Maldon District Council Historic Rate of Windfall Delivery

Windfall sites are those housing and non-residential sites which have not been specifically identified as being available through the operation of the local plan-making process. They comprise previously developed sites that have unexpectedly become available over time, which were not anticipated by the LPA when development plans were in preparation. Windfall sites have been granted planning permission by the local planning authority but are not part of an adopted development plan. These could include for example, large sites such as might arise from a factory closure or very small changes to the built environment, such as a residential conversion, change of use of a small office to a new home, or a new flat over a shop. Table 1 provides a summary of the delivery of windfall (residential) development since 2001.

Windfalls has been recorded as they occur as from the 1st April 2001 on a "this day forward basis". From that base-date, all such sites should be recorded irrespective of their dwelling capacity (i.e., from 1 dwelling unit upwards). No historic analysis of such sites before this base-date has been possible within the resources available. Windfall sites do not include any of the following:

- DETR/Planning Inspectorate appeal decisions - these will be recorded separately
- New allocations identified within an emerging Local Development Plan in site-specific terms as a proposal on the Proposals Map - these sites will be recorded separately. This also includes any sites identified on a site-specific basis through an Urban Capacity Study and/or Strategic Housing Land Availability Assessment.
- New planning permissions on an already identified housing site which has an existing planning permission (such as where the dwelling capacity is being increased from 12 to 20 units). Any permission which supersedes others on an existing housing site does not count.
- New planning permissions involving an existing building which already has an existing planning permission for new housing. Any permission which supersedes others does not count.
- An expired planning permission which time-lapses and is then added into the list of sites without planning permission
- Any site with or without planning permission which was specifically identified in last year's April survey

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</thead>
<tbody>
<tr>
<td>Gross Windfall built</td>
<td>-9</td>
<td>48</td>
<td>20</td>
<td>50</td>
<td>53</td>
<td>31</td>
<td>28</td>
<td>66</td>
<td>57</td>
<td>13</td>
<td>9</td>
<td>30</td>
<td>396</td>
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<tr>
<td>Actual Loss</td>
<td>11</td>
<td>7</td>
<td>14</td>
<td>21</td>
<td>26</td>
<td>22</td>
<td>21</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>21</td>
<td>17</td>
<td>185</td>
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* The latest windfall delivery information was provided by Essex County Council as part of the Development Monitoring in January 2013 and has taken into account development on garden land.