

Darlington Local Plan

Skerningham Estates Limited (ID: 1250841)

Matter 5 Statement - Meeting particular housing needs

Issued May 2021

1.1 Our Client (Skerningham Estates Limited) responds to Question 5.1 and 5.2.

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?

1.2 Skerningham Estates Limited have no objections to the proposed modification to policy H4 which changes the word '*expected*' to '*encouraged*' in respect of providing an appropriate mix of housing types and tenures to meet local needs as identified in the most up to date SHMA.

1.3 Indeed, when planning new developments and bringing forward reserved matters submissions, home builders undertake vigorous market analysis which is often more contemporaneous than a Council's SHMA document.

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 guidance⁴⁴?

1.4 The Strategic Housing Market Assessment (SHMA) (2020) provides evidence and analysis in respect of the likely future need for adaptable homes across Darlington over the plan period. It identifies that 56% of overall housing need between 2016 and 2036 would be needed for both M4(2) Category 2 and M4(3) Category 3 housing. This is broken down further to identify a need of around 9% for M4(3) dwellings and therefore an implied need for 47% of all new homes to be M4(2) standard¹.

1.5 The evidence in the SHMA (2020) supports the proposed modification which adjusts the requirement for accessible and adaptable homes from 80% to 47%. Skerningham Estates Limited supports the proposed modification to the requirement in Policy H4.

Word count: 207

¹ SHMA (2020) Paragraph 4.68 to 4.70 page 44