



### 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, formally 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.

#### The New Local Plan

**Core Strategy** (adopted May 2011)

#### Making and Growing Places DPD

Preferred Options Publication (Summer 2013)  
Final Publication and Submission (2014)  
Adoption, (2015)

**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

Any  
Neighbourhood  
Plans

Design of New  
Development SPD (adopted  
July 2011)

Green Infrastructure  
Strategy (approved by  
Cabinet 1 October 2013)

Planning Obligations SPD  
(adoption January 2013)

**Community Infrastructure Levy (CIL) Charging Schedule** (from 2014)

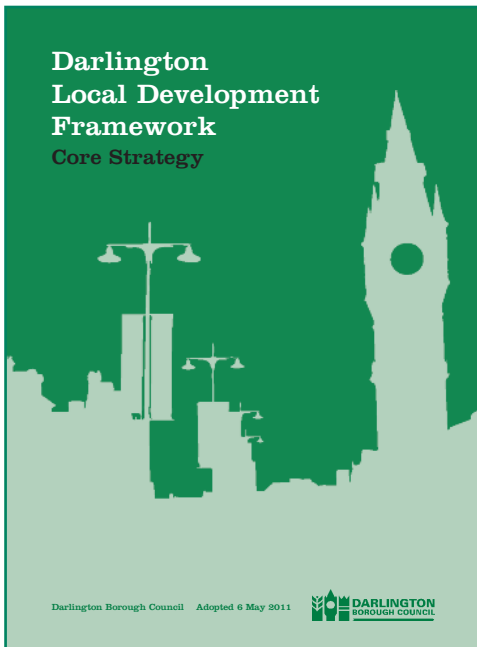
**Statement of Community Involvement** (to be updated in 2014)

# Darlington Local Plan Annual Monitoring Report 2013

## LOCAL PLAN PREPARATION FACT SHEET

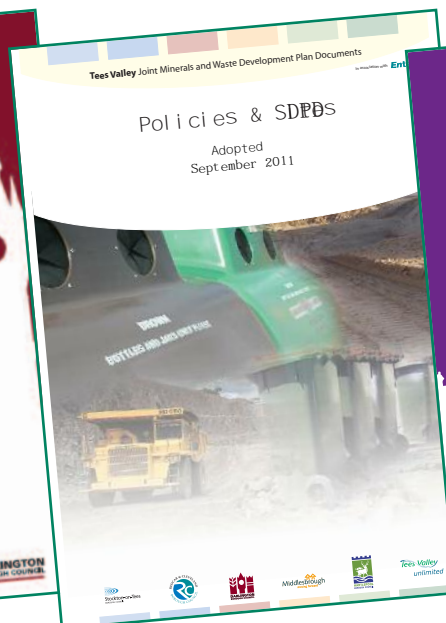
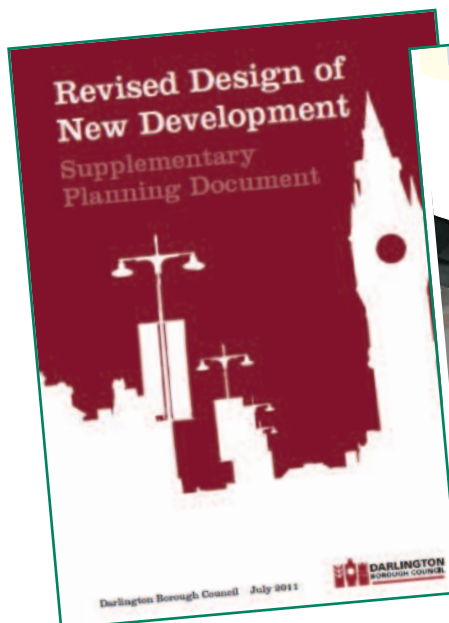


**Core Strategy:** The Core Strategy DPD was adopted in May 2011 and contains the strategic policies, long term spatial vision, and locational strategy for the new Local Plan for the Borough of Darlington.



In order to respond effectively to the Coalition Government's desire for a more streamlined planning system, the Council has changed the subsidiary documents it is preparing. It has merged work on a Borough wide allocations and development management policies document with a second document; the Eastern Town Centre Fringe Masterplan. The new planning document that will bring these strands together will be called the Making and Growing Places DPD. 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.

In July 2011, the Council adopted the Design of New Development SPD to provide design guidance on new development. In October 2011, the Council adopted the Tees Valley Minerals and Waste Core Strategy and Policies and Sites DPD. In January 2013, the Planning Obligations SPD was adopted, providing further detail and guidance on requirements for contributions from developers.





**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.

During 2012/13, 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 fourth annual update to Darlington's Strategic Housing Land Availability Assessment (SHLAA) was published in December 2013. This assesses the potential of the Borough to accommodate housing development over the next 15 years;
- An update of the Darlington Strategic Housing Market Assessment (SHMA) was completed and published in June 2012. This complements the SHMA carried out for the other four Tees Valley Boroughs during 2011/2012 and will help to shape housing and planning policies in Darlington Borough;
- In September 2012, the Council published a revised Local Development Scheme for the 3 year period 2012-2015. This provides an overview of the DPDs and SPDs that the Council intends to prepare and also sets out the intended timetable for their preparation. It takes account of and responds to changes in the planning system introduced in 2011/12 by the Coalition Government, through the Localism Act 2011, the Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework (NPPF).
- It is hoped that a revised Local Development Scheme will be agreed at the Council's Cabinet Meeting in Spring 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.

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

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. One Neighbourhood Area, Sadberge Parish Neighbourhood Area was designated in May 2013 and is the first in the Borough. The Council is working with other groups who may potentially pursue neighbourhood plans, and will continue to publicise and explain the opportunities for neighbourhood planning to local communities.



## MOVING THINGS FORWARD: KEY ACTIONS

- Publish the Preferred Options of the Making and Growing Places DPD in Summer 2013.
- Work towards final publication and submission of the MGP in 2014, with adoption in 2015.
- Continue evidence collection work, such as the Darlington Retail Study and the Darlington Logistics Sector Study.
- Update the Local Development Scheme in Spring 2014 which will set out the programme for the Making and Growing Places Publication Draft and any associated works on the Community Infrastructure Levy (CIL).
- Support the work of local communities in preparing any Neighbourhood Plans.

**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)

This document is available in different formats on request.