

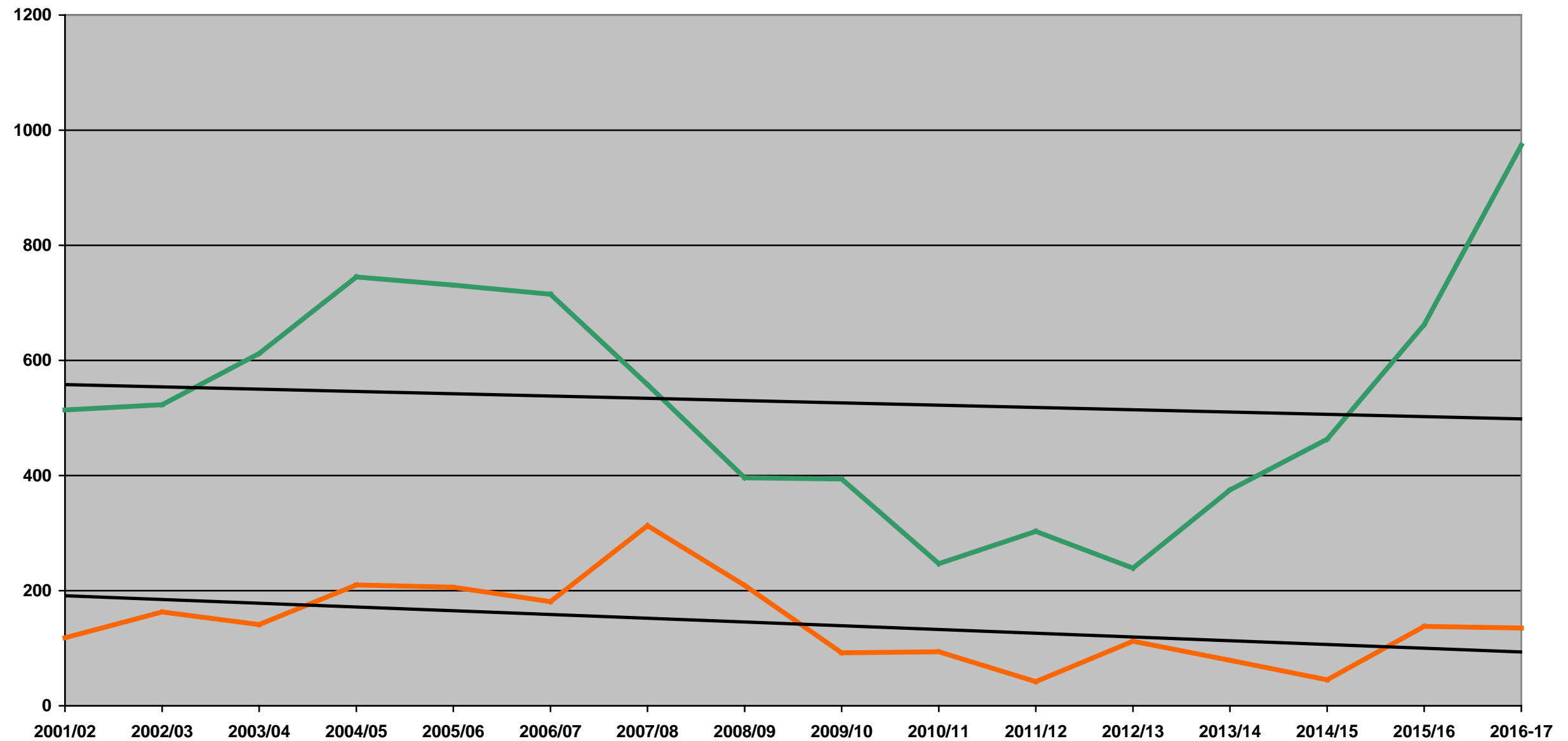
Appendix 3 – Updated small-sites/windfall calculation

The National Planning Policy Framework, in paragraph 48 states that Local Plans can include an allowance for ‘windfall sites’ in the ongoing five-year supply of housing land if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Because only sites with a net dwelling capacity of 10 or more units are specifically assessed in the SHLAA and thereafter considered as potential housing allocations in the Local Plan, it is highly likely that other smaller sites with the potential for 9 or fewer dwellings will also contribute toward the overall housing stock increase for the district. Historically small windfall sites have been an important source of supply and they are expected to continue to contribute towards housing supply in the future. .

On 31st March 2017 a number of sites in the district had planning permission for residential development comprising 9 or fewer dwellings and involving a net increase in units which, in total, had the potential to deliver 974 homes. This follows a steep increase in the number of planning permissions granted between 2012 and 2017 following the publication of the National Planning Policy Framework and the Council's application of the ‘presumption in favour of sustainable development’ through a period of time when it was unable to identify a 5-year supply of deliverable housing sites.

Without assessing the suitability, availability and achievability of every one of these small sites, which would not have been practical within the resources available, it would not be appropriate to simply assume that 974 dwellings will be actually be built. In reality sites often gain planning permission for residential development and these can remain unimplemented for many years. It is therefore better to formulate an estimate of how many dwellings are likely to be built on small sites looking at the trends in both the supply of small housing sites and their delivery. The following graph shows, for the period between 1st April 2001 and 31st March 2017, both the outstanding potential for housing development (as measured in any one year) and the actual number of dwelling completions on small sites per year.

Small sites (9 or fewer next dwellings) with outstanding residential permission on 31st March 2017



This graph shows for each year since 2001 the number of dwelling completions on small sites and the potential number of dwellings that could be delivered on small sites with outstanding residential planning permissions. The black lines indicate the trend for each of these measures which over the 14 year period have both been gently downward. This is represent the impact of the downturn in the economy between 2008 and 2012 and the inevitable 'drying up' of available small sites. The graph also shows that both planning permissions and completions are now increasing as the economy grows stronger and the publication of the NPPF has required more permissions to be granted. Taking the trend over the full 14 years, on average, the level of dwelling capacity has fallen at a rate of approximately 30 dwellings per year and the ratio of outstanding dwelling potential to actual dwelling completions has been around 1 to 4. The table below provides an indication of how many dwellings might be completed on small sites if these trends were projected over the coming years, but with supply in the first five years declining by 100 a year to reflect the very rapid increase in planning permissions granted, in particular, over the last year. This reflects an expected rapid fall in the grant of permissions as the Council reaches a 5-year supply and the presumption in favour of development is no longer engaged. From 2022 onwards, the standard reduction of 30 a year applies, reflecting a more stable position

Projected dwelling completions on small sites (with a capacity of 9 or fewer dwellings) 2017-2033

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Projected dwelling potential of small sites (reducing by 100 a year in years 1 to 5 and by 30 a year thereafter)	814	714	614	514	414	378	348	318	288	258	228	198	168	138	108	78
Projected dwelling completions on small sites (one quarter of the figure above).	204	179	154	129	104	94	87	80	72	65	57	50	42	35	27	20
Cumulative dwelling completions on small sites (from the base-date of the SHLAA – 1st April 2014)	204	383	537	666	<u>770</u>	864	951	1031	1103	1168	1225	1275	1317	1352	1379	1399

These projections would suggest that within the period 2017 – 2033 it might be reasonable to expect a contribution, toward overall dwelling stock change, of around 1,400 homes from small sites. Around 770 of these could reasonably take place in the first five years 2017-2022. As would be expected, the supply of dwellings on small sites would dry up over the course of these 17 years and from 2022 is expected to fall to below 100 per annum.

For the purposes of the calculation of 5-year supply, even applying a further 20% discount or contingency to the 974 dwellings with permission on small sites would still suggest that 770 dwellings on small windfall sites is very robust and should easily be achievable over the 5-year period 2017-2022.