

Darlington Local Plan Annual Monitoring Report 2012

IMPLEMENTATION FACT SHEET



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.

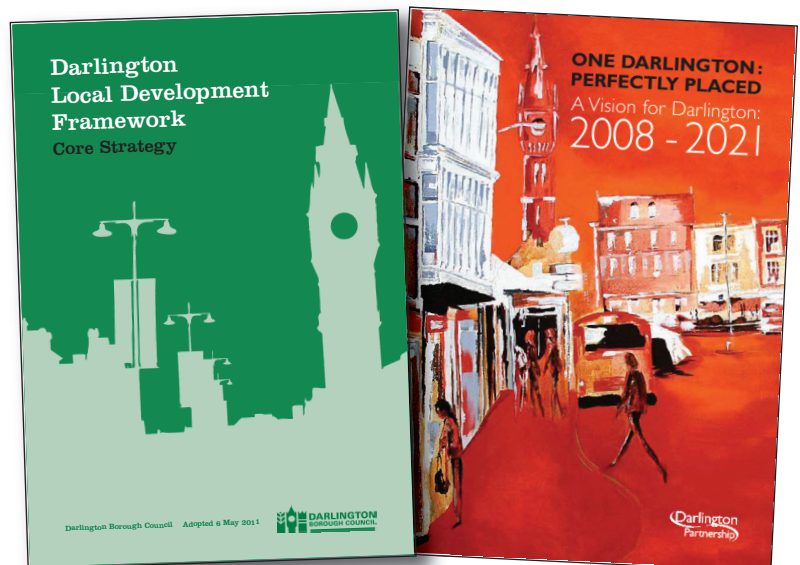
WHAT HAS BEEN ACHIEVED?

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 1,718 planning applications were determined in 2011/12.

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, 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. During 2011/12, the Council prepared a draft Planning Obligations Supplementary Planning Document (SPD) to give clarity to developers about the Council's approach to developer contributions. In June/July 2012, consultations were carried out on the draft Planning Obligations SPD and responses will inform the final document.





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.

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. Once adopted, the Planning Obligations SPD will have 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.

MOVING THINGS FORWARD: KEY ACTIONS

- Adopt the Planning Obligations SPD in January 2013.
- Update delivery organisations, means of delivery and funding sources as part of the Implementation Framework of the Local Plan, alongside preparation of the Making and Growing Places Development Plan Document.

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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