

Successful places
with homes and jobs



Homes &
Communities
Agency

A NATIONAL AGENCY

WORKING LOCALLY



Darlington 2036 – Planning a better place for all

Event 4th August 2016

ATLAS

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Introducing ATLAS

- Advisory Team for Large Applications
- Part of Homes and Communities Agency
- Free/ Impartial advice to help local authorities (and others) deliver quality development
- Facilitators

To secure the timely delivery of high quality sustainable development that responds to local ambitions through effective planning processes, collaborative working and the promotion of good practice





Local Plan Vision...Why?

“The Local Plan should make clear **what** is intended to happen in the area over the life of the plan, **where** and **when** this will occur and **how** it will be delivered”. (Para 002, Planning Practice Guidance)

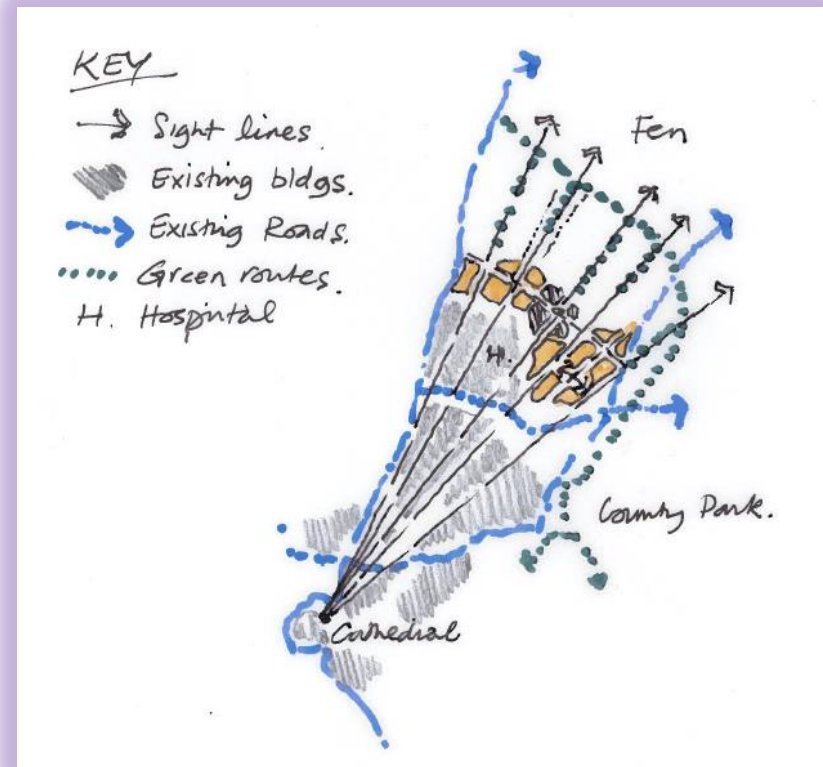
“Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities”. (Para 150 NPPF)





Local Plan Vision...Why?

- Sets out in words and/or diagrams/pictures the kind of place that is required
- Provides the basis and reference point for all discussions and future decisions
- Helps to define more specific objectives
- Helps formulate the basis for collaborative working
- Helps communicate both public and private sector aspirations





What should a vision include?

- **Aspirational but realistic**
- Based on a sound understanding of the place and be place specific
- Be based on key data such as that related to population and economy
- Community engagement critical
- Should reflect council and community priorities
- Should give a clear sense of what the place will be like in 20 years time
- Concise and easy to understand



Example - Sunderland

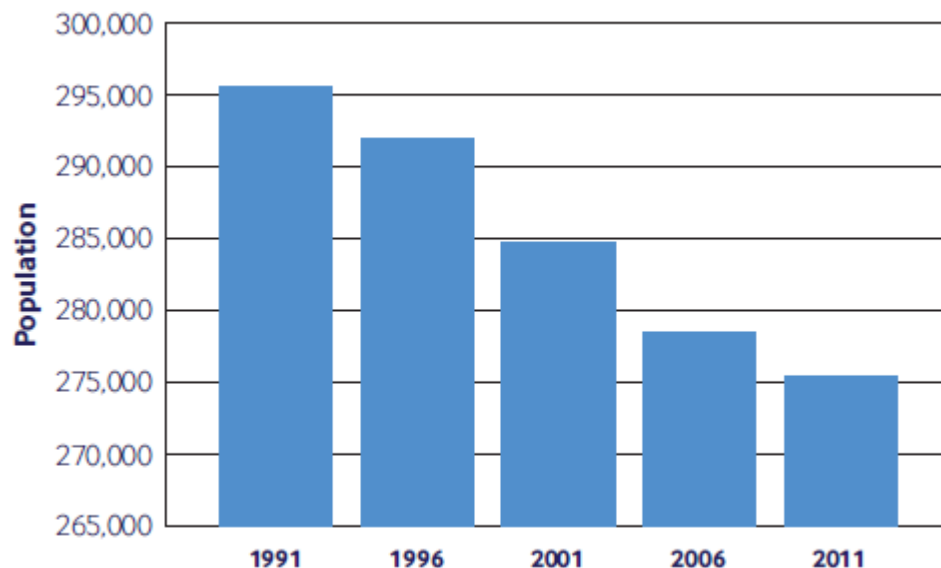


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Issues

- Outward migration
- Growth of single person households
- Housing offer/choice
- 2/3 housing in council tax band A

Projected population change in Sunderland 1991-2011



Local Plan Vision (extract)

*“An internationally recognised city which offers a great **quality of life** with an enhanced entrepreneurial and progressive **low carbon economy**... There is an increase in birth rate and in-migration, attracted by the **improved mix of high quality housing** to suit different needs at affordable prices, with more **younger, economically active age groups** are living and studying in the city” (CS Pref Options – 2013)*

Example - Carlisle

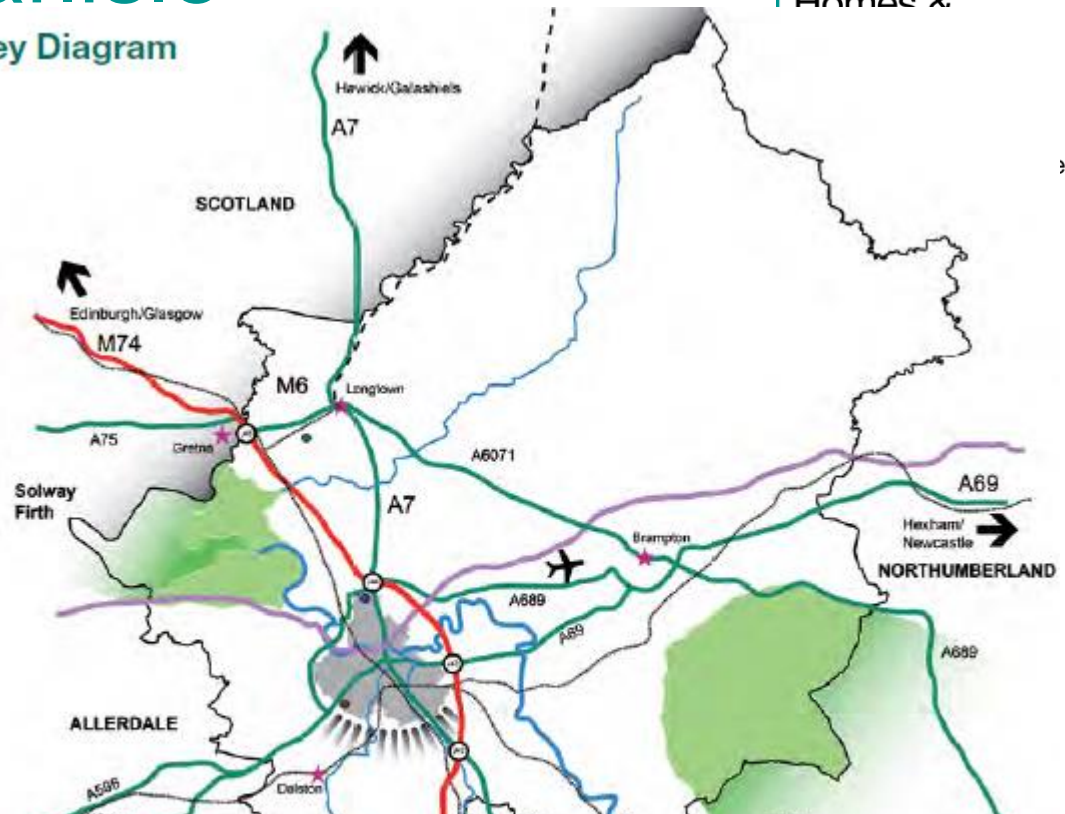


Homes & Land

Key Diagram

Issues

- Free standing city
- Remote/isolated
- Traditional manufacturing base
- Retention of skills



Local Plan Vision (extract)

- *“People are attracted to visit, live, work, invest and importantly remain in the District of Carlisle, a key driver of which is the **setting of the historic City**...Key to Carlisle’s ongoing success has been an increased supply of new high quality market and affordable homes, the delivery of which has been instrumental in attracting and retaining an economically active workforce and in supporting thriving rural communities. Capitalising on excellent strategic transport connections, including the M6 corridor, rail connections and Carlisle Airport, land has similarly been made available to support the delivery of new business premises and jobs”*

Vision components – Planning for the District

- Creating a successful town
 - Housing choice
 - Employment needs
 - Green spaces/ recreation
 - Transport facilities



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Advisory Team for Large Applications

Vision components – Local aspects



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- Creating/maintaining good quality places
 - Good quality buildings/spaces
 - Mixed uses
 - User friendly areas of play



Vision components – Social and Community Uses

- Public/private/
community uses meeting
peoples needs
 - Education
 - Healthcare
 - Sports/ recreation



Vision components – Environmental

- Protect and enhance biodiversity/ natural assets
- Opportunities for recreational uses
- Sustainable energy production



Advisory Team for Large Applications



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Group workshop

- In groups identify what you think are the priority issues and needs for Darlington over the next 20 years.
- What are the potential options to address these issues/needs?
- How can development make a contribution to resolve these issues and provide for Darlington's needs?