

written statement for

Matter 4 subjects

Wednesday 16 June pm

Methodology for selecting housing allocations (4)

Windfalls

Paragraph 6.2.3 makes clear that the housing supply identified in the Plan does not include an allowance for windfalls on either small sites or on larger brownfield sites. The Council's Housing Topic Paper and response to PQ27 explain that this is to provide flexibility. The Council also advises that estimating future windfalls is difficult because a large proportion of development in recent years has been on windfall sites due to the age of the existing local plan. The response to PQ27 includes figures for completions on sites of fewer than 10 39 6,709 + 5,545 = 12,254. Darlington Local Plan Examination – INSP4 – Matters, Issues and Questions - April 2021 This document was classified as: OFFICIAL dwellings each year between 2009 and 2020. There was a total of 403 such completions, which represents an annual average of 37 dwellings. Various policies in the Plan, including H3, H6, H7 and H8, allow residential development on unallocated sites in certain locations provided that various criteria are met.

Q4.16. Is it reasonable to assume that, in addition to the supply identified in the Plan, around 600 dwellings are likely to be built on windfall sites during the Plan period? If so, is it necessary to modify the Plan to refer to such an assumption?

As a resident of Darlington I believe a minimum of 600 would be appropriate, however I am aware that some large Brownfield sites and large appropriate landowners sites (all infrastructure in place) have not been included within the plan as DBC cannot be confident they are deliverable over the 5 year period. However I would hope they could be over a 15 year period, with appropriate planning ?

By enabling and prioritising Brownfield sites this would:-

- 1. Clean up parts of the urban area and make use of existing infrastructure**
- 2. Much improve areas around the 200 year railway celebrations for 2025**
- 3. Reduce the need to develop on green field non sustainable areas that do not require tidying up**