

THEME 2: Quality Housing for all

THEME 2: Quality Housing for all (General Theme)

CSIO REF	Respondent	Comments
CSIO 052	English Heritage	Support aims under this heading, particularly those which seek to improve the quality of existing housing across all tenures and which reduce the number of under-used long term empty properties.
CSIO 053	Councillor Copeland (Haughton North)	Improve old housing stock, build more affordable houses and sell them to young people not speculators.

ISSUE 9 – Sustainable Housing Provision

ISSUE 9 – Sustainable Housing Provision (General Theme)

CSIO REF	Respondent	Comments
CSIO 013	Mr J D Orme	If Darlington is to expand and prosper and attract new businesses and jobs, suitable new housing will have to be readily and easily available, at a reasonable price.
CSIO 025	Environment Group, Government Office for the North East	Sustainable housing provision - the next stage of the Core Strategy will benefit from the higher allocations in the Secretary of State Further Proposed Changes to draft RSS - February 2008, Policy 30. Please note section 30.4 of Policy 30 which indicates how to extrapolate the housing allocation for Darlington beyond 2021. The text in issue 9 refers to the Strategic Housing Land Availability Assessment, please refer to Planning Policy Statement 3: Housing paragraph 54. Please also note the requirements for developing a Housing Implementation Strategy set out in paragraphs 62 to 67.
CSIO 044	North East Assembly	Housing provision should be made in accordance with policy 30 of the Secretary of State's further proposed changes to the RSS.
CSIO 051	Durham Cathedral	Surveys by, or for, the Council indicate a reasonable supply of housing sites in the short to medium term but a significant lack in the future years of the plan. This implies either Darlington will cease to grow or that additional substantial housing sites are required to maintain the essential housing supply required to attract the increased employment objective.
CSIO 052	English Heritage	The amount of housing to be provided within the Borough should depend upon the capacity of infrastructure and environment to absorb it. Concerned if housing growth brings direct or indirect harm to heritage assets, e.g. through town cramming that could harm local distinctiveness and character or the extensive use of greenfield land.

CSIO 056	Nathanial Lichfield & Partners for Theakston Estates	Support a growth strategy based on Darlington's sub regional role, and linking job creation and the delivery of sustainable communities. Consider Option 9C is incorrectly titled 'market led housing growth' as it follows 2004 based household projections responding to need and demand. At least option 9C, continuing house building recent trends, is supported. If current levels of growth are to be maintained and continued, the Core Strategy should at least make provision for an increase in the period 2011-2016 to achieve greater alignment with the emerging RSS. Serious consideration should be given to seeking enhanced housing outputs beyond those contained in RSS, now that they are no longer regarded as a ceiling.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	NWL's existing infrastructure could be inadequate to accommodate growth, depending on the scale and location of the development. Early and close liaison with NWL is requested regarding the location and scale of future development. Major investment planned at Stressholme Sewage Treatment Works (STW) will address quality and growth issues and will be completed in the current 5 year programme. A capacity constraint at Middleton St George STW is being assessed, which is likely to be removed by works to be completed by 2010. Future development at Teesside Airport would drain to the STW and could be accommodated either in the scheme or by an extension to it. Currently, there are no particular water supply issues in the Borough to raise other than that local reinforcement that may be necessary as a result of future development.
CSIO 075	Frank Haylett	Develop the town as much as you deem necessary. The degree of development in Heighington has been to some extent detrimental already.
CSIO 092	J Wheeler	Unclear what "sustainable" means. If it means "affordable" it should say so. If it is meant to mean that the underlying principles can be allowed to continue indefinitely, I think the recommendations are wildly optimistic.
CSIO 058	England & Lyle for Mr Metcalfe	Issues relating to 'Sustainable Housing Provision', 'Providing housing in the right place' and 'Housing Needs, Mix and Affordability' should not be addressed separately. Mr Metcalfe would therefore request that issues 9, 10 and 11 are combined and refined to ensure future housing growth in the Borough is determined according to sustaining the long terms viability of the Borough's villages whilst aspiring the Tees Valley Growth Point status in the Plan period 2021.
CSIO 059	England & Lyle, for Private Clients	Comments as above (058) but with the addition of proposing a site at Albert Hill for development.
Option 9A – In Darlington, new housing should meet the emerging Regional Spatial Strategy target only		
CSIO REF	Respondent	Comments
CSIO 024	Highways Agency	Level of provision should be consistent with the RSS. The Agency should be consulted early on any significant housing development which could potentially affect the safe and efficient operation of the strategic road network. In the first instance, the Agency would expect to see proposals that include ways to reduce the traffic impact on the development.
CSIO 041	Mr S Howarth	This RSS will need to balance the protection of historic villages such as Heighington from irretrievable damage of housing expansion breaching development boundaries.

CSIO 072	Peter Wellings	The need for affordable housing has to be established. There are plenty of existing affordable homes available without providing new ones. New "affordable" shared ownership properties at West Park have been available for several months and have still not been sold.
CSIO 086	CPRE, Darlington District Committee	With West Park and Central Park Darlington has good provision for new housing.
Option 9B – In Darlington, new housing should meet the wider housing market		
CSIO REF	Respondent	Comments
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Supports Option 9B as it is the closest scenario to the net additional housing requirement figure set out in the RSS Further Proposed Changes.
CSIO 080	Helen Steel	More "affordable housing" stock is needed; if growth is too rapid the lower end of market is usually neglected in favour of profit!
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	The Core Strategy needs to be flexible enough to react to changing market conditions and the requirement to satisfy local needs.
Option 9C – In Darlington, new housing should meet market-led housing growth		
CSIO REF	Respondent	Comments
CSIO 010	Hummersknott Councillor (Councillor Johnson)	Speculative house building is not good in a tightening economy
CSIO 019	Central Ward Partnership	Market-led can also mean a decline in house demand, so use of term 'growth' dubious.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	The respondent considers that the figures currently contained in the re-emerging RSS will be inadequate to meet housing needs and demands over the LDF period, and the higher figures implied by option 9C will be necessary if those needs and demands are to be satisfied, and if the strategic objectives for investment, economic development and growth are to be achieved, the higher development option will be essential if an appropriate balance is to be achieved between the availability of a satisfactory mix of housing (tenure, type and size) and the social and economic well being of the population.
CSIO 047	Signet Planning for Mowden Park Estates	The Further Proposed Changes Draft of the emerging Regional Spatial Strategy has just been published. This provides a significant increase to the housing allocation for Darlington Borough with the dwelling requirement rising from an average of 310 units per annum throughout the plan period to 395 units per annum. The Annual Monitoring Report for 2006/2007 is based on the previous RSS figures and identified a residual requirement for 975 dwellings throughout the plan period. However, when they are considered against the latest RSS figures, this increases to a requirement of 2390 additional dwellings over and above existing completions and commitments (as of March 2007), equating to a need for approximately 140 additional dwellings per annum throughout the plan period. It is evident therefore, that significant quantities of additional housing will need to

		<p>be provided in excess of those proposed by Option 9A of Issue 9. In addition, Darlington has seen, and continues to see, a strong housing market. PPS3 requires local planning authorities, in determining appropriate levels of housing provision, to take into account not only the provisions of the RSS, but also the market implications in terms of local and sub-regional evidence of need and demand, established principally by Strategic Housing Market Assessments and other relevant market information. Consideration also needs to be had to the economic strategy for the region which seeks a step change in the regional economy through enhanced economic growth which will need to go hand in hand with appropriate additional levels of housing provision. A failure to provide sufficient levels of housing to meet employment growth may lead to increased in-commuting to Darlington. In addition, increased housing numbers will also enable the high affordable housing requirement stipulated in the AMR to be met over the plan period. In light of this we support Option 9C which, it is considered, reflects more closely Central Government's guidance in PPS3 on identifying appropriate levels of housing provision.</p>
CSIO 057	Indigo Planning Ltd for Focus Fund	<p>Focus support issues 9C. The CSIO identifies that the number of households in Darlington is growing at a faster rate than the population and is expected to continue to 2026 and beyond. In addition, Issue 9C will assist in meeting the affordable housing targets as set out in CS10. The amount of new housing as set out in Issue 9C will assist in achieving more mixed communities and also economic and social development in the medium and long term. The Core Strategy should ensure that previously developed land in urban areas is the first preferred location in order to address environmental impacts.</p>
CSIO 058	England & Lyle for Mr Metcalfe	<p>Options 9C, 10C, 11A and 11C would provide the most robust approach to delivering the Borough's housing requirement set out in the draft Regional Spatial Strategy (Secretary of State's Proposed Changes, 2007 and Further Proposed Changes 2008). It is clear from PPS3 and in Baroness Andrews' statement in the RSS Proposed Changes that the RSS net housing requirement figures are not a ceiling and are only intended to be a guide to future housing numbers. The strategic objective for the Tees Valley to become a Growth Point would support the need to ensure that a selection of sites are available to meet the housing requirement resulting from this growth, particularly higher value housing in unique locations, such as the site as The Paddock, Cobby Castle Lane, Bishopton. The Paddock site at Bishopton is considered to be available, suitable and viable to accommodate a scale and mix of housing types and tenures to jointly meet the principles in 9C (market-led housing growth) and 10C (substantial growth across the Borough - as supported by RSS Secretary of State's Proposed Changes, 2007 and Further Proposed Changes, 2008), whilst potentially being able to incorporate a proportion of affordable house types (issue 11A) and live-work units (issue 11C) of dwellings amongst a proportion of higher value properties. RSS Mr Metcalfe would therefore support a combined planning policy for future housing provision in the Borough which incorporated the principles of options 9C, 10C, 11A and 11C.</p>
CSIO 059	England & Lyle, for Private Clients	<p>Our clients are concerned that issue 9 does not adequately consider the factor of using previously developed land in the Borough. Unlike some authorities in the Tees Valley, Darlington does not have large areas of brownfield land and there are certainly very few sites which are as well related to the town as our client's site at Albert Hill. Our clients would address the SA Recommendation that option 9C would have the "greatest</p>

		environmental impacts", which implies that 9C would result in the use of mostly greenfield land. Albert Hill presents a major site on entirely brownfield land and its future allocation for housing development would thus reduce any reliance on the Borough's greenfield land.
CSIO 060	Home Builders Federation	The Council should seek to provide enough housing to meet housing market demand in-line with recent trends. If the housing supply was restricted as detailed in some of the alternative options, then this would lead to worsening problems of affordability. Housing targets should be regularly monitored and managed, allowing amendments to be made to targets in the even of any surplus in supply of housing.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Option 9C is titled "market led housing growth" and is supported as a minimum. The overall net dwelling increase that is indicated from 2011 to 2026 for this option is in line with the housing provision figures set down in Policy 30 of the Secretary of State's Further Proposed Changes to RSS (FPCRSS). We would also highlight the additional text inserted by the Secretary of State at Further Proposed Change 7 (Paragraph 3.71) which states that "It is emphasized that the gross and net dwelling provisions set out in Policy 30 are guideline figures and do not represent a ceiling; LDFs may make the case for higher figures as appropriate". The Secretary of State's justification for this change is to ensure that the RSS reflects the latest Government housing policy and reflects recent ministerial statements concerning the net provision figures set out in RSS. Richard McCarthy, Director General for Sustainable Communities, CLG has confirmed that "...the regional spatial strategy numbers are no longer ceilings; they are now floors". It is therefore open to the LPA to set a housing target which offers the best prospects of enabling its housing aims to be achieved and we would strongly request that serious consideration is given to over-allocation, particularly having regard to the documented high need for affordable housing in the District, including the recognition at Paragraph 3.84 of FPCRSS that Darlington is one of three urban authorities in the region with "... the most significant affordability problems". Increased housing provision would maximise affordable housing provision, as well as having beneficial market effects by increasing the supply of new housing, a key aim of PPS3. Although the Core Strategy does not provide a definition of market-led growth we are interpreting this as growth which responds to both housing need and demand as defined by PPS3, and encouraged at its paragraphs 10 and 69. In relation to housing need, there is clearly a major affordability issue for the District. In relation to housing demand, past completion rates provide an indicated of high demand. Increased population projections will clearly add to this demand. It is strongly recommended that the findings of the SHMA into which the industry will have the opportunity to input are considered prior to progressing this policy.

ISSUE 9 - SUMMARY	Out of 101 Respondents, 40 chose one of the following options.
9A – Meeting the emerging Regional Spatial target only?	11 respondents chose this option.
9B – Meeting the wider housing market?	9 chose this option.
9C – Market-led housing growth?	20 chose this option, although one of these respondents did not support the option.

OFFICER COMMENTS - Since the Issues and Options report was prepared, the Council has, in partnership with the other Tees Valley Local Authorities, made a submission to Government for Housing Growth Point status. If successful, this would commit the Council to planning for about 20% net additional new homes than was envisaged by the Regional Spatial Strategy (RSS) (Proposed Changes 2007). In any case, RSS Further Proposed Changes published in February 2008, indicate the need to plan for net additional dwelling provision that most closely aligns with Option C. The exact figures to be included in the Core Strategy will also be determined having regard to consideration of how much new housing would be needed to match projected economic growth. The capacity of the local services and infrastructure and the environment to accommodate new development will be considerations in deciding where new housing should go, but the Core Strategy will only identify broad locations; site allocations will be set out in a separate LDF document to follow. A monitoring framework will be put in place to identify and prompt a policy response where/if growth is contributing to any localised market failure.

ISSUE 10 – Providing Housing in the Right Place

ISSUE 10 – Providing Housing in the Right Place (General Theme)

CSIO REF	Respondent	Comments
CSIO 006	GOLD	Housing on greenfield land at the edge of the urban area should be limited.
CSIO 010	Hummersknott Councillor (Councillor Johnson)	Speculative house building is not good in a tightening economy
CSIO 024	Highways Agency	No preference for any one option. Site location and accessibility by sustainable transport should be taken into account in selecting the most sustainable housing sites.
CSIO 043	Sadberge Parish Council	The Parish Plan process resulted in residents deciding that the current development limits for Sadberge should be retained, and not be expanded to include the old reservoir site to the south-west of Sadberge Village. The Parish Council will strongly oppose any suggestion of expanding the development limits to allow development adjoining Sadberge Village. If option 7D is selected, then please exclude reference to Sadberge Village. If option 10C is selected then please make it explicit that there will be no development at the edge of Sadberge Village. As stated in the vision, any new development in Sadberge should be limited to small-scale developments that help sustain its vibrancy and reflect its individual character and appearance.
CSIO 044	North East Assembly	Housing distribution should be in accordance with the regional locational strategy, the core strategy settlement pattern and the sequential approach to development, having regard to delivering the sub-regional previously developed land targets in policy 31 (70% in Tees Valley by 2008), and phasing that brings forward previously developed land opportunities first. This approach should be informed by a strategic housing land availability assessment (SHLAA).
CSIO 055	Environment Agency	We suggest a general comment is included in the introduction regarding development commencing in line with the SFRA and PPS25.

CSIO 060	Home Builders Federation	Object to the proposal that housing densities should be increased across the board to increase growth in the Urban Area. Density should not be a driver of housing, but more an outcome. The overriding concern should be ensuring that what is proposed is the right scheme for the site. Prescriptive density requirements would not be helpful, and will not help deliver the right types of development.
CSIO 064	England & Lyle for Northumbrian Water Ltd.	Comment as per Theme 9 above.
CSIO 092	J Wheeler	Seeks increased protection for the character of our urban environment, much of which defines the character of the town of Darlington and its villages, but tighter protection of undeveloped land.
CSIO 058	England & Lyle for Mr Metcalfe	Comment as under Theme 9 above.
CSIO 059	England & Lyle, for Private Clients	Comment as under Theme 9 above.
OPTION 10A – New housing should be of limited growth in the urban area		
CSIO REF	Respondent	Comments
CSIO 041	Mr S Howarth	Appropriate infill in villages but not massive expansion of housing in Heighington to destroy core/historic form by breaching boundary.
CSIO 052	English Heritage	The Sustainability Appraisal recommendation in respect of Option 10A identifies high environmental impacts but does not state whether these are positive or negative.
CSIO 055	Environment Agency	From a Groundwater and Contaminated Land viewpoint option 10A is preferred.
CSIO 072	Peter Wellings	Given the relatively compact nature of Darlington Borough most new housing needs could be provided within the existing urban area. Any village developments should be within existing village envelopes, respect conservation areas and areas of high landscape value and blend in with the local vernacular architecture with sympathetic building materials and layouts.
CSIO 076	Mrs Amy Boyle	Only development near or around villages if need can be proven. Please recognise our boundaries and not to develop beyond them.
CSIO 079	Mark Stratford	Use up brownfield sites - many of which are close to town centre and would therefore encourage people to bike or walk therefore reducing transport issues.
CSIO 086	CPRE, Darlington District Committee	Development should go within the development limits of the urban area and villages as given in the "Borough of Darlington Local Plan". The concept of development limits has broadly served Darlington well and its strength should be built on.
OPTION 10B – New housing should be of moderate growth across the Borough		
CSIO REF	Respondent	Comments
CSIO 019	Central Ward Partnership	Cross-matches 7C goals

CSIO 023	Barton Willmore for St Modwen Developments Ltd.	This is supported as the most positive option in environmental and social terms by the Council's Sustainability Appraisal. In addition, moderate growth would accord with national policy in that it would allow for the development of unidentified windfall sites on previously-developed land and for housing development in mixed-use areas linked to employment provision.
CSIO 052	English Heritage	On balance support for this option, providing the focus is on previously developed land and existing buildings, and away from the extensive use of greenfield land in and at the edge of urban areas. I would also express concern with the expansion of the villages for the purpose of meeting anything other than locally identified needs. It is also imperative that the growth pattern fully reflects and is supported by the public transport network in the Borough.
CSIO 053	Haughton North Councillor, Councillor Copeland	This to include some social housing the villages to cater for young people.
CSIO 090	Helen Steel	New housing should be integrated into a community, not just dumped anywhere or else people would be isolated (a them and us culture)
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	Such an approach is required to encourage a sustainable and identifiable pipeline of housing development sites and to accord with the regional objectives that appropriate levels and types of housing are provided in key urban locations, such as to the east of Darlington, but within the identified settlement boundary.
OPTION 10C – New housing should be of substantial growth across the Borough		
CSIO REF	Respondent	Comments
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	For the reasons outlined in the response to issue 9 above, and taking into account the need to ensure that the strategic objectives are achieved, option 10C (substantial growth across the borough) is considered by the respondent to represent the only realistic option.
CSIO 047	Signet Planning for Mowden Park Estates	The Further Proposed Changes Draft of the emerging Regional Spatial Strategy significantly increase the housing allocated for Darlington Borough, an additional requirement for some 2390 additional dwellings over and above existing completions and commitments (as of March 2007). Given strong local housing demand, this is only likely to increase. There will therefore need to be some greenfield release to accommodate the housing numbers required. Option 10C would be an appropriate strategy for this, complementing the level of economic growth proposed for the Borough and the high level of affordable housing required, which can only realistically be provided through increased housing delivery.
CSIO 056	Nathanial Lichfield & Partners for Theakston Estates	Support this option. It will enable housing provision to be maximised through the provision of mixed communities and contribute to the reduction of inequalities across the Borough.
CSIO 058	England & Lyle for Mr Metcalfe	Would help support the delivery of the Borough's housing requirement set out in the draft Regional Spatial Strategy (Secretary of State's Proposed Changes, 2007 and Further Proposed Changes 2008). RSS figures now not a ceiling and are only intended to be a guide to future housing numbers. If Tees Valley becomes a Growth Point, a selection of sites would be needed to meet the housing requirement resulting from this growth,

		particularly higher value housing in unique locations, such as the site at The Paddock, Cobby Castle Lane, Bishopton, which is available, suitable and viable to accommodate a scale and mix of housing types and tenures.
CSIO 060	Home Builders Federation	The Council should provide a broad range of sites for housing across the Borough to accommodate varying housing needs and improve affordability. The focus must be on meeting housing requirements rather than arbitrarily prioritising brownfield land at the expense of greenfield. Consideration should be given to certainty of delivery and sustainability. Windfalls should not be taken into account when identifying land to meet the housing requirement; rates of windfall development may not be sustained as they are a finite resource and the contribution from this source is likely to diminish as the supply of suitable sites is progressively developed. One of the main objectives of the LDF process is to provide more certainty to the planning system and therefore the over reliance on a windfall supply would be contrary to this objective.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Option 10C, substantial growth across the Borough, is supported. This option would allow flexibility to provide an appropriate range of sites to meet development needs in appropriate locations.

ISSUE 10 - SUMMARY	Out of 101 Responses, 55 people chose one of the following options.
10A – Limited growth in the urban area?	29 people chose this option, although one of these respondents was not in support of the option resulting in 28 respondents being for the option.
10B – Moderate growth across the Borough?	13 respondents chose this option.
10C – Substantial growth across the Borough?	13 respondents chose this option.

OFFICER COMMENTS - Whilst Option 10A attracted most support, the low volume of responses mean this will be treated as a consideration rather than a determining factor in policy development. The range of potential constraints on development identified by respondents will be examined by the Council through a strategic housing land availability assessment (SHLAA), which will assess the developability and deliverability of potential housing sites, including taking account of sustainability considerations such as access to public transport and impact on environmental designations. The SHLAA will inform the identification of new housing sites, which will be set out in a separate Local Development Framework document to follow. The SHLAA will also set out the Council's approach to the consideration of 'windfall' sites.

ISSUE 11 – Housing Needs, Mix and Affordability

ISSUE 11 – Housing Needs, Mix and Affordability (General Theme)		
CSIO REF	Respondent	Comments
CSIO 006	GOLD	There must be enough suitable homes for older people who want to downsize; flats on second and third floors are not suitable for many people. With a growing elderly population it is essential that these homes (whether

		sheltered, flats or bungalows) are provided in suitable numbers to meet demand.
CSIO 024	Highways Agency	No particular comments on housing needs.
CSIO 044	North East Assembly	In accordance with RPG1 policy H7 and RSS further proposed changed policy 32, the local development framework should make provision for a wide range of dwelling types: size and tenure to meet the assessed needs of all the community. Council's are directed to consider carefully the elements of the housing stock currently underrepresented. Policy 32 explains that Council's should have regard to the level of need for affordable housing, and include the use of planning obligations for the development of all housing sites. The Council should meet the requirements of policy 32 in establishing a preferred policy in relation to housing mix.
CSIO 056	Nathanial Lichfield & Partners for Theakston Estates	Wish to emphasise the importance of a robust and up to date evidence base recognising that housing needs and mix requirements will vary across the Borough. This should be informed through the Strategic Housing Market Assessment work which we understand to be on going.
CSIO 060	Home Builders Federation	Do not believe that the public sector should be dictating housing mix on private sector sites. Private individuals buying a home make choices about price, locations, dwelling type etc according to their income and personal requirements. Imposing housing mix standards on private housing sites could reduce the supply of housing, exclude some households from decent housing and worsen the affordability crisis.
CSIO 060	Home Builders Federation	The internal layout of building falls under the Building Regulations and is not within the remit of Town and Country Planning legislation. The HBF, therefore, very much objects to the imposition of any additional standards that control the internal space dimensions of new market housing. It would be contrary to PPS1, would have cost implications and questionable benefits to occupiers. Dwelling access arrangements are a Building Regulations matter, addressed under Part M: Access To and the Use of Buildings, and this is more than adequate.
CSIO 060	Home Builders Federation	The Council should not allocate specific sites for affordable housing as this is not in accordance with national and regional policy which seeks to build mixed communities in a range of geographical locations.
CSIO 092	J Wheeler	Uncertain what affordable housing need means in practice. The other two options are not alternatives but they are interesting ideas. Questions whether there is a real demand for "lifetime homes"? Do people buy homes with the intention of spending their whole life in them? The "live-work" housing is a novel idea, and potentially both a success and a problem to neighbours. It may t fall foul of the general tendency of people not to do what the planners hope they might; there may be few people living in the houses who actually also work in the nearby units.
CSIO 058	England & Lyle for Mr Metcalfe	Comment is as set out under Issue 9 above.
CSIO 059	England & Lyle, for Private Clients	Support a combined planning policy for future housing provision in the Borough which incorporated the principles of issues 9C, 10C, 11A and 11C, and go on to suggest how a site at Albert Hill could help to deliver this.

OPTION 11A – Affordable housing should be provided		
CSIO REF	Respondent	Comments
CSIO 006	GOLD	It is also important that there are sufficient amounts of affordable housing across the Borough for young people to give them the opportunity to get on the housing ladder. This might also help keep younger people in the area and broaden the skills base.
CSIO 011	27th Darlington Brownies	Build housing that everyone can afford to live in, safely
CSIO 019	Central Ward Partnership	Pragmatic, market-led approach needed.
CSIO 026	Mr & Mrs M McGarry	Subject to any development enhancing the villages
CSIO 043	Sadberge Parish Council	What is meant by "make provision for rural exceptions housing sites in and adjacent to villages"? Sadberge Parish Council would support a requirement that any development within Sadberge Village must include affordable housing suitable for young families. It would be helpful to give examples of "lifetime homes". How is a "lifetime home" different from an ordinary house?
CSIO 058	England & Lyle for Mr Metcalfe	Comment is as per that under Issue 9 above.
CSIO 060	Home Builders Federation	Affordable housing requirements must not be so onerous that they threaten the delivery of the Council's overall housing requirement. If site size thresholds are removed, it may reduce the supply of smaller sites coming to the market, as these could become economically unviable.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Object to this option as being inconsistent with paragraph 29 of PPS3 which sets an indicative minimum site threshold of 15 dwellings. Small sites could become unviable. A better option is to increase overall housing provision and thus enable more affordable dwellings to be delivered via more housing sites but with an appropriate and justified affordable requirements.
CSIO 080	Arnold and Judith Parker	Important to have a mix to meet the needs of all section of the community.
CSIO 090	Helen Steel	Areas require social diversity to be self-sustaining or continue growth.
OPTION 11B – Lifetime homes should be provided		
CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Including all options removes any restraint to development opening the Borough to speculation building anywhere. Rural areas, greenfields, biodiversity will all suffer.
CSIO 019	Central Ward Partnership	Pragmatic, market-led approach needed.
CSIO 060	Home Builders Federation	Reference to the requirement for the provision of "Lifetime Homes" as a proportion of all housing development should be removed; Council intervention and regulation in this market is unnecessary and unwarranted, as the private sector is responding in a positive way to the demographic changes associated with an ageing population. There are a number of means of providing access and flexibility without specifically requiring

		lifetime homes. The option should require the provision of flexibility, without detailing the need for "lifetime homes". The requirement for lifetime homes is covered by the Code for Sustainable Homes and therefore any separate requirement from the Council for this standard is unnecessary.
CSIO 072	Peter Wellings	I do not believe that there is an acute need for affordable housing in the rural areas. See my responses to vision and objectives and issues 7, 8, 9 and 10. The villages need to be protected by the Borough Council from developers hoping to exploit the concept of "affordable" housing.
CSIO 073	Darlington Association on Disability	Under the Councils duty to promote equality for disabled people, a statement that the council supports or promotes lifetime homes should be on all documents and applications.
CSIO 080	Arnold and Judith Parker	Important to have a mix to meet the needs of all sections of the community.
CSIO 090	Helen Steel	Areas require social diversity to be self-sustaining or continue growth.
OPTION 11C – Live-work housing should be provided		
CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Including all options removes any restraint to development opening the Borough to speculation building anywhere. Rural areas, greenfields, biodiversity will all suffer.
CSIO 019	Central Ward Partnership	Pragmatic, market-led approach needed.
CSIO 058	England & Lyle for Mr Metcalfe	as per comment at 9C above.
CSIO 080	Arnold and Judith Parker	Important to have a mix to meet the needs of all sections of the community.
CSIO 090	Helen Steel	Areas require social diversity to be self-sustaining or continue growth.
OPTION 11D – A combination of specialist housing should be provided		
CSIO REF	Respondent	Comments
CSIO 015	Heighington & Coniscliffe Councillor (Councillor Lee)	Including all options removes any restraint to development opening the Borough to speculation building anywhere. Rural areas, greenfields, biodiversity will all suffer.
CSIO 019	Central Ward Partnership	Pragmatic, market-led approach needed.
CSIO 020	Tees Valley Rural Community Council	All the above will have some relevance according to the location.
CSIO 022	Peacock and Smith, for Bussey and Armstrong Ltd	Affordable housing is likely to be required on all housing sites above the relevant threshold, but it is not considered that lifetime homes and live-work units should be required on all developments (or on all major developments). These forms of housing could provide part of the housing mix in certain developments, where a specific need or demand is identified. This should be recognised in policy, but policies should seek to encourage such provision where appropriate, without being prescriptive.
CSIO 023	Barton Willmore for St Modwen Developments Ltd.	Support this option, but not if it is to the detriment of the viability of developments and should be appropriate to the site, so that it reflects the needs and aspirations of the local area. Any request for the provision of

		affordable housing, lifetime homes and live-work housing should therefore be subject to an assessment on a site-by-site basis.
CSIO 052	English Heritage	It is clear that the preferred option must be 11D, based on a detailed assessment of need for each of those housing components.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	Any policy should allow for situations where affordable housing, lifetime homes or live work housing are not appropriate, and should be underpinned by a demonstrable evidence base.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Support, as it would enable the housing mix to address the specific needs of the area on a site-by-site basis. However specifying types of housing may not always be appropriate in every circumstance and there should not therefore be a blanket policy. The findings of the SHMA should be considered prior to progressing this policy.
CSIO 080	Arnold and Judith Parker	Important to have a mix to meet the needs of all section of the community.
CSIO 090	Helen Steel	Areas require social diversity to be self-sustaining or continue growth.
CSIO 095	King Sturge for Marchday Group, owners of Lingfield Point, Darlington	A combination allows an appropriate response to both social and market requirements.

ISSUE 11 - SUMMARY	Out of 101 Responses, 40 chose one or more of the following options (Respondents could choose more than one option)
11A – Affordable housing?	47% (19) chose this option, although 5% (2) of these respondents did not support it.
11B – Lifetime homes?	47% (19) chose this option, although 5% (2) of these respondents did not support it.
11C – Live-Work housing?	30% of the 40 respondents chose this option
11D – Combination of the above	42% of the 40 respondents chose this option

OFFICER COMMENTS - Recently updated data indicates that the need for affordable housing is not diminishing. The detailed matters that are raised will be dealt with in other specific LDF documents, and not the Core Strategy. However, consideration will be given in drafting the Core Strategy policy as to how the requirement for affordable housing can be made sensitive to changing market conditions. Further work will be carried out to establish how a requirement for lifetime homes would fit with existing building regulations and the Code for Sustainable Homes, and further consultations will take place with key stakeholders on the options for older housing. A Tees Valley Strategic Housing Market Assessment currently being carried out may provide intelligence to identify appropriate opportunities for promoting live-work units.

ISSUE 12 – Improving Older Housing

ISSUE 12 – Improving older housing (General Theme)		
CSIO REF	Respondent	Comments
CSIO 033	Natural England	In improving older housing the statutory provision regarding protected species must be met (bats may be present in existing properties). Web link provided.
CSIO 052	English Heritage	Advocates a sequential approach to make the best use of the existing housing stock and existing built fabric, in accordance with sustainability principles. If existing housing is in the right place, then the principal issue relates to whether it is fit for purpose or whether some form of intervention is necessary. If it is the latter, the key question relates to what should be the most appropriate form of intervention - be it repair, adaption, redevelopment or a mixture of the three, with priority being given to making best use of existing housing if possible.
CSIO 056	Nathaniel Lichfield & Partners for Theakston Estates	The tests in Circular 05/05: Planning Obligations must be adhered to if the Council is considering seeking any contribution from new house building towards the regeneration of existing stock.
CSIO 092	J Wheeler	Redevelopment of Council-owned housing by private developers with a resulting mix of privately owned and rented houses may be an option. More attention should be given to repair and maintenance rather than resorting to demolition and rebuild.
OPTION 12A – Improvements for older housing should be secured through market intervention		
CSIO REF	Respondent	Comments
CSIO 052	English Heritage	Some merit in pursuing Option 12A which would seek to restrict the grant of planning permission for schemes which would either directly involve the demolition of existing housing and its replacement with new housing, or which indirectly removed investment and interest in improving the existing stock.
CSIO 079	Mark Stratford	Any growth needs to ensure that infrastructure and services can make additional population. Also wishes of local people should be seriously taken into consideration.
OPTION 12B – Improvements for older housing should be secured through planning obligations		
CSIO REF	Respondent	Comments
CSIO 006	GOLD	Improvements to older housing is a good idea
CSIO 019	Central Ward Partnership	How about grants to home-owners to make older housing more energy efficient?
CSIO 020	Tees Valley Rural Community Council	This requirement should be part of the mix of contributions requested from developers as referred to in Issue 8.
CSIO 052	English Heritage	I note an apparent contradiction between the comment accompanying Option 12B and the Sustainability

		Appraisal recommendation in respect of it. Do not necessarily agree with the findings of the Sustainability Appraisal, as benefits may legitimately be achieved 'off-site'.
CSIO 063	Nathaniel Lichfield and Partners for Barratt Homes (North East) Ltd.	Object if financial contributions will be required from all new housing developments to improve older housing elsewhere in the Borough, as this may not always be (as Circular 05/05 (paragraph B5 of Appendix B) states)"necessary to make the proposed development acceptable in planning terms" and "directly related to the proposed development".
CSIO 086	CPRE, Darlington District Committee	All reasonable methods and opportunities should be taken to improve older housing stock.
CSIO 090	Helen Steel	Due to population growth and people living longer house provision needs to have an element of aggression. It can't be passive.
OPTION 12C – Improvements for older housing should be secured through cross subsidy provision		
CSIO REF	Respondent	Comments
CSIO 086	CPRE, Darlington District Committee	All reasonable methods and opportunities should be taken to improve older housing stock.
CSIO 090	Helen Steel	Due to population growth and people living longer house provision needs to have an element of aggression. It can't be passive.
OPTION 12D – Improvements for older housing should be secured through a combination of market intervention, planning obligations and cross subsidy provision		
CSIO REF	Respondent	Comments
CSIO 044	North East Assembly	An approach using a combination of planning obligations and cross subsidy provision would be broadly consistent with RSS further proposed changes policy 30, which directs strategies to develop an integrated package of measures to address low demand. Maximising the improvement of existing properties is identified as a priority where sufficient demand exists for their continued residential use.
CSIO 090	Helen Steel	Due to population growth and people living longer house provision needs to have an element of aggression. It can't be passive.

ISSUE 12 - SUMMARY	Out of 101 Responses, 34 chose one or more of the following options (Respondents could choose more than one option)
12A – Through market intervention?	26% of the respondents chose this option.
12B –Through planning obligations?	55% (19) chose this option, although 2 of these respondents did not support the option.
12C – Cross subsidy provision?	35% chose this option
12D – Combination of the above	26% chose this option

OFFICER COMMENTS - The spread of comments received indicates that the way to secure improvements to older housing may need to vary according to local circumstances, and planning obligations linked to new development may not be appropriate in all cases. Further work will be undertaken to identify the circumstances where there is evidence/justification to require planning obligations from developers of housing elsewhere. The importance of this objective vis-à-vis other planning obligation requirements will be considered in developing the policy framework to address Issue 8 (Paying for Development Infrastructure).

ISSUE 13 – Providing for Gypsy and Traveller Needs

ISSUE 13 – Providing for Gypsy and Traveller Needs (General Theme)		
CSIO REF	Respondent	Comments
CSIO 005	Margaret A Greenhalgh	Suggest that the caravan park which might be built up Neasham Road should be used for holiday homes and not for gypsies - this could bring some money into the town - especially if Torrington's convert their premises into a leisure and shopping complex.
CSIO 024	Highways Agency	No particular comment on gypsy and traveller sites.
CSIO 025	Environment Group, Government Office for the North East	Providing for gypsy and traveller needs - the supporting text is incorrect but the options identified are fine.
CSIO 033	Natural England	No comment however please note wrong main text provided for this section.
CSIO 044	North East Assembly	RSS further proposed changes policy 32 explains that local development frameworks should provide criteria for the provision and release of pitches for gypsy and travelling communities, based on the sequential approach and plan; monitor; manage, identifying pitches as appropriate. This approach should be followed.
CSIO 052	English Heritage	This section of the document is populated with the wrong text. As long as provision for Gypsies and Travellers does not cause harm to the environmental assets of the Borough, including its heritage status, I have no strong opinions on this issue.
CSIO 081	Jane Wild	I do not believe we should be spending money meeting the needs of gypsy and traveller sites. Money would be better used for regeneration of existing housing stock to provide permanent homes for people.
CSIO 092	J Wheeler	The introductory paragraphs are the wrong ones and there is little to be said about this problem.

OPTION 13A – Gypsies and Travellers needs should be accommodated on existing Council sites and private sites only		
CSIO REF	Respondent	Comments
CSIO 087	Mrs V Whitby	Sporadic sites are appearing junction 59 and Swan House roundabout A68.
CSIO 044	North East Assembly	The NEA commissioned consultants to complete an assessment of gypsy and travelling community needs in the region, which estimated that there is an unmet need for 49 pitches, with a further 117 required by 2020. It identifies that there is specific need for 74 pitches collectively in Darlington; Stockton; Middlesbrough; and Redcar and Cleveland by 2020.
CSIO 080	Arnold and Judith Parker	Darlington meets its obligations to travellers quite well but may be a need for transit sites as well as existing provision?
CSIO 086	CPRE, Darlington District Committee	13A ticked, but situation can be reviewed on completion of "Gypsy and Traveller Review".
CSIO 093	N J S Ellis	Will they use them or is this a waste of money? Are they being consulted?
OPTION 13B – Gypsies and Travellers needs should be accommodated on new or extended Council and private sites		
CSIO REF	Respondent	Comments
CSIO 090	Helen Steel	The population of travellers in the area is transient therefore provision needs an element of flexibility.
OPTION 13C – Gypsies and Travellers needs should be accommodated on new or extended Council and private sites		
CSIO REF	Respondent	Comments
CSIO 010	Hummersknott Councillor (Councillor Johnson)	Transient way of life precludes permanent housing
CSIO 080	Arnold and Judith Parker	Darlington meets its obligations to travellers quite well but may be a need for transit sites as well as existing provision?
CSIO 090	Helen Steel	The population of travellers in the area is transient therefore provision needs an element of flexibility.
OPTION 13D – Gypsies and Travellers needs should be accommodated on a combination of the above sites		
CSIO REF	Respondent	Comments
CSIO 080	Arnold and Judith Parker	Darlington meets its obligations to travellers quite well but may be a need for transit sites as well as existing provision?
CSIO 090	Helen Steel	The population of travellers in the area is transient therefore provision needs an element of flexibility.

ISSUE 13 - SUMMARY	Out of 101 Responses, 31 chose one or more of the following options (Respondents could choose more than one option)
13A – On existing Council sites and private sites only?	74% of the 31 respondents chose this option, although 1 respondent did not support this option
13B –On new or extended Council and private sites?	12% of respondents chose this option
13C –On transit sites?	19% respondents chose this option
13D – Combination of the above	16% respondents chose this option

OFFICER COMMENTS - Whilst the comments made here will be taken into consideration, it is anticipated that work on a Tees Valley Gypsy and Traveller Accommodation Needs Assessment will be completed later this year and will be the primary evidence to inform policy development in this area. Consultations with representatives of gypsies and travellers will be undertaken to develop a Core Strategy criteria based policy, with any identification of sites to take place through a subsequent Local Development Framework document.