

Windfall Analysis – 27th September 2017

In order to ascertain the likely number of housing plots coming forward under the new windfall policy, and the proposed brownfield land policy in the Medium and Small Villages (SP4), two pieces of analysis have been carried out.

Firstly, the planning permissions granted in the last twelve months in the towns and large villages have been assessed against the new windfall policy. The attached table shows that, over the last twelve months, 87 of these plots would have been granted permission if the new plan and policy had been in place. When extrapolated over the 14 years of the plan period, this would equate to 1,218 plots.

The second assessment is of the available SHLAA sites in the Medium and Small villages. Only those sites promoted by landowners and deemed to be available have been considered. Plots on these sites would add an additional 105 plots over the plan period. Some of these sites already have planning permission, in some cases for more plots than would be permitted by the new policy. Also, some of the SHLAA sites which would not comply with the new policy already have planning permission. Of those SHLAA site with no existing consent, it is estimated that approximately 32 plots will come forward. A further 244 plots in the medium and small villages have planning permission, demonstrating that there is additional capacity for plots to come forward on sites other than those identified through the SHLAA, particularly with the introduction of the new policy for housing in these settlements. However, these can't be predicted so no figure has been included for this.

This means that windfall sites could be expected to contribute a minimum of a further 1,250 over the plan period.