



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 underway to prepare 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.

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 Publication (Spring 2013)
 Final Publication and Submission (Spring 2014)
 Adoption, (December 2014)

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)

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

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

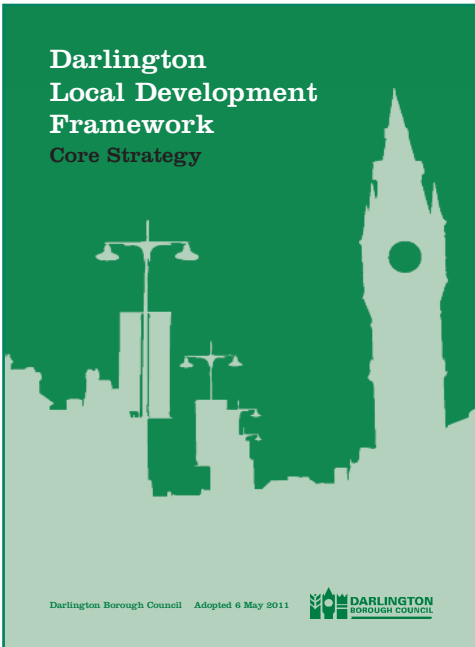
Statement of Community Involvement (to be updated in 2013)

Darlington Local Plan Annual Monitoring Report 2012

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 June/July 2012, consultations were carried out on a draft

Planning Obligations SPD. This document will provide further detail and guidance on requirements for contributions from developers.





Making and Growing Places DPD: In October / November 2012, the Council consulted on the Scoping Report for the new Making and Growing Places DPD and its accompanying Sustainability Appraisal Scoping Report.

During 2011/12, 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 third annual update to Darlington's Strategic Housing Land Availability Assessment (SHLAA) was published in January 2012. This assesses the potential of the Borough to accommodate housing development over the next 15 years;
- In March/April 2012, the Council consulted on potential sites for Gypsies, Travellers and Travelling Showpeople, and subsequently, has selected its preferred sites. Feasibility work to inform delivery of this is likely to be done in Spring 2013, to inform a Preferred Option for the Making and Growing Places DPD;
- 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).

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 preparation programme for the Making and Growing Places DPD allows time to formulate Town Centre Fringe planning and regeneration policies arising from the Town Centre Fringe Masterplan. The Masterplan itself (scheduled for completion in March 2013) will remain outside the statutory planning policy framework, but will be a material consideration in deciding planning applications in the Borough.

The Council will need to respond to any further modifications to the planning system or planning regulations. One of these is the status of the 'North East of England Plan: Regional Spatial Strategy to 2021'. This is still part of the statutory planning framework for the Borough, but is expected to be revoked during 2012/13.

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. The Council will continue to publicise and explain the opportunities for neighbourhood planning to local communities. The Council is not aware of any current proposals to prepare neighbourhood plans.



MOVING THINGS FORWARD: KEY ACTIONS

- Early 2013: Consult on options/issues for topics/areas included in the Making and Growing Places DPD that have been included in any earlier consultations.
- From May 2013: Consult on the Making and Growing Places Preferred Options DPD.
- Complete outstanding evidence collection work.
- Prepare a Design of Waste Management Developments SPD in partnership with other Tees Valley Local Authorities to provide further guidance on the design and location of waste management sites throughout the Tees Valley (scheduled for completion Summer 2013).
- 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

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

This document is available in different formats on request.