

AGENDA FOR THE THIRD DAY HEARINGS
10am Thursday 27 January 2011

Matters and Issues for Discussion

Matter 4 – Quality housing for all

NB: Representations relating to strategic aspects of Policy CS10, New Housing Development will be considered under Matter 1. This hearing session is concerned with any remaining issues with the Policy, and with policies CS11 and CS13 (there have been no representations relating to Policy CS12)

Policy CS11

- 1 Providing enough affordable housing to meet local needs is identified as a significant issue and Policy CS11 indicates a target of 35 additional affordable houses per annum for the period 2011-2016 and at least 50 per annum thereafter. *Are the requirements set down in CS11 adequate to meet the identified local needs and are the targets deliverable?*
- 2 The SPD 'Affordable Housing' (SD051) indicates a social rented: intermediate housing tenure split of 70:30, whilst the Economic Viability of Housing Land study (SD007) advised a 20:80 split. Although the Revised Preferred Options draft policy CS11 indicated such a split (point d) the Publication draft has omitted it contrary to the spirit of PPS3 (para 29). *Should the Core Strategy indicate a preferred split between social rented and intermediate housing?*
- 3 Policy CS11 indicates that up to 30% affordable housing will be sought for developments of 15 dwellings (or 0.5ha) within the Darlington Urban Area and 5 dwellings (or 0.2ha) outside of it. *Are these targets justified by the evidence and is there sufficient flexibility in the Policy to ensure delivery?*

Policy CS13

- 4 CS13 is a criteria-based policy against which additional sites for Gypsies and Travellers and Travelling showpeople will be assessed for allocation. It makes no provision for sites to come forward as planning applications. Circular 01/06 suggests that windfall sites can contribute to the supply, although the Government has signalled its intention to withdraw the circular. *Should the Policy allow for the consideration of applications for planning permission on windfall sites?*
- 5 The criteria include, for example, consideration of an unacceptable negative impact on existing residential amenity and a sustainable location for local services and facilities. *Are these requirements*

reasonable, fair and necessary in relation to requirements for other residential developments?

- 6 The Core Strategy refers to additional work being necessary to quantify the requirement for pitches for each Borough in the sub-region. The TVGTAA provided an indication of the present population and an estimate of the additional residential pitch need for the period 2007-2026. *Is it reasonable to defer quantification of the projected requirement to the Accommodating Growth DPD (scheduled for adoption in July 2013)?*

These notes are intended to guide, not inhibit discussion at the session. Other questions may arise during discussion of each bullet point and any points from participants' representations which they believe have not been covered may be raised under any other relevant issues at the end of the session.

- 7 Any other relevant issues.

Matter 5 – Transport

- 1 The Highways Agency's representations set out reasons why it considered the Core Strategy is unsound. Supplementary submissions provide a changed position suggesting changes to the wording to allow withdrawal of the objections. *Have the minor amendments proposed by the Council sufficient to ensure soundness?*

These notes are intended to guide, not inhibit discussion at the session. Other questions may arise during discussion of each bullet point and any points from participants' representations which they believe have not been covered may be raised under any other relevant issues at the end of the session.

- 2 Any other relevant issues.