

## **Appendix 3 - Background Information on Windfall Allowance and Justification for Leek Large Windfall Site Allowance**

- 1.1 In response to the Local Plan examination hearing sessions this document provides additional evidence to support the windfall allowance included in the Submission Version Local Plan.

### Windfall Allowance Data

- Windfall data is provided between 2006 and 2018 for each of the towns and the rural area.
- Data is separated into large and small windfall sites. In the towns, large sites accommodate 10 or more dwellings and small sites up to 9 dwellings. In the rural area, large sites accommodate 6 or more dwellings and small sites up to 5 dwellings.
- Housing sites allocated in previous Local Plans are planned provision and have not been included in the windfall data.

### Leek

- 1.2 Windfall data for Leek is provided in Table 1.

- The actual number of new dwellings delivered on large windfall sites in Leek between 2006 and 2018 has been on average 25 dwellings per annum.
- The actual number of new dwellings delivered on small windfall sites in Leek between 2006 and 2018 has been on average 12 dwellings per annum.
- The large site windfall allowance included in the Local Plan Submission Version for Leek is 15 dwellings per annum and justification for this is provided in Table 2 and the accompanying commentary.
- The small site windfall allowance included in the Local Plan Submission Version for Leek is 10 dwellings per annum.
- Both proposed windfall allowances included in the Local Plan are less than the actual average delivery rates achieved between 2006 and 2018.

### Justification for large site windfall allowance in Leek

- 1.3 Table 2 sets out a list of large sites (10+ dwelling capacity) in Leek which potentially could contribute to the large site windfall allowance.
- 1.4 The schedule of main modifications to the Local Plan (EL3.001a) provides an update to the figures in Policy SS4 to reflect the housing supply position at 31 March 2018. This indicates a large windfall site allowance of 15 dwellings per annum for Leek which is 195 dwellings over the plan period. Table 2 indicates the potential capacity of 657 dwellings on large sites which is over three times the large site windfall allowance. There may also be other unidentified sites that could be suitable for development.

## Biddulph

1.5 Windfall Data for Biddulph is provided in Table 3.

- The actual number of new dwellings delivered on large windfall sites in Biddulph between 2006 and 2018 has been on average 20 dwellings per annum.
- The actual number of new dwellings delivered on small windfall sites between 2006 and 2018 has averaged 8 dwellings per annum.
- The large windfall allowance included in the Local Plan Submission Version for Biddulph is 20 dwellings **over the plan period**. The actual delivery rates on large windfall sites have been significantly higher than this.
- The small windfall allowance included in the Local Plan Submission Version for Biddulph is 10 dwellings per annum which is slightly higher than the average delivery rate of 8 dwellings per annum.

## Cheadle

1.6 Windfall data for Cheadle is provided in Table 4.

- The actual number of new dwellings delivered on large windfall sites in Cheadle between 2006 and 2018 has been on average 6 dwellings per annum.
- The actual number of new dwellings delivered on small windfall sites between 2006 and 2018 has been on average 11 dwellings per annum.
- No large site windfall allowance has been included in the Local Plan Submission Version for Cheadle.
- The small site windfall allowance included in the Local Plan Submission Version for Cheadle is 10 dwellings per annum. The proposed small site windfall allowance is in line with past average delivery rates.

## Rural Area

1.7 Windfall data for the Rural Area is provided in Table 5.

- The actual number of new dwellings delivered on large windfall sites in the Rural Area between 2006 and 2018 has been on average 39 dwellings per annum.
- The actual number of new dwellings delivered on small windfall sites between 2006 and 2018 has been on average 22 dwellings per annum.
- No large windfall allowance has been included in the Local Plan Submission Version for the rural area however there is past evidence of a high number of dwellings being delivered on large windfall sites.

- The small windfall allowance included in the Local Plan Submission Version for the rural area is 30 dwellings per annum to reflect increased flexibility for infill within and on the edge of the villages.

**Table 1** Leek Windfall Data

Year	Large Sites (10 +)	Small sites (1 to 9)
2006/2007	20	26
2007/2008	15	22
2008/2009	19	25
2009/2010	41	13
2010/2011	3	14
2011/2012	1	-7
2012/2013	10	5
2013/2014	-32	12
2014/2015	139	8
2015/2016	22	4
2016/2017	42	2
2017/2018	17	22
<b>Total</b>	<b>297</b>	<b>146</b>

Large Sites			
Site Ref	Year 06/07-17/18	No dwlgs Comp	Scheme
1611	2006/2007	4	Frith St
1615	2006/2007	9	Sneyd St
1602	2006/2007	7	Albion
1611	2007/2008	8	Frith St
1615	2007/2008	2	Sneyd
1618	2007/2008	1	Ashbourne
1635	2007/2008	4	Selbourne
1611	2008/2009	2	Frith St
1618	2008/2009	6	Ashbourne
1229	2008/2009	11	Mill St
1618	2009/2010	6	Ashbourne
1616	2009/2010	35	Mill St
1618	2010/2011	3	Ashbourne
1635	2011/2012	1	Selbourne
1668	2012/2013	10	Thorncliffe View
1675	2013/2014	3	Mount Square
1149	2013/2014	-35	oHare
1149	2014/2015	-6	oHare
1644	2014/2015	88	Ball Haye
1645	2014/2015	15	Haregate Rd
1646	2014/2015	18	Haregate Road
84	2014/2015	19	Horsecroft
1635	2014/2015	4	Selbourne
1675	2014/2015	1	Mount square
1646	2015/2016	1	Haregate
84	2015/2016	15	Horsecroft
1635	2015/2016	4	Selbourne
1675	2015/2016	2	Mount square
165	2016/2017	32	Waterloo Street
2381	2016/2017	10	Britannia Chambers
1634	2017/2018	11	West Street
1635	2017/2018	3	Selbourne Road
1675	2017/2018	3	Mount Square
	<b>Total</b>	<b>297</b>	

Windfall Actual (2006-2018)
Large sites - 25 per annum $297/12 = 24.75$
Small sites - 12 per annum $146/12 = 12.1$

Local Plan Submission Version
Large windfall site allowance= 15 per annum
Small windfall site allowance = 10 per annum

**Table 2 – Leek Large Windfall Site Data**

1.1 The table below lists a number of ‘large’ sites (10+ dwelling capacity) from the Council’s Strategic Housing Land Availability Assessment (SHLAA) that fall within the current town boundary for Leek and could potentially contribute to the large site windfall allowance. All of these sites were considered to be ‘Developable – B sites’ and were published in the Council’s 2015 Sites Options consultation booklet. Following the consultation the sites were categorised as either green, amber, white (infill) or red in the Council’s published 2016 Options Sites Assessments to provide an indication of development potential.

- **Green** sites – were considered by officers to be suitable as a draft potential option sites with few or no potential issues identified.
- **Amber** sites – were considered by officers to be suitable as a draft reserve sites. Some issues may need resolving but may be still suitable to meet identified need.
- **Red** sites – were considered by officers to be constrained sites. They may be unavailable or significant issues around flood risk, highways etc and/or the green/amber sites identified offered better potential.
- White sites – were recommended by the officers as infill. They could come forward without allocation.

1.2 Some of the sites were also identified as opportunity sites in the Leek Town Centre Masterplan (SD 32.4).

1.3 The schedule of main modifications to the Local Plan (EL3.001a) provides an update to the figures in Policy SS4 to reflect the housing supply position at 31 March 2018. This indicates a large windfall site allowance of 15 dwellings per year for Leek which is **195 dwellings** over the plan period.

1.4 The table below indicates the potential capacity of dwellings on large windfall sites. In addition there may be other sites identified in the SHLAA as an ‘Undeliverable – C sites’ or unidentified sites not listed in the table that could also contribute to the windfall allowance. Note that the identification of sites in Table 2 does not imply Council support for development of these sites.

- Green sites	35
- White (infill sites)	319
- Red sites	303
<b>Total</b>	<b>657</b>

**Table 2**

Site	Colour categorisation	Comments	SHLAA Housing capacity
LE249	Green	Previously developed site. SHLAA form submitted. Identified for residential use in 2015 Site Options consultation booklet. Identified in 2016 Preferred Options Sites and Boundaries consultation booklet as preferred housing allocation.	35

<b>Green Sites Total</b>			<b>35</b>
LE014/015	White (infill site)	Part previously developed site and owner interest. Identified for mixed housing and employment use in 2015 Site Options consultation booklet.	30
LE063	White (infill site)	Identified for residential use in 2015 Site Options consultation booklet.	30
LE067	White (infill site)	Previous consent for residential development. SHLAA form submitted. Identified for mixed housing and employment use in 2015 Site Options consultation booklet.	30
LE070	White (infill site)	Previously developed site. Identified for residential use in 2015 Site Options consultation booklet.	22
LE080/085/086/252	White (infill site)	Identified in Leek Town Centre Masterplan as opportunity area. Identified for mixed housing and employment use in 2015 Site Options consultation booklet.	26
LE106	White (infill site)	Previous consent for residential development. Identified for residential use in 2015 Site Options consultation booklet.	10
LE116	White (infill site)	Previously developed site and owner support. Identified in Leek Town Centre Masterplan as opportunity site. Identified for mixed housing and employment use in 2015 Site Options consultation booklet.	21
LE219	White (infill site)	Previously developed site and owner support. Identified in Leek Town Centre Masterplan as opportunity site. Identified for mixed housing and employment use in 2015 Site Options consultation booklet.	10
LE220	White (infill site)	Previously developed site and owner support. Identified for mixed housing and employment use in 2015 Site Options consultation booklet.	20
LE243	White (infill site)	Previously developed site and owner support. Identified for residential use in 2015 Site Options consultation booklet.	70
LE259	White (infill site)	Owner support. Identified for residential use in 2015 Site Options consultation booklet.	50
<b>White Sites Total</b>			<b>319</b>
LE037A	Red	Owner support. Identified for residential use in 2015 Site Options consultation booklet.	28
LE045	Red	Identified for residential use in 2015 Site Options consultation booklet.	50
LE076	Red	Identified for residential use in 2015 Site Options consultation booklet.	50
LE091	Red	Identified for residential use in 2015 Site Options consultation booklet.	150
LE147	Red	Landowner support for housing. Identified for residential use in 2015 Site Options consultation booklet.	25
<b>Red Sites Total</b>			<b>303</b>
<b>Grand Total</b>			<b>657</b>

**Table 3** Biddulph Windfall Data

Year	Large Sites (10+)	Small sites (1 to 9)
2006/2007	21	8
2007/2008	13	26
2008/2009	0	17
2009/2010	0	-4
2010/2011	0	8
2011/2012	0	7
2012/2013	3	3
2013/2014	71	0
2014/2015	44	16
2015/2016	27	1
2016/2017	39	1
2017/2018	16	17
<b>Total</b>	<b>234</b>	<b>100</b>

Large Sites			
Site Ref	Year 06/07-17/18	No dwlgs Comp	Scheme
1617	2006/2007	14	Station
1606	2006/2007	7	Oxhay
1619	2007/2008	13	High Street
111	2012/2013	3	Uplands
111	2013/2014	71	Uplands
111	2014/2015	44	Uplands
111	2015/2016	27	Uplands
111	2016/2017	32	Uplands
1120	2016/2017	7	Springfield Rd
111	2017/2018	13	Uplands
1120	2017/2018	3	Springfield Rd
	<b>Total</b>	<b>234</b>	

Windfall Actual (2006-2018)
Large sites - 20 per annum (234/12=19.5)
Small sites - 8 per annum (100/12=8.3)

Local Plan Submission version
Large windfall allowance = 20 over plan period
Small windfall allowance = 10 per annum

**Table 4****Cheadle Windfall Data**

Year	Large Sites (10+)	Small sites (1 to 9)
2006/2007	3	6
2007/2008	5	11
2008/2009	1	25
2009/2010	25	21
2010/2011	0	2
2011/2012	0	1
2012/2013	36	1
2013/2014	0	3
2014/2015	0	31
2015/2016	0	10
2016/2017	0	4
2017/2018	0	13
<b>Total</b>	<b>70</b>	<b>128</b>

<b>Large Sites</b>			
Site Ref	Year 06/07/-17/18	No dwlgs comp	Scheme
1601	2006/2007	3	Glebe
1654	2007/2008	5	Station Road
1601	2008/2009	1	Glebe
1601	2009/2010	11	Glebe
1642	2009/2010	14	Tape
1601	2012/2013	1	Glebe
2356	2012/2013	13	Ashbourne Rd
1641	2012/2013	22	Allen Street
	<b>Total</b>	<b>70</b>	

<b>Windfall Actual (2006-2018)</b>
Large sites - 6 per annum $70/12=5.8$
Small sites - 11 per annum $128/12=10.6$

<b>Local Plan Submission Version = None included</b>
Large windfall site allowance = none included
Small windfall site allowance = 10 per annum



Table 5

## Rural Area Windfall Data

Year	Large Sites (6+)	Small sites (1 to 5)
2006/2007	48	42
2007/2008	37	35
2008/2009	102	25
2009/2010	57	23
2010/2011	56	24
2011/2012	31	24
2012/2013	25	12
2013/2014	17	9
2014/2015	18	20
2015/2016	18	14
2016/2017	31	9
2017/2018	26	30
<b>Total</b>	<b>466</b>	<b>267</b>

Large Sites			
Site Ref	Year 06/07-17/18	No dwlgs Comp	Scheme
1612	2006/2007	21	Checkley
1309	2006/2007	5	Rudyard
1609	2006/2007	22	Wardles
1320	2007/2008	5	Brown Edge
1640	2007/2008	2	Checkley
1609	2007/2008	30	Wardles
1636	2008/2009	77	Teian Hall
1496	2008/2009	5	Blythe Bridge
1640	2008/2009	2	Checkley
1609	2008/2009	18	Wardles
1636	2009/2010	20	Teian Hall
1592	2009/2010	8	Kingsley
1568	2009/2010	7	Werrington
1640	2009/2010	5	Checkley
1609	2009/2010	17	Wardles
1636	2010/2011	17	Teian Hall
1637	2010/2011	10	Old Rectory
1609	2010/2011	28	Wardles
1640	2010/2011	1	Checkley
1636	2011/2012	8	Teian hall
1640	2011/2012	1	Checkley
1609	2011/2012	22	Wardles
1609	2012/2013	25	Wardles
478	2013/2014	12	Blythe Bridge
2611	2013/2014	5	Alton Rd
248	2014/2015	16	Caverswall
2611	2014/2015	2	Alton Rd
248	2015/2016	6	Caverswall
2611	2015/2016	1	Alton Rd
2669	2015/2016	11	Caverswall
1697	2016/2017	7	Blythe Bridge Rd
1638	2016/2017	24	Russell Grove
2607	2017/2018	7	Caverswall Lane
1640	2017/2018	3	St Thomas's Road
2611	2017/2018	1	Alton Rd
1638	2017/2018	7	Russell Grove
382	2017/2018	8	Black Lane
		<b>466</b>	

Windfall Actual (2006-2018)
Large sites - 39 per annum $466/12=38.8$
Small sites - 22 per annum $267/12 = 22.25$

Local Plan Submission Version
Large windfall site allowance = none included
Small windfall site allowance = 30 per annum