



WHAT THE LOCAL PLAN SETS OUT TO DO

- Identify the resources and infrastructure required to implement the new Local Plan policies (formerly known as the Local Development Framework).
- Identify organisations that will play a role in delivering elements of the Local Plan, and means of delivery.
- Identify other Council plans and strategies that will form part of the implementation framework.

WHAT HAS BEEN ACHIEVED?

During the last year, Core Strategy policies, together with the saved policies of the Borough of Darlington Local Plan, have provided the planning policy framework which has helped to guide and secure development to deliver the physical aspects of '**One Darlington: Perfectly Placed**', which provides the vision for Darlington, up to 2021. A total of 942 planning applications were determined in 2014/15. This is compared to 952 applications in 2013/14.

An implementation framework was included in the Core Strategy. Since its adoption, the names and content of the planning policy documents that are being prepared has changed (**see Local Plan Preparation Fact Sheet**).

The Council continues to actively work with many of the organisations that were identified in the Core Strategy to help deliver it, such as housebuilders, agencies and community groups. It is also successfully bringing investment in from many of the sources identified, such as the Homes and Communities Agency's Affordable Housing Programme. However, some of the identified organisations, such as One North East, and identified funding streams, such as the Primary Capital Programme, no longer exist. Where this is the case, the Council has built partnerships with successor organisations, such as the Homes and Communities Agency and Tees Valley Unlimited Local Enterprise Partnership, and is investigating alternative mechanisms of funding and delivery, such as prudential borrowing and asset backed vehicles.

Contributions from private developers are also an integral part of the delivery mechanism for many developments. Developer contributions, also known as Planning Obligations or Section 106 agreements are key to securing the infrastructure which is required to help mitigate the impact of new development. These are legal agreements negotiated between the Council and developers or landowners as a result of a planning application. Now adopted, the Planning Obligations SPD has considerable weight when assessing the provision of new facilities in all planning applications. Where there is sufficient viability in a scheme and it is necessary to enable the granting of planning permission, the adopted SPD will enable the Council to collect contributions for a wider range of matters than previously. A Planning Obligations SPD was formally adopted by the Council in January 2013. Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Development may be liable for a charge under the Community Infrastructure Levy (CIL), if the local planning authority has chosen to set a charge in its area. In a Cabinet Report (2nd September 2014), officers recommended that Darlington Council should

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IMPLEMENTATION FACT SHEET



not pursue CIL at this time and that this decision would be reviewed on adoption of the Local Plan or if the national policy direction changed. Cabinet supported the recommendations. The reasons given for not pursuing CIL included the fact that it would be premature and an ineffective use of resources to begin work on a CIL until there is more certainty associated with the Local Plan and its evidence base. It is also considered that introducing a CIL before the anticipated upturn in the market (2018-19) is likely to produce significantly less funding than through the current planning obligations system.

WHAT DOES THIS MEAN?

The deliverability of the different elements of the Local Plan is influenced by the availability of resources. Recent reductions in public sector budgets and the wider constrained availability of finance in the private sector have inevitably impacted on the ability to deliver development in the timescales originally anticipated. As the viability of development schemes has been squeezed, so it has been more difficult for the Council to secure S106 attached to the grant of planning permission contributions for physical and community infrastructure.

MOVING THINGS FORWARD: KEY ACTIONS

- Update delivery organisations, means of delivery and funding sources as part of the Implementation Framework of the Local Plan, alongside publication and adoption of the Making and Growing Places Development Plan Document.
- Review the Planning Obligations SPD to reflect the up to date position on scheme viability.

Last Updated Summer 2015

Contact Us: You can access more information on planning policy in Darlington at:
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

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