

Scale and Distribution of Development 2004 - 2011

This note assesses the impact of windfall developments on housing supply in the period 01 April 2004 and 31 March 2011. For this exercise windfall developments are defined as those sites of less than 4 dwellings that would not have been allocated due to size. The main results are:

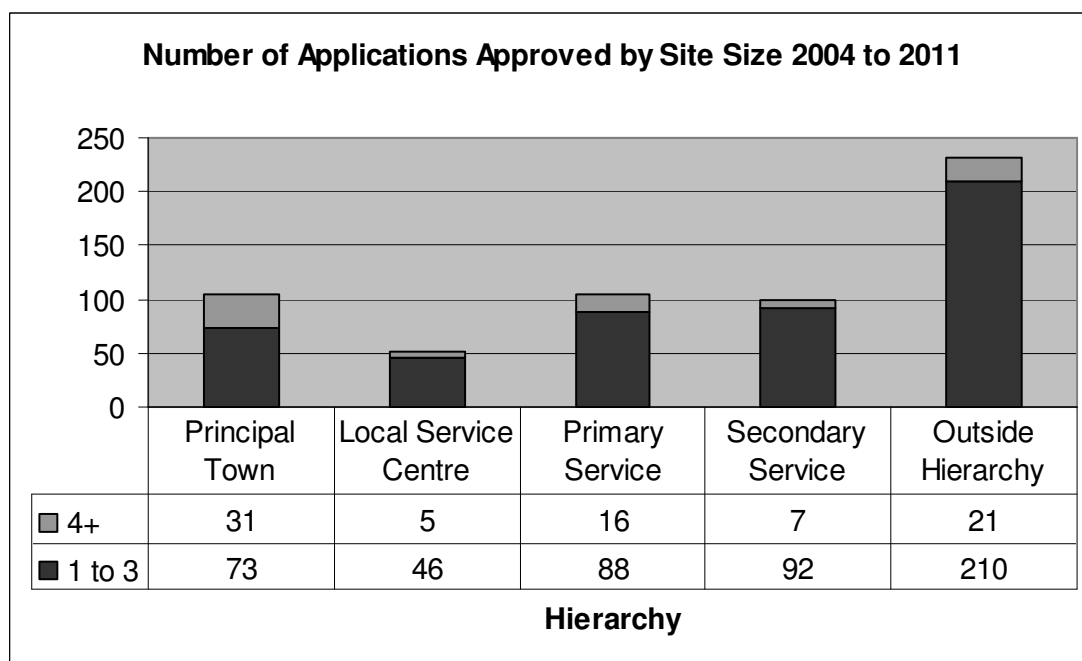
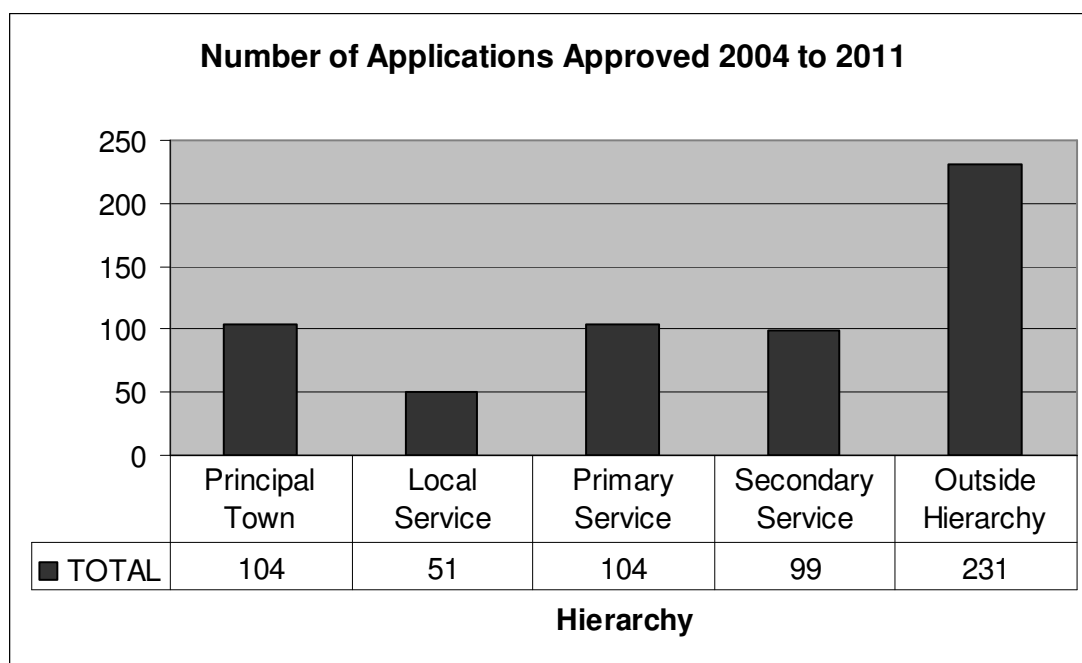
- 509 planning applications were for sites of less than 4 dwellings, which would not have been allocated. This equates to 86.4% of applications
- 671 dwellings were approved on sites of less than 4 dwellings, which would not have been allocated. This equates to 38.7% of all dwellings approved.
- 189 dwellings were completed on single plots. This equates to 17.3% of all dwellings completed in this period.

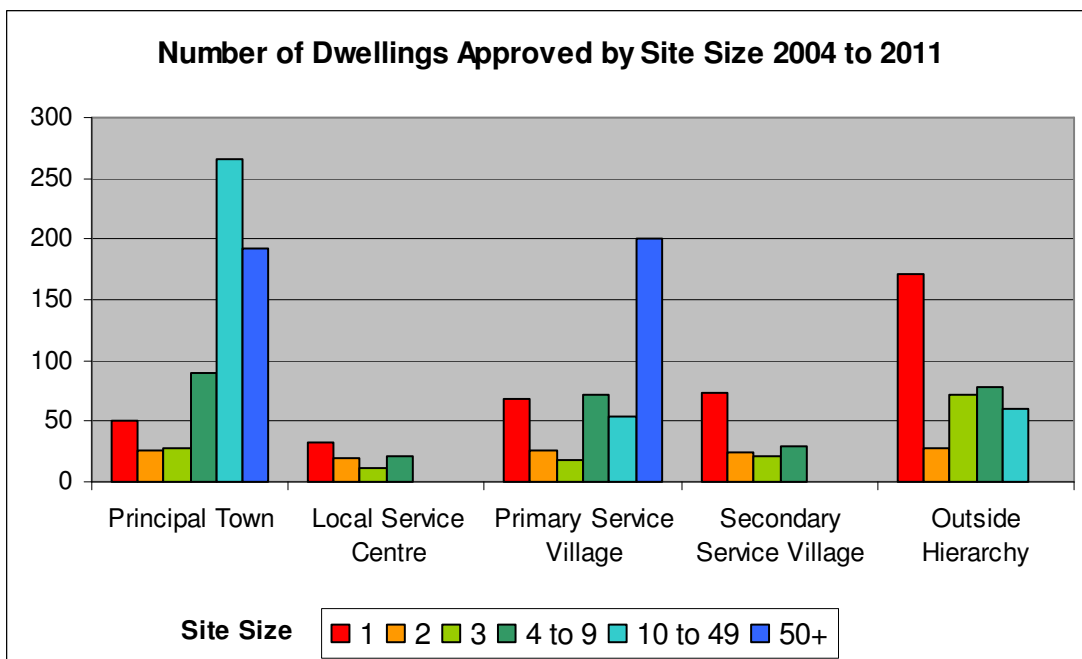
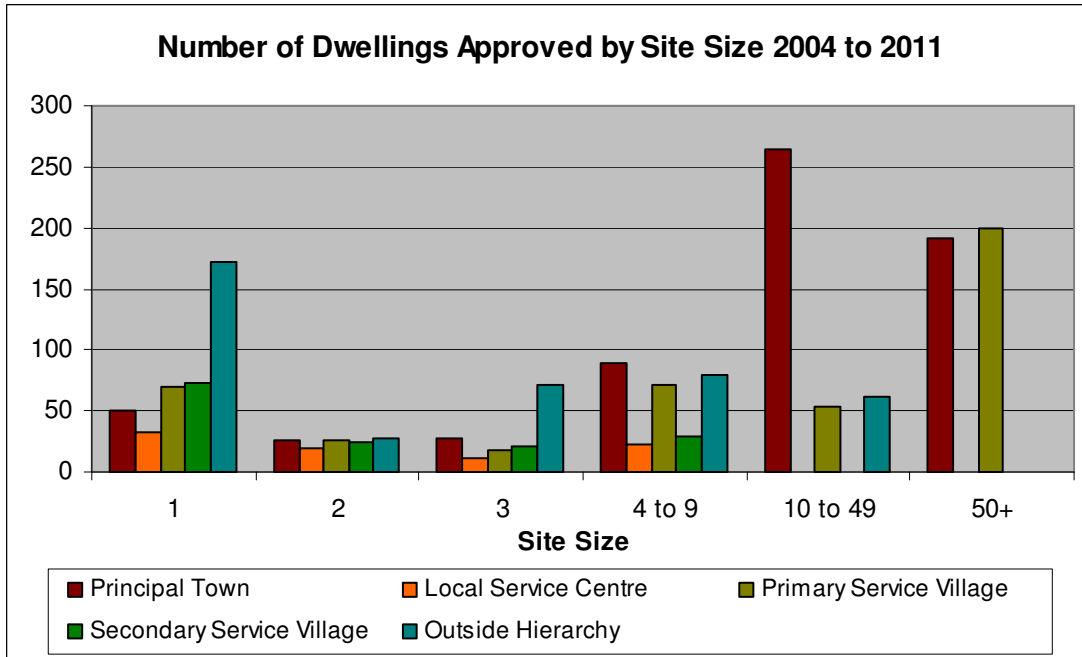
These results do not include the larger windfall sites at Colburn.

Planning applications approved between 01 April 2004 and 31 March 2011:

	1	2	3	4 to 9	10 to 49	50+	TOTAL
Principal Town	51	13	9	18	10	3	104
Local Service Centre	32	10	4	5	0	0	51
Primary Service Village	69	13	6	13	2	1	104
Secondary Service Village	73	12	7	7	0	0	99
Outside Hierarchy	172	14	24	17	4	0	231
TOTAL	397	62	50	60	16	4	589

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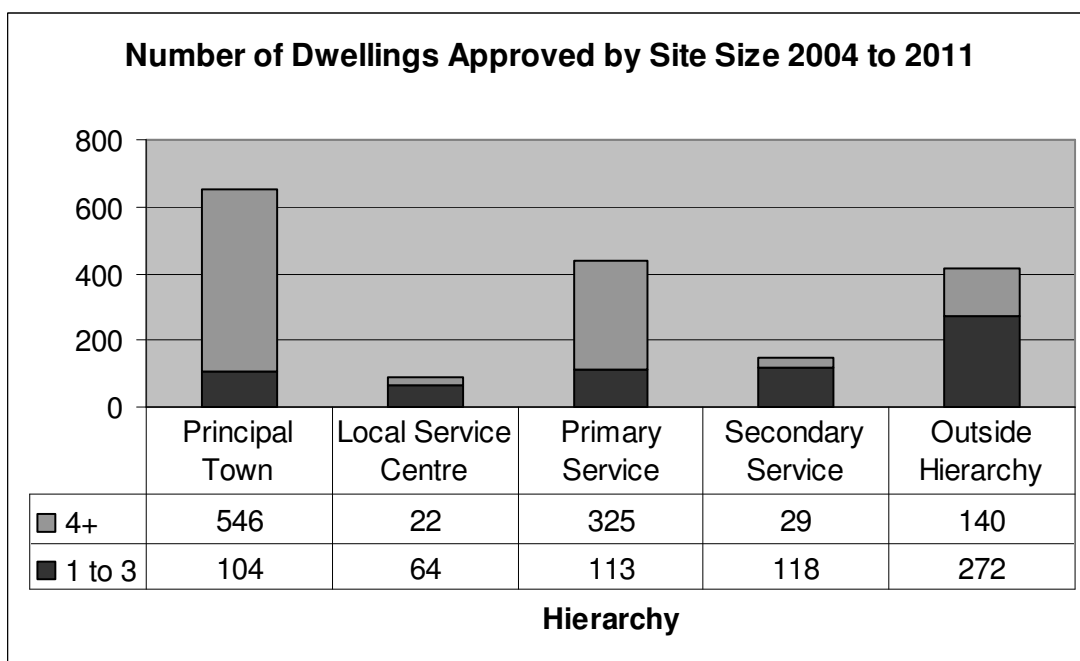
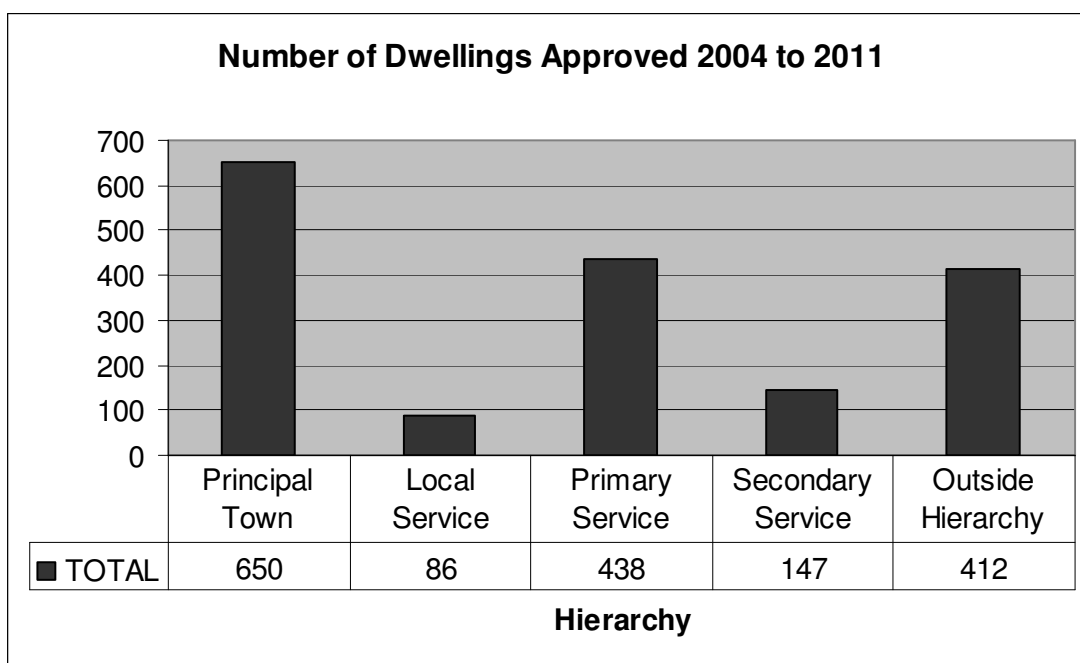


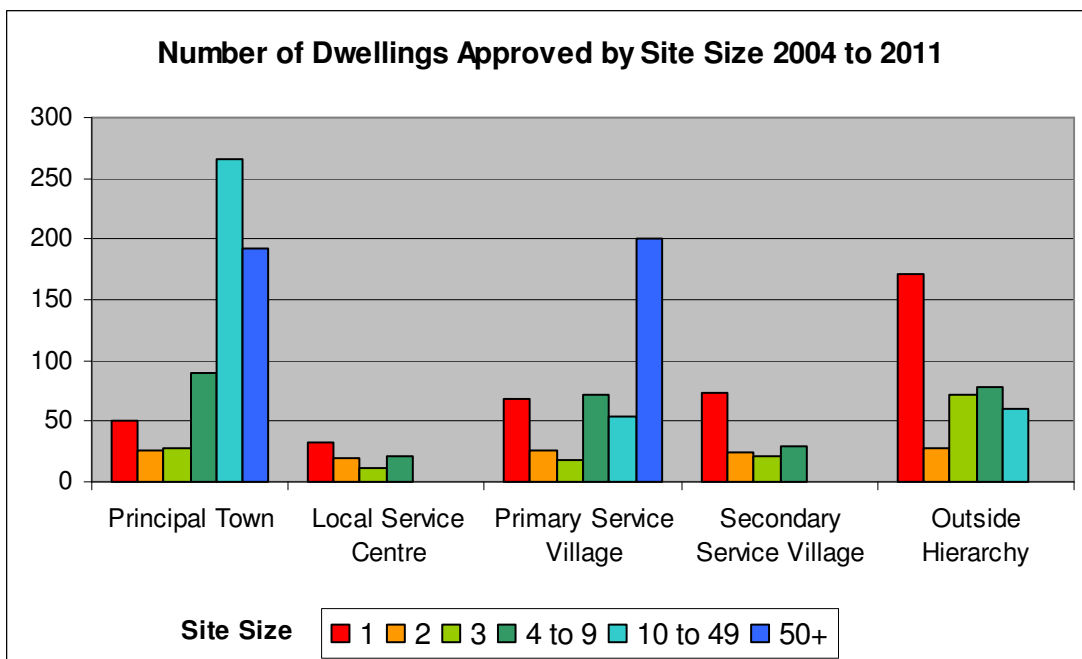
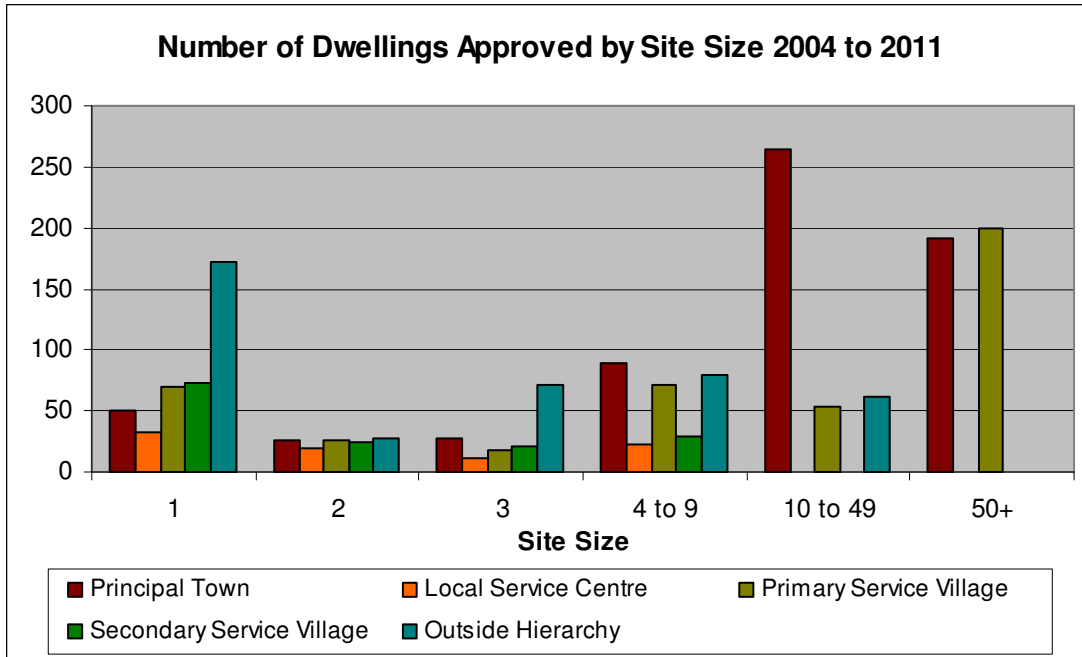


Dwellings approved between 01 April 2004 and 31 March 2011:

	1	2	3	4 to 9	10 to 49	50+	TOTAL
Principal Town	51	26	27	89	265	192	650
Local Service Centre	32	20	12	22	0	0	86
Primary Service Village	69	26	18	72	53	200	438
Secondary Service Village	73	24	21	29	0	0	147
Outside Hierarchy	172	28	72	79	61	0	412
TOTAL	397	124	150	291	379	392	1733

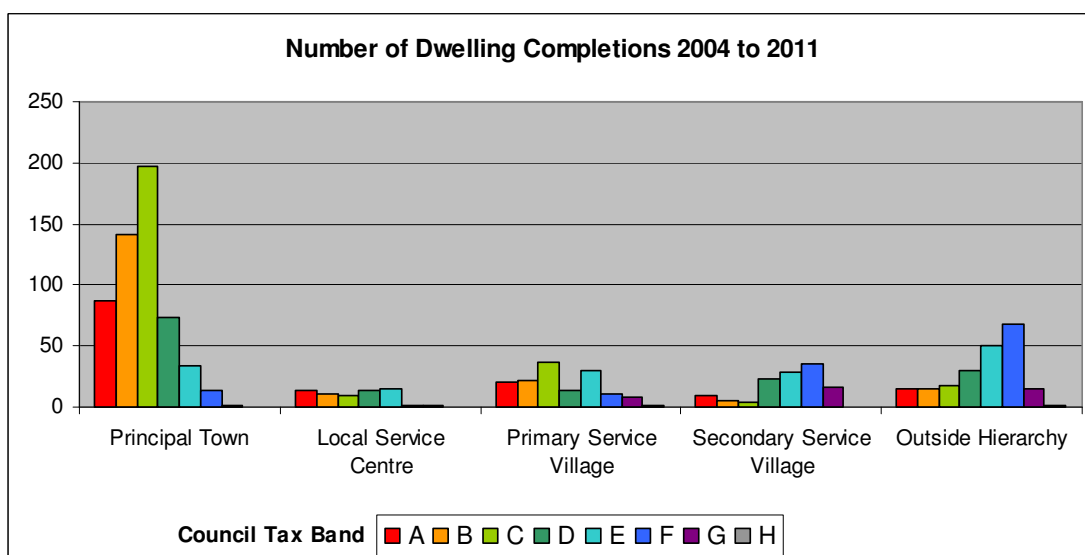
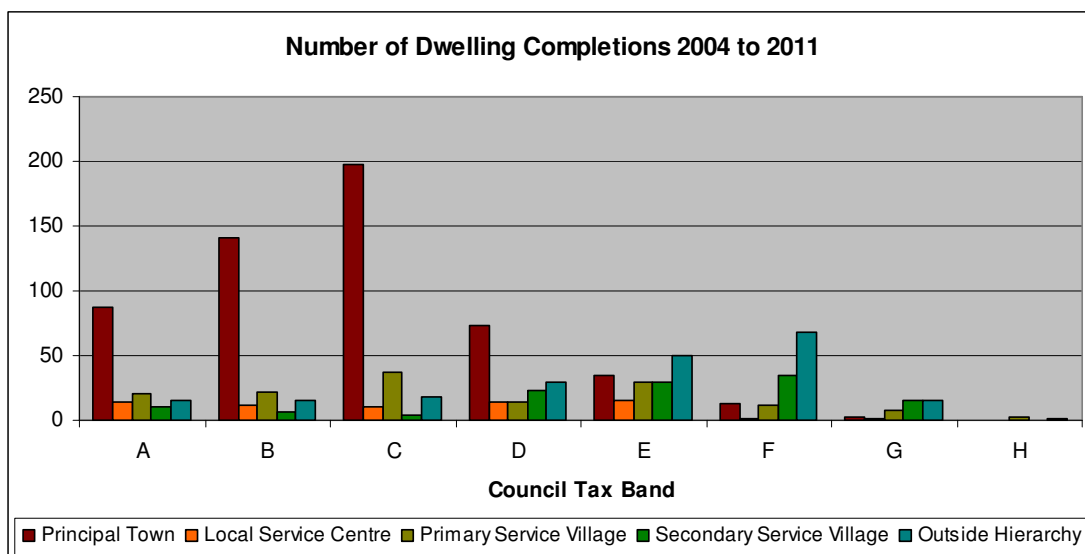
671 dwellings were approved on sites of less than 4 dwellings, which would not have been allocated. This equates to 38.7% of all dwellings approved.





Dwellings built between by Council Tax band 01 April 2004 and 31 March 2011:

	A	B	C	D	E	F	G	H	TOTAL
Principal Town	87	141	197	73	34	13	2	0	547
Local Service Centre	14	11	10	14	15	1	1	0	66
Primary Service Village	20	22	37	14	30	11	8	2	144
Secondary Service Village	10	6	4	23	29	35	16	0	123
Outside Hierarchy	15	15	18	30	50	68	15	1	212
TOTAL	146	195	266	154	158	128	42	3	1092



SINGLE dwellings built between by Council Tax band 01 April 2004 and 31 March 2011:

	A	B	C	D	E	F	G	H	TOTAL
Principal Town	12	9	5	2	7	3	1	0	39
Local Service Centre	1	2	1	5	1	1	1	0	12
Primary Service Village	6	2	3	5	4	5	3	0	28
Secondary Service Village	7	2	2	5	5	5	4	0	30
Outside Hierarchy	9	12	9	8	15	18	8	1	80
TOTAL	35	27	20	25	32	32	17	1	189

189 dwellings were completed on single plots. This equates to 17.3% of all dwellings completed in this period

