

# THE CITY OF DURHAM TRUST

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## Question 26

*Do you agree that we should assess the type and mix of housing on a site-by-site basis?*

The City of Durham Trust does not agree with the closing statement in the supporting text: “...we do not believe that it would be appropriate to set county wide targets for the type and mix of housing, but to assess it on a site by site basis.”

This sets up a false opposition: *either* have county wide targets *or* assess on a site by site basis. There is a place for both.

The County Durham Plan is a strategic one and the NPPF (paragraph 50) requires it “To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities”. Paragraph 4.60 of the *Issues and Options* recognises this. Without a vision of what the ideal mix of housing should be in County Durham, and a road map of how to achieve it, there will be no benchmark when assessing individual sites.

Major developers employ skilful and well-funded planning consultants who would exploit any vacuum in a strategic policy in this area. Without an overarching policy, neighbourhood plans could set the mix of housing in their area and potentially frustrate any attempt to achieve the wide choice of high quality homes that the NPPF requires.

Consequently we believe that if the Plan lacks county wide targets it could be found to be unsound at the EiP.