

**Title : Planning For Darlington's Future Housing Needs and the Development Plan Implications**

**Cabinet Minute (if appropriate) : K70 (2)/Nov/15**

REASON FOR ITEM/CALL-IN	RESOURCE
<p>1. We believe that Cabinet did not have the correct information to make its decision :-</p> <p>we note and agree that the SHMA for Darlington for the period 2011 to 2036 has been assessed at 11,160, (approximately 446 units per annum), the adjustments made to this figure to reflect the period 2011 to 2016 is not appropriate. The figure has been adjusted to take into account completed developments over that period which are estimated at 1,260. This adjustment takes the need over the next 20 years to 9,900 (or 495 per annum). However, it has not been adjusted to reflect approved applications which we believe currently stand in the region of 1,800. This adjustment would take the 20 year need to 8,100 (405 per annum). A Freedom of Information request has been submitted to clarify the current permissions but this will take another 3 weeks to be processed;</p> <p>there has been a suggestion that the Planning Inspector in the Gladman Sadberge Road case stated that only built properties could be taken into account, not those with planning permission granted but as yet unbuilt. We believe this to be incorrect. Note 30 of the planning inspectors report does suggest that 40% of the planned developments could not be taken into account as they had no planning permission. Here however, we are considering planned developments with planning permission; and</p> <p>the SHMA is quite specific about housing types. Over 36% of the</p>	<p>1. Director of Economic Growth</p> <p>2. Democratic Services</p>

**QUAD OF AIMS**  
(TO BE COMPLETED WHEN MAKING CALL-IN OR REQUESTING AN ITEM ON AGENDA)

<p>assessed need is affordable housing. Over 40% represents one and two bedroom properties and the suggestion is that 20% of the population increase will be the elderly whose requirements are clearly rather different from the mainstream market homes which developers want.</p>	
<p><b>PROCESS</b></p>	<p><b>ANTICIPATED OUTCOME</b></p>
<p>1. To discuss with the Director of Economic Growth</p>	<p>1. We believe that a revised report should be submitted to cabinet which should be asked to support a local plan to reflect :- (a) a correctly adjusted total figure: and (b) a figure broken down into property categories as per the SHMA.</p>

COUNCILLOR ..... *SR* .....

COUNCILLOR ..... *BOB DOWDGHUE* .....

COUNCILLOR ..... *RICHARD GRINDY* .....