

Comment

Consultee Joanne Harding (1164373)

Email Address [REDACTED]

Company / Organisation Home Builders Federation

Address [REDACTED]
[REDACTED]
[REDACTED]

Event Name Local Plan 2016-2036 Proposed Modifications

Comment by Home Builders Federation (Joanne Harding - 1164373)

Comment ID DBLPMod503

Response Date 25/11/21 14:21

Status Processed

Submission Type Email

Version 0.4

Question 1

Which document/modification does this representation relate to? Main Modification Schedule *

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM25

Question 2

What best describes the nature of your representation? Support

Question 4

Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.

The Council propose to amend this policy to set the housing requirement as a single minimum net figure of 492 dwellings per annum (dpa) and 9,840 overall. The HBF generally supports the Council in improving the clarity of this policy by moving to a single net housing requirement.

Question 5

Please set out what changes you consider necessary to make the Plan legally compliant or sound and why, thinking about what you identified in Question 4. It will be helpful if you are able to put forward your suggested revised wording or any policy or text. Please be as precise as possible.

n/a

Comment

Consultee	Joanne Harding (1164373)
Email Address	[REDACTED]
Company / Organisation	Home Builders Federation
Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Home Builders Federation (Joanne Harding - 1164373)
Comment ID	DBLPMod504
Response Date	25/11/21 14:30
Status	Processed
Submission Type	Email
Version	0.3
Question 1	
Which document/modification does this representation relate to?	Main Modification Schedule *
* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	MM40
Question 2	
What best describes the nature of your representation?	Support
Question 4	

Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.

5. The Council propose to amend this policy to state that housing development will be encouraged to provide an appropriate mix of housing types, sizes and tenures which have regard to local needs as identified within the most up to date SHMA or other relevant evidence. The HBF generally supports the Council in making these modifications.

Question 5

Please set out what changes you consider necessary to make the Plan legally compliant or sound and why, thinking about what you identified in Question 4. It will be helpful if you are able to put forward your suggested revised wording or any policy or text. Please be as precise as possible.

n/a

Comment

Consultee Joanne Harding (1164373)

Email Address [REDACTED]

Company / Organisation Home Builders Federation

Address [REDACTED]
[REDACTED]
[REDACTED]

Event Name Local Plan 2016-2036 Proposed Modifications

Comment by Home Builders Federation (Joanne Harding - 1164373)

Comment ID DBLPMod506

Response Date 25/11/21 14:32

Status Processed

Submission Type Email

Version 0.5

Question 1

Which document/modification does this representation relate to? Main Modification Schedule *

*** Please provide the reference number (where applicable), for example MM1, PM1, MIN1** MM41

Question 2

What best describes the nature of your representation? Support

Question 4

Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.

The Council also propose to amend the policy to reduce the requirement for M4(2) dwellings from 80% to 45% to reflect the evidence. The HBF considers that this amendment is appropriate.

Question 5

Please set out what changes you consider necessary to make the Plan legally compliant or sound and why, thinking about what you identified in Question 4. It will be helpful if you are able to put forward your suggested revised wording or any policy or text. Please be as precise as possible.

n/a

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Address	[REDACTED] [REDACTED] [REDACTED]
Event Name	Local Plan 2016-2036 Proposed Modifications
Comment by	Home Builders Federation (Joanne Harding - 1164373)
Comment ID	DBLPMod509
Response Date	25/11/21 14:37
Status	Processed
Submission Type	Email
Version	0.3
Question 1	

Which document/modification does this representation relate to?	Main Modification Schedule *
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* Please provide the reference number (where applicable), for example MM1, PM1, MIN1	MM43
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Question 2

What best describes the nature of your representation?	Support
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Question 4

Please give details of why you consider the Darlington Local Plan, incorporating the proposed Modifications to which your representation relates, is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the Plan or comment on the Sustainability Appraisal Report Addendum/Habitats Regulations Screening please also use this box to set out your comments.

The Council propose to amend this policy to include the tenure split as well as the affordable housing requirement for each location. This amendment has been undertaken to ensure consistency with the NPPF requirement for affordable home ownership. The HBF generally supports the proposed amendment.

Question 5

Please set out what changes you consider necessary to make the Plan legally compliant or sound and why, thinking about what you identified in Question 4. It will be helpful if you are able to put forward your suggested revised wording or any policy or text. Please be as precise as possible.

n/a