

## Justification for Annual PDL Windfall Allowance

Para 48 of the Framework states

‘Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.’

### Windfall calculation

The Council has assessed both large and small sites, only counting windfall sites that meet the NPPF definition above, and therefore excluding all sites that are residential gardens. Sites that have previously been included within the Council’s Strategic Housing Land Availability Assessment (SHLAA) have also been excluded from windfall development.

#### Large sites

Since 2011, over a 5 year period the Council has permitted a total of 565 dwellings on 23 sites of 5 dwellings or more that are identified as windfall sites.

However, this figure includes the significant sites of Northampton Road, Market Harborough (110 dwellings) and Beeby Road, Scraftoft (178 dwellings). These sites are not considered to be in accordance with the NPPF definition above, with Northampton Road, Market Harborough previously identified in the 2001 Local Plan as an employment allocation, and the Beeby Road, Scraftoft site included as a reserve site within the Scraftoft Neighbourhood Plan.

When excluding the sites above, 40 dwellings per annum are considered to comply with the NPPF definition for windfalls on large sites of which 10 dwellings per annum are from urban areas (Market Harborough, Lutterworth, Broughton Astley and the Principal Urban Area). This **10 dwellings per annum** from urban sites is carried through to the final windfall allowance only, with all large sites in rural areas onwards expected to be identified in the SHLAA or through Neighbourhood Plans, and therefore not meet the NPPF definition, and are expected to count towards the Local Plan target allowances for rural settlements. Adding in large rural sites to the windfall allowance may result in double counting.

#### Small sites

Small sites (less than 5 dwellings) were assessed from permissions in 2012/13 and 2013/14, to allow for an understanding of small site lapse rates as well as an amount of windfalls per annum.

Both years 2012/13 and 2013/14 demonstrated a 10% lapse rate of permissions not commenced.

For small sites, only urban and open countryside sites have been included within the windfall calculation. Future windfall dwellings on small sites in both Rural Centres and Selected Rural Villages are expected to count towards the Local plan target allowances for these rural settlements, and as such these are excluded from the windfall allowance. This allows for Rural Centres and Selected Rural Villages to count all additional infill and additional development towards their Local Plan

target. Total permissions for small sites in urban areas and in the open countryside, including a 10% lapse rate, are **15 dwellings per annum**.

The above information indicates that both past delivery and possible future supply could comfortably deliver at least **25 dwellings per annum** as windfall sites. To allow for greater robustness, the annual windfall allowance does not apply to the first three years of the 5 Year Supply. This will ensure that any un-planned for sites will have adequate time to gain planning permission and deliver residential dwellings.

The above information indicates that both past delivery and possible future supply could comfortably deliver at least 27 dwellings per year. To allow for greater robustness, the annual PDL windfall allowance does not apply to the first two years of the 5 Year Supply. This will ensure that any un-planned for sites will have adequate time to gain planning permission and deliver residential dwellings.