

Discount Market Sale Supplementary Planning Document consultation

Please use these questions to assist you in putting together your responses.

Please note that when completing this survey online there may be routing applied to the survey which may mean that you are not asked all the questions that are visible here.

List of survey questions:

1. Please leave your comments for Section 1: Introduction here.
This section covers Purpose of the SPD, Status and weight in decision making and Relationship to the County Durham Plan.
2. Please leave your comments for Section 2: Policy Background here.
This section covers Summary of County Durham Plan affordable housing requirements, Affordable tenure mix expectations and First Homes.
3. Please leave your comments for Section 3: Affordable Housing Products here.
This section covers What is DMS? How DMS differs from other intermediate products, Benefits and limitations and Local Context: historic use and developer preference.
4. Please leave your comments for Section 4: Eligibility and Affordability here.
This section covers Eligibility criteria, Affordability principles, Mortgage assumptions and deposit expectations, Example affordability calculation and Viability informed price cap.
5. Please leave your comments for Section 5: Delivery and Implementation here.
This section covers DMS to meet housing needs, Role of developers and Registered Providers (RPs), Evidence of demand and RP commitment for alternative affordable routes to home ownership and Legal mechanisms to secure affordability in perpetuity.
6. Please leave your comments for Section 6: Valuation and Discount Setting here.
This section covers Open market valuation requirements, Standardised discount methodology, Maximum price cap and review mechanism and Transparency and consistency across sites.
7. Please leave your comments for Section 7: Design and Integration here.
This section covers Blended affordable housing principles, Distribution across site (pepper-potting), Tenure blind design expectations and Phasing and delivery across large sites.
8. Please leave your comments for Section 8: Monitoring and Review here.
This section covers How DMS will be monitored, Annual data updates and Housing Need Evidence.
9. Please leave your comments for Section 9: Additionality and Planning Weight here.
This section covers Approach to over-provision of affordable housing and When additional weight may be given in decision-making.

10. If you have any additional comments to make about the Discount Market Sale SPD please provide these here.

Are you responding mainly as... Only choose one option.

- A housing developer
- A business
- A resident of County Durham
- A planning consultant
- A land agent
- An organisation
- An elected member
- A town or parish councillor
- A voluntary sector group
- Other

If 'Other', please specify

If you are replying on behalf of an organisation or voluntary sector group, who do you represent?

Submitting your response:

Please do not use this information sheet to submit a response. You can formally respond to this project by either:

- Completing the online survey
- Writing out your responses to these questions and posting them to us at the following address: **Consultations Team, Durham County Council, Rivergreen Centre, Aykley Heads, Durham, County Durham, DH1 5TS**
- Typing out your responses to these questions and emailing them to:
letstalkcountydurham@durham.gov.uk or design.conservation@durham.gov.uk