

Miller Homes response to the Darlington Local Plan Examination
Inspector's Matter, Issues and Questions

Hedley Planning Services are instructed by Miller Homes in support of Land at Station Road, Middleton St George. The site was considered in part (northern section) in the Councils *Housing and Employment Land Availability Assessment* (2018) (Site 90 West of St Georges Gate, MSG) as suitable, available and achievable with an indicative yield of 109no. dwellings and in the Councils view could come forward within the 6-10 year period.

The southern section was not considered by the HELAA process.

Matter 5

Meeting Particular Housing Needs

Q5.1. Is the Council's proposed modification to the opening paragraph of policy H4 necessary to make the Plan sound and, if so, would it be effective in so doing?

The proposed modification makes policy H4 more flexible and workable in practice and is therefore supported by Miller Homes.

Q5.2. Is the Council's proposed modification to the requirement in policy H4 for accessible and adaptable homes necessary to make the Plan sound? Is the modified requirement (47%) justified by up to date and proportionate evidence including about need and viability having regard to relevant national guidance?

It is noted that the requirements are subject to viability and site suitability and therefore the reduction from 80% to 47% is supported by Miller Homes.

Miller Homes also support the Home Builders Federation position on this matter which calls for the parameters around the viability and suitability assumptions to be set out and also support the inclusion of a transition period to allow for adjustment should the Council pursue this policy.

Q5.3 – 5.6.

No Comments

Q5.7. Are the Council's proposed modifications to policy H7 necessary to make the Plan sound and, if so, would they be effective in so doing?

In order to ensure a five year housing supply and in order to make Policy H1 more effective in providing sustainable edge of settlement sites when the Council is unable to demonstrate a five year supply a further modification to reference this should be made in Policy H7 to ensure both policies work together rather than against each other in a scenario where it is provision is enacted.

Q5.8.

No comments