

Planning Policy
Darlington Borough Council
Town Hall
Darlington
DL1 5QT



SENT BY EMAIL
planning.policy@darlington.gov.uk
25/11/2021

Dear Planning Policy Team,

DARLINGTON LOCAL PLAN: MAIN MODIFICATIONS

1. Thank you for consulting with the Home Builders Federation (HBF) on the Darlington Local Plan Main Modifications.
2. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.
3. The HBF would like to submit the following comments on the proposed Main Modifications.

MM25: Policy H1

4. The Council propose to amend this policy to set the housing requirement as a single minimum net figure of 492 dwellings per annum (dpa) and 9,840 overall. The HBF generally supports the Council in improving the clarity of this policy by moving to a single net housing requirement.

MM40 and MM41: Policy H4

5. The Council propose to amend this policy to state that housing development will be **encouraged** to provide an appropriate mix of housing types, sizes and tenures which **have regard to** local needs as identified within the most up to date SHMA **or other relevant evidence**. The HBF generally supports the Council in making these modifications.
6. The Council also propose to amend the policy to reduce the requirement for M4(2) dwellings from 80% to 45% to reflect the evidence. The HBF considers that this amendment is appropriate.

MM43: Policy H5

7. The Council propose to amend this policy to include the tenure split as well as the affordable housing requirement for each location. This amendment has been undertaken



to ensure consistency with the NPPF requirement for affordable home ownership. The HBF generally supports the proposed amendment.

Future Engagement

8. I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.
9. The HBF would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



Joanne Harding
Planning Manager – Local Plan (North)
Email: joanne.harding@hbf.co.uk
Phone: 07972 774 229