

NOTE TO COUNCIL

## **WINDFALL HOUSING**

The Inspector has been reflecting on the approach to windfall housing sites and the evidence from Samuel Smiths Old Brewery (Tadcaster) (SSOBT) at the April 2012 hearings which summarised the scale of windfall development over the past 7 years. SSOBT stated that windfalls made up 69% of housing delivered in the period 2004-11 (its NPPF response document of April 2012). SSOBT defined windfalls as the difference between total completions and completions on allocated sites. At the hearing on 18 April, the Council broadly accepted SSOBT's figures.

The Council's Written Statements (WS) to the September 2011 hearings gave a breakdown between completions on greenfield and previously-developed land which indicates that 60% (2044 dwellings from a total of 3416) were on previously-developed land (WS No 6 Appendix 2). Under the PPS3 definition that applied throughout the 2004-11 period, windfall sites comprised only previously-developed land. On this basis a maximum of 60% of completions would be regarded as windfalls, rather than the 69% suggested by SSOBT. Moreover, the figure would be lower than 60% if any of this previously-developed land was "specifically identified as available in the Local Plan process"<sup>1</sup> and thereby did not qualify as windfalls.

To enable the Inspector to better understand the windfall statistics, it would be helpful if the Council could:

- (i) indicate how it has defined windfalls, and
- (ii) annotate the table at WS No 6 Appendix 2 to state, for each cell/entry, the number of dwellings that would be counted as windfalls (perhaps in brackets after the existing number) under the PPS3 definition (but prior to the removal of garden land from the definition).

If possible, this information should be provided by 31 May 2012.

*Martin Pike*

Inspector

10 May 2012

---

<sup>1</sup> The PPS3 definition; this can include, for example, certain SHLAA sites.