

COUNTY DURHAM PLAN

WHAT WE'RE DOING AND WHEN

LOCAL DEVELOPMENT SCHEME

APRIL 2010

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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, to actively plan for a positive future for the County at both a strategic and local level through the preparation of a new development plan for the area, the County Durham Plan.

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 and County Council's Local Plans and together with the adopted Regional Spatial Strategy for the North East (RSS) will form the statutory development plan for the County.

The Local Development Scheme

The Local Development Scheme (LDS) is an essential part of the 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 any previously adopted by Durham County Council. 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 County Durham Plan 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.

On the 1st April 2009 a new unitary Council replaced the existing County Council and all of the seven District Councils in County Durham. In preparation for this, the previous LDS was adopted by the new authority in November 2008. This LDS will replace the previous version.

The County Durham Plan

The County Durham Plan 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 and the County Durham Regeneration Statement. It will therefore be a key influence and steer in the manner in which the County will develop and prosper in the period to 2026, and beyond.

It is also a vehicle for the Council to respond to and interpret the requirements of the RSS and national government initiatives such as the South and East Durham 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 County Durham Plan comprises a folder of documents that together make up the development strategy for an area. These documents are known as Development Plan Documents (DPDs). They 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 County Durham Plan can also include Area Action Plans (AAPs) that are used in specific areas of significant change or conservation.

The DPDs in the County Durham Plan will constitute statutory planning documents, to 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 at which time, 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.

Supplementary Planning Documents (SPDs) are not statutory planning documents but tools to supplement the statutory DPDs. Recent changes to legislation mean that they are no longer included in the LDS. We currently expect to produce one SPD, on Sustainable Design.

Saved Policies

The new planning system made provision for existing policy documents to be 'saved,' so that they remain part of the statutory development plan and continue to be used in the determination of planning applications, safeguarding against a 'policy vacuum'. The seven District Local Plans and the Minerals Local 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.

Since September 2007, specific policies in all of the Local Plans that are still appropriate and conform with current national and regional policy, were saved indefinitely until replaced by new LDF policies in the County Durham Plan. The application of these policies, in conjunction with current national and regional policies, provides a framework for development in County Durham in the interim. The schedule of saved policies has been approved by the Secretary of State and any existing supplementary planning guidance linked to saved policies have also been saved for the life of the policy to which it relates.

National and Regional Planning Policy Context

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

- National policies, including government policy set out in Planning Policy Statements, Minerals Policy Statements and other 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](#).

THE SUSTAINABLE COMMUNITY STRATEGY

All local authorities are obliged to prepare a Sustainable Community Strategy (SCS). The purpose of such documents is to set out the overall strategic direction and long-term vision for the economic, social and environmental well-being of a local area, typically over a 10 – 20 year period.

Spatial factors have 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 so that the County Durham Plan can deliver the SCS vision by facilitating and delivering appropriate development. The County Durham Plan is also required, under the Planning & Compulsory Purchase Act 2004, to have regard to their SCS in preparing DPDs. At examination stage, DPDs will be found sound only if they have done so.

In preparation for local government reorganisation, an interim SCS for County Durham was prepared and agreed in April 2009. The SCS is currently being reviewed so that the vision, aspirations and goals can be revisited. It will focus on five priority aspirations for the County: becoming wealthier, better for children and young people, healthier, greener, and safer.

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 Growth Point Bid for the area covering South and East Durham. Based along both the A19 and Bishop Auckland-Darlington Economic Corridors, the South and East Durham Growth Point seeks to deliver accelerated housing and employment growth, in order to address economic and regeneration needs within these communities. Within east Durham, proposals focus primarily on Peterlee, whilst in South Durham the triangle of towns

comprising Newton Aycliffe, Bishop Auckland and Spennymoor are the primary focus for development. 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.

COMMUNITY INVOLVEMENT IN THE LDS

In order to ensure the community can access the work of the Planning Policy Team the LDS and all future DPDs 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 and on the Council's website at:

www.durham.gov.uk

Full details of how and when the community will be involved in the preparation of the County Durham Plan are contained in the Council's Statement of Community Involvement.

COUNTY DURHAM PLAN 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
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.	-
Development Management DPD	DPD	Will set out the County's policies on Development Management, stating what types of development will be encouraged and permitted. It will carry forward, where appropriate, the designations made in former District Council Local Plans.	20
Development Allocations DPD	DPD	Will identify the allocated sites for different types of development required to deliver the locational strategy in the Core Strategy.	21
Gypsy & Traveller DPD	DPD	Will establish policies on providing sites and accommodation for Gypsies and Travellers.	22
Minerals and Waste Policies and Allocations	DPD	Will develop in detail the strategic Minerals and Waste policies of the	23

DPD		Core Strategy DPD and set out a Minerals and Waste Delivery Strategy for County Durham. The DPD will also set the detailed development management framework for minerals and waste and allocate non strategic minerals and waste sites.	
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COUNTY DURHAM PLAN STRUCTURE: COMMENTARY

Core Strategy

The 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 15 year period up to 2026 and 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.

Given the emphasis on strategy, the Core Strategy will need to consider the requirements for infrastructure, existing and new, and how this relates to the Community Infrastructure Levy and Section 106 agreements. To do this a Infrastructure Delivery Plan will need to be prepared.

Development Management DPD

The Development Management DPD will enlarge on the policies within the Core Strategy and will include more detailed policies for the management of development. While the Core Strategy will set out the Council's vision and aspirations in fairly broad-brush terms, the Development Management DPD will be more specific. It might, for example, identify the type and size of retail units permissible outside town centres or the control of hot food takeaways. It will also carry forward, where appropriate, existing development management designations made in former District Council Local Plans such as environmental designations or town centre boundaries.

Development Allocations DPD

The Development Allocations DPD will deal with new sites for development. It will identify appropriate sites for new development required to deliver the Delivery Strategy for the County. It will explain the rationale for their selection, taking into account the County's requirements for housing and industry, the transport infrastructure which would be needed to facilitate new development, and the sensitivity of the surroundings. This DPD will deal with new development only and not existing designations such as Sites of Special Scientific Interest, which will be dealt with in the Development Management DPD.

The Development Allocations DPD will commence before the Core Strategy has reached Examination but there will be no formal consultation on the document before it is clear that the Core Strategy has been found sound. This is to ensure that the sites being considered will deliver the agreed strategy for County Durham and to avoid abortive work.

The Development Allocations DPD will also provide the detailed framework for the delivery of the South and East Durham Growth Point.

Gypsy and Traveller DPD

This document will describe how the Council will meet its obligations regarding the provision of accommodation for gypsies and travellers. The DPD will establish the number of equipped caravan pitches which will need to be provided across the County, and identify appropriate sites for them. It will take into account the likely numbers of gypsies and travellers in the County over the LDF period, patterns of movement among itinerant people, and the potential for mixed use of sites by those who run businesses from the sites where their caravans are stationed. The DPD will also identify the planning considerations relevant to private applications for caravan sites.

The Gypsy and Traveller DPD will commence before the Core Strategy has reached Examination but there will be no formal consultation on the document before it is clear that the Core Strategy has been found sound. This is to ensure that the sites being considered will deliver the agreed strategy for County Durham and to avoid abortive work.

Minerals and Waste Policies and Allocations DPD

This DPD will develop the strategic minerals and waste content of the Core Strategy DPD. Strategic components of the waste and minerals delivery strategy including strategic sites will be in the Core Strategy. Where needed and justified the Minerals and Waste Policies and Allocations DPD will allocate non-strategic minerals and waste sites. The need for new waste management facilities will be based on the likely levels of waste production in the County, the potential for waste management by different technologies, and the likely levels of success of efforts to increase levels of recycling. The DPD will also include minerals and waste development management policies on matters such as site management and restoration.

The Minerals and Waste Policies and Allocations DPD will commence before the Core Strategy has reached Examination but there will be no formal consultation on the document before it is clear that the Core Strategy has been found sound. This is to ensure that the sites being considered will deliver the agreed strategy for County Durham and to avoid abortive work.

Proposals Map

The Proposals Map will depict the areas of operation of all of the policies contained within the other DPDs. For example, it will show areas which have been allocated for specific types of development, such as industrial estates and retail areas; places, such as conservation areas, where special controls apply.

COUNTY DURHAM PLAN: FUTURE DPDS

The priority for the Planning Policy Team will be those DPDs that are clearly vital to spatial planning in the County, especially those to which resources have already been committed. However there are other DPDs that would be desirable, given

sufficient time and resources, and those which might be deemed necessary as the plan preparation progresses. These are detailed below:

The Durham City Area Action Plan - may be produced to support the Core Strategy to enable certain aspects of the Durham City Vision. It would 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 Spennymoor, Peterlee and Bishop Auckland Area Action Plans – may be produced to support the Core Strategy and Development Allocations DPDs in order to enable specific aspects of the Growth Point programme such as the regeneration of Peterlee or Spennymoor town centres to be delivered.

The Newton Aycliffe Town Centre Area Action Plan – would 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. A number of sites are already in public ownership and the Council is in discussion with the Town Centre owners about their redevelopment proposals.

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 Consett Town Centre Area Action Plan - will provide the framework to enable the Town Centre to fulfil its potential as an area of opportunity by addressing issues such as the quality of the built environment and connectivity.

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. It would support initiatives currently underway and those likely to take place in the future, 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. It would support initiatives currently underway and those likely to take place in the future, to achieve the future development of Chester-le-Street.

SUSTAINABILITY APPRAISAL

All DPDs will be subject to a Sustainability Appraisal (SA), which must start as soon as a new DPD has been conceived. It will consider the environmental, social and economic impacts of the policies and proposals in the DPD. 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.

Following preparation and consultation on the scoping report for the Core Strategy (which will also be the scoping report for the entire County Durham Plan) all DPDs will be subject to the following stages:

- prepare an environmental report on the significant effects of the proposals and strategies at Submission or Draft 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.

COUNTY DURHAM PLAN STRUCTURE: STRUCTURE AND COVERAGE

The relationships between all of the documents that will make up the County Durham Plan are shown in Figure 1. The lines linking the DPDs imply chains of general conformity. The Core Strategy will need to be in conformity with the RSS and have regard to the County Durham Sustainable Community Strategy and Regeneration Statement. All subsequent DPDs will need to be in conformity with the Core Strategy. The County Durham Plan must also include an adopted Proposals Map, on an ordnance survey base, which will identify sites and polices from the DPDs that relate to specific areas of land. The Proposals Map will 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 DPDs will apply.

Figure 1 - Structure of the County Durham Plan

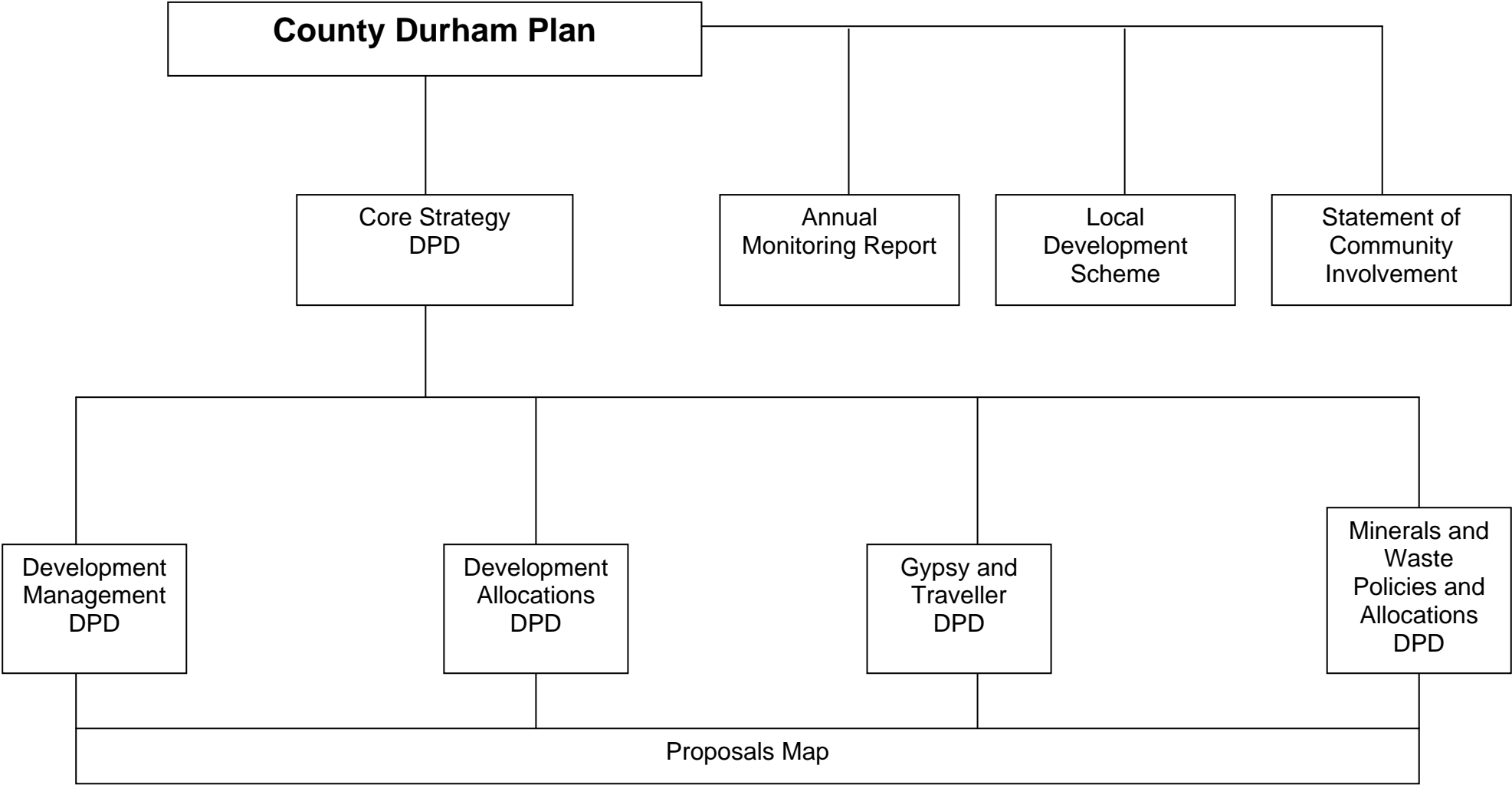
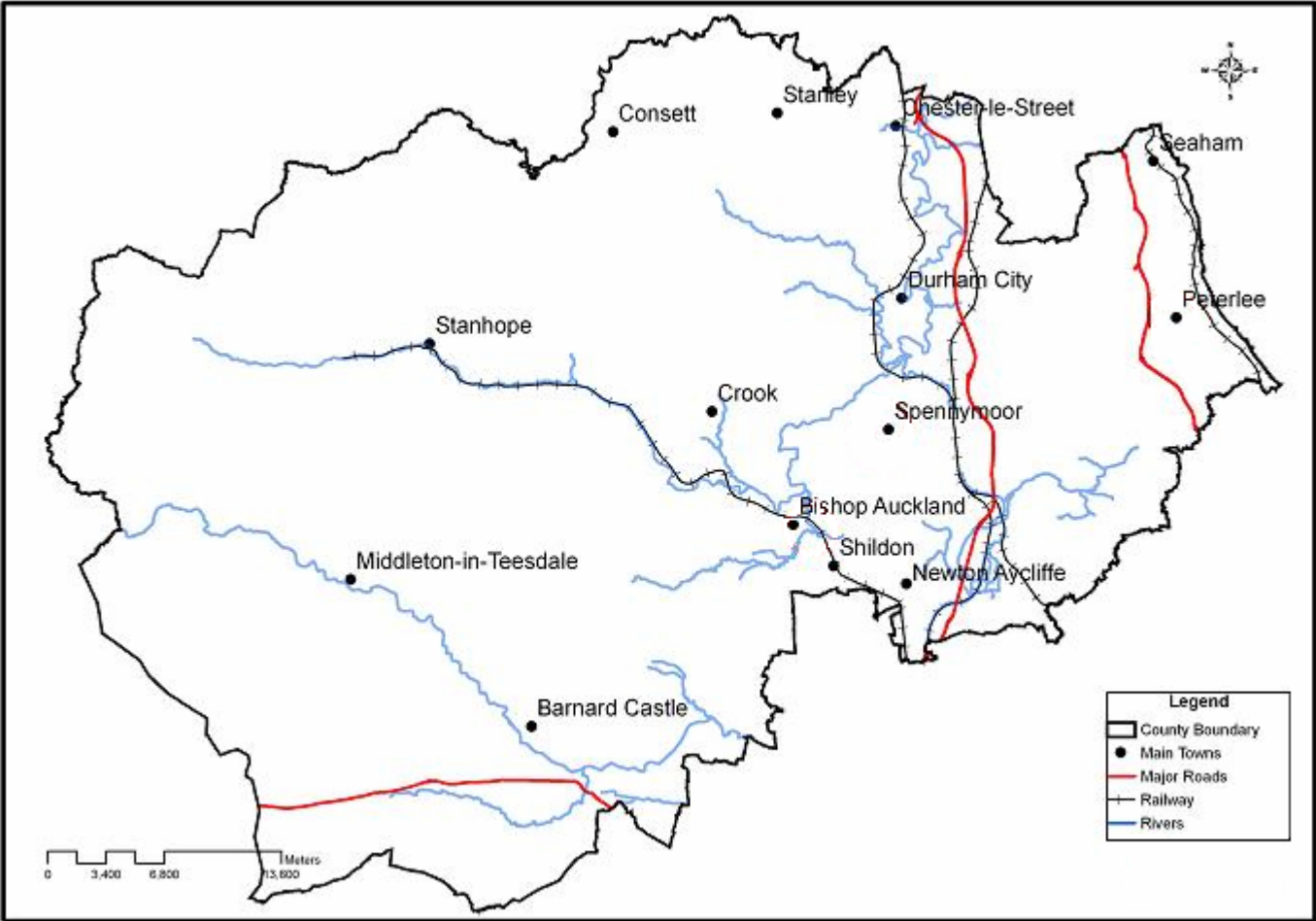


Figure 2 – Geographical Coverage



PROJECT MANAGEMENT

The Council is committed to effective project management to achieve the milestones set out in Figure 3. A new project management structure has been established as set out below:

Project Sponsor - Director of Regeneration and Economic Development.

Accountable for project work, agrees budget/resources, authorises project processes, approves risk actions and changes, reviews achievement of benefits.

Project Managers - Strategic Planning Team Leader and the Area Planning Team Leader.

Responsible for delivering project objectives and outcomes, responsible for planning , monitoring, controlling and reporting to produce agreed outputs on time, within budget and to quality expectations.

Officer Steering Group - Director of Regeneration and Economic Development, Assistant Chief Executive, Head of Planning, LSP representative.

Supports the project sponsor, takes major decisions, checks project on track, commits resources to the project, helps manage risks, raises the profile of the LDF within the Council, ensures accountability, delivers corporate priorities, embeds corporate stakeholders into the management of the LDF.

Meets as required to sign off important stages of DPD production.

Officer Working Group - Includes representatives from:

- Development Management
- Design and Conservation
- Economic development
- Regeneration
- Housing
- Transport
- Leisure
- Research and Information
- Community Strategy
- Grounds Maintenance
- Policy and Performance
- Education
- Asset Management

Supports the project manager, brings corporate resources into the process and linkages between the LDF and other corporate and regeneration projects, integrates corporate work programmes, advising on process. Asset Management Attendance a meetings would be dependent on subjects being discussed.

Meets as required and at important milestones in LDF preparation.

Member Steering Group – Portfolio Holders and support members for Regeneration and Economic Development, Housing, Strategic Environment and Leisure, and Neighbourhoods and Local Partnerships.

Receive progress reports, checks project on track, raises the profile of the LDF within the Council, ensures accountability and appropriate links are maintained with members and across key service areas.

Members Advisory Group - Portfolio Holder for Regeneration and Economic Development and one Member of each Area Action Partnership area.

Advisory group during plan preparation, assists with establishing democratic accountability and ensuring ongoing community engagement.

Meets as required and at important milestones in LDF preparation.

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 Issues and Options stage and before Publication and Submission (Regs 27 and 30).

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

RISK ASSESSMENT

A full risk assessment of the new County Durham Plan 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 was 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 Planning Policy Team could also impact upon the delivery of the County Durham Plan.

Due to the nature of the County Durham Plan 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 Plan 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 County Durham Plan 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.
- **Change of Government** – following the adoption of this LDS there will very soon be a general election. A change of Government could lead to a comprehensive revision of the Development Plans system including the abolition of regional planning policy. This would obviously have a fundamental affect on the preparation of the County Durham Plan.

EVIDENCE BASE

A robust, credible and up to date evidence base is essential if County Durham Plan documents to be considered 'sound'. The Planning Policy team is working on the development of a corpus of research documents, some of which will be produced in-house, some of which will be, or have already been, commissioned from outside consultants This will build on the work undertaken in previous years by the District and County councils

In some cases, funding from the Growth Point bid may be available to help with this process and enable timescales to be accelerated. Where this is the case, the authority should add its own resources to ensure that a robust evidence base is put in place for the entire County, rather than just the Growth Point areas.

Document name	In-house or consultants	Current state of play	Expected completion
SHMA	Consultants	Completed	Completed
Housing Viability	Consultants	To be commissioned Jan 2010	Summer 2010
SHLAA	In-house	All suggested housing sites have ben assessed for	Completed

		suitability and published on-line for consultation	
Sustainable Design SPD	In-house	Issues paper has been published.	December 2010
Employment Land Review	Consultants	Stage 1 (of 3) - review of available sites - completed Sept 09. Stages 2 and 3 will look at future needs and suitable additional sites.	Summer 2010
Town Centre and Retail Study	Consultants	Consultants appointed; first draft received	Completed
Infrastructure Study	In-house	Working group established	Not known
Open Space Needs Assessment	Consultants	First draft submitted; discussions under way on supplementary pieces of work/training for staff	Completed
Green Infrastructure Strategy	In-house	First draft currently in preparation. Consultation and revision to take place Spring 2010.	Summer 2010
Wind Farm Development and Landscape Capacity Studies	Consultants	Completed. 2 studies covering East Durham and the Tees Plain and the North and South Durham Coalfield Upland	Completed
Strategic Flood Risk Assessment	Consultants	Consultants appointed and first draft received	Completed
Surface Water Management Plan and Water Cycle Study	Consultants	Funding bids submitted. Will be required in the future when funds permit.	Not known
Waste Technical Paper	In-house	Currently being updated with EA data on waste and hazardous waste arisings	
Corporate Climate Change Plan	In-house		
Gypsies and Travellers Accommodation Needs	In-house	First draft currently being completed	Spring 2010
Older Persons' Accommodation Study	Consultants	Being commissioned by Housing	Not known
Private Sector Rental Market Study	Consultants	Being commissioned by Housing	Not known
Historic Landscape Character Assessment	In-house	Under way. There may be some slippage in timescales due to the amount of detailed work to be done.	Autumn 2010
Limestone Landscapes Conservation Action Plan	In-house	Under way	2010
Minerals Technical Paper	In-house	Currently being revised with information on mineral resources and requirements from BGS and NE Region Aggregates Working Party	Spring 2010

The County Durham Plan will also have to take account of strategies, audits and action plans developed elsewhere in the Council. Among these are:

- Local Transport Plan 2 (2006)
- Durham Biodiversity Action Plan (2007)
- The County Durham Landscape Strategy (2008)
- The Rights of Way Improvement Plan for County Durham 2007-2011 (2007)
- The County Durham Geo-diversity Audit (2004)

- The North Pennines Area of Outstanding Natural Beauty Management Plan 2009 - 2014 (2009)
- Durham Heritage Coast Management Plan 2005-2010 (2005);

RESOURCES

Following the creation of the new unitary authority, a new Planning Policy team for County Durham was established, consisting of the staff who had been working in Planning Policy teams in the former district and county authorities.

There are currently a total of 24 officers (including 3 part-time) in the team. There are currently three managers: the overall Planning Policy Manager and the Strategic Planning and Area Planning Team Leaders. There are also 4 Principal Planning Officers and 14 (2 part-time) senior planning officers or planning officers most of whom spend the majority of time on County Durham Plan work. Many also spend a proportion of time on work related to Development Management. There are also 3 technical and administrative support posts (1 part-time). Support is generally also available from centralised support units either corporately or within Planning Departments.

There are also three recently appointed Sustainability Appraisal staff to assist with County Durham Plan work.

The preparation of the County Durham Plan will also require input from other staff within the new authority, particularly from the Planning Division's Development Management and Environment and Design teams, but also from the other services within the Regeneration and Economic Directorate: Policy, Planning and Performance, Economic Development, Housing, and Transport. Other key contributors include, officers within the Assistant Chief Executive's directorate, which includes the corporate Policy and Communications, Partnerships and Community Engagement, and Planning and Performance teams. Consultants will 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 are in the process of being set although, it is currently estimated that the cost of pulling together the evidence gathered by the eight existing authorities and filling the gaps is in the region of £800,000. It should however be noted that County Durham's constituent authorities received £1.5m in Housing and Planning Delivery Grant for planning performance.

MONITORING AND REVIEW

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

- Progress on the delivery of the County Durham Plan 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 DPDs 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 including those for minerals and waste, for County Durham to 2026.
Coverage	Countywide.
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs/MPSs/MPGs, the RSS and the County Durham Sustainable Community Strategy and the Municipal Waste Management Strategy.
Timetable	
Preparation of Issues and Options report	To May 2010
Issues and Options consultation	June - July 2010
Period for consideration of representations on Issues and Options report	August 2010 – February 2011
Publication (Reg 27)	March – April 2011
Consideration of representations (Reg 28)	May 2011
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	June 2011
Pre-examination meeting	August 2011
Examination period, including commencement of the examination (Reg 34)	October 2011
Receipt of Inspector's binding report (Reg 35)	January 2011
Adoption and publication of document (Reg 36)	March 2012
Arrangements for Production	
Management Arrangements	Led by Strategic Planning Team Leader and reporting to the Steering Group.
Political Management	Led by Cabinet. Full Council Resolution required for Adoption.
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. In addition detailed evidence set out in the Councils 23 Technical Papers which have been produced to support the preparation of the LDF.
Resources Required	Staff resources from Planning Policy 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 Planning Policy Team with input from Development Management, 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.

Development Management DPD	
Overview	
Role & Subject	Will set out the County's policies on Development Management, stating what types of development will be encouraged and permitted. It will carry forward, where appropriate, the development management designations made in former District Council Local Plans.
Coverage	The whole of County Durham
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs, the RSS, the Core Strategy and other DPDs, the SPD on Sustainable Design, the Sustainable Community Strategy and Regeneration Statement.
Timetable	
Preparation of Issues and Options report	August 2010 - February 2012
Issues and Options consultation	March - April 2012
Period for consideration of representations on Issues and Options report	May 2011 – Dec 2012
Publication consultation (Reg 27)	Jan - Feb 2013
Consideration of representations (Reg 28)	March 2013
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	April 2013
Pre-examination meeting	July 2013
Examination period, including commencement of the examination (Reg 34)	September 2013
Receipt of Inspector's binding report (Reg 35)	December 2013
Adoption and publication of document (Reg 36)	February 2014
Arrangements for Production	
Management Arrangements	Led by Area Planning Team Leader reporting to the Steering Group.
Political Management	Led by Cabinet. Full Council Resolution required at 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. In addition detailed evidence set out in the Councils 23 Technical Papers which have been produced to support the preparation of the LDF.
Resources Required	May need some staff resource in addition to existing levels in Planning Policy 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.	

Development Allocations DPD	
Overview	
Role & Subject	Will deal with new sites for development. It will identify appropriate sites for new development required to deliver the Delivery Strategy for the County.
Coverage	The whole of County Durham
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs, the RSS, the Core Strategy and other DPDs, the SPD on Sustainable Design, the Sustainable Community Strategy and Regeneration Statement.
Timetable	
Preparation of Issues and Options report	August 2010 - February 2012
Issues and Options consultation	March - April 2012
Period for consideration of representations on Issues and Options report	May 2011 – Dec 2012
Publication Consultation (Reg 27)	Jan - Feb 2013
Consideration of representations (Reg 28)	March 2013
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	April 2013
Pre-examination meeting	July 2013
Examination period, including commencement of the examination (Reg 34)	September 2013
Receipt of Inspector's binding report (Reg 35)	December 2013
Adoption and publication of document (Reg 36)	February 2014
Arrangements for Production	
Management Arrangements	Led by Area Planning Team Leader reporting to the Steering Group.
Political Management	Led by Cabinet. Full Council Resolution required at 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. In addition detailed evidence set out in the Councils 23 Technical Papers which have been produced to support the preparation of the LDF.
Resources Required	May need some staff resource in addition to existing levels in Planning Policy 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.	21

Gypsies and Travellers DPD	
Overview	
Role & Subject	Will establish policies on providing sites and accommodation for Gypsies and Travellers, taking into account likely requirements and explaining the rationale for site selection.
Coverage	The whole of County Durham
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs, the RSS, the Core Strategy and other DPDs, the SPD on Sustainable Design, the Sustainable Community Strategy and Regeneration Statement.
Timetable	
Preparation of Issues and Options report	August 2010 - February 2012
Issues and Options consultation	March - April 2012
Period for consideration of representations on Issues and Options report	May 2011 – Dec 2012
Publication Consultation (Reg 27)	Jan - Feb 2013
Consideration of representations (Reg 28)	March 2013
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	April 2013
Pre-examination meeting	July 2013
Examination period, including commencement of the examination (Reg 34)	September 2013
Receipt of Inspector's binding report (Reg 35)	December 2013
Adoption and publication of document (Reg 36)	February 2014
Arrangements for Production	
Management Arrangements	Led by the Strategic Planning Team Leader reporting to the Steering Group.
Political Management	Led by Cabinet. Full Council Resolution required at 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 Planning Policy 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.	

Minerals and Waste Policies and Allocations DPD	
Overview	
Role & Subject	This DPD will develop in detail the strategic Minerals and Waste policies of the Core Strategy DPD and in conjunction with the Core Strategy DPD set out a Minerals and Waste Delivery Strategy for County Durham. The DPD will also set the detailed development management framework for minerals and waste and where needed and justified allocate non strategic minerals and waste sites.
Coverage	The whole of County Durham
Status	Development Plan Document.
Conformity	In general conformity with national PPSs/PPGs, MPSs/MPGs the RSS, the Core Strategy and other DPDs, the SPD on Sustainable Design, the Sustainable Community Strategy and Regeneration Statement.
Timetable	
Preparation of Issues and Options report	Jan – Oct 2012
Issues and Options consultation	Nov – Dec 2012
Period for consideration of representations on Issues and Options report	Jan – Aug 2013
Publication Consultation (Reg 27)	Sept – Oct 2013
Consideration of representations (Reg 28)	Nov 2013
Submission of development plan document to Secretary of State and sustainability appraisal report (Reg 30)	Dec 2013
Pre-examination meeting	Mar 2014
Examination period, including commencement of the examination (Reg 34)	May 2014
Receipt of Inspector's binding report (Reg 35)	Aug 2014
Adoption and publication of document (Reg 36)	Oct 2014
Arrangements for Production	
Management Arrangements	Led by the Strategic Planning Team Leader reporting to the Steering Group.
Political Management	Led by Cabinet. Full Council Resolution required at 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. In addition detailed evidence set out in the Councils 23 Technical Papers which have been produced to support the preparation of the LDF.
Resources Required	May need some staff resource in addition to existing levels in Planning Policy 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.	

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) [L]	Impact (Severity) [I]	Risk Score [L x I]		Likelihood (Probability) [L]	Impact (Severity) [I]	Residual Risk Score
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.	leads to Delays to process. Could lead to LDF documents being unsound.	2	5	10	Ensure LDF work is recognised as a priority by SA team.	1	5	5
3	Staff leaving/unavailable.	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	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
8	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
9	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
10	Delays to subsequent DPDs if Core Strategy is found to be unsound	leads to Delays in LDF preparation and missing of LDS milestones	4	4	16	Robust and credible evidence base. Internal testing against tests of soundness. Continuing involvement with Government office and Planning Inspectorate. Adherence to regulations.	3	4	12
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
8	Change of Government	leads to Radical changes to Development Plan System	5	5	25	None.	5	5	25

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.

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.

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 that make up the County Durham Plan. 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, 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 Planning Policy.