

**Wiltshire Council**

**Western Area Planning Committee**

**23 November 2016**

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**Question From: Mr Francis Morland - Public**

**Question**

Can officers clarify the manner in which windfall residential development is calculated as part of the annualised housing land supply statement? Does it include an allowance for greenfield windfall sites as well as brownfield sites?

**Response**

The windfall calculation method is detailed in Appendix 5 of the Housing Land Supply Statement. It is based on past housing permissions on non-allocated, brownfield land in accordance with the NPPF. The average number of permissions granted in each Housing Market Area per annum during the period 2009 – 2016 is calculated and a standard delivery rate applied, to provide likely future delivery from windfall sites.

Although the NPPF does not dismiss greenfield land (other than residential gardens) as an appropriate source of supply in calculating a windfall allowance, Wiltshire's method uses brownfield sites only. The NPPF promotes the use of brownfield land, and the majority of such sites are within settlement boundaries and therefore conform to local policy set out in the Wiltshire Core Strategy. The majority of greenfield sites are outside settlement boundaries and such sites that are not allocated in the Wiltshire Core Strategy or in a neighbourhood plan are thus contrary to local policy. As such it would be unusual to declare that we partially depend on sites that are contrary to policy to come forward in the future. However we acknowledge that greenfield sites have in the past made a contribution to delivery.