**Policy Justification**

I think it will be helpful, and necessary for the Inspector to be clearer about the evidence you are using to support your policy. You can identify your own topic paper as source evidence and also any County Council evidence that you want to cite.  However, I do appreciate it is very difficult to get all relevant evidence you might like from data sources that do not match the boundary of your neighbourhood planning area. I have made a few suggestions in red with respect to your topic paper which may be helpful. I have also attached a link to a range of parish information on Witton Gilbert which may be helpful to you: <http://rsnonline.org.uk/observatory/neighbourhood-planning> (select Durham and then select Witton Gilbert in the drop down box giving a selection of parishes).

You are entitled to share any evidence in the public domain that is published by the County Council. Significant relevant evidence is included in the County Durham, Issues and Options Stage, Strategic Housing Market Assessment (Part 1) 2016. The document is on the web page which can be found through the link:  <http://durhamcc-consult.limehouse.co.uk/portal/planning/cdpev/>. References in the document that are likely to be relevant to justifying requirements for older people’s housing in neighbourhood plans are included in the attached Appendix.

Given that the policy relates to private and inter-mediate housing, I think you need to highlight in the reasoned justification that the majority of older people in the village are owner occupiers. If the majority of bungalows are social, it would also be relevant to highlight the mismatch in the existing stock between social and private bungalows, emphasising that older owner occupiers who might want to downsize are in a significant majority but have particularly few market options. I have suggested some related proposed changes and additional evidence to your proposed paper on older persons housing in the attached, assuming you intend to use this as justification (suggestions are highlighted in red).

It would also be sensible to make reference in the reasoned justification to the fact that Government Policy does not allow Neighbourhood Plans to require new development to be built to optional Building Regulations Requirement M4 (2) (accessible and adaptable dwellings). You could highlight that this standard is aimed at ensuring that housing built is accessible to older people and the disabled or can be adapted to their needs in the future. You could state that under these circumstances the parish council will strongly encourage developers to build the housing required by this policy to this standard.