

**EXAMINATION OF DARLINGTON LOCAL PLAN**  
**BANKS PROPERTY RESPONSES TO INSPECTOR'S NOTE 4:**  
**MATTER 2. AMOUNT OF DEVELOPMENT NEEDED IN THE BOROUGH**

**FILE NOTE**  
LP/NE/3915/PL-2

**1 Matter 2. Amount of Development needed in the Borough**

*Household growth and housing requirements (policy H1)*

*Q.2.3. Are (a) the minimum requirement of 422 net additional dwellings per year and (b) the target of 492 net additional dwellings per year between 2016 and 2036 justified, positively prepared and consistent with national policy?*

The minimum requirement of 422 net additional dwellings and the target of 492 net additional dwellings per year over the plan period are justified, positively prepared and consistent with national policy.

The Darlington Strategic Housing Market Assessment (SHMA) includes evidence that supports an increase in housing requirement above the Government derived standard method figure for the Borough. Housing delivery over the past five years has been consistently high which demonstrates that there is a continued need for new housing within Darlington based on the local housing need figure.

The evidence set out within the SHMA and historical housing completions in Darlington demonstrates exceptional circumstances that justifies an alternative approach to the standard method. The approach is consistent with Paragraph 60 of the National Planning Policy Framework which allows deviation from the standard method of determining the minimum number of homes needed. The housing requirements proposed in the plan are therefore entirely consistent with national policy.

*Q.2.4. Is expressing the housing requirement as a range clear and unambiguous, and does the plan clearly establish a housing requirement figure for the Borough for the Plan period as required by national policy?*

Banks Property support the councils housing target of 492 net additional dwellings per annum over the plan period from 2016 to 2036. It is vitally important that the Borough take account of their economic growth aspirations for 7,000 full time equivalent additional jobs over the plan period and the housing target identified ensures that housing will support such economic growth aspirations.

We believe that policy H1 should state that the 492 housing target which takes into account economic growth in the Borough should be used to calculate five year housing land supply and housing delivery positions rather than using the minimum requirement figure of 422 net additional dwellings.

J Seabury  
26 April 2021