

# Darlington Local Plan Annual Monitoring Report 2014/15

## LOCAL PLAN PREPARATION FACT SHEET



### WHAT WE SET OUT TO DO

- Continue with the preparation of Development Plan Documents (DPDs) as part of the Local Plan (formerly known as the Local Development Framework) for the Borough of Darlington.
- Review and update the Council's plan making programme and publish the amended version in a revised 'Local Development Scheme' document.

### WHAT HAS BEEN ACHIEVED?

Work is well underway in the preparation of a new Local Plan for the Borough of Darlington, formerly known as the Local Development Framework (LDF). The new Local Plan will gradually replace saved policies in the existing Borough of Darlington Local Plan (adopted 1997, with alterations 2001) and comprise separate Development Plan Documents (DPDs) and non-statutory Supplementary Planning Documents (SPDs) as set out in the diagram below.

#### Regional Spatial Strategy for the North East (until revoked)

#### The New Local Plan

**Core Strategy** (adopted May 2011)

**Making and Growing Places DPD**

Preferred Options (Summer 2013)  
 Revised Draft Housing Site Allocations (May-July 2014)  
 Publication of Draft Plan (Autumn 2015)  
 Submission to Secretary of State: ( Summer 2016) Adoption (end of 2016)

**Saved policies: Local Plan** (2001)

**Tees Valley Minerals & Waste Core Strategy**

(adopted October 2011)

**Tees Valley Minerals & Waste Policies & Sites**

**DPD** (adopted October 2011)

#### Supplementary Planning Documents

Design of New Development SPD (adopted July 2011)

Affordable Housing SPD (adopted April 2011)

Equipped Play Space Commuted Sums SPG (adopted 2011)

Planning Obligations SPD (adoption January 2013)

Tees Valley Waste Managements SPD (adoption Autumn 2013)

\* These two documents will be replaced by Planning Obligations SPD

Any Neighbourhood Plans

#### Statement of Community Involvement (to be updated in 2015)



**Core Strategy:** The Core Strategy DPD was adopted in May 2011 and contains the strategic policies, long term spatial vision, and locational strategy for the new Local Plan for the Borough of Darlington.

Work on a Borough wide allocations and development management policies document, known as the Making and Growing Places DPD is underway. It will contain land allocations for new housing and employment, retail, open space, sports facilities and other infrastructure. The document will also identify areas where there are restrictions on development for environmental and other reasons and set out development limits for the urban areas and villages.

**Making and Growing Places DPD:** In June to August 2013, the Council consulted on the Preferred Options for the new Making and Growing Places DPD and its accompanying Sustainability Appraisal Scoping Report. In May to July 2014, the Council consulted on the revised draft housing site allocations. During 2014/15, the Council has progressed other key pieces of work which will help to prepare the evidence base and inform policies within the Making and Growing Places DPD:

- The sixth annual update to Darlington's Strategic Housing Land Availability Assessment (SHLAA) is underway. The updated SHLAA report is due to be published in September 2015. This assesses the potential of the Borough to accommodate housing development over the next 15 years;
- In March 2015, the Council commissioned an update of the Darlington Strategic Housing Market Assessment (SHMA) and Objectively Assessed Housing Need (OAN). The results are expected in Autumn 2015.
- Transport modelling work has been commissioned. A key part of this is a strategic model covering the main urban area of Darlington. This will examine existing traffic conditions and then apply projected growth in terms of proposed housing and employment allocations to the model with scenarios of different mitigation measures included. This work will cover the timescale of the plan period while also forecasting beyond to 2030 and final results are expected in late Summer / Autumn 2015
- A revised Local Development Scheme was agreed at the Council's Cabinet Meeting in October 2014.

However, there have been a number of factors that have caused the timetable for the preparation of the Making and Growing Places DPD to slip and the Council is now anticipating Publication of the Pre-submission Draft MGP in late Autumn 2015. Key factors that have caused delay in the preparation timetable are summarised below:

- Transport modelling work as set out above
- A recent planning appeal decision (12th January 2015) which allowed up to 250 new homes on another site on the northern edge of Middleton St. George found that at this time, the Council cannot demonstrate a five year supply of suitable, available and deliverable housing land. This is because the Council does not have an up to date objective assessment of housing need (OAN). As a result, the Council has commissioned work that will provide an updated Objectively Assessed Housing Need. The results will not be available until late Summer / Autumn 2015 and so this has caused delay to the Local Plan preparation timetable.

The Council will need to respond to any further modifications to the planning system or planning regulations.



**Neighbourhood Planning:** While not part of Darlington's Local Plan, the Government has introduced the right to do neighbourhood planning through the Localism Act 2011. It is one way communities can decide the future of the places where they live and work, choosing where they want new homes, shops and offices to be built and having their say on what new buildings should look like. Neighbourhood plans can be taken forward by Parish councils or 'neighbourhood forums' in non parished areas. In Darlington, one Neighbourhood Area, Sadberge Parish Neighbourhood Area was designated in May 2013 and is the first in the Borough. Blackwell Neighbourhood Forum and associated area was formally designated by Darlington Borough Council on 29th May 2014.

### WHAT DOES THIS MEAN?

Initial data collection and analysis work, including reflecting on the impact of the NPPF on policy direction, provides a good base for moving forward with significant community engagement on site specific policies and proposals in the coming year. Delays to Local Plan making have occurred, as the Council has responded to changes to the National regulatory and planning policy context, and has experienced unanticipated high levels of public and other interest in site specific options.

### MOVING THINGS FORWARD: KEY ACTIONS

- Prepare draft Making and Growing Places document for Publication in Autumn 2015, with submission to the Secretary of State to follow in January/February 2016 and adoption in Autumn 2016.
- Update the Local Development Scheme in Summer 2015 which will set out the programme for preparing the Making and Growing Places document and any other development plan documents.
- Support the work of local communities in preparing any Neighbourhood Plans.

Last Updated Summer 2015

**Contact Us:** You can access more information on planning policy in Darlington at:  
[www.darlington.gov.uk/planningpolicy](http://www.darlington.gov.uk/planningpolicy)

If you are particularly interested in statistics and data for Darlington borough, you can view these at:  
<http://lis.darlington.gov.uk/>

Alternatively, contact the Planning Policy Team on **01325 388644** or email [planning.policy@darlington.gov.uk](mailto:planning.policy@darlington.gov.uk)

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