

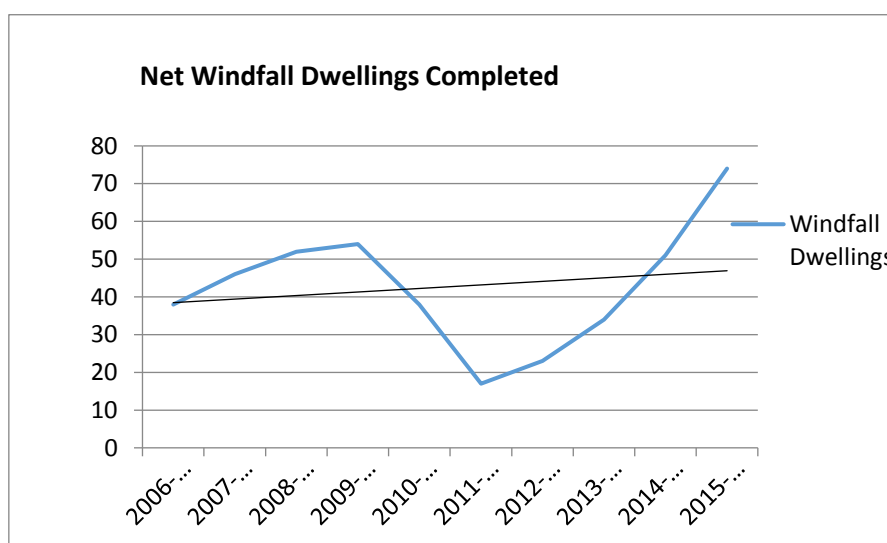
Appendix 5 – Small Sites Windfall Assessment

- Table 1 below shows the average number of net windfall completions for sites under 5 units. It excludes residential gardens in accordance with the NPPF definition. The results show a consistent supply of windfall completions, which in recent years has increased. During the last 5 years there has been an average windfall completion of 40 dwellings, over the last 10 years there has been a slightly higher average of 43 dwellings. Over the last 10 years the average percentage of windfall completions is 10% when compared to all net dwellings completed. In line with the Bucks Joint HELAA methodology a 10 year average has been used for calculating the housing supply.

Table 1: Net windfall completions 2006/07 – 2015/16

Windfall Dwellings Completed Between 01/04 to 31/03 of Each Year				% of Windfall Sites	
Year	Total	Number lost this year	Net dwellings completed	Net Dwellings Completed	% Windfall
2006-07	56	18	38	607	6%
2007-08	65	19	46	611	8%
2008-09	60	8	52	625	8%
2009-10	63	9	54	304	18%
2010-11	45	7	38	575	7%
2011-12	19	2	17	514	3%
2012-13	29	6	23	223	10%
2013-14	40	6	34	266	13%
2014-15	58	7	51	423	12%
2015-16	84	10	74	376	20%
Total	519	92	427	4524	9%

Figure 1: Net windfall completions 2006/07 – 2015/16



2. The figures above exclude windfall on residential intensification sites, in line with the NPPF. If residential intensification sites were to be included the windfall allowance would be considerably higher. The table below sets out the supply on these sites. It shows an average additional 47.7 units per annum on intensification sites which would give a total windfall allowance of 90.4 units per annum (current allowance is 42.7 units per annum).

Table 2: Net windfall completions 2006/07 – 2015/16 including Residential Intensification

Windfall Dwellings Completed Between 01/04 to 31/03 of Each Year			Windfall supply from Residential Intensification sites	Total with residential intensification
Total	Number lost this year	Net dwellings completed	Net dwellings completed	Total
56	18	38	61	99
65	19	46	44	90
60	8	52	54	106
63	9	54	40	94
45	7	38	53	91
19	2	17	29	46
29	6	23	33	56
40	6	34	38	72
58	7	51	48	99
84	10	74	77	151
519	92	427	477	904
Average no. of Windfall Dwellings Completed over 10 years		42.7	47.7	90.4