

Large Sites Windfall Allowance

Annual rate and evolution of allowance in LDP

The following aims to help illustrate how the large windfall site allowance has been derived, and then how it has evolved

Row A - illustrates the annual average completions from large windfall sites of 50 dwellings pa, which is derived from the Urban Capacity Study (UCS) where the Council assessed the 18 year completion trend (116 dpa) and then assumed a 50% discount on this to arrive at 50 dpa. Row A shows that if the allowance were applied for each year of the entire plan period it would have provided 750 units over the 15 year plan period.

Row B - shows the same allowance derived from the UCS applied from the base date of the deposit LDP (2018) for the remaining 12 years of the plan period. This results in a total contribution of 600 units from large windfalls (50 dpa X 12 = 600).

Row C -

