

**Committee:** Local Plan Leadership Group

**Date:**

**Title:** Windfall Allowance

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**Report  
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## Summary

1. The attached Paper re-examines the methodology and evidence for an allowance for windfall sites to contribute to the overall housing supply.
2. The attached paper concludes that there is evidence to justify including a windfall allowance of 114 dwellings per annum in the overall housing supply as well as the housing trajectory.

## Recommendations

3. To approve the Windfall Allowance paper as evidence to support the preparation of the Local Plan.

## Financial Implications

4. None

## Background Papers

5. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Residential Land Availability survey data

## Impact

- 6.

Communication/Consultation	N/A
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A

Sustainability	N/A
Ward-specific impacts	All
Workforce/Workplace	N/A

## Situation

7. Members are referred to the attached Paper which will form part of the evidence base supporting the Local Plan.
8. It sets out the policy context for a windfall allowance as contained in the NPPF (2019). The most significant change to policy is that the NPPF (2012) stated that windfall allowance 'should not include residential gardens.' This exclusion is not included in the NPPF (February 2019) edition.
9. The paper sets out the evidence for inclusion of a windfall allowance based on historical delivery rates, the policy context that they will continue to be delivered, and evidence that the majority of windfall sites are on small sites of 4 or less dwellings, comprise new dwellings, changes of use and redevelopment and are built within 2-3 years of permission.
10. The evidence justifies a windfall allowance of 114 dwellings per annum. This is an increase from the allowance of 70dpa previously used and reflects the inclusion of dwellings within gardens.

## Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
That there is insufficient evidence to support a windfall allowance	1 little	2	Policy support for small windfall sites Maintain recording data on windfall sites.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.