

WHAT WE'RE DOING AND WHEN

LOCAL DEVELOPMENT SCHEME

NOVEMBER 2008

COUNTY DURHAM LOCAL DEVELOPMENT FRAMEWORK

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INTRODUCTION

All Local Planning Authorities have a statutory requirement placed upon them to prepare and maintain an up to date development plan for their area. With the creation of the unitary local authority for County Durham comes a great opportunity for the Council in conjunction with its partners, stakeholders and residents; the ability to actively plan for a positive future for the County at both a strategic and local level in a holistic manner through the preparation of a new development plan for the area, a Local Development Framework (LDF).

The new development plan will be a portfolio of documents produced in a phased manner according to priority. It will embrace the concept of spatial planning, that is to say it will tackle issues that were previously not associated with traditional land use planning such as the health and skills agendas. It will be prepared in phases with regard to what is considered to be the most demanding social, economic and environmental issues and development pressures which the County faces. It will progressively replace the 'saved' policies of the former Durham district authorities and together with the adopted Regional Spatial Strategy for the North East will form the statutory development plan for the County.

The Local Development Scheme

This document, the Local Development Scheme (LDS), heralds the first stage of this new plan preparation process. It is a Project Plan that represents an agreement with central government outlining the arrangements for producing this new plan. It is the starting point for all interested parties to find out about the Council's emerging planning policies in respect to a particular area or issue. It illustrates the relationship between the individual documents currently proposed and how they fit into the Council's wider strategies. This project plan supersedes those previously adopted by Durham County Council in respect to minerals and waste and the former Durham District Authorities in respect to all other planning policy matters. It provides a revised outline of policy documents that this unitary authority will produce over the next three years and the timescale for their production. This project plan will be revised over time to reflect progress in plan preparation and to programme in subsequent policy documents.

It must be recognised that the programme of plan making currently proposed in this document and its timetable for production has evolved in response to a number of factors;

- The commitment that the Council has to producing a LDF that is user friendly;
- The need to produce a development plan, which can be flexible enough to respond to future changes in local circumstances, demands or national planning policy direction;
- Co-ordination with the Planning Inspectorate, particularly with respect to the period allowed between submission of a Development Plan Document and the receipt of the Inspector's binding report;
- The requirement to have an adopted Core Strategy to set a planning framework context at the earliest time; and
- Identification of areas where requirement for change is a priority and delivery mechanisms are currently available.

The Local Development Framework

This Local Development Framework will be produced in accordance with government legislation and guidance. It will provide a new and up to date policy context against which all planning applications and development proposals will be assessed and determined. The new plan will provide the spatial expression of and be developed as the key delivery mechanism for many elements of the County Durham Sustainable Community Plan. It will therefore be a key influence and steer in the manner in which the County will develop and prosper up to the period of 2026 and beyond.

It is also a vehicle for the Council to use to respond to and interpret the requirements of the adopted Regional Spatial Strategy for the North East and national government initiatives such as Growth Point. Furthermore, as it develops it will provide the Council with a sound platform to influence subsequent reviews of Regional strategies and policies and thus strengthen the County's profile, role and potential contribution to the future development of the North East region.

The LDF comprises a folder of documents that together make up the development strategy for an area. These documents are known as Local Development Documents (LDDs) comprising Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) and will allocate sites for development, set out criteria for determining planning applications and set out how the Community and Corporate Plans and other strategies including, the South and East Durham Growth Point, will be implemented through local spatial planning, including waste and minerals. The LDF can also include Area Action Plans (AAPs) that are used in specific areas of significant change or conservation.

The DPDs in the LDF will constitute statutory planning documents, which all planning decisions must accord with unless there are material considerations that indicate otherwise. They will be subject to independent examination by the Planning Inspectorate during which an independent Inspector will scrutinise representations made on the DPD and may instruct the Council to modify the DPD accordingly. The Council will then make these modifications in order to formally adopt the DPD.

The SPDs in the LDF are not statutory planning documents. As the name suggests they will supplement the DPDs. They do this by giving more detailed advice on how to comply with the policies contained in the DPDs. They will be subject to full public consultation and the Council will fully consider all representations. However because SPDs will only contain additional guidance and not actual policies setting out where development is appropriate, they will not be subject to independent examination by the Planning Inspectorate.

Saved Policies

The new planning system made provision for existing policy documents to be 'saved,' so that they remained a material consideration in the determination of planning applications and safeguard against a 'policy vacuum'. The seven District Local Plans and the Minerals Plan were 'saved' under this arrangement until September 2007. The Waste Local Plan was saved until 2008 as this was three years after its adoption in 2005.

Following September 2007 specific policies in all of the Local Plans that were still appropriate and conformed with current national and regional policy were saved indefinitely until they are replaced by new LDF policies. Using these policies in conjunction with current national and regional policies safeguards against a policy vacuum. The schedule of saved policies had to be approved by the Secretary of State. Any existing supplementary planning guidance linked to a saved policy in the Local Plan will also be saved for the life of the policy to which it relates.

National And Regional Planning Policy Context

All of County Durham's LDDs must have regard to:

- National policies, including government policy set out in Planning Policy Statements and government guidance.
- The recently adopted (July 2008) North East Regional Spatial Strategy (RSS), which forms part of the Development Plan, together with County Durham's DPDs. For more information see: [North East Regional Spatial Strategy](#).

Local Government Reorganisation

From the 1st April 2009 a new unitary Council will replace the existing County Council and all of the seven District Councils in County Durham. In preparation for this, the Development Plans function has been subject to early integration and has started work on a new LDF for the whole of County Durham.

The Local Government (Structural Changes) (Transitional Arrangements) Regulations 2008 upon enactment made the Implementation Executive leading the transition to unitary status the local planning authority in relation to the Local Development Framework. The draft regulations published in June required the LDS to be submitted to the Secretary of State six months before the reorganisation date, this was subsequently changed to three months before reorganisation date (i.e. 31st December 2008).

LDDs that are in the process of being prepared and adopted before the Regulations come into force can, in the interests of continuity, be taken forward by the predecessor councils. These documents do not need to be included in the LDS. Any documents that are in the process of being prepared and which are anticipated to be adopted post the Regulations coming into force will need to be included in the LDS.

Whilst every attempt has been made to ensure that the LDS timetable is as realistic and deliverable as possible, it must be noted that there are a number of uncertainties regarding the structure of the new organisation and the level of staffing and financial resources.

THE COMMUNITY STRATEGY

LDFs are spatial documents that are required to deliver local priorities as set out in Sustainable Community Strategies (SCS) through facilitating and delivering development. The spatial nature has a bearing on almost all of the thematic areas of the SCS, from housing to health, education to employment. There is therefore a requirement to draw the two processes together. The Planning & Compulsory

Purchase Act 2004 requires local planning authorities to have regard to their SCS in preparing DPDs. LDFs are one of the key components in the delivery of community strategies in particular delivering those elements relating to the development and use of land. Moreover, at examination stage, DPD will be found sound only if they have had regard to the SCS.

Between July 14th and September 30th 2008, the County Durham Partnership consulted a draft SCS for the County. The SCS aims to set the long-term vision for the future of County Durham, describing what the Partnership wants the County to be like in 2023 and the types of things that will need to be done to get there. It has examined a range of evidence and information including areas where performance can be improved, and the issues that local people wish to tackle.

Issues were raised in response to the consultation with a view to achieving greater alignment and co-ordination between the LDF and SCS. The implementation of the LDF, with a shared vision, common objectives and priorities, will deliver the Sustainable Community Strategy and shape County Durham into the place we believe it can be.

SOUTH AND EAST DURHAM GROWTH POINT

In response to the July 2007 Housing Green Paper, the Durham Housing and Neighbourhoods Partnership, prepared and submitted a New Growth Point Bid for the area covering South and East Durham. Based along both the A19 and Bishop Auckland-Darlington Economic Corridors, the Durham Growth Point seeks to deliver accelerated housing and employment growth, in order to address economic and regeneration needs within these communities. In East Durham proposals focus on the two main towns of Seaham and Peterlee, whilst in South Durham the triangle of towns comprising Newton Aycliffe, Bishop Auckland and Spennymoor are the primary focus. The proposals deliver growth through a number of mixed use strategic sites and the implementation of town centre regeneration schemes, together with housing market renewal in the priority settlements of Peterlee, Coundon, Ferryhill and Chilton. These will be delivered alongside a number of planned improvements in both transport and community infrastructure within these localities.

An announcement in July 2008 confirmed that the Bid had been successful. Notwithstanding this, the proposals as set out in the Bid still need to be tested through the LDF process. It will therefore be essential to reflect the policy platform required to enable the timely delivery of the Growth Point within the LDDs proposed in this LDS and the Growth Point is therefore fundamental to the content of the County Durham LDF.

As a result policies and strategic sites for the Growth Point area will be identified within three AAPs covering Central & East Bishop Auckland, Peterlee and Spennymoor. It is expected that significant resources will also be available from the Government to help deliver the Growth Point and on this basis the timetable for the three AAPs runs concurrent to the preparation of the Core Strategy and the Design and Sustainability SPD has been accelerated. If fewer resources than expected are forthcoming then these milestones will need to be put back.

Funding will also be available to undertake evidence gathering and research for the Growth Point area. It would be sensible for the Council to add the necessary resource to the Government money available to enable any studies to be undertaken Countywide and not just within the Growth Point area as these studies would have been required in any case. Some of this evidence gathering may result in future SPDs.

COMMUNITY INVOLVEMENT IN THE LDS

The Senior Members of the new Durham County Council Unitary have been involved in the preparation of the LDS with a workshop to consider the documents that need to be prepared and an initial consideration of the issues that are to be addressed was held on the 3rd October 2008. The Government Office for the North East (GONE) and the Planning Inspectorate have also both been consulted on the contents of this LDS and have accepted the list of LDDs to be prepared and the milestones identified. In order to ensure the community can access the work of the LDF Team the LDS and all future LDDs will be available for inspection during normal office hours at a large number of locations across the County. Alternatively all documents will be available by email an on the Council's website at:

www.durham.gov.uk

LDF STRUCTURE: SCHEDULE

Title	Status	Brief Description	Full profile (page)
Statement of Community Involvement (SCI)	NA	Sets out how and when the community will be consulted.	-
Core Strategy	DPD	The document setting out the spatial vision, objectives and spatial strategy, including strategic sites and core policies, for County Durham to 2026.	18
Growth Point AAP: Central and Eastern Bishop Auckland	DPD	Will deliver the development identified in the South and East Durham Growth Point for the area around Central and Eastern Bishop Auckland.	20
Growth Point AAP: Peterlee	DPD	Will deliver the development identified in the South and East Durham Growth Point for the area around Peterlee.	21
Growth Point AAP: Spennymoor	DPD	Will deliver the development identified in the South and East Durham Growth Point for the area around Spennymoor.	22
Design and Sustainability	SPD	Provides guidance to ensure that design and sustainability are fully considered in new developments.	23
Proposals Map	NA	Spatial presentation of the policies and proposals contained in the LDF. This map will be updated as work on the DPDs progresses.	-

LDF STRUCTURE: COMMENTARY

Development Plan Documents

Core Strategy - contains the overarching strategy for future development of the County, including minerals and waste, to which all subsequent planning documents must conform. The Core Strategy will cover the period up to 2026, in order to provide the 15 years coverage from adoption required by PPS12. It will include a vision and strategic objectives, a spatial strategy, core policies, strategic development sites and a framework for monitoring and implementation. It will also give the strategic planning context for the South and East Durham Growth Point.

The Core Strategy will also define the extent of the Green Belt to the north of Consett and Stanley and eastwards to Chester-le-Street in accordance with Policy 9.5e in RSS. There will also be a section within the Core Strategy that will deal with the specific issues of Durham City and relate to the proposals in the 2020 Vision to the LDF. Similarly the Core Strategy will provide the policy context for the proposals set out in the Vision for Barnard Castle and the Masterplans for Bishop Auckland and Chester-le-Street.

Public Service Agreements (PSAs) set out the key priority outcomes the Government wants to achieve in the next spending period (2008-2011). PSA 20 seeks to increase long term housing supply and affordability. Indicator 6 within PSA 20 requires local planning authorities to have adopted the necessary Development Plan Documents, in accordance with their Local Development Schemes, to bring forward developable land for housing in line with PPS 3. This indicator has a national target of March 2011, however GONE have agreed that this is unrealistic for those authorities involved in Local Government Review and have therefore agreed to extend this until September. The timetable for the Core Strategy has therefore been worked back from Adoption in September 2011.

South and East Durham Growth Point Area Action Plans

The South and East Durham Growth Point will be delivered through three Area Action Plans covering Central and Eastern Bishop Auckland, Peterlee and Spennymoor. Although three separate DPDs they will be closely co-ordinated and run parallel to the timelines for the Core Strategy.

The Central and Eastern Bishop Auckland AAP –will focus on the area of South Durham where there is a requirement and opportunity for the delivery of significant social, economic and physical regeneration as part of the Growth Point. It will provide a comprehensive policy framework to facilitate accelerated development of the area's social, economic and environmental base so as to secure an inclusive, sustainable area. It will provide a sound basis for the investment of available relevant funding streams, including in an efficient and effective manner so as to secure maximum outcomes of programmes including Growth Point, Durham Coalfields Initiative and Local Enterprise and Growth Initiative.

Peterlee AAP – will seek to provide a comprehensive regeneration framework that will challenge existing use, target change and inspire action to guide future

investment and activity in the Town Centre. It will also include the proposals of the Growth Point in the Peterlee area.

Spennymoor AAP – will seek to provide a comprehensive regeneration framework that will challenge existing use, target change and inspire action to guide future investment and activity in the Town Centre. It will also include the proposals of the Growth Point in the Spennymoor area.

An AAP just for the Town Centre is currently being prepared by consultants on behalf of Sedgefield Borough Council but this work will be expanded to take in the Growth Point sites

Supplementary Planning Documents

Design and Sustainability SPD – will provide guidance on how new development should be designed and constructed. This will help achieve high design standards to reflect the aims and ambitions of national advice and guidance and local aims and objectives. It is also intended to address some of the causes of climate change and to make sure that all new development is appropriately designed to enhance the built and natural environment and help create sustainable communities. The SPD will also include a section dealing with the specific needs of the North Pennines Area of Outstanding Natural Beauty.

LDF STRUCTURE: FUTURE LDDS

Given the uncertainty over Local Government Review it is very difficult to know exactly what staff and monetary resources will be available to the new County Durham Development Plans Team. It is therefore necessary to prioritise those LDDs that are clearly vital to spatial planning in the County or where resources have already been committed. However there are other LDDs that will be produced when the time and resources are available and others, which may be produced if it becomes clear that they are required. These are detailed below.

Minerals and Waste Policies and Allocations DPD - Strategic components of waste and minerals strategy are to be tackled in the LDF Core Strategy. The need for, and timing of, a separate Minerals and Waste DPD can only be assessed following an invitation to the minerals and waste industries to come forward with potential sites. Following assessment for suitability, sites considered to be strategic will be included in the Core Strategy. In terms of opencast coal the Regional Spatial Strategy requires a programme of acceptable sites to be identified in consultation with the coal industry or, where this is not possible, to indicate either broad areas of search or constraints within the shallow coalfield. At this stage it is too early to say whether a site allocations document will be needed in relation to non-strategic minerals and waste allocations. Moreover, a scoping exercise is required in relation to the need for non-strategic policies such as for site management/restoration. As work on the Core Strategy progresses, this will become clearer. Given the current uncertainty over resources, it is too early to commit to a specific timetable for preparation of such a DPD.

Site Allocations DPD - As the Core Strategy will contain strategic sites for development, including all of those in the Growth Point, and given the significant levels of housing commitments (through sites under construction and with planning

permission) in some parts of the County and the saved policies that identify retail and employment land, it is considered that a Major Allocations DPD may not be required. Instead the Core Strategy could include a settlement hierarchy to be used for determining proposed development in smaller settlements. Development in the main towns could be dealt with in AAPs, in a programme to be determined. This position will be monitored continuously as Core Strategy preparation progresses and if it becomes clear that a Major Allocations DPD is required then it will be added to a future LDS.

The Stanley Town Centre Area Action Plan - will support those initiatives currently underway and those likely to take place in the future in order to achieve the regeneration of Stanley Town Centre. An Issues and Options document was produced and consulted upon in March 2008.

The Durham City Centre Area Action Plan - will only be produced if it becomes clear that the Core Strategy cannot effectively deliver the proposals in the Durham City Vision. The AAP will support those initiatives currently underway and those likely to take place in the future in order to achieve the future development of Durham City.

The Barnard Castle Town Centre Area Action Plan - will only be produced if it becomes clear that the Core Strategy cannot effectively deliver the proposals in the Barnard Castle Vision. The AAP will support those initiatives currently underway and those likely to take place in the future in order to achieve the future development of Barnard Castle.

The Chester-le-Street Area Action Plan - will only be produced if it becomes clear that the Core Strategy cannot effectively deliver the proposals in the Chester-le-Street Town Centre Masterplan. The AAP will support those initiatives currently underway and those likely to take place in the future in order to achieve the future development of Chester-le-Street.

Affordable Housing SPD - will provide the detail on the mechanisms for delivering the amount and type of affordable housing specified in the Core Strategy.

CIL/Planning Contributions SPD – will give details on how the Council will obtain financial contributions from developers to cover infrastructure improvements including open space, play areas, education facilities and other services that are affected by new development. In the event that the CIL is introduced by the Government the CIL LDD, which is subject to examination, will be produced instead.

Green Infrastructure SPD – will seek to achieve closer links between environmental improvement and new development projects in County Durham, particularly in the Growth Point area and show how, at a strategic level, green infrastructure can complement and support other initiatives and programmes designed to improve the quality of life in the County. Green Infrastructure is a planned network of multifunctional green spaces and inter-connecting links that is designed, developed and managed to meet the environmental, social and economic needs of communities. It will also seek to safeguard the County's natural assets, including its landscape and bio and geodiversity.

SUSTAINABILITY APPRAISAL

All LDDs will be subject to a Sustainability Appraisal (SA), which must start as soon as a new LDD has been conceived. It will consider the environmental, social and economic impacts of the policies and proposals in the LDD. This will allow the LDF to comply with the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC). The SA will be continually updated as the LDF progresses and methods of community and stakeholder involvement in the SA processes will be included within the SCI.

SA must be proportionate to the plan in question and should not repeat the appraisal of higher level policy. The SA should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process. SA should also inform the evaluation of alternatives.

Therefore as part of the preparation process for all LDDs, the Council will:

- prepare and consult on a scoping report at the start of the LDD preparation process;
- prepare an environmental report on the significant effects of the proposals and strategies at Submission stage;
- carry out consultation on the environmental report;
- take into account the environmental report and the results of consultation in decision making; and
- provide information when the plan is adopted and show how the results of the SA have been taken into account.

LDF STRUCTURE: STRUCTURE AND COVERAGE

The relationships between all of the documents that will make up the County Durham LDF are shown in Figure 1. The lines linking the LDDs imply chains of general conformity within the LDF. The Core Strategy will need to be in conformity with the RSS and have regard to the County Durham Sustainable Community Strategy. All subsequent DPDs/SPDs will need to be in conformity with the Core Strategy. The LDF must also include an adopted Proposals Map, on an Ordnance Survey base, which will identify sites and policies from the DPDs that relate to specific areas of land. The Proposals Map must be updated whenever a new DPD is adopted. As well as printing paper copies it is intended to also put the Proposals Map on the Council's website.

Figure 2 is a map showing the extent of the County, across which all LDDs, except the Growth Point AAPs, will apply.

Figure 1 - Structure of the County Durham Local Development Framework

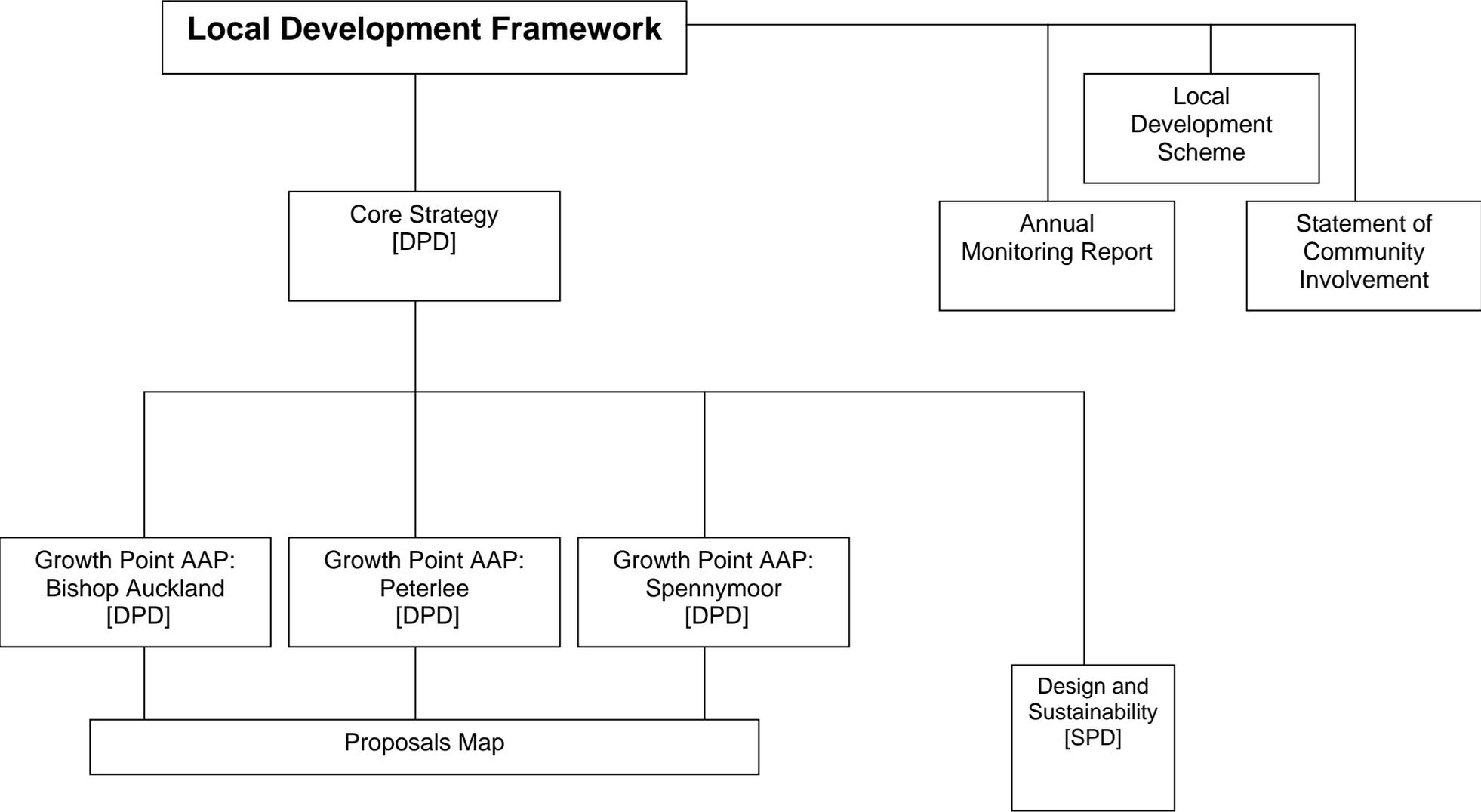
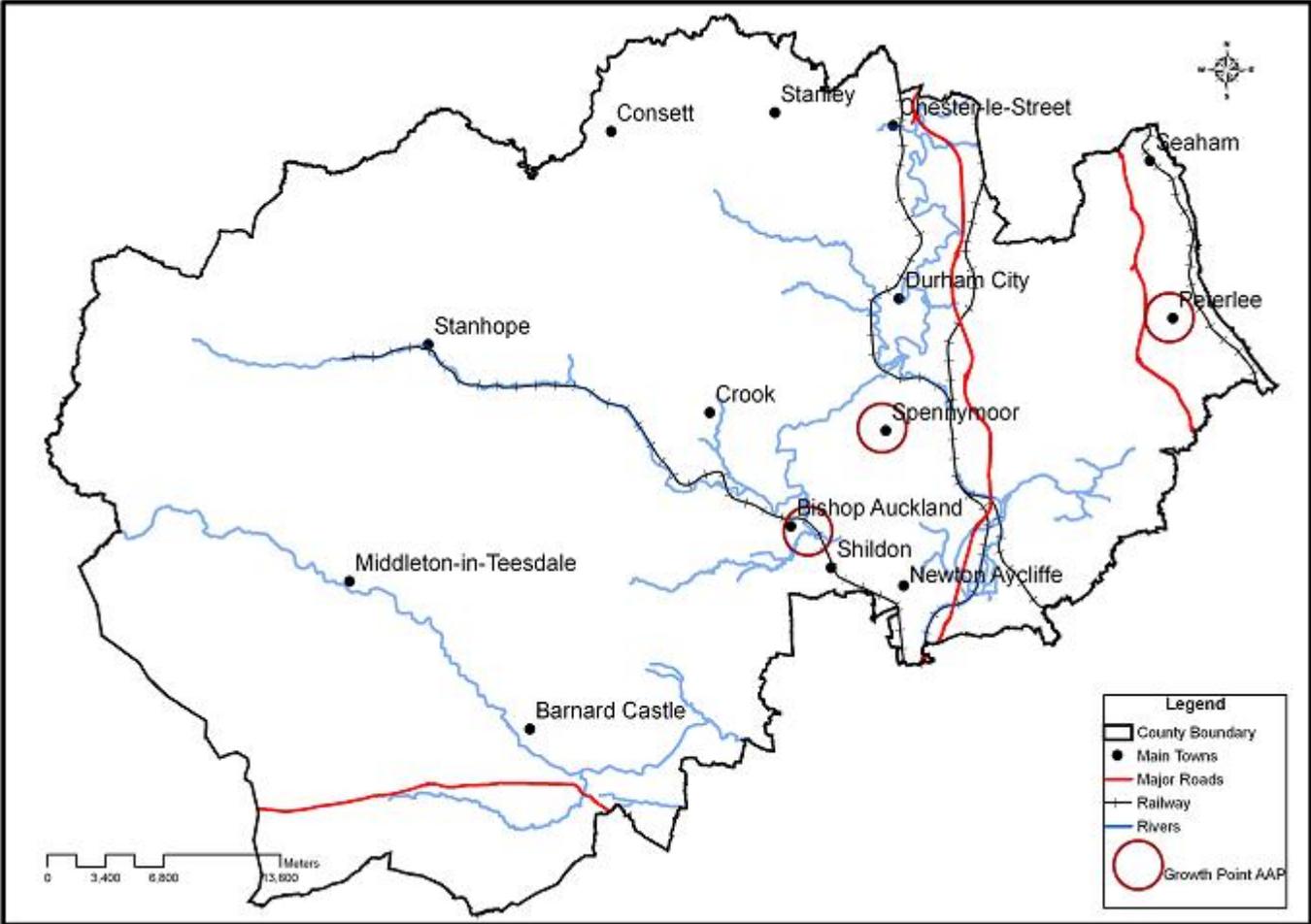


Figure 2 – Geographical Coverage



PROJECT MANGEMENT

The Council is committed to effective project management to achieve the milestones set out in Figure 3. Regular meetings of the Interim LDF Team up until Vesting Day will help to ensure that the process is progressing satisfactorily. Following Vesting Day the newly appointed Development Plans Manager will oversee LDF work and ensure that all documents are delivered in accordance with the milestones in the this LDS.

Performance Plus, a performance management software package, is used by some Districts and the County Council and can be used to keep track of progress against the milestones in the LDS. This information is also likely to be available to other Service Teams across the Council through the Council's network.

To ensure involvement and ownership of the LDF by Members and other Council Service Teams an LDF Steering Group of Members and senior officers will be set up. Its remit will include:

- input and analysis of the content of LDDs to be prepared ranging from the broad locational development requirements, the specific designation of land for development and protection and the wording of particular policies, and
- the monitoring of the LDS to ensure that the programme is on course.

POLITICAL MANAGEMENT

The procedure for political management of DPDs and the SCI will be as follows:

- Full Council Resolution required for Adoption (Reg 36) stage.
- Cabinet Resolution required at Publication (Reg 27) and Submission (Reg 30) stages and to consider document before Adoption (Reg 36) stage.
- Central and Area Planning Committees and Overview and Scrutiny Panel to consider document before publication (Reg 27) and Submission (Reg 30).

The procedure for Supplementary Planning Documents is as follows:

- Cabinet to approve Draft for consultation.
- Full Council Resolution required for Adoption stage.
- Cabinet to consider document before Adoption.
- Overview and Scrutiny Panel and Central and Area Planning Committees given opportunity to comment at Draft stage.

Cabinet and Committee deadlines have been taken into account in formulating the programme for LDD preparation as set out in this LDS.

RISK ASSESSMENT

A full risk assessment of the new LDF has been taken and a schedule of the risks is shown at Appendix 1. The main areas of risk identified were:

- **Staff Resources** - staff turnover has increased in most authorities in recent times although some of this will be due to the uncertainty created by Local Government Review. However a shortage of good calibre, experienced planning staff is a recognised national and regional issue. If key experienced

staff cannot be retained or recruited there would be repercussions on delivering the programme set out in this document.

Long term-sickness of staff within the Development Plans Team could also impact upon the delivery of the LDF.

Due to the nature of the LDF preparation process, there may be 'peaks and troughs' with regard to manpower required; this may allow the Council to use existing staff resources in a more flexible manner.

- **The capacity of the Planning Inspectorate, other statutory consultees and key partners** - any such lack of capacity is outside the local authority's control but this national problem has been identified and other agencies are aware of the ramifications. Failure by key partners to deliver in accordance with the programme is another potential risk. Examples include the reliance upon other Council departments and partners for information or slippage in the production of key strategies and programmes, which are required to inform the content of local development documents, particularly the SCS. In order to give stakeholders and other Council divisions an idea of when their input will be required the LDS will be circulated widely.
- **Robustness of the Development Plan Documents** - the revised Planning Policy Statement 12 (PPS12) presents 3 tests of soundness for a DPD – whether it is justified, whether it is effective and whether it is consistent with national policy. This repackages the previous 9 tests of soundness, coupled with the continuing requirement that the Inspector checks that the DPD satisfies the legal procedural requirements. The content of a DPD must also be justified by the evidence, which must be both robust and credible.

It is imperative that the documents in the County Durham LDF are well founded and solidly based on good information with adequate public involvement. To avoid the risk of a document being found unsound the Council will need to work closely with the GONE, the Planning Inspectorate and other partners. It will also be imperative to ensure that public consultation is undertaken in accordance with the adopted SCI.

- **Regional Spatial Strategy** - there may be occasions when the priorities of the new Council expressed through the SCS and the LDF are not in line with national or regional planning policy. This will need to be managed by the use of robust and credible evidence to fully justify any policy or proposal that may not accord with a national PPS or the RSS.

EVIDENCE BASE

A robust, credible and up to date evidence base is essential if LDF documents to be considered 'sound'. A considerable amount of work has already been undertaken by the Districts and the County, which will contribute to the production of a single LDF. Although not comprehensive across the county, many of the existing studies have been undertaken by authorities working in partnership. Examples include Housing Market Assessment, Strategic Housing Land Availability Assessments and Flood Risk Assessments and Employment Land Reviews. The table below gives an

indication of evidence that has been collected or where it is ongoing. One of the first priorities of the new Interim LDF Team will to ensure consistency in the evidence already gathered, to fill any identified gaps and to identify and further work that is required such as a Green Infrastructure Assessment and an Affordable Housing Viability Study.

Funding from the Growth Point bid will should be available to help with this process and enable timescales to be accelerated. As mentioned previously this opportunity should be used by the new Authority to put a robust evidence in place for the whole of the County not just the Growth Point area by adding its own resources.

	Wear Valley	Derwentside	City of Durham	Sedgefield	Chester le Street	Easington	Teesdale	DCC
SHMA	County Durham SHMA expected October 2008.							
HNS	Update October 2004.	Completed 2005.	Updated 2004.	Update 2005.	Updated 2004.	Updated 2004.	Update October 2004.	
SHLAA	County Durham SHLAA expected November 2008							
5 year Housing Supply	Annual update 1st April each year.							
Housing Completions/ Demolitions	Updated quarterly.	Updated quarterly.	Updated quarterly.	Updated annually.	Updated annually.	Updated quarterly.	Updated monthly.	
Employment Land Review	Completed 2007 but unsound..	Completed June 2008 ■	Not yet started.	Completed June 2008.	Completed June 2008.	Expected December 2008.	Completed 2007.	
Retail Studies and Town Centre Uses	Completed March 2007, retail only.	Expected December 2008. ■	Specialist studies for 2020 vision/ Masterplan.	Expected December 2008. ■	CLS Town Centre August 2007.	Not started.	Expected December 2008. ■	Countywide retail database.
Conservation Area Appraisals	3 of 19 complete, 2 underway.	1 of 16 completed, 3 underway.	5 of 14 completed, 2 underway.	1 of 15 completed.	2 of 2 completed.	3 of 4 completed.	16 of 26 underway.	
Conservation Area Management Plans	1 of 19 underway.	1 of 16 completed	5 of 14 completed, 2 underway.	1 of 15 completed.	2 of 2 completed.	0 of 4 completed.	16 of 26 underway	
Open Space/PP17 Audit	Expected December.	Completed Jan 2008 (not yet adopted).	Completed August 2008.	Adopted June 2007.	None.	Completed 2005.	Currently out to tender.	
Open Space/PP17 Strategy	None.	Completed Jan 2008 (not yet adopted).	Completed August 2008.	Adopted June 2007.	None.	Completed 2006, requires further work..	Currently out to tender.	
East Durham & Tees Plain Landscape and Visual Impact Study for Wind Turbines			Completed May 2008. ■	Completed May 2008. ■		Completed May 2008. ■		Completed May 2008. ■
West Durham Landscape and Visual Impact Study for Wind Turbines	Likely to commence 2008. ■	Likely to commence 2008. ■			Likely to commence 2008. ■		Likely to commence 2008. ■	Likely to commence 2008. ■

Migratory Birds Study	Expected December 2008.	Expected December 2008.	Completed April 2008.	Expected December 2008.	None.	Expected December 2008.	Expected December 2008.	
Flood Risk	Expected December 2008.	Expected December 2008.	Expected December 2008.	Completed March 2005, update required.	Expected December 2008.	Completed 2008, update required.	Completed 2005, update required.	Expected December 2008.

RESOURCES

Due to Local Government Review it is very difficult to calculate the resources available to prepare the new LDF. An estimate has been made of the staff available to work in the Interim LDF Team up until April 2009 and this indicates that a total of 53.5 days per week of staff time is available. This is comparable to 10.7 full time equivalent (FTE) posts. These figures include staff, which will continue to work on the Minerals and Waste DPDs (18 days per week or 3.6 FTE posts).

There are currently a total of 34 posts (including 4 part-time, 32.3 FTE) employed by local authorities in Development Plans Teams within County Durham, including those dealing with Minerals and Waste Planning. There are 9 managers' posts (1 part-time) all of which spend at least some time working directly on LDF work. There are 20 (1 part-time) senior planning officers/planning officer posts most of which spend the majority of time on LDF work. Many also spend a proportion of time on work related to Development Control. There are also 5 technical and administrative support posts (2 part-time) that are the direct responsibility of Development Plans Managers. It is acknowledged that support is generally also available from centralised support units either corporately or within Planning Departments.

It is expected that all of the posts listed above will transfer to the Planning Division of the new authority following Vesting Day in April 2009 including those posts already employed by the County on Minerals and Waste Planning. Currently 8 of the 34 posts are vacant and it is unclear whether these will be filled.

In addition to the Development Plans teams there are also two Sustainability Appraisal posts based at Sedgefield (employed jointly with Teesdale and Wear Valley) and a further two staff based at the County Council in the Environment Team. At present three of these posts are vacant and all are fixed term contracts that run until April 2009 and are currently funded by Housing and Planning Delivery Grant. As progress on the LDF is reliant upon sustainability appraisal work been undertaken in parallel to, and informing, the work of planning officers it is essential that permanent SA jobs are included within the establishment of the new authority and that filling these posts is a priority.

The preparation of the County Durham LDF will also require input from other staff within the new authority, particularly from the Planning Division's Development Management and Support Teams, but also from Corporate Strategy, Economic Development, Housing and Environment Teams amongst others. Consultants will also be engaged on specific projects where there is a lack of expertise or capacity in-house.

In terms of financial resources to undertake evidence gathering, consultation and printing, budgets have not yet been set and there is currently no indication of what might be available although a very rough estimate of the cost of pulling together the evidence gathered by the eight existing authorities and filling the gaps is in the region of £80000. It should however be noted that County Durham's constituent authorities received £846,354 in Housing and Planning Delivery Grant for planning performance and successfully delivering new housing. In order to secure further Grant in the future, performance on LDF documents must be timely and in accordance with the milestones in this LDS.

As has been stated previously it is expected that there will be funding available from the Growth Point to spend on evidence gathering or staffing resources, both in terms of numbers and skills to accelerate LDF preparation. However, until the Programme of Development for the Growth Point has been assessed toward the end of this year it is impossible to estimate how much will actually be available. If this funding is forthcoming then it is important that the Council provide the matching resources to extend these studies over the whole County area and not just the Growth Point.

MONITORING AND REVIEW

Each year an Annual Monitoring Report (AMR) will be prepared to assess progress on the delivery of the County Durham LDF and to review the effectiveness of LDF policies. The AMR will be published by December each year. The AMR will assess the following factors:

- Progress on the delivery of the County Durham LDF, compared with LDS milestones.
- Reasons for any variance and proposed actions.
- Any factors that may impact on the following year's LDS milestones and planned action.
- The need for new evidence or research.
- A review of policy effectiveness.
- A trajectory of future housing provision against housing requirements.

The LDS will be reviewed and rolled forward when necessary to take account of changes to national or regional policy, progress on the programme, milestones and the content of the AMR. The flexible nature of the system means that new documents can be added to the LDS as circumstances change. Details of new LDDs to be produced will be set out in updates to this LDS.

LOCAL DEVELOPMENT DOCUMENT PROFILES

Core Strategy	
Overview	
Role & Subject	The document setting out the spatial vision, objectives and spatial strategy, including strategic sites, core policies and minerals and waste, for County Durham to 2026.
Coverage	Countywide.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs/MPSs, the RSS and the County Durham Sustainable Community Strategy and the Municipal Waste Management Strategy.
Timetable	
Preparation of submission development plan document and the sustainability appraisal report including ongoing consultation	Jan 2009 – Apr 2010
Publication (Reg 27)	June 2010
Period for representations on submission development plan document and sustainability appraisal report (Reg 28)	Jun 2010 – Jul 2010
Consideration of representations (Reg 28)	Aug 2010 – Oct 2010
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	November 2010
Pre-examination meeting	January 2011
Examination period, including commencement of the examination (Reg 34)	March 2011
Receipt of Inspector's binding report (Reg 35)	June 2011
Adoption and publication of document (Reg 36)	September 2011
Arrangements for Production	
Management Arrangements	Lead by Development Plans Manager and reporting to the County LDF Steering Group.
Political Management	Lead by Cabinet with input from Area Planning Committees and Overview and Scrutiny Panel. Full Council Resolution required for Adoption stage.
Evidence Base	Includes SHMA, SHLAA, SFRA, Employment Land Review, Retail and Town Centre Needs Assessment, Open Space Audit and Strategy, Landscape and Visual Impact Studies, Migratory Birds Study, Conservation Area Appraisals and Management Plans, amongst others. Part 1 Environmental, economic and social characteristics (shared with Unitary Core Strategy), 2a Geology & Mineral Working, 2b Waste information & management facilities.
Resources Required	Staff resources from Development Plans Team with input from Development management and other teams within the Council as necessary. A very rough estimate of the cost of completing the evidence base is £800000. Printing and publicity costs. Staff resources from Development Plans Team with input from Minerals and Waste Development Control, Waste Management, Landscape and Ecology Teams as necessary. Printing and publicity costs.

Community & Stakeholder Involvement	In accordance with Town and Country Planning (Local Development) (England) Regulations 2004 as amended, until the new County Durham SCI is adopted.
Monitoring	
Annual Monitoring Report.	

Growth Point Area Action Plan: Central and Eastern Bishop Auckland	
Overview	
Role & Subject	Will deliver the development identified in the South and East Durham Growth Point for the area around Central and Eastern Bishop Auckland.
Coverage	The Growth point sites in and around Central and Eastern Bishop Auckland.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs, the RSS, the Core Strategy and the Sustainable Community Strategy.
Timetable	
Preparation of submission development plan document and the sustainability appraisal report including ongoing consultation	Jan 2009 – Apr 2010
Publication (Reg 27)	June 2010
Period for representations on submission development plan document and sustainability appraisal report (Reg 28)	Jun 2010 – Jul 2010
Consideration of representations (Reg 28)	Aug 2010 – Oct 2010
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	November 2010
Pre-examination meeting	January 2011
Examination period, including commencement of the examination (Reg 34)	March 2011
Receipt of Inspector's binding report (Reg 35)	June 2011
Adoption and publication of document (Reg 36)	September 2011
Arrangements for Production	
Management Arrangements	Lead by Development Plans Manager with liaison with the Growth Point Programme Manager and reporting to the County LDF Steering Group.
Political Management	Lead by Cabinet with input from Area Planning Committees and Overview and Scrutiny Panel. Full Council Resolution required for Adoption stage.
Evidence Base	In addition to the County wide studies identified above Growth Point requires a Water Cycle Study, Green Infrastructure Study, Community Infrastructure Requirements Study, if possible these should also be expanded to cover the entire County.
Resources Required	May need some staff resource in addition to existing levels in Development Plans Team. Will need input from other Council Teams as necessary. Printing and publicity costs. Some of the studies identified may need to be undertaken by consultants.
Community & Stakeholder Involvement	In accordance with Town and Country Planning (Local Development) (England) Regulations 2004 as amended, until the new County Durham SCI is adopted.
Monitoring	
Annual Monitoring Report.	

Growth Point Area Action Plan: Peterlee	
Overview	
Role & Subject	Will deliver the development identified in the South and East Durham Growth Point for the area around Peterlee.
Coverage	The Growth point sites in and around Peterlee.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs, the RSS, the Core Strategy and the Sustainable Community Strategy.
Timetable	
Preparation of submission development plan document and the sustainability appraisal report including ongoing consultation	Jan 2009 – Apr 2010
Publication (Reg 27)	June 2010
Period for representations on submission development plan document and sustainability appraisal report (Reg 28)	Jun 2010 – Jul 2010
Consideration of representations (Reg 28)	Aug 2010 – Oct 2010
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	November 2010
Pre-examination meeting	January 2011
Examination period, including commencement of the examination (Reg 34)	March 2011
Receipt of Inspector's binding report (Reg 35)	June 2011
Adoption and publication of document (Reg 36)	September 2011
Arrangements for Production	
Management Arrangements	Lead by Development Plans Manager with liaison with the Growth Point Programme Manager and reporting to the County LDF Steering Group.
Political Management	Lead by Cabinet with input from Area Planning Committees and Overview and Scrutiny Panel. Full Council Resolution required for Adoption stage.
Evidence Base	In addition to the County wide studies identified above Growth Point requires a Water Cycle Study, Green Infrastructure Study, Community Infrastructure Requirements Study, if possible these should also be expanded to cover the entire County.
Resources Required	May need some staff resource in addition to existing levels in Development Plans Team. Will need input from other Council Teams as necessary. Printing and publicity costs. Some of the studies identified may need to be undertaken by consultants.
Community & Stakeholder Involvement	In accordance with Town and Country Planning (Local Development) (England) Regulations 2004 as amended, until the new County Durham SCI is adopted.
Monitoring	
Annual Monitoring Report.	

Growth Point Area Action Plan: Spennymoor	
Overview	
Role & Subject	Will deliver the development identified in the South and East Durham Growth Point for the area around Spennymoor.
Coverage	The Growth point sites in and around Spennymoor.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs, the RSS, the Core Strategy and the Sustainable Community Strategy.
Timetable	
Preparation of submission development plan document and the sustainability appraisal report including ongoing consultation	Jan 2009 – Apr 2010
Publication (Reg 27)	June 2010
Period for representations on submission development plan document and sustainability appraisal report (Reg 28)	Jun 2010 – Jul 2010
Consideration of representations (Reg 28)	Aug 2010 – Oct 2010
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	November 2010
Pre-examination meeting	January 2011
Examination period, including commencement of the examination (Reg 34)	March 2011
Receipt of Inspector's binding report (Reg 35)	June 2011
Adoption and publication of document (Reg 36)	September 2011
Arrangements for Production	
Management Arrangements	Lead by Development Plans Manager with liaison with the Growth Point Programme Manager and reporting to the County LDF Steering Group.
Political Management	Lead by Cabinet with input from Area Planning Committees and Overview and Scrutiny Panel. Full Council Resolution required for Adoption stage.
Evidence Base	In addition to the County wide studies identified above Growth Point requires a Water Cycle Study, Green Infrastructure Study, Community Infrastructure Requirements Study, if possible these should also be expanded to cover the entire County.
Resources Required	May need some staff resource in addition to existing levels in Development Plans Team. Will need input from other Council Teams as necessary. Printing and publicity costs. Some of the studies identified may need to be undertaken by consultants.
Community & Stakeholder Involvement	In accordance with Town and Country Planning (Local Development) (England) Regulations 2004 as amended, until the new County Durham SCI is adopted.
Monitoring	
Annual Monitoring Report.	

Design and Sustainability	
Overview	
Role & Subject	Provides guidance to ensure that design and sustainability are fully considered in new developments.
Coverage	Countywide.
Status	Supplementary Planning Document.
Conformity	In general conformity with national PPSs/PPGs, the RSS, the County Durham Core Strategy and the County Durham Sustainable Community Strategy.
Timetable	
Pre-production period, incl evidence gathering	Oct 2008 – Dec 2008
Preparation of draft supplementary planning document and sustainability appraisal report	Jan 2009 – Aug2009
Draft supplementary planning document and sustainability appraisal report issued for public participation	Sep 2009 – Oct 2009
Authority consideration of consultation representations	Nov 2010 – Dec 2010
Adoption and publication of document	January 2010
Arrangements for Production	
Management Arrangements	Lead by Development Plans Manager.
Political Management	Lead by Central Planning Committee with input from Scrutiny Committee, Cabinet and Area Planning Committees.
Evidence Base	Local Distinctiveness Study, Code for Sustainable Homes, Renewable Energy target justification study.
Resources Required	Staff resources from Development Plans Team with input from Development Management, Design & Conservation and Sustainability Divisions as necessary. Printing and publicity costs.
Community & Stakeholder Involvement	In accordance with Town and Country Planning (Local Development) (England) Regulations 2004 as amended, until the new County Durham SCI is adopted.
Monitoring	
Annual Monitoring Report.	

APPENDIX 1: RISK ASSESSMENT

No	Risk (Threat/Opportunity to achievement of business objective)			Assessment of Risk [As it is now]			Risk Control Measures	Assessment of Residual Risk [With control measures implemented]		
	Event		Consequence (what effect does the event have?)	Likelihood (Probability)	Impact (Severity)	Risk Score		Likelihood (Probability)	Impact (Severity)	Residual Risk Score
				[L]	[I]	[L x I]		[L]	[I]	
1	Government Inspector imposing unwanted measures on plan. Inspectors decisions are binding.	leads to	Members/residents decisions not accepted. Impact on other Council strategies/plans	5	5	25	Experienced members of staff allocated to task. Detailed timetable developed. Full consultation process including full statutory consultees. Evidence gathering process in place.	1	5	5
2	Local decision making restricted by Government legislation - planning policy statements, Regional Spatial Strategy.	leads to	Cannot deliver local choice. Impact on regeneration strategies and land disposal programme.	3	4	12	Education of Members and residents that process is subject to certain restrictions imposed by Central Government. Staff are aware of legislation and there is a process in place to keep up to date with changes in legislation. Reports to Members regarding significant changes.	2	4	8
3	Incorrect information from consultants fed into decision making process	leads to	Decisions made on incorrect information. Plan does not meet local needs.	3	5	15	Rigorous appointment procedures for consultants. Regular progress meetings with consultants. Close examination of output from consultants.	1	5	5
4	Process raises unrealistic aspirations amongst residents, Members and other Council departments.	leads to	Inability to fulfil some local aspirations. Damage to Council's reputation. Conflict with other Council strategies	4	4	16	Full consultation with residents, Members and other Council departments throughout process to explain situation.	2	4	8
5	Non compliance with Statement of Community Involvement (SCI).	leads to	Withdrawal of Local Development Document (LDD).	6	6	36	New SCI to be developed. Experienced members of staff allocated to task. Detailed timetable developed. Full consultation process including full statutory consultees. Evidence gathering process in place.	1	6	6
7	Incompatibility of existing district and county priorities identified in existing LDF work	leads to	Delays to process	3	5	15	Consultation at officer level during LGR process. Early involvement of Members in process. Analysis of existing LDF work	2	5	10
1	Extra workload. Pressure to meet deadlines.	leads to	Capacity issues, increasing stress on staff. Financial resources pressures.	4	4	16	Detailed timetable developed and performance monitored regularly. Regular team meetings.	4	3	12
2	Unavailability of sustainability appraisal support. LGR increases uncertainty.	leads to	Delays to process. Could lead to LDF documents being unsound.	5	5	25	Secondment of staff into sustainability posts until vesting day. Recommend inclusion of sustainability posts in establishment of new authority.	3	5	15
3	Staff leaving/unavailable. LGR increases uncertainty.	leads to	Delays to project if staff members leave/unavailable	4	5	20	None currently in place. Possible measures include: - financial incentives, worklife balance measures.	4	5	20
4	Incompatibility of systems/working practices, e.g. consultation databases.	leads to	Delays to project. Effect ability to consult and accept on-line comments.	4	4	16	Interim LDF team working closely with ICT workstream. Early decisions on software.	4	1	4
5	Missed project milestones	leads to	Financial consequences Loss of housing & planning delivery grant?	4	5	20	Timetabled work plan with realistic milestones. Regular meetings within team. Annual monitoring report.	2	5	10
6	Non-adherence to planning regulations	leads to	Legal challenges	2	5	10	Trained and experienced staff. Use of INFO4GOV facility to keep up to date with regulations. Higher level checks on output.	1	5	5
7	LGR	leads to	Staff morale, extra workloads, retention and recruitment.	6	4	24	None currently in place. Possible measures include: - financial incentives, worklife balance measures.	6	4	24
8	Lack of capacity of Planning Inspectorate and other statutory consultees and key partners both internal and external.	leads to	Delays to project. Possible gaps in evidence base.	3	5	15	Circulation of local development scheme. Build in sufficient time into LDF milestones.	2	5	10
9	Overwhelming level of interest from stakeholders	leads to	Inability to cope with extra workload	2	3	6	Robust procedures for community involvement. Consider use of temporary staff.	2	2	4
10	Unsoundness of LDF documents	leads to	Rejection by Planning Inspectorate	4	5	20	Robust and credible evidence base. Internal testing against tests of soundness. Continuing involvement with Government office and Planning Inspectorate. Adherence to regulations.	3	5	15

APPENDIX 2: GLOSSARY

Below is a glossary of terms used within the Local Development Framework.
The Act: the Planning and Compulsory Purchase Act 2004.

Annual Monitoring Report (AMR): part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully carried out.

Area Action Plan: used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents.

Corporate Consultation Policy: adopted Council policy that sets out the Council's corporate approach to community engagement and involvement in all services the Council provides.

Community Strategy: local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental, and economic well being of their areas. Through the Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary, and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships, which include local authority representatives.

Core Strategy: sets out the long-term spatial vision for the local planning authority area, the spatial objectives, and strategic policies to deliver that vision and those objectives. The Core Strategy will have the status of a Development Plan Document.

Corporate Plan: sets out the Council's vision, aims, values, priorities, and proposals to achieve the Community Strategy.

Development Plan: as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework.

Development Plan Documents (DPD): spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on an adopted proposals map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents.

Local Development Document (LDD): the collective term in the Act for Development Plan Documents, Supplementary Planning Documents, and the Statement of Community Involvement.

Local Development Framework (LDF): the name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local Development Scheme (LDS): sets out the programme for preparing Local Development Documents.

Local Strategic Partnership (LSP): non-statutory, multi agency bodies which bring together the public, private, community, and voluntary sectors. The District Partnership, the LSP for Derwentside, brings together decision makers, communities, and organisations to improve the quality of life of all citizens, but particularly those that face disadvantage.

Planning Policy Statement (PPS) – specific Government guidance, advice and policies, on national land use in England that replace Planning Policy Guidance notes (PPGs).

Proposals Map: the adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in Development Plan Documents. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area.

Regional Spatial Strategy (RSS): sets out the region's policies in relation to the development and use of land, and forms part of the development plan for local planning authorities.

Site Specific Allocations: allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

Statement of Community Involvement (SCI): sets out the standards which authorities will achieve when they involve local communities in the preparation of local development documents and development control decisions. The SCI is not a Development Plan Document but is subject to independent examination.

Strategic Environmental Assessment (SEA): a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental

assessment of certain plans and programmes, including those in the field of planning and land use'.

Supplementary Plan Documents (SPD): provide supplementary information about the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal (SA): tool for appraising policies to ensure that they reflect sustainable development objectives (that is social, environmental, and economic factors). Councils must carry out SAs for all Local Development Documents.

Sustainable Development – development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The Planning and Compulsory Purchase Act 2004 - legislation that fundamentally reformed the planning system, by introducing LDFs to replace the existing system of local, structure and unitary development plans.