

**A HOUSING IMPLEMENTATION STRATEGY FOR
DARLINGTON
2011-2026**

**Darlington Borough Council
July 2010**

1. INTRODUCTION

- 1.1 This Housing Implementation Strategy (HIMPS) sets out the Council's proposed approach to managing the delivery of housing, particularly overall housing numbers and the use of previously developed land, over the next 15 years or so.
- 1.2 Guidance as to what a HIMPS should contain is set out in the Government's Planning Policy Statement on Housing¹ (PPS3), and in a letter from the Government to Chief Planning Officers, dated 12th May 2009². The content of this HIMPS reflects that guidance.

Background

- 1.3 The proposed strategic objective for housing, as set out in the LDF Core Strategy Publication Draft (objective 4), is to provide a continuous supply of land for new housing development and to help improve and reuse the existing stock so that it can better match the aspirations of those that wish to live and work in the Borough, whilst doing more to meet the housing needs of an ageing population and those unable to afford suitable accommodation on the open market.
- 1.4 This objective encompasses all the following specific matters:
- (a) to deliver all the new housing that is needed to meet Regional Spatial Strategy (RSS) requirements, in the most sustainable locations;
 - (b) to ensure that there is a continuous 5 year supply of deliverable housing sites;
 - (c) to contribute to the achievement of the RSS target of 75% percent of new homes to be built on previously developed land
 - (d) to deliver housing of a type and tenure that provides choice and meets identified needs, including
 - (i) affordable housing; up to 30% on developments of 15 or more dwellings in Darlington Urban Area and five or more dwellings outside of it;
 - (ii) readily adaptable housing suitable for older people;
 - (iii) detached family housing containing four or more bedrooms;
 - (iv) housing for people with disabilities;
 - (v) top-end executive housing.
 - (e) to make effective use of land;
 - (f) to make effective use of the existing housing stock;
- 1.5 There are additional objectives for housing that are encompassed within the objectives for the design of new development and the locational strategy (e.g. accessibility to local services and achievement of specific levels of sustainability set out in the Code for Sustainable Homes) that are not dealt with here.

2. PLANNED HOUSING DELIVERY

- 2.1 Policy CS10 of the Core Strategy Publication Draft sets out how much new housing is to be provided, the broad locations where this should take place, and when. The amount of new housing required has been calculated taking into account the RSS requirement, the amount of housing completions so far compared with the RSS requirement, existing commitments, and any forecast demolitions. These figures are set out in Table 2.1 below (which is Table 6.1 in the Core Strategy Publication Draft document).

¹ PPS3: Housing, published by CLG, www.communities.gov.uk

² letter from the CLG Chief Planner, entitled Planning for Housing and Economic Recovery, 12th May 2009

Table 2.1: Amount and phasing of net additional dwellings required

	2004-11	2011-16	2016-21	2021-26	Total
RSS average annual net additional dwellings required	525	340	265	395	-
Total net additional dwellings required in each period	3675	1700	1325	1975	8675
Net additional dwellings completed.	2862	0	0	0	2862
Total net additional dwellings required*.	(-813)	1963	1875	1975	5813
Total dwellings already committed**		2006	947	400	3353
Demolitions		25	25	25	75
Outstanding net additional dwellings required.		-18	953	1600	2535

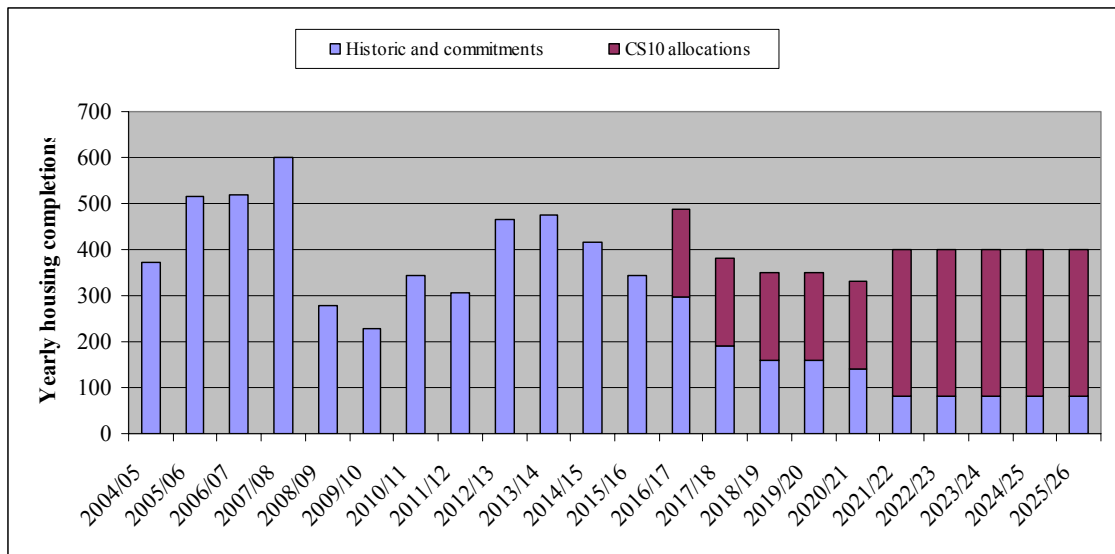
* 813 shortfall apportioned 53 dwellings/year 2011-2016, and 110 dwellings/year 2016-2021.

** in planning permissions granted

Overall Housing Numbers

- 2.2 Figure 2.1 below illustrates how the new housing from historic completions, commitments and planned completions on sites that will be allocated in this LDF, is expected to be delivered over the Core Strategy plan period, 2011-2026. It takes into account the amount and phasing of new housing delivery proposed in Core Strategy Policy CS10. Commitments are sites that already have planning permission.

Figure 2.1: Actual and forecast housing completions and completions forecast from new housing in strategic locations, 2004-2026.



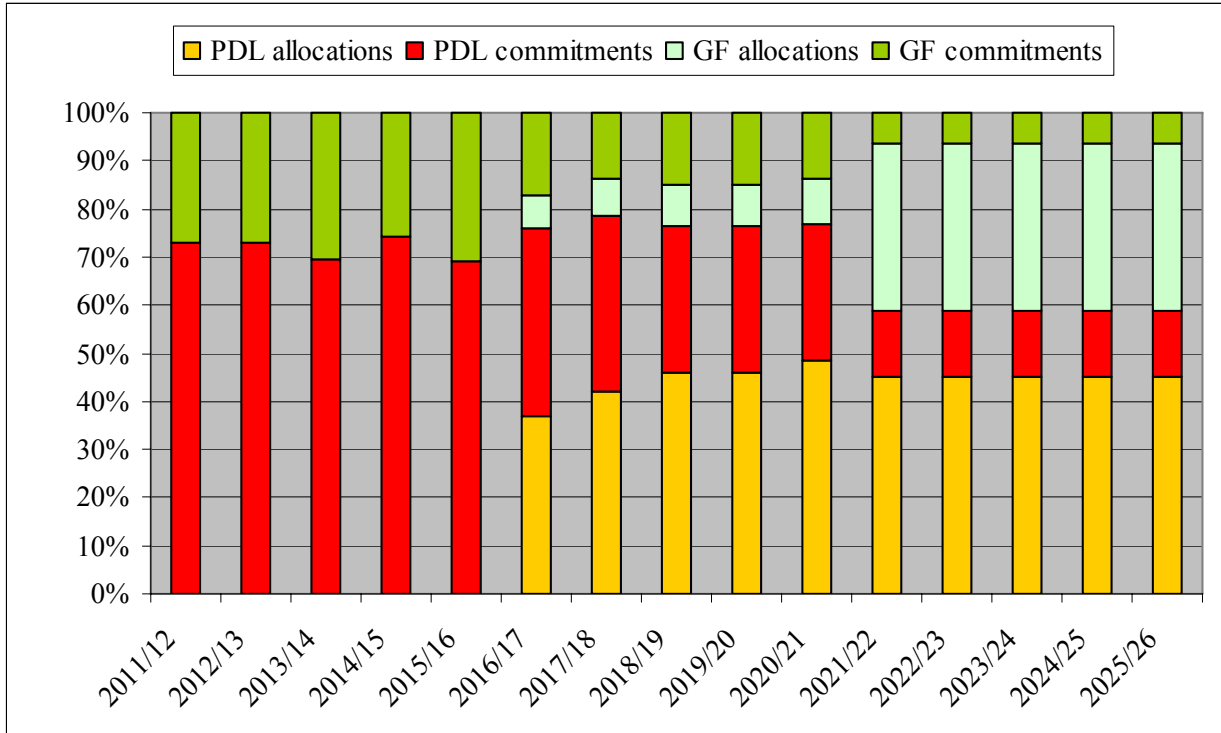
- 2.3 The trajectory shows housing delivery to meet the RSS requirement by 2021, and beyond that, housing delivery that about meets the requirements of RSS, using the formula for projecting forward future requirements set out in Policy 28 of the RSS. The trajectory reflects the recent and continuing poor national and local economic conditions that have suppressed the rate of housebuilding since 2008, and which are not expected to recover to anything approaching pre 2008 rates until 2013 or 2014 at the earliest. This means that the LDF has to plan for not only meeting the average annual requirement going forward from 2011, but also to plan to 'catch up' on the new housing required by RSS in the period up to 2011. To take account of anticipated weak market conditions over the next few years, two-thirds of the completions to meet this shortfall have been scheduled for the period 2016-2021 and only a third for the period 2011-2016.

- 2.4 The trajectory does not include any additional dwellings associated with activity under the Housing Growth Point Programme, because in the current market conditions, the focus of the limited funding is to unlock a few key schemes (such as Central Park in Darlington) where progress has stalled.

Percentage of Homes Built on Previously Developed Land

- 2.5 Figure 2.2 below illustrates the proportion of new housing planned that is expected to be delivered on previously developed land (PDL) and on greenfield land, taking into account existing commitments and the housing planned in Policy CS10. Commitments are sites that already have planning permission.

Figure 2.2: Previously Developed Land Trajectory, 2011-2026



- 2.6 Policy CS10 indicates that housing delivery in Darlington will contribute to meeting the regional target for 75% of new housing to be on PDL by 2016. Figure 2.2 shows that this contribution is maintained from 2016-2021 by delivery on PDL allocated in the strategic locations of the Darlington Urban Area and the Town Centre Fringe. The figure also shows that housing delivery on PDL is likely to decline significantly after 2021, as greenfield allocations come forward. Poor housing market conditions that are forecast to continue until about 2013 also mean that it would be unrealistic to plan for more housing on PDL; PDL sites are generally more costly and risky for developers to build out, and in some instances, there is unlikely to be sufficient value in the land to enable the site to be delivered until house prices begin to recover, and the effect on costs of implementing the Code for Sustainable Homes recedes³.

Affordable Housing

- 2.7 The targets for affordable housing set out in the Policy CS11 of the LDF Core Strategy (up to 30%) reflect the findings of a study into the economic viability of housing land completed in June 2010⁴, and take account of the findings of a strategic housing market assessment⁵, that the need for additional affordable housing in the Borough exceeds the RSS requirement.

³ see findings of the Economic Viability of Housing Land in Darlington Borough, Levvel Ltd, June 2010.

⁴ Economic Viability of Housing Land in Darlington Borough, Levvel Ltd, June 2010.

⁵ Tees Valley Strategic Housing Market Assessment, Arc4/NLP Planning, 2009

3. RISK ASSESSMENT: OBSTACLES AND CONSTRAINTS TO HOUSING DELIVERY

3.1 As the last two to three years has shown, the amount of new housing that is delivered cannot be predicted with any certainty, particularly over the fifteen year lifetime of this LDF. The trajectories of housing delivery set out in Figures 2.1 and 2.2 above have been drawn up making a range of assumptions. These are set out in Table 3.1, and update the assumptions used in the Council's Strategic Housing Land Availability Assessment, March 2009 (SHLAA). The projected completions assumptions are based on:

- (a) information collected in January/February 2009 from small and volume housebuilders with interests in the Borough, and subsequently from a questionnaire circulated to volume housebuilders by Tees Valley Living in Spring 2010;
- (b) the availability of funding to support the provision of enabling infrastructure: the information on this is being collected and presented in the Council's Infrastructure Delivery Plan, published alongside the LDF Publication Draft Core Strategy;
- (c) the density of development on sites to be identified in the broad locations identified in Core Strategy Policy CS10.

Table 3.1: Assumptions used in projecting future completions on sites with planning permission

1	All sites where development has not commenced and planning permission expires by March 2011 were considered as not likely to come forward, unless contrary information was available, e.g through responses to questionnaires circulated in January 2009 and in Spring 2010. No dwellings were forecast on these sites.
2	Where development had commenced and planning permissions were valid beyond March 2011, then completions were not forecast on these sites until 2011/12.
3	Where development had not commenced but planning permissions were valid beyond March 2011, then completions were not forecast on these sites until the last year of their planning permission and subsequent year (for large sites), or until the subsequent year (small sites).
4	Maximum completions forecast for any site in any year were as follows, unless contrary information provided by the housebuilder: 2009/10 = 15 units 2010/11 = 25 units 2011/12 = 35 units 2012/13 = 40 units 2013/14 onwards = 50 units These figures are pushed back by a year for sites which have not started, or are delivering below previous expectations.

3.2 The following paragraphs set out an assessment of the risks that there may be to housing delivery in accordance with the trajectories put forward, focussing on the strategic locations where the Core Strategy envisages the majority of new housing development will take place.

Delivery of New Housing on Sites with Planning Permission

3.3 Over half of all the new dwellings that are required in the period 2011-2026 can be met through completions on sites that already have planning permission. However, there is a **medium to high risk** that the assumptions used may not be valid over much more than the short term. The Council and Tees Valley Living will undertake annual resurveys of local housebuilders to find out how their plans for housing delivery are changing, and the results of this will inform new assumptions to underpin annual updating of the housing trajectories.

Allocating New Land for Housing

3.4 The lack of sites allocated for new housing development can act as a constraint on housing delivery, because without allocations, it may not be apparent to people from outside of the area

where the opportunities for new housing development in an area are. There is only one remaining allocated site without planning permission and undeveloped in the adopted development plan for the area (2.2ha Clifton Road⁶). However, work has commenced on an Accommodating Growth Development Plan Document (DPD), so that it can be adopted by the Council by mid 2013⁷. This DPD will contain all the housing land allocations that are needed to meet the amount of new housing proposed in Policy CS10 of the LDF Core Strategy. Preparation of the Accommodating Growth DPD is given high priority by the Council in its Local Development Scheme (LDS)⁸, to ensure that sufficient housing land allocations are in place as the housing market recovers and sites with existing planning permissions get built out. Progress on preparing the Accommodating Growth DPD will be monitored annually against the milestones set out in the Local Development Scheme (LDS). The risks to DPD preparation are also set out in the LDS. Overall, they are considered a **medium to low risk**.

Housing Market and Wider Economic Conditions

- 3.5 Whilst the allocation of housing land has traditionally been seen as a key constraint to the delivery of new housing, the downturn in the housing market that is currently being experienced has exposed a range of other factors that also have an important role. These include:
- (a) willingness of and viability for housebuilders to develop sites in which they have an interest in a weak housing market;
 - (b) limited availability of finance for those housebuilders who raise their finance in the City;
 - (c) ability of potential homebuyers to borrow money to fund their purchases; and
 - (d) unrealistic expectations of landowners as to the value of residential land.
- 3.6 Given that these are manifesting themselves now and adversely affecting the volume of new housing delivery in the Borough, this is considered a **high risk**. However, there are several ways that the Council is trying to reduce the effect of all the above on housing delivery:

Being Realistic About Development Viability

- 3.7 A study into the Economic Viability of Housing Land in the Borough⁹ has recently been completed, which indicates significant differences between the potential viability of housing land in different parts of the Borough over the Core Strategy plan period. This has informed the preparation of Core Strategy Policy CS11 (Meeting Housing Need) and is informing preparation of the Planning Obligations Supplementary Planning Document.

Building New Council Housing

- 3.8 The Council has secured £3 million of funding from the Homes and Communities Agency (HCA) to build 65 affordable housing units by 2011. The Council is contributing its own land to make this happen.

Exploring New Partnership Models of Housing Delivery

- 3.9 The Council is working with the Fabrick Housing Group to accelerate the delivery of 106 new homes on three former school sites currently in its ownership at Beaumont Hill¹⁰, as part of its commitments within the Tees Valley Housing Growth Point. The partnership is likely to involve some sacrifice of capital receipt by the Council in the short term, with the balance of receipts payable to the Council being linked to housing completions. Delivery of this scheme has become less certain, as Government funding to support it is being reviewed.

⁶ Policy H5 of the adopted Borough of Darlington Local Plan, www.darlington.gov.uk/planningpolicy

⁷ see the Council's Local Development Scheme 2009-2012 for more details, www.darlington.gov.uk/planningpolicy

⁸ see the Council's Local Development Scheme 2009-2012 for more details, www.darlington.gov.uk/planningpolicy

⁹ Economic Viability of Housing Land in Darlington Borough, Levvel Ltd, June 2010

¹⁰ 09/00827/FUL, 09/00828/FUL and 09.829/FUL.

Supporting Bids for Public Sector Funding

- 3.10 The Council has also been providing expressions of support for bids from private housebuilders and registered social landlords to public sector funding bodies, such as the HCA, where bids are for new housing in Darlington Borough. Also, through established pre-application processes, such as the One Stop Shop, the Council is working with developers to ensure that they have all the information they need to ensure that when planning applications are submitted for new housing development, they are likely to be acceptable. Provisions are also included in the Revised Statement of Community Involvement that should include the pre-application stage for potentially major or 'sensitive' developments¹¹.

Sale of Council owned land

- 3.11 Several potential housing sites in Council ownership have been identified through the Strategic Housing Land Availability Assessment (SHLAA) process. In January 2010, the Council resolved to declare available for disposal subject to final Cabinet approval a portfolio of sites that were included in the SHLAA. This resolution will be reflected in an update of the SHLAA in autumn 2010. In the short-medium term, further work will be undertaken by the Council to establish any additional housing capacity on Council owned land that is currently either open space or is used as car parking.

Making the case for additional public sector investment

- 3.12 The Council is working with its partners across the Tees Valley to prepare a Tees Valley Statement of Ambition and a local investment plan for the Homes and Communities Agency. These documents will provide the context and case for investment to meet local aspirations and support economic growth. Priority sites for funding will be included in the investment plan. The Council's first priority for this is Central Park, followed by the Town Centre Fringe, and the housing element of these projects is outlined below

Strategic Project Development: Central Park

- 3.12 The Council is a key partner, along with One North East, English Partnerships, Tees Valley Regeneration and housing development partners Yuill Homes and Keepmoat Homes, in efforts to bring forward mixed-use development including over 600 new homes at Central Park¹², a flagship brownfield regeneration opportunity in the heart of Darlington's urban area. Central Park has been identified as a priority project for accelerated housing delivery within the Housing Growth Point Programme of Development¹³. Some progress has already been made on assembling the site, e.g. with the relocation of allotments from part of the site, and planning permission granted for the relocation of the Council depot from the site¹⁴. However, there is currently still a gap between the funding available and scheme viability, and so it is considered that there is a **medium risk** that this project will not deliver new housing in the short-medium term, as assumed in the housing trajectory.

Strategic Project Development: Town Centre Fringe

- 3.13 The Council is committed to facilitating the regeneration of the town centre fringe area, to help the area realise its potential to make a much greater contribution to the growth, prosperity and quality of life of Darlington as a whole than it currently does. Core Strategy policy CS10 plans for the Town Centre Fringe strategic location to accommodate 650 net additional dwellings in the period 2016-2026. Housing delivery in this area is key to sustaining housing delivery on

¹¹ See the Council's Revised Statement of Community Involvement, adopted in March 2010, at www.darlington.gov.uk/planningpolicy.

¹² 05/643 Outline planning permission granted in August 2006 for mixed use development comprising, residential, office, hotel and conference facilities and open space.

¹³ Tees Valley Programme of Development, October 2008, published by Tees Valley Living, Tees Valley Regeneration and the five Tees Valley local authorities.

¹⁴ PP reference

previously developed land in the Borough. The Council has already received £123,000 from One North East to support studies to underpin the masterplanning of the area, and expects to receive an additional £117,000 for the continuation of this work, for the acquisition of key sites and properties within the area, and for community engagement on the masterplanning.

- 3.14 In terms of statutory planning, an Action Area Plan (AAP) for the core part of the town centre fringe will be prepared to provide more detailed guidance about the use and development of land in the AAP area. Work is about to commence on this, so that the Council can adopt the AAP in Summer 2013¹⁵. This document has been given medium priority for preparation in the Council's Local Development Scheme, and the resources to deliver this are already committed through the LDS.
- 3.15 The assumptions about housing delivery in this location in the later years of the plan period (2021-2026) will also depend on key constraints, such as flood risk and potential hazard from a gasholder being resolved. The former is considered a **low to medium risk** factor to delivery, because through a Level 2 Strategic Flood Risk Assessment and engagement with the Environment Agency, the Council has a good understanding of what is required in masterplanning this area to mitigate the risk, and avoid developing areas of highest flood risk. However, without the removal of the hazard posed by the gas holder, the total amount of housing envisaged may not be achievable in the lifetime of the Core Strategy, and this is therefore regarded as a **high risk** factor. As the location scores highly against many sustainability and regeneration criteria, and a statutory planning framework for the core of this area is to be prepared in the short term, it is anticipated that the Council will be well placed to compete against other schemes in the region to secure the public funding to enable it to work with partners to deliver the vision for this area. Overall, there is therefore only a **medium risk** to delivery of new housing in this area.

Supporting the Delivery of New Housing at Other Strategic Locations within the Borough

- 3.16 The amount of new housing for which new land needs to be allocated in the Darlington Urban Area can be accommodated on sites identified as suitable and available, and deliverable or developable, in the Council's Strategic Housing Land Availability Assessment¹⁶. The Council is, and will continue to be, actively involved in bringing forward some of these sites, e.g. preparing planning and development briefs for Council-owned land, and assisting others in preparing briefs for the disposal of their sites, e.g. Mowden Hall, as well as preparing Council-owned land for disposal. In addition, through the Core Strategy, the Council is clarifying its position regarding the proposal to complete a Darlington Cross Town Route, contained in the adopted Local Plan. By stating that the scheme is not part of the Core Strategy, it is addressing the long standing uncertainty about the potential for development of land along that safeguarded corridor.
- 3.17 The Council is working with other infrastructure delivery bodies to prepare an Infrastructure Delivery Plan (IDP). This will set out what infrastructure is needed to underpin and support the amount of new housing that is expected to be accommodated in each of the strategic locations identified in the Core Strategy. It will also give an indication of who will be expected to deliver the infrastructure, when it will be needed and where the funding for it is expected to come from. The IDP has been published alongside the Core Strategy.
- 3.19 Potential additional traffic congestion has been identified as a key constraint on the delivery of significant additional housing at the North West Urban Fringe. A study¹⁷ has identified and costed a range of schemes that could mitigate the impact of new housing (and other development) at each of the strategic locations identified. The Council is continuing to work with the Highways Agency to identify and cost any schemes that will be needed to mitigate the effect of new development on the strategic highway network on the A66 to the east of Darlington and the A1(M) around Junction 58. As new housing is not required in these

¹⁵ See the Council's Local Development Scheme 2009-2012 at www.darlington.gov.uk/planningpolicy.

¹⁶ Darlington Strategic Housing Land Availability Assessment, March 2009 and update Autumn 2009.

¹⁷ Darlington LDF Area Action Plans: Final Report, ARUP June 2009

locations until the latter half of the plan period, there is time to develop the detail around these interventions so that they can be provided alongside new housing, rather than stalling housing delivery. Therefore, this is regarded as a **medium to low risk**.

4. CONTINGENCY PLANNING

- 4.1 Given the risks identified in Section 3, consideration is now given to how housing delivery can be sustained if these risks are not mitigated and the planned completions do not materialise. Key to this is being aware on an ongoing basis of what is actually being delivered and likely obstacles to future delivery, i.e. through monitoring housing delivery.

Monitoring and Review of Housing Delivery Performance

- 4.2 The Council monitors housing completions and starts on a quarterly basis, and publishes this information on an annual basis, within the LDF Annual Monitoring Report (AMR) and within SHLAA updates. Both these documents are published in the late autumn, and are available to view on the Council's website, www.darlington.gov.uk/planningpolicy.
- 4.3 The data collected also distinguishes between greenfield sites and previously developed land and buildings, using the definition set out in PPS3: Housing. Performance against the RSS target of 75% of new housing development to be on PDL is reported in the Council's AMR. The size, type and tenure of new housing is also monitored on a quarterly basis, and reported annually through the AMR.
- 4.4 The SHLAA update process is where the supply of housing land is reviewed on an annual basis, and where additional potential housing land is initially identified.
- 4.5 Table 4.1 sets out the key indicators that the Council monitors, and any targets set for them. It also sets out the amount of variance from the targets that will trigger a review of the actions in place to help deliver the targets, consideration of any further actions that are needed to help deliver the targets, and/or whether the targets are still the most appropriate, having regard to deliverability, any changes in national and regional planning policy frameworks, and any more up to date information about housing need and demand, e.g. through a refresh or update of the Strategic Housing Market Assessment¹⁸.

Proposed Interventions to Maintain Housing Delivery

- 4.6 Where housing delivery is below the lower range of acceptable variance, the Council will take steps to bring forward additional land for housing, in the following ways:
- (a) reviewing whether there are any additional sources of funding that could be accessed to help 'unlock' identified housing land;
 - (b) reviewing whether there is any suitable and deliverable additional land in its own portfolio that could be brought forward for development;
 - (c) contacting private owners/developers to find out if the Council could help in any way to unlock sites identified as suitable available and deliverable, e.g. by highlighting funding that may only be available to private developers;
 - (d) identify and assess further sites through an update of the SHLAA;
 - (e) consider allowing those strategic locations where development is phased for later segments of the plan period to be brought forward earlier, and consider whether the plan needs to be revised to include any of the other potential strategic locations for housing considered as options but not taken forward in the plan
 - (f) reviewing whether the amount of new housing originally envisaged is still needed, having regard to population and household projections, any work at regional level to replace the RSS with an Integrated Regional Strategy and any work sub regionally to update the Strategic Housing Market Assessment .

¹⁸ Tees Valley Strategic Housing Market Assessment, Arc4/NLP 2009

All the above would be using the sequential approach to site selection, set out in RSS Policy 4 and given local expression in Core Strategy policy CS1.

- 4.7 If the level of housebuilding exceeds the upper end of the acceptable variance range, the Council will only intervene if it is seriously jeopardising the Council's ability to deliver against its other planning objectives, such as promoting development in sustainable locations and bringing forward new housing on previously developed land. It will have regard not only to the market conditions prevailing at that time, but also any potential future downturn that could adversely affect housing delivery in the future.

Proposed Interventions to Maintain Housing Delivery on Previously Developed Land

- 4.8 It is only proposed to intervene if previously developed land targets are not being met where it can be shown that to do so would not jeopardise the delivery of overall housing numbers. The interventions would be to refuse planning permissions on greenfield land, and to increase Council involvement in work to unlock PDL sites, including disposal of the Council's own land.

Proposed Interventions to Maintain Delivery of Affordable Housing

- 4.9 The Council has already taken several important steps to address the low levels of affordable housebuilding in the Borough, and these will also be the steps taken in the future:
- (a) prepare and keep up to date detailed advice on the operation of the affordable housing element of Policy CS11;
 - (b) submit bids for funding to directly deliver affordable social rented homes;
 - (c) support bids for funding from RSLs promoting schemes within the Borough;
 - (d) join with others to continue to highlight to Government the need for more investment in affordable housing to meet identified needs

Table 4.1: Key Indicators, Targets, Performance Review Triggers and Proposed Actions to Address Divergence from Targets

Objective	Indicator	Targets ¹⁹	Variance from Target that Triggers a Review	Reasons/More information
a. Deliver housing to meet RSS and Core Strategy requirements in sustainable locations.	NI 154: Net additional homes provided.	2011/12: 300 2012/13: 325 2013-21: 350 p.a. 2021-2026: 400 p.a.	+/-20%	
	Milestones achieved in preparing strategic locations for new housing development.	Key milestones in project development and delivery – see Reasons/More information.	Slippage of at least 12 months from anticipated.	Example milestones: Land allocated, Planning Brief prepared, infrastructure funding identified and committed, planning application submitted and granted, Site commencement, first housing starts and completions.
	Annualised delivery against amount of new housing identified for strategic locations in Core Strategy Policy CS10.	As set out in Core Strategy Policy CS10		
b. Ensure there is a continuous 5 year supply of deliverable housing sites.	NI 159: Supply of ready to develop housing sites	2011/12: 100% 2012/13: 100% 2013-2017: 100% 2017-2026: 100%	+10%, -2.5%	
c. Contribute to the achievement of the RSS target for 75% percent of new homes to be built on previously developed land	LI0001: Percentage of new homes built on previously developed land	2011/12: 70% 2012/13: 70% 2013-2021: 65% 2021-2026: 55%	- 20%	Decline in PDL completions, particularly from 2021 is due to the need to bring forward greenfield land at the urban periphery to sustain housing delivery.
	AMR Local 4: greenfield/PDL split of current commitments.	None.		
d. Deliver housing types and tenures that provide choice and meet identified needs, including affordable housing.	NI 155: gross number of affordable homes delivered.	2011-2016: 40 p.a. 2016-2026: 50 p.a.	+/- 25%	
	Size and type of housing completed.	N/a	N/a	
	Number of homes benefitting from adaptations funded by Disabilities Facilities Grant	N/a	N/a	
e. Make effective use of land	AMR Core 3: Average density of new development on completed sites.	30-50 dwellings per hectare	25 dwellings per hectare or less for more than one year.	The delivery of necessary family housing may bring housing density below this range in individual years.
f. Make effective use of the existing housing stock	Percentage of all housing that is vacant.	2-3%	Lower = 2% Upper = 4%	At least 2% of vacant stock is needed to allow turnover in the market and within and between tenures.
	Number of dwellings vacant for more than 6 months.	N/a	N/a	
	Number of Council owned homes where planned repairs have been completed.	N/a	N/a	

¹⁹ 2011/12 and 2012/12 targets are as set out in the Council's Local Area Agreement.

- (e) consider whether the targets set are still relevant, in the light of any more up to date evidence on housing need or economic viability of housing land.

5. ENGAGING KEY STAKEHOLDERS

- 5.1 There are seven key ways that the Council has engaged with the main stakeholders about housing delivery and its related objectives:
- Through consultations, including specific events for housebuilders/developers at key stages in the preparation of the LDF Core Strategy;
 - Through targeted consultations with infrastructure providers during the preparation of the Infrastructure Delivery Plan;
 - Through meetings of the Strategic Housing Land Availability Assessment Steering Group, the housing market partnership in Darlington. Meetings of the Group take place at least annually.
 - Through meetings of the Darlington Planning Forum, which meets to hear views of a wide range of local interests at key stages in the preparation of LDF documents. The Forum comprises representatives of housebuilders, developers, local agents, local interest and other community groups;
 - Through established pre-application processes, such as the One Stop Shop, the Council engages with potential developers to ensure that they have all the information they need to ensure that that planning applications for new housing development are likely to be acceptable on submission;
 - Through ongoing dialogue between the Housing Division, registered social landlords, and key funding and distribution bodies, like Tees Valley Living and the Homes and Communities Agency;
 - Through active involvement in partnership arrangements to bring forward key sites, such as Central Park.

6. REVIEWING THE HOUSING IMPLEMENTATION STRATEGY

- 6.1 This strategy will be revised if and when annual monitoring indicates that it and its contingency arrangements are not being effective in achieving the key targets and outcomes for housing delivery.