy.

Moving Forward - The preparation of this DPD has been moved back relative to the Core Strategy timetable and is due to commence in December 2007.

The Darlington Town Centre Area Action Plan - A relatively recent SPG – Adding to Quality: A Development Strategy for Darlington Town Centre is in place, and review has not been considered a high priority.

Moving Forward - Review currently not considered as being likely to justify the same priority as the Darlington Gateway AAP.

Affordable Housing SPD - Based on the 2005 Darlington Local Housing Assessment this document has been the focus of extensive work and consultation during 2006 and

is scheduled for adoption in April 2007.

Moving Forward - Following adoption in April 2007, implementation will follow close liaison with development control and monitoring will commence to ensure the SPD is generating the required level and type of affordable housing in suitable locations in the Borough.

Open Spaces Strategy – The Open Spaces Strategy was adopted in March 2007 and provides informal planning guidance on the standards and requirements for provision of open space in the Borough. This document was produced to the same standards as a SPD, including consultation and sustainability appraisal.

Moving Forward – The planning elements of this Strategy will be gradually superseded by the Core Strategy and Development Policies DPD as these are adopted.

Design of New Development SPD – The SPD will provide a framework for securing higher quality, safe design for development. The urban characterisation study of Darlington which forms the basis for the SPD began in January 2006.

Moving Forward - The decision to undertake an urban characterisation study of Darlington and its consultation has meant the development of the SPD itself will be taken forward during 2007/2008 with consultation for the SPD being put back until November 2007 and adoption planned for April 2008.

Planning Obligations - This SPD is considered to be particularly important as it will help to ensure that development meets the costs incurred to the community and that it makes a positive contribution towards meeting identified needs.

Moving Forward – This remains a high priority document in the revised LDS and the aim is to bring the document forward during 2007 and widen its scope using the provisions of paragraph B27 of Circular 05/05 Planning Obligations. The policies themselves will be gradually superseded by the Development Policies DPD, as this is adopted but the implementation details will remain in the SPD.

Table 1 provides an overview of the Local Development Scheme and Table 2 presents the LDS timetable as a simple Gantt chart.

5.2 Possible Future Changes to the LDS

In this LDS it is recognised that emerging regional and national policy and guidance, the review of the Community Strategy and other strategic policy development within the Borough, may identify the need for further LDDs or result in changes to priorities. The need for, and timing of, other additional documents will continue to be kept under review, as the Core Strategy and Development Policies DPDs evolve and new Government and regional policy emerges.

Any potential changes to the LDS will be discussed with the Government Office for the North East and the Planning Inspectorate. Where the need for changes is agreed, these will be prioritised and reflected in the review of the Local Development Scheme as part of the annual monitoring programme.

TABLE 1. – LOCAL DEVELOPMENT SCHEME

Document Title	Status	Role and Subject	Chain of Conformity	Commence	Preferred Options	Further Public Participation on Preferred Options	Submit to SoS	Pre-exam meeting	Commence exam.	Inspector report	Adoption
Core Strategy	DPD	Sets out a vision, strategy and policy framework for spatial development.	National guidance, RSS & Com. Strategy.	July 2002	Oct 2005	Nov 2007	May 2008	Sept 2008	Dec 2008	June 2009	July 2009
Document Title	Status	Role and Subject	Chain of Conformity	Commence	Preferred Options	Submit to SoS		Pre-exam meeting	Commence exam.	Inspector report	Adoption
TV Minerals and Waste Core Strategy	DPD	Would provide a strategic approach to Mineral and Waste development and proposals	National guidance, RSS	May 2007	Feb 2008	Jan 2009		June 2009	July 2009	February 2010	April 2010
TV Minerals & Waste Site Allocations	DPD	Would identify potential sites for Minerals and Waste sites and facilities	Tees Valley Minerals & Waste Core Strategy	May 2007	Feb 2008	Jan 2009		June 2009	July 2009	February 2010	April 2010
Darlington Gateway AAP	DPD (AAP)	Would provide employment allocations and a detailed framework for areas of regeneration.	Core Strategy, Development Policies	Aug 2007	May 2008	May 2009		Oct 2009	Jan 2010	July 2010	Sept 2010
Development Policies	DPD	Contains generic policies against which development proposals will be assessed	Core Strategy	Dec 2007	Oct 2008	Aug 2009		Dec 2009	March 2010	Sept 2010	Oct 2010
Darlington Town Centre	DPD (AAP)	Provides the planning framework for the future development of Darlington town centre.	Core Strategy, Development Policies	Feb 2008	Nov 2008	Nov 2009		March 2010	June 2010	Dec 2010	Jan 2011
Proposals Map And Insets	DPD	<i>Illustrates on an ordnance survey map the policies and allocations of the DPDs prepared.</i>	N/A	N/A	Updated as part of relevant DPDs						
Affordable Housing	SPD	Provides a framework to secure affordable housing through residential development.	National Guidance, Local Plan & Core Strategy	July 2006	Oct 2006	N/A		N/A	N/A	N/A	April 2007
Design of New Development	SPD	Design guidelines for new development	Local Plan	Jan 2006	Nov 2007	N/A		N/A	N/A	N/A	April 2008
Planning Obligations	SPD	Detailed application of planning obligations	National guidance & Local Plan	June 2007	March 2008	N/A		N/A	N/A	N/A	Aug 2008

Priorities and schedule to be reviewed and updated through the Annual Monitoring Report and the roll forward of the Local Development Scheme.

Key: DPD = Development plan document; AAP = Area Action Plan (a site specific development plan document); SPD = Supplementary planning document

6. SUPPORTING STATEMENT

This statement explains the approach set out in the LDS and how resources and the evidence base will be managed.

6.1 The Area

Darlington is situated at the western end of the Tees Valley sub-region which comprises five unitary authorities, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees with a combined population of almost 650,000 people. Darlington town centre is recognised as a sub-regional centre in the Regional Spatial Strategy and attracts people from a wide area, including neighbouring North Yorkshire and County Durham.

Darlington consists of an historic market town and associated urban area, surrounded by the rural area. It covers approximately 198 square kilometres (76 square miles) of which 85% is countryside.

The Borough of Darlington has a population of a little under 100,000 living in about 45,000 homes. About three quarters of the working population have jobs based in Darlington, 80% of which are now in the service sector. Unemployment is above the national average, but below the regional level. In contrast, average wage levels are low, even when compared with other parts in the region.

Darlington is one of the more deprived local authority areas in the country. 17 of the 25 wards qualify for Government grants under the Regional Selective Assistance Scheme and 14 wards qualify for European Union 'Objective 2' funding to help develop business and industry.

The Borough has a rich heritage based on the history and development of the nation's railways and the legacy of Victorian architecture.

6.2 Relationship with Local Strategies

Community Strategy

The Darlington Strategic Partnership published the Community Strategy for the Future of Darlington (CS) in April 2003. This document, together with the associated annual Action Plan provides the community's shared vision and objectives for the future of Darlington.

The Local Development Framework (LDF) will reflect aspects of the CS and ensure that the land-use requirements arising from the Community Strategy are addressed, providing 'spatial expression' for that document.

Further consultation on the Community Strategy will also be used to inform the LDF and consultation on the Local Development Framework in turn will be used to inform the review of the CS, currently envisaged towards the end of the decade. Joint consultation will be considered where possible.

Other Council Strategies

Council strategies directly inform the Local Development Framework we produce. To this end, strategies that have land use implications will be considered in the preparation of LDDs. The identified Council strategies are listed in Appendix 2.

6.3 Joint Working

The benefits of joint working on issues that have cross boundary implications have been recognised for some time by the local authorities within the Tees Valley. To share information, facilitate joint working and explore further opportunities, a Tees

Valley Development Plans Officers' Group meets on a regular basis.

The five Tees Valley authorities have agreed joint arrangements for the preparation of the Minerals and Waste Core Strategy, and the Minerals and Waste Development Policies and Site Allocations DPDs. The work is being undertaken by consultants on behalf of the participating authorities and co-ordinated through the Tees Valley Joint Strategy Unit.

6.4 Evidence Base

Work on the LDF started with reviewing the evidence base identified in Appendix 2 and 3.

Additional work is underway, overseen by corporate working groups, to further expand our evidence base. Work on a wide ranging review of economic growth and potential, incorporating an employment land review as well as strategies relating to open space, flood risk and countryside issues are now reaching conclusion and will directly inform documents produced through 2007/08. Work on developing evidence as part of the wider evidence base for Sustainability Appraisal, and to provide input to the Annual Monitoring Report is going forward on a continuous basis.

Between Darlington Borough Council and the Darlington Strategic Partnership, a comprehensive monitoring database is maintained. With our consultants for the Sustainability Appraisals, this database will be evaluated to identify any shortcomings.

Work is underway to create a digitised version of the proposals map, and those elements of the evidence base that can be displayed spatially. This will facilitate updating the proposals map to reflect the local development documents we prepare and provide a clear spatial dimension to the matters the documents will seek to address.

Any background reports we produce will be available for inspection before or together with the Local Development Documents which they help inform.

Additional papers will be published if the need arises. An updated list of the background papers will be provided online and appended to future AMRs together with an identification of any in need of revision.

6.5 Sustainability Appraisal

A sustainability appraisal (SA) will be carried out for the LDDs we produce and will be an integral component of all stages of preparation. This appraisal will consider the environmental, social and economic impacts of the policies and proposals and compare impacts of alternative strategic options. The procedure will be undertaken to ensure compliance with the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) and ODPM Guidance for Sustainability Appraisal of Regional Spatial Strategy and Local Development Framework (November 2005).

A suite of sustainability indicators has been identified and, based on these, a SA Toolkit has been established to assist with annual monitoring. The Sustainability Report produced when a DPD is submitted to the Secretary of State for independent examination will also provide the environmental and sustainability monitoring framework that enables us to monitor these aspects of the DPDs and the achievement or otherwise of the predicted effects of policies during their implementation.

Consultants have been retained to undertake this SA work, to ensure that this appraisal process is independent and objective.

6.6 Resources

The Planning Services policy team will take the lead on preparing the local development framework. This includes most development plan documents, including the annual monitoring report.

The need for input by the following teams of the Council has already been recognised as essential to the programme:

- Development Control team
- Economic Regeneration and Tourism Team
- Housing Services team
- Leisure and Arts team
- Environmental Services team
- Childrens Services team
- Corporate Policy Unit
- Project & Technical team (includes design and conservation)
- Highways team
- Transport and Countryside team

In addition, the need to call on the expertise of other teams and individual professional officers as required is acknowledged. This assistance will be sought in a structured manner in order to minimise impact on the delivery of other key work.

Financial provision is made for public examination of development plan documents as required.

Consultants are being engaged to carry out work requiring specialist expertise or to release in-house capacity. A rolling budget averaging £100,000 each financial year is maintained for consultancy services. Areas of work currently being considered include:

- community engagement in planning (in conjunction Policy Unit, Chief Executives Department and Darlington Partnership)
- strategic environmental appraisal/sustainability appraisal (in conjunction with Environmental Health and Public Protection Division, a Transport Policy and Countryside Section Development and Environment Department, Policy Unit Chief Executives Department)
- housing market assessment and related work (in conjunction with Housing Division, Community Services Department)
- recreation and leisure facilities audit and related work (in conjunction with Leisure and Arts and Environmental Services Divisions, Community Services Department)
- taking forward the Darlington Gateway Strategy and the employment land review (in conjunction with Economic Regeneration section, Development and Environment Department)

The Planning Delivery Grant awarded to the Borough Council will be used, in part, to assist with the delivery of the LDF. The 2007/2008 Budget has made full provision for resources to cover the second year's programme. The successful delivery of the LDF programme will be dependent upon the further annual award of Planning Delivery

Grant, or successor arrangements.

6.7 Management and Responsibilities

Table 2 (Section 5 of this document) sets out the timetable for LDD production.

The LDD profiles in Section 7 identify the management responsibilities for each area of work.

Key contacts are:

- Director and Assistant Director Development and Environment (strategic direction)
- Planning Services Manager (overview, audit and integration within planning service)
- Principal Planning Officer - Planning Policy (content, programme, resource and staff management)

Progress on the LDF is reported to the Council's Corporate Management Team whenever any significant variance emerges or is proposed.

A Local Development Framework Corporate Officer Working Group comprising a minimum of one representative from each Department and chaired by the Assistant Director Development and Regeneration in the Development and Environment Department, has the following terms of reference:

'To identify those elements of the vision and priorities of corporate and functional strategies, and particularly the emerging Community Strategy, that relate to the physical development and use of land, and to consider and make recommendations on appropriate policy responses'.

This group scrutinises policy and strategy issues and considers recommendations before being placed before Corporate Management Team and/or Members.

6.8 Council Procedure and Reporting Protocols for Preparing Documents

The Council has adopted the following procedure/protocol for the role of Members in progressing the Local Development Documents through initial consultation to formal deposit:

- Cabinet considers and approves arrangements for consultation or deposit/submission;
- Members Workshops and briefings at appropriate stages to involve all Members;
- Environment Scrutiny Committee considers consultation responses and officer responses and recommendations;
- Cabinet or Council considers Environment Scrutiny Committee's recommendation.

The workshops will consider strategic issues and assist with the formulation of policies and strategies. The Environment Scrutiny Committee, to which all members are invited, considers consultation responses, together with officer comments on the responses and officer recommendations, before making recommendations to Cabinet. Council will approve any submission documents.

6.9 Identified Priorities

Priorities flow from:

- National Policy

- Emerging RSS
- Tees Valley Vision
- Northern Way
- other regional and sub-regional strategies
- Spatial Aspects of the Community Strategy
- monitoring and the emerging evidence base
- discussions with GO-NE and other bodies; and
- known developer interest

Based on the above, the responses to the Key Issues Report and identified shortcomings in the current local plan (see Appendix 4), the identified highest priorities are:

- Core Strategy to provide the spatial strategy for the Borough;
- Minerals and Waste Core Strategy
- Minerals and Waste Site Allocations Development Policy
- Development Policies DPD

Also essential, but of less strategic importance are the following supplementary planning documents:

- Affordable Housing
- Design of New Development
- Planning Obligations

Finally, the following are potentially key documents but their priority for production and exact function is strongly influenced by the conclusions of emerging evidence and monitoring.

- Darlington Gateway Area Action Plan DPD
- Darlington Town Centre Area Action Plan DPD

6.10 Risk Assessment

The main areas of risk and the Council's approach to these are:

Staff Resources

The Council has a dedicated planning policy team, but recognises the risk of staff moving on and the lead times required to find replacement staff if this occurs. The use of consultants, in addition to the term consultancies already identified, will be considered should the necessity arise. Opportunities to second staff from different sections within the Council would be considered, if required to meet particular deadlines. Two planning officer vacancies in the period 2006 – 2007 contributed in a relatively small way to the slippage referred to at section 5.1 but may have ongoing implications for the period 2007-2008. The current revision allows for the possibility of a single similar recurrence. Further reschedules would be necessary in the event of extended staff absence or increased turnover. The addition of the Sustainable Development Officer post to the team has led to the provision of specific expertise to input into the LDF process.

It is also recognised that the Planning Policy Team have many competing pressures for

other areas of work. With the current staff resources there will be little scope to take on additional work if the timetable in the LDS is to be achieved.

Political

Members have agreed to the proposed workshops and briefings at appropriate stages, to ensure involvement by all Members and to ensure ownership. Council has agreed to the procedures outlined in section 6.8 of this report. This procedure is expected to reduce the risk of political divergence.

In preparing the programmes, the known and anticipated dates and time scales for key committee or cabinet meetings, full council meetings and scrutiny committees have been taken into account. The programmes have also taken into account, as far as possible at this stage, the possible impact of Local Authority elections in 2007.

Commitment to Implementation from Other Key Agencies

The LDS will be discussed with the identified key agencies with the specific purpose of seeking support and commitment. Similarly, draft DPD's will be discussed at an early stage with relevant agencies.

Government Advice

The current LDS is based on available Government advice. Where new advice would result in additional requirements or the need to review work already carried out, this may impact on the LDS and its timetable.

Regional Spatial Strategy

Both the content and timetable of the RSS can have a major impact on the timetable and content of the Local Development Documents we produce.

Changes to the RSS or slippages in the timetable for the RSS may have an effect on the LDS timetable. It must be recognised that this would be largely outside the control of the Council.

Capacity of other Agencies to Respond to Local Planning Authority Requirements

Whilst it is recognised that this is outside the Council's control, we will assist with their programming by giving early warning of, and necessary changes to, our programme.

Challenge to the Soundness of DPD's

We will minimise this risk by following the guidance issued by the Planning Inspectorate and in the self assessment toolkit issued by the Planning Advisory Service, through monitoring Inspectors' decisions on the soundness of other authorities DPDs, and by working closely with GONE at all key stages and in the run up to submission of DPDs.

Legal Challenge

We will endeavour to minimise this risk by ensuring that the DPD's are sound and founded on a robust evidence base and properly considered. Based on the SCI we will put in place well audited stakeholder and community engagement systems.

Programme Slippage

We will attempt to minimise the probability of slippage through careful project management and monitoring of the process, as well as monitoring new Government Advice and the emerging RSS, to ensure required adjustments are made at the earliest possible time. The underestimation of procedural requirements and workload in the year 2005 – 2006 has been addressed in the revised timescales.

7. LOCAL DEVELOPMENT DOCUMENT PROFILES

This section provides a standard profile for each of the LDD's we intend to prepare, as identified in Table 1.

All dates in the timetables are best estimates; some dates provided are reliant on outside factors.

Documents identified as 'Monitored' under the heading 'Review' will be monitored on an annual basis and reviewed as required, but at least every three years.

7.1 Statement Of Community Involvement

DOCUMENT DETAILS:

Role & Content:	How the Community can be involved in the plan-making process and the assessment of planning applications
Geographical Coverage:	<i>Borough of Darlington</i>
Status:	Part of the LDF and subject to an independent examination, but not a development plan document
Chain of Conformity	Not applicable
Review	When need identified as part of the annual monitoring report or during the review of the Community Strategy

TIMETABLE:

ADOPTED

November 2005

PRODUCTION:

Organisational Lead	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet; Environment Scrutiny Committee; Corporate Management Team; LDF Corporate Officer Working Group
Other Internal Resources: (see also Para 6.6)	LDF Members Workshop Officers responsible for related strategies e.g. Communications and Community Strategies; Audit and Best Value Team; technical support
External Resources:	Darlington Strategic Partnership; Consultants
Evidence Base	Survey of existing community groups, discussions with Darlington Strategic Partnership, response to initial consultation.
Community & Stakeholder Involvement	Focus groups with representatives of stakeholders groups; Ongoing consultation with / through Darlington Strategic Partnership and Area Partnerships; Darlington Planning Forum

7.2 Core Strategy DPD

DOCUMENT DETAILS:

Role & Content:	Sets out the vision, strategy and policies for spatial development of Darlington until 2021. Will include a key diagram to show broad locations to meet specific requirements, key transportation elements, main patterns of movement and relationship to other strategies.
Geographical Coverage:	<i>Borough of Darlington</i>
Status:	Development plan document
Chain of Conformity	General conformity with national policy, Regional Spatial Strategy for the NE and the Darlington Community Strategy,
Review	After four years of operation, unless need identified earlier, resulting from the RSS, through the annual monitoring report or during the review of the Community Strategy

TIMETABLE:

Commencement of process (Key Issues Report)	July 2002
Consultation on Preferred Options & Proposals (Regulation 26)	October 2005
Further Public Participation on Preferred Options (Regulation 26)	November 2007
Submission to Secretary of State (Regulation 28)	May 2008
Pre-exam meeting	September 2008
Commencement Examination	December 2008
Estimated Date Adoption	July 2009

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet; Environment Scrutiny Committee; Corporate Management Team; LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop; LDF Corporate Officer Working Group; Input from others as required
External Resources:	Darlington Strategic Partnership Consultant, if need identified
Evidence Base	Tees Valley Structure Plan, Community Strategy; Local Plan Key Issues Report; Darlington Gateway Study, others
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership, Area Partnerships, Parishes and development industry representatives; Consultation in accordance with SCI

Comment: Since the adoption of the Local Plan in 1997, various plans, policies and strategies have emerged and the preparation of a Core Strategy will reflect these, in particular the direction provided by the emerging RSS and the current Community Strategy for Darlington. A quality Core Strategy is considered to have the highest priority and will provide the basis for a sound LDF for Darlington Borough.

7.3 Minerals and Waste Core Strategy DPD	
DOCUMENT DETAILS:	
Role & Content:	Establishes the strategic approach to waste and minerals development in the Tees Valley
Geographical Coverage:	Tees Valley Sub-Region
Status:	Development Plan Document
Chain of Conformity	To conform with national policy and Regional Spatial Strategy
Review	After four years of operation, unless need identified earlier, resulting from the RSS or through the annual monitoring report.
TIMETABLE:	
Issues and Options Report Consultation	May 2007
Consultation on Preferred Options & Proposals (Regulation 26)	February 2008
Submission to Secretary of State (Regulation 28)	January 2009
Pre-exam meeting	June 2009
Commencement Examination	July 2009
Estimated Date Adoption	April 2010
PRODUCTION:	
Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop LDF Corporate Officer Working Group Input from other divisions as required
External Resources:	Tees Valley Joint Strategy Unit (leading production), Consultants, Darlington Strategic Partnership
Evidence Base	Tees Valley Structure Plan, Community Strategy, Regional Aggregates Working Party
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership and Area Partnerships, minerals and waste industry representatives; Consultation in accordance with SCI
Comment: This document will contain the overall strategy for the development of waste and minerals in the Tees Valley.	

7.4 Minerals and Waste Development Policies and Site Allocations DPD

DOCUMENT DETAILS:

Role & Content:	Establishes specific locations or criteria and search areas for waste and minerals sites and facilities.
Geographical Coverage:	Tees Valley Sub-Region
Status:	Development Plan Document
Chain of Conformity	To conform with the Waste and Minerals Core Strategy
Review	Formal review when need identified as part of the annual monitoring report and / or through review of the Core Strategy.

TIMETABLE:

Issues and Options Report Consultation	May 2007
Consultation on Preferred Options & Proposals (Regulation 26)	February 2008
Submission to Secretary of State (Regulation 28)	January 2009
Pre-exam meeting	June 2009
Commencement Examination	July 2009
Estimated Date Adoption	April 2010

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop LDF Corporate Officer Working Group Input from other divisions as required
External Resources:	Tees Valley Joint Strategy Unit (leading production), Consultants, Darlington Strategic Partnership
Evidence Base	Tees Valley Structure Plan, Waste Management Plans, Waste and Minerals monitoring information.
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership and Area Partnerships, minerals and waste industry representatives; Consultation in accordance with SCI

Comment: This document will identify specific sites for future development and will contain detailed development plan policies for assessing minerals or waste planning applications in the Tees Valley.

7.5 Darlington Gateway Development Area Action Plan DPD

DOCUMENT DETAILS:

Role & Content:	This will implement the economic objectives of the Council and provide a detailed framework and strategy for the implementation of Core Strategy policy for areas identified in the review of the Darlington Gateway Strategy.
Geographical Coverage:	Borough of Darlington and specific areas identified on Proposals Map
Status:	Area Action Plan (Development Plan Document)
Chain of Conformity	To conform with the Core Strategy
Review	Formal review when need identified earlier as part of the annual monitoring report, and or through the review of Core Strategy or Community Strategy action plans.

TIMETABLE:

Commencement of process	August 2007
Consultation on Preferred Options & Proposals (Regulation 26)	May 2008
Submission to Secretary of State (Regulation 28);	May 2009
Pre-exam meeting	November 2009
Commencement Examination	October 2009
Estimated Date Adoption	July 2010

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop LDF Corporate Officer Working Group Input from other divisions as required
External Resources:	Darlington Strategic Partnership If required, consultant Development Industry representatives
Evidence Base	Darlington Gateway Strategy, Darlington Employment Land Review, Community Strategy, Pedestrian Heart, Adding Quality: Development Strategy for Darlington Town Centre,
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership, Parishes and development industry representatives, business groups, business operators; Consultation in accordance with SCI

Comment: The exact detail to be included in this document will be guided by the review of the Darlington Gateway Strategy. The document will provide policy to implement the regeneration and redevelopment of area(s) in the Borough where intervention is required to achieve the desired outcome.

7. 6 Development Policies DPD

DOCUMENT DETAILS:

ROLE & CONTENT:	Borough wide generic development policies, area policies and criteria-based locational policies, cross referenced to proposals map. Will provide the main point of reference for policies directly relating to the consideration of development proposals.
Geographical Coverage:	Borough of Darlington
Status:	Development plan document
Chain of Conformity	Conformity with Core Strategy RSS, and national policy
Review	Formal review when need identified as part of the annual monitoring report and / or through review of the Core Strategy

TIMETABLE:

Commencement of process	December 2007
Consultation on Preferred Options & Proposals (Regulation 26)	October 2008
Submission to Secretary of State (Regulation 28)	August 2009
Pre-exam meeting	December 2009
Commencement Examination	March 2010
Estimated Date Adoption	October 2010

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet; Environment Scrutiny Committee; Corporate Management Team; LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop; LDF Corporate Officer Working Group; Input from other divisions as required
External Resources:	Darlington Strategic Partnership Consultant if need identified
Evidence Base	Community Strategy; Local Plan, Key Issues Report and submissions, Entec consultants report
Community & Stakeholder Involvement	Develop realistic options and development criteria in consultation with Darlington Strategic Partnership and Area Partnerships, Parishes and development industry representatives; Consultation in accordance with SCI

Comment: This document will set out a range of generic policies which provide interpretation, explanation and further detail to the Core Strategy policies against which development proposals for Darlington will be assessed and identifies the areas to which these would apply on the proposals map. It will address changes in national planning policies, identified shortcomings in the application of existing local plan policies and the Government's challenge to move away from repetitive use-based policies.

7.7 Darlington Town Centre Area Action Area Plan DPD

DOCUMENT DETAILS:

Role & Content:	Provides the planning framework for the future growth of the Darlington Town Centre as the regional focus for retail and leisure.
Geographical Coverage:	Darlington Town Centre (inset map on Proposal Map)
Status:	Area Action Plan (development plan document)
Chain of Conformity	To conform with the Core Strategy
Review	Formal when unless need identified earlier as part of the annual monitoring report, and or through review of the Core Strategy or Community Strategy action plan

TIMETABLE:

Commencement of process	February 2008
Consultation on Preferred Options & Proposals (Regulation 26)	November 2008
Submission to Secretary of State (Regulation 28);	November 2009
Pre-exam meeting	March 2010
Commencement Examination	June 2010
Estimated Date Adoption	January 2011

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop LDF Corporate Officer Working Group Input from other divisions as required
External Resources:	Darlington Strategic Partnership If required, consultant Development Industry representatives
Evidence Base	Community Strategy; Parking report, Pedestrian Heart, Adding Quality: Development Strategy for Darlington Town Centre, Darlington Retail Study Key Issues Report and submissions
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership, Parishes and development industry representatives, business groups, business operators; Consultation in accordance with SCI

Comment: This document will bring together the various policies and strategies (e.g. "Adding Quality: A Development Strategy for the Town Centre" - 2001) that currently apply to the town centre into a single document. The existing provisions are considered adequate in guiding development in the foreseeable future.

7.8 Affordable Housing SPD

DOCUMENT DETAILS:

Role & Content:	To provide clarity and detail about how much, where, when and how the affordable housing elements of new housing development could be delivered, elaborating on saved Local Plan policies H9 and H10.
Geographical Coverage:	Borough of Darlington
Status:	Supplementary Planning Document
Chain of Conformity	To conform with national policy and saved Local Plan policy.
Review	Review following adoption of the Core Strategy and following future Local Housing Assessments

TIMETABLE:

Commence preparation of Draft SPD	July 2006
Consultation on Draft SPD	October 2006
Estimated Date Adoption	April 2007

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop LDF Corporate Officer Working Group Housing Division
External Resources:	Darlington Strategic Partnership Consultants Development Industry representatives
Evidence Base	Community Strategy; Darlington Local Housing Assessment 2005; Housing Strategy; Key Issues Report and submissions
Community & Stakeholder Involvement	Develop realistic and strategic options in consultation with Darlington Strategic Partnership, Area Partnerships and Parishes and development industry representatives; Consultation in accordance with SCI.

Comment: This document will be used to provide a consistent framework for negotiations between the Council and developers for the provision of affordable housing, applying Local Plan Policies H9 and H10 in the light of the findings of the 2005 Local Housing Assessment and other evidence of affordable housing needs.

7.9 Design of New Development SPD

DOCUMENT DETAILS:

Role & Content:	Generic design guidelines for new development to provide a framework to secure high quality, safe, distinctive, sustainable design in new developments, elaborating on a range of Local Plan policies (see below)
Geographical Coverage:	Borough of Darlington
Status:	Supplementary planning document
Chain of Conformity	To conform with national planning policy and saved development plan policies
Review	Review following adoption of the Core Strategy and Development Policies DPD and when need identified as part of the annual monitoring report

TIMETABLE:

Commence preparation of Draft SPD	November 2006
Consultation on Draft SPD	November 2007
Estimated Date Adoption	April 2008

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop LDF Corporate Officer Working Group Input from other divisions as required
External Resources:	Darlington Strategic Partnership Development Industry representatives
Evidence Base	Evaluation past performance, current informal guidance, Community Strategy; Local Plan, Key Issues Report and submissions
Community & Stakeholder Involvement	Development Industry representatives, Darlington Strategic Partnership; Consultation in accordance with SCI

Comment: This will provide design guidelines aimed at ensuring quality outcomes for development. The document will cover matters such as external appearance, safety, access, accessibility, sustainable construction and space within and about buildings and will provide guidance on design codes for the Borough. This document relies on saved policies and national policy and will be prepared ahead of the adoption of the Core Strategy. The key basis for this will be the following Local Plan policies: Policy E1 Protection of the Environment, Policy E7 Landscape Conservation, Policy E29 The Setting of New Development, Policy E46 Safety and Security, Policy R1 Designing for All and Policy T24 Parking and Servicing Requirements for New Development. There are several other criteria-based policies where design is just one element of the policy and relate to particular buildings or environments, or may be relevant to a specific form of development. These policies will be referred to where appropriate. The findings of the Darlington Urban Characterisation Assessment (due in May 2007) will also inform the SPD.

7.10 Planning Obligations SPD

DOCUMENT DETAILS:

Role & Content:	This document will provide guidance and policies for the general provision of planning obligations and for specific planning obligations for different community infrastructure matters (e.g. affordable housing, open space, sustainable transport improvements). It will include standards, formulae and if appropriate tariffs for planning obligations and model heads of terms and standard clauses for a S106 agreement, elaborating on a range of Local Plan policies (see below).
Geographical Coverage:	Borough of Darlington
Status:	Supplementary planning document
Chain of Conformity	To conform with national policy and saved development plan policies
Review	Review following adoption of the Core Strategy and Development Policies DPD and when need identified as part of the annual monitoring report

TIMETABLE:

Commence preparation of Draft SPD	June 2007
Consultation on Draft SPD	March 2008
Estimated Date Adoption	August 2008

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section	Planning Services
Management Arrangements	Cabinet Environment Scrutiny Committee Corporate Management Team LDF Corporate Officer Working Group
Internal Resources: (see also Para 6.6)	LDF Members Workshop LDF Corporate Officer Working Group Input from other divisions as required (e.g. Housing, Transport, Economic Regeneration)
External Resources:	Darlington Strategic Partnership Consultants if required
Evidence Base	Various needs analysis; National guidelines
Community & Stakeholder Involvement	Development Industry representatives, Darlington Strategic Partnership; Consultation in accordance with SCI

Comment: This document will translate the vision set out in the Core Strategy into a range of policies providing guidance on the application of planning obligations, having regard to current Government planning policy and guidance. This document relies on a range of Local Plan policies (pursuant to paras 10.4-10.5) and Circular 05/2005, but will be reviewed once the Core Strategy and Development Policies DPDs are adopted, to ensure ongoing integration with the emerging LDF. Depending on emerging Government guidance, the benefits of including a 'tariff' based option will be evaluated.

7.11 Proposals Map and Inset Maps

DOCUMENT DETAILS:

Role & Content:	Identifies geographical coverage of the main proposals, designations, site allocations and the boundaries for Area Action Plans
Geographical Coverage:	Proposal Map with Inset Maps as required covering the Borough of Darlington
Status:	Development plan document
Chain of Conformity	Not applicable
Review	As required

TIMETABLE:

Will be published with Development Policies DPD and amended as required for subsequent DPD's. For timetable and opportunity to comment, see entries for the individual DPD's.

PRODUCTION:

Organisational Lead:	Director Development and Environment
Lead Section:	Planning Services
Internal Resources: (see also Para 6.6)	Planning Support Unit (GIS Support), IT Support, Communications Unit – reprographics
External Resources:	Mapping Consultants
Evidence Base:	Existing Local Plan; DPD's
Community & Stakeholder Involvement	Consultation in conjunction with associated DPD's

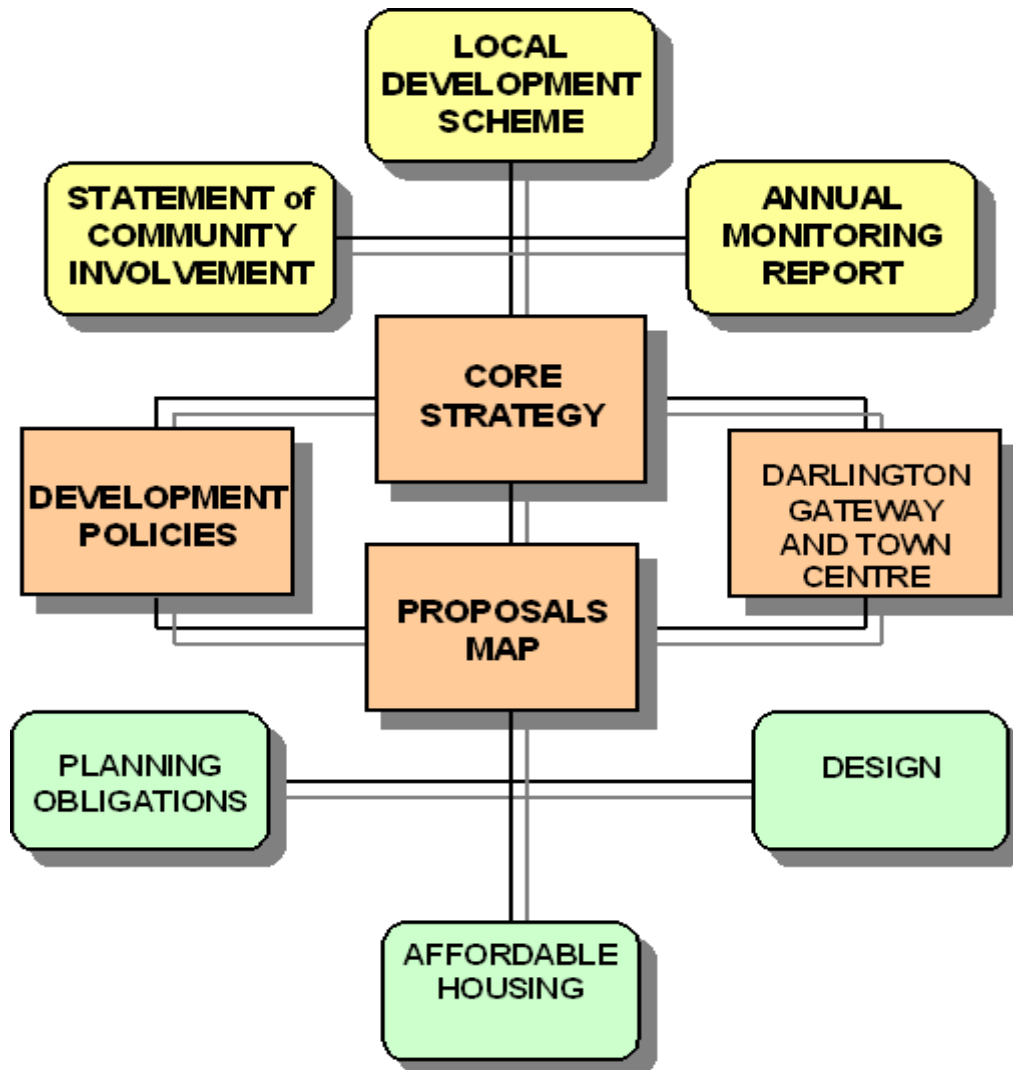
Comment: The Proposals Map (with insets) is currently the Proposals Map of the adopted Borough of Darlington Local Plan, together with the County Durham Waste Disposal Local Plan Proposals Map and the Durham County Council Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan Proposals. This will be reviewed once the Development Policies DPD, Gateway Area Action Plan and Town Centre Area Action Plan are adopted, to ensure ongoing integration with the emerging LDF.

APPENDICES

- Appendix 1** Diagram - Structure of the Darlington Local Development Framework
- Appendix 2** Relevant Plans and Strategies for the Local Development Framework
- Appendix 3** Overview of the LDF evidence base
- Appendix 4** Existing Development Plan Framework
- Appendix 5** Supplementary and other Planning Guidance adopted by Darlington Borough Council
- Appendix 6** Glossary

APPENDIX 1. LOCAL DEVELOPMENT FRAMEWORK

Illustrates the structure of the Darlington Local Development Framework.



APPENDIX 2. LDF – RELEVANT PLANS & STRATEGIES

Identifies the plans and strategies that are relevant to the production of the local development framework.

Note 1: Excludes Government policy documents, though these are material considerations that can outweigh the development plan, and also excludes regional strategies whose spatial implications are reflected in RPG 1 or the draft Regional Spatial Strategy.

Note 2: These documents are also part of the evidence base for the LDF

Note 3: DBC stands for Darlington Borough Council

DOCUMENT	PRODUCED	DATE	STATUS
GENERAL			
All Together Now: A Social Inclusion Strategy for Darlington 2005	Darlington Partnership & DBC	2005	Material Consideration
Asset Management Plan	DBC	Annual	Material Consideration
Capital Strategy 2004	DBC	October 2004	Material Consideration
Connecting People: Darlington's Communication Strategy 2003/2005	DBC	2003	Material Consideration
Darlington Consultation Strategy	DBC	2002 (Review late 2006)	Material Consideration
Darlington Crime & Disorder Strategy 2005–2008	Darlington Community Safety Partnership	March 2005	Material Consideration
Childrens Services Plan	DBC & others	2006	Material Consideration
GOLD: Growing Older Living in Darlington: Integrated Strategy for Older People in Darlington	DBC	January 2004	Material Consideration
Neighbourhood Renewal Strategy	Darlington Partnership & DBC	2005	Material Consideration
Sustainable Communities: Building For the Future (and associated guidance / advice)	Office of the Deputy Prime Minister	February 2003	Material Consideration
Making it Happen: The Northern Way and Creating Sustainable Communities in the North East	Office of the Deputy Prime Minister	September 2004	Material Consideration
Leading Edge – Corporate and Best Value Performance Plan 2006/09	DBC	2006 updated annually	Material Consideration
Where Quality Comes to Life: A Community Strategy for Darlington	Darlington Partnership	April 2003	Material consideration
PLANNING FRAMEWORK			
Borough of Darlington Local Plan	DBC	November 1997 alterations 2001	Part of Existing Development Plan
County Durham Minerals Local Plan – Deposit Plan	Durham County Council	1997	Material Consideration

DOCUMENT	PRODUCED	DATE	STATUS
Magnesian Limestone Escarpment (Minerals & Landscape Restoration) Local Plan	Durham County Council	1987	Part of Existing Development Plan
RPG1: Regional Planning Guidance for the North East	Office of the Deputy Prime Minister	November 2002	Part of Existing Development Plan
Tees Valley Structure Plan	Tees Valley Joint Strategy committee	February 2004	Part of Existing Development Plan
View: Shaping the North East (Submission Draft Regional Spatial Strategy and EIP Panel Report)	Association of North East Councils	Submission July 2005 Panel Report August 2006	Material Consideration
Statement of Community Involvement	DBC	November 2005	Part of Local Development Framework
County Durham Waste Disposal Local Plan	Durham County Council	1984	Part of Existing Development Plan
HOUSING			
Darlington Homelessness Strategy 2011	DBC (Housing Services)	2006 Review in 6-12 months	Material Consideration
Darlington Local Housing Assessment	David Cumberland Consultants & DBC (Housing Services)	2005	Material Consideration
Private Sector Housing Renewal Strategy	DBC	2007 – to be updated	Material Consideration
Darlington's Housing Strategy Statement	DBC (Housing Services)	2004	Material Consideration
Tees Valley Housing Market Renewal Strategy	Tees Valley	2005	Material Consideration
Tees Valley Sub Regional Housing Strategy	Tees Valley Authorities	2006	Material Consideration
Older Persons Housing Strategy	DBC	2007	Material Consideration
ECONOMIC DEVELOPMENT			
Gateway to Economic Quality – Darlington Economic Regeneration Strategy 2004–09	Darlington Partnership with DBC	April 2004	Material Consideration
Regional Economic Strategy Consultation Strategy 2006: Leading the Way; and SA/SEA consultation	One North East	April 2006	Material Consideration
Realising Our Potential – The Regional Economic Strategy for the North East of England	One NorthEast with North East Assembly	October 2002	Material Consideration
Tees Valley Vision	Tees Valley Partnership	October 2003.	Material Consideration
Tees Valley City Region Development Programme	Tees Valley Partnership	May 2005	Material Consideration

DOCUMENT	PRODUCED	DATE	STATUS
RETAILING AND TOWN CENTRES			
Adding Quality: A Development Strategy for Darlington Town Centre	DBC with One NorthEast	February 2001	Part of Existing Development Plan
Guidelines for the Introduction of A2 and A3 Uses and Amusement Centres into the Secondary Shopping frontages of Darlington Town Centre.	DBC	October 1998	Supplementary Planning Guidance
TRANSPORT			
Darlington a Town on the Move: Creating a sustainable travel demonstration town	DBC, local transport operators & Darlington Primary Care Trust.	Spring 2004	Material Consideration
Submitted Provisional Local Transport Plan 2006–2011	DBC	2006	Material Consideration
Local Transport Plan 2001–2006	DBC	July 2000	Material Consideration
Rights of Way Improvement Plan	DBC	Draft December 2006 / Publish October 2007	Material Consideration
ENVIRONMENT			
Achieving a better Quality of Life– The integrated regional framework for the North East	Sustaine	November 2004	Material Consideration
Affordable Warmth Strategy	DBC		Material Consideration
Climate Change Strategy	DBC	Autumn 2006	Material Consideration
Countryside Strategy	DBC	<i>Draft December 2006 / Publish October 2007</i>	Material Consideration
Durham Biodiversity Action Plan	Durham Biodiversity Partnership	1999	Material Consideration
People & Nature: A Strategy for the Green Environment (Draft Countryside Strategy)	DBC	1997	Material Consideration
North East Regional Renewable Energy Strategy	North East Assembly	March 2005	Material Consideration
Tees Valley Strategic Flood Risk Assessment	JBA Consultants	February 2007	Material Consideration
Tees Forest Plan	The Tees Forest	November 2000	Material Consideration
EDUCATION & HEALTH			
Improving Health & Well-Being 2005-2010	Darlington Primary Care Trust	2005	Material Consideration
Primary Care Practice Trust Investment Plan (Local Delivery Plan 2003 – 2006)	Darlington Primary Care Trust	2003	Material Consideration

DOCUMENT	PRODUCED	DATE	STATUS
School Organisation Plan	DBC	August 2003 – update planned 2006	Material Consideration
Investing in Tomorrow – Darlington's Children and Young People's Plan 2006-2009	DBC	2006	Material Consideration
OPEN SPACE, SPORT & RECREATION & CULTURE			
Commuted Sums from New Housing Developments for the Enhancement of Existing Equipped Play Areas.	DBC	September 2001	Material Consideration
Moving Up: Local Cultural Strategy	DBC	April 2003	Material Consideration
Open Spaces Strategy	DBC	March 2007	Material Consideration
Playing Pitch Strategy (Draft)	DBC	September 2006	Material Consideration
Darlington Play Strategy	Darlington Partnership	<i>Due September 2007</i>	Material Consideration
Public Art Policy (Draft)	DBC	June 2005	Material Consideration
Tees Valley Green Infrastructure Strategy (Draft)	Tees Valley Authorities	August 2006	Material Consideration
Tree Strategy	DBC	2001	Material Consideration
MINERALS & WASTE MANAGEMENT			
DBC Interim Waste Management Strategy 2003 – 2008	DBC	Approved by Cabinet Sept. 2003	Material Consideration
Towards A Waste Management Strategy for the North East (Draft)	NERTAB for North East Assembly	February 2003	Material Consideration

APPENDIX 3. LDF EVIDENCE BASE

Provides an overview of the evidence base we propose to use and produce.

Note: These documents have been identified in addition to the documents in Appendix 4.

DOCUMENT TITLE	PRODUCED	DATE
GENERAL		
Corporate Consultation	various	ongoing
Darlington Community Strategy – Action Plan 2005 – 2006	Darlington Partnership	July 2006
Darlington Facts and Figures	Tees Valley Joint Strategy Unit	Annually
Darlington Gateway Scheme	Janet Benton & Willie Miller	June 2002
Draft Neighbourhood Renewal Performance and Action Plan 2005 – 2006	Darlington Partnership with DBC	October 2004
Heighington Parish Plan	Heighington Parish Council	2000
Middleton St George and Low Dinsdale Joint Parish Plan	Middleton St George and Low Dinsdale Parish Councils	2002
Social Issues Map	DBC	2006 (updated annually)
Tees Valley Facts and Figures	Tees Valley Joint Strategy Unit	Annually
Tees Valley Rural Forum	Tees Valley Partnership	2000
Darlington Annual Monitoring Report	DBC	2005
PLANNING FRAMEWORK		
Darlington Sustainability Appraisal	Entec Consultants	2002
Draft Haughton Road Masterplan	Tees Valley Regeneration	October 2004
Review of the Borough of Darlington Local Plan: Draft Strategy Report	DBC (unpublished)	January 2003
Review of the Borough of Darlington Local Plan: Key Issues Report	DBC	July 2002.
Darlington Local Development Framework: Core Strategy Preferred Options	DBC	October 2006
Darlington Core Strategy Preferred Options Sustainability Appraisal	BDP Consultants	October 2005
HOUSING		
Housing Sites Record and Housing Land Availability	DBC	Continuous
Darlington Urban Capacity Study	DBC & others	April 2004
Draft Regional Housing Strategy (North East)	North East Housing Board	July 2003
Tees Valley 2004 Housing Market Assessment	Nathaniel Lichfield / David Cumberland for TeesValley Living	January 2005
ECONOMIC DEVELOPMENT		

DOCUMENT TITLE	PRODUCED	DATE
Darlington Economic Profile	Tees Valley Joint Strategy Unit	2004
Darlington Employment Land Database	DBC	Continuous
Darlington Gateway Development Framework	Donaldson & TVR	January 2003
New Approaches to Public Procurement (NAPP) Policy	DBC	<i>Spring 2005</i>
Tees Valley Partnership Action Plan 2003–06	Tees Valley Partnership	2003
RETAILING AND TOWN CENTRES		
Darlington Retail Study	Martin Tonks, DBC	2004
Retail Monitoring	DBC	Annually
TRANSPORT		
Darlington Travel Behaviour Research Baseline Survey 2004	DBC with Socialdata & Sustrans	February 2005
Darlington Gateways: Transport (A66 options)	North East Assembly (WSP & Carl Bro)	January 2005
Design Guide & Specifications Residential and Industrial Estates Development	DBC	January 1998 amendments 2000
Darlington: A Town On The Move Second Local Transport Plan 2006-2011	DBC	2006
Local Transport Plan Annual Reports	DBC	Annually in July
Transport Accessibility Strategy	DBC with TV JSU	<i>2005</i>
Durham Tees Valley Airport Masterplan	Durham Tees Valley Airport	<i>Consultation draft 2005</i>
ENVIRONMENT		
Air Quality in the Tees Valley 2000 - 2003	Tees Valley Environmental Group	2004
Borough of Darlington Conservation Areas	DBC	2000
Contaminated Land Inspection Strategy	DBC	2003
Index to Listed Buildings in DBC	DBC	Updated 2005
Review And Assessment Of Air Quality 2003	DBC	2003
Sites of Special Scientific Interest Citation and Condition	English Nature	Updated 2006
Register of Historic Parks & Gardens Descriptions	English Heritage	2000
EDUCATION & HEALTH.		
Community Strategy Action Plan Indicators	Darlington Partnership	2004
OPEN SPACE, SPORT, RECREATION & CULTURE		
Darlington Greenspace Study	North-East Market Surveys - DBC	November 2003
MINERALS & WASTE MANAGEMENT		
Annual Aggregates Monitoring Report 2003	North East Regional Aggregates Working Group	2004

APPENDIX 4. ANALYSIS OF EXISTING DEVELOPMENT PLAN FRAMEWORK

NOTE: Formal submissions in respect of policies to be saved after September 2007 have been made in accordance with the protocol issued by the Government on 11 August 2006.

1. STRATEGIC PLANNING POLICY CONTEXT

Regional Planning Guidance for the North East (RPG1), looking forward as far as 2016, was approved in 2002, the Examination Panel report having been published in 2001. It summarises national planning policies as they apply to the region. The main impacts on Darlington, highlighted in the Strategy Diagram, are:

- identification of the town as a regeneration area (para 2.14)
- recognition of the strategic employment land commitments at Faverdale and Heighington Lane West (the latter mainly in Sedgefield Borough) (Table 4.2)
- recognition of Darlington town centre as a main retail/commercial/leisure centre (Policies TC1, RD1)
- assistance to the development of Durham Tees Valley (formerly Teesside) Airport (Policies EL7, T17)

The Tees Valley Structure Plan, also looking forward to 2016, was adopted in 2004, the Examination Panel report having been published in 2001. This sets out strategic policies at the sub-regional level, consistent with RPG1. Those specifically impacting on Darlington, mostly highlighted in the Key Diagram are:

- land for employment (Policy EMP5)
- land for prestige employment (Policy EMP6)
- land for major inward investment (Faverdale) (Policy EMP7)
- Durham Tees Valley (formerly Teesside International) Airport (EMP9, T17)
- primary road improvement (A66(T) and Cross-Town Route) (T18A, T18B)
- provision for new dwellings (H1)
- Area of High Landscape Value (ENV2)
- strategic wildlife corridor (ENV8)
- green wedge (ENV15)
- community forest (ENV16)
- town centre (TC2)
- district centre (TC3)

Although adopted in 2004, the Structure Plan, in respect of its impact on Darlington, reflects the recommendations of the examination panel in 2001 (only the housing provisions being changed, to accord with RPG1).

A Regional Spatial Strategy for the North-East, which will replace RPG1 and the Tees Valley Structure Plan, was submitted to the Government in July 2005. It reflects Government policy and guidance new since 2001/2002, and work on the Tees Valley Vision, housing market restructuring and the Northern Way.

The public examination ended in April 2006. Publication of Proposed Changes is expected in May 2007.

2. LOCAL PLAN

2.1 BOROUGH OF DARLINGTON LOCAL PLAN

The Local Plan was adopted in 1997, and Alterations to policies for the allocation of land for housing were adopted in 2001. It does not include minerals and waste policies, deposit predating the authority achieving unitary status in April 1997.

The Local Plan continues to provide the main planning policy platform for the day-to-day consideration of development proposals. The Council will probably want to carry forward and incorporate most of these, in whole or in part, into the LDF. Different policy elements are likely to be carried forward into different documents at different times.

Most policies have a specific local dimension, for example local application/interpretation of national or regional policy, or area/location specific allocations. Some could be allowed to completely lapse eg:

- land allocations where development has been completed or substantially completed;
- policies that are now completely inconsistent with/have been superseded by national policy or regional spatial strategy; and
- policies that simply repeat national policy or regional spatial strategy.

It is considered that continuation of existing arrangements, whereby the Local Plan policies are read alongside more recent related higher level policies (eg national policy, regional spatial strategy), will, in the absence of properly indexed national and regional policy, be the most effective method of communicating planning policy for the Borough. The Local Plan is likely to remain by far the best initial point of reference, until replaced by LDDs. Removal of policies would, with the exception of the few that are completely redundant, make user access more difficult, and possibly also result in significant policy voids.

In these circumstances, it is considered advisable that provision be made for saving the majority of policies until the new local development framework is substantially in place, currently not anticipated before 2010.

2.2. ADOPTED MINERALS AND WASTE LOCAL PLAN POLICIES

At this stage it is anticipated that none of the County Durham Waste Disposal Local Plan (adopted 1984) or Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan (adopted 1987) policies and proposals are likely to need to be saved beyond three years. The proposals are either implemented, committed or unlikely to be implemented. Strategic policy elements are largely covered or superseded by national, RPG1 and TVSP policies. Development control policies largely parallel similar policies in the Borough of Darlington Local Plan.

2.3. COUNTY DURHAM MINERALS LOCAL PLAN DEPOSIT VERSION 1997

This provides a more comprehensive and up-to-date minerals local plan policy framework, and is a material consideration, although the Council does not intend to progress it beyond its current first deposit stage. The Inspector's recommendations on objections to the Plan as progressed by Durham County Council, in respect of its residual area, are relevant to those policies covering the whole of the original County, including Darlington, albeit without legal force. Strategic policy elements are largely covered or superseded by national, RPG1 and TVSP policies. Development control policies largely parallel similar policies in the Borough of Darlington Local Plan, and, similarly, many are written in (a) styles(s) which do(es) not allow(s) for straightforward transfer to a 'generic' framework without substantial editing.

3. IDENTIFIED POLICY OMISSIONS

A scoping report, prepared by Entec in 2002, recommended that the following policy omissions be addressed:

3.1 Housing

- Application of the sequential approach to the location of housing.
- Inclusion of PPG3 para 31 criteria within a criteria based policy against which the suitability of development site can be assessed.
- Inclusion of an appropriate target for the proportion of new housing to be built on previously developed land.
- Phased release of new development sites in order to prioritise the development of previously developed sites in advance of greenfield land.
- Inclusion of a specific policy seeking to increase densities perhaps through setting appropriate target densities for new sites.
- Inclusion of a policy setting out the Authority's intent to review existing planning permissions if they are submitted for renewal.
- A criteria based policy which sets out the Borough's intent to consider the reuse of land formerly in employment use for residential redevelopment.
- Policy setting out the number of affordable homes that need to be provided, based upon its most up to date Housing Needs Assessment and identifying suitable sites for such development.
- Making better use of the existing stock.

3.2 Mixed Use Development

- A policy which specifically encourages mixed development in suitable locations and where appropriate identify such sites.
- Consideration of the cumulative effect of concentrations of single uses.

3.3 Design

- Specify policy could give encouragement to good design in all forms of development.
- Promotion of the use of sustainable construction methods.

3.4 Employment

Policy which gives encouragement to cluster development and provides sites for high value added activities.

3.5 Retail & Leisure

- Encouragement of mixed use development with particular emphasis on such development in the town centre.
- Clarification of the approach that will be applied to all types of retail development - focusing such development on town centres in the first instance.
- Policy to ensure that the scale of retail provision is appropriate to the scale of the centre.

3.6 The Countryside

- Policy placing more emphasis on the encouragement of rural enterprises.
- Translation of the AHLV into/towards the Countryside Agency's character assessment approach.
- Identification of tranquil areas and a policy to maintain their tranquillity.
- Identification of areas of additional planting in the Tees Forest Plan and relevance of Tees Forest Plan in development decisions.
- Policy assisting in the retention of rural services.

3.7 Air Quality

Acknowledge the location of any Air Quality Management Areas (AQMA's) and the indications of any such designations.

3.8 Waste

- Identification/recognition of the key principles set out in para. 6 of PPG10 ie consideration of the Best Practicable Environmental Option (BEPO) for each waste stream, regional self-sufficiency, the proximity principle and the waste hierarchy.
- Need for new facilities over the plan period.
- Policy setting out the requirement for waste audits covering both the construction and operational phases of development, together with an intent to seek contributions towards facilities to manage waste associated with major developments.
- Separate policies may also be required for special, hazardous and clinical wastes.

3.9 Flood Risk

- Development decisions based on the pre-cautionary principle.
- The plan should set out a sequential approach to locations for development in relation to levels of flood risk (with the flood risk area identified on the Inset Map).
- Promotion of the use of Sustainable drainage systems.

3.10 Transport

- Inclusion of a policy which sets out requirements for transport assessments

and travel plans.

- Inclusion of a policy relating to planning obligations in respect of transport.
- Review of parking standards, where appropriate setting lower standards and the intention of them to be applied flexibly.
- Cross reference should be made to the Local Transport and its status in decisions.

3.11 Other Matters

Identification of landscapes of particular archaeological and historic importance and establishment of a policy seeking to ensure the protection and enhancement of such areas.

APPENDIX 5. SUPPLEMENTARY AND OTHER PLANNING GUIDANCE

Lists the Supplementary Planning Guidance and additional explanatory guidance adopted by the Darlington Borough Council.

DOCUMENT	STATUS	Link to Local Plan Policy	Consultation
Affordable Housing	SPD	H9, H10	As PPS 12
Guidelines for the Introduction of A2 and A3 Uses and Amusement Centres into the Secondary Shopping Frontages of Darlington Town Centre	SPG	S4, S5 - Informs AAP Town Centre	As PPG 12
Adding to Quality: A Development Strategy for Darlington Town Centre	SPG	EP11 - Informs AAP Town Centre	As PPG 12
Commuted Sums from New Housing Developments for the Enhancement of Existing Equipped Play Areas	SPG	R6, R7 - Informs SPD Planning Obligations	As PPG 12
Open Space Strategy	Informal Policy	Adds to E3, R4-R8	As PPS 12
Commercial Street	Guidance	EP 11.5 - Informs AAP Town Centre	
Faverdale East	Guidance	EP 3.5 - Development Brief	
Haughton Road & Replacement Darlington College of Technology	Guidance	EP 4, EP 7.5, R21, E3 - Outline Planning Application; Informs CS	
Planning Guidance Notes: Alterations and Extensions to Dwellings	Guidance	H12 - SPD Design Guidelines	
Planning Guidance Notes: Shopfront Security	Guidance	E38 - DPD Development Policies	
Durham County Council Design Guides – Shopfronts	Guidance	E29, E38 - Informs SPD Design Guidelines	
Borough of Darlington - Conservation Areas	Other	Informs SPD Design Guidelines	
Design Guide and Specifications Residential and Industrial Estates Development	Guidance	H11, T13 – Informs DPD Development Policies	

APPENDIX 6. GLOSSARY

It is easy for jargon to be inadvertently used in reports, hindering understanding. To help you, this section lists many frequently used abbreviations and their meaning.

AAP	Area Action Plan – a DPD that provides guidance and development criteria for specific geographical areas (e.g. Town Centre)
AMR	Annual Monitoring Report – monitors progress of the LDS and the implementation of LDDs; recommends remedial actions if required.
CS	Community Strategy - sets out the communities vision for the Borough and identifies the key outcomes we aim to achieve
DBC	Darlington Borough Council
DPD	Development Plan Document - statutory LDDs that the Council will produce
GO NE	Government Office for the North East
LDD	Local Development Document – a generic name for both the statutory and non-statutory documents within the LDF
LDF	Local Development Framework – the framework that will replace the Local Plan
LDS	Local Development Scheme – Sets out what documents will make up the local development framework and when they will be produced
ODPM	Office of the Deputy Prime Minister
PPG	Planning Policy Guidance Note – planning guidance notes produced by the Government
PPS	Planning Policy Statement – Policy Statement on planning issues produced by the National Government. These are being produced to replace the existing PPGs and Council must comply with their provisions
PINS	Planning Inspectorate
RSS NE	Regional Spatial Strategy for the North East A regional strategy for the North East region. The LDDs we produce must be in accordance with its provisions
SCI	Statement of Community Involvement sets out how the community will be able to participate in the preparation of the LDF
SA	Sustainability Appraisal An evaluation of the likely effects on social, environmental and economic conditions of the strategy or plan
SEA	Strategic Environmental Assessment refers to an European directive that will require a detailed environmental assessment of all major plans
SoS	Secretary of State
SPD	Supplementary Planning Document – The non-statutory LDDs in the LDF that elaborate on the policy and proposals in the DPDs.
SPG	Supplementary Planning Guidance – Supplementary guidance adopted to provide additional detail on policies in the current Local Plan
TV	Tees Valley