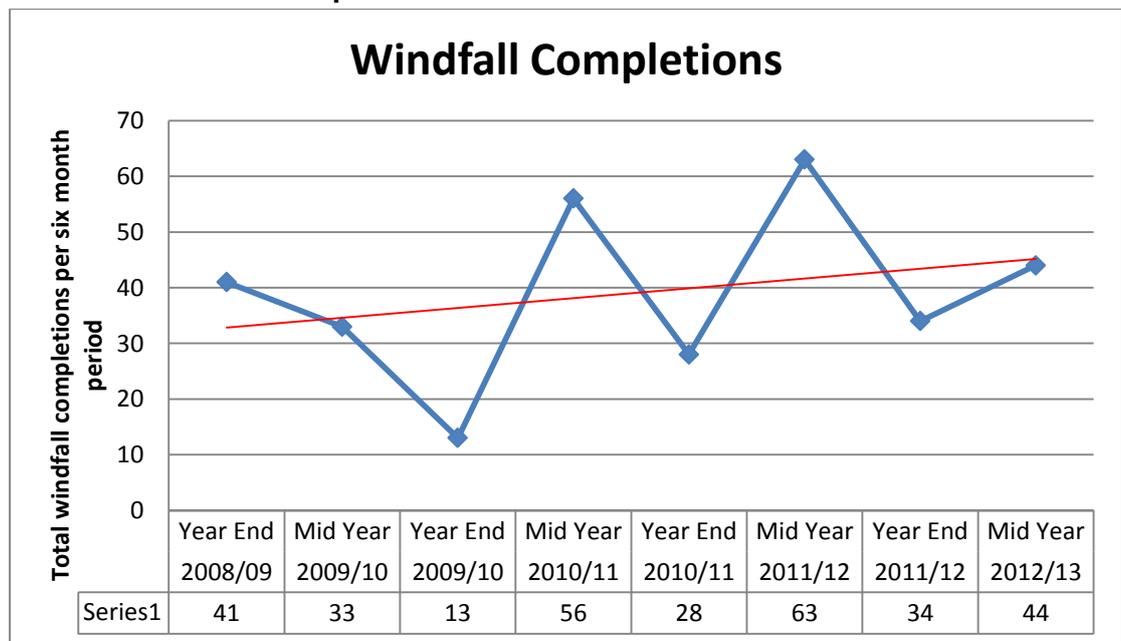


## Windfall Sites – Matter 3 Additional Information

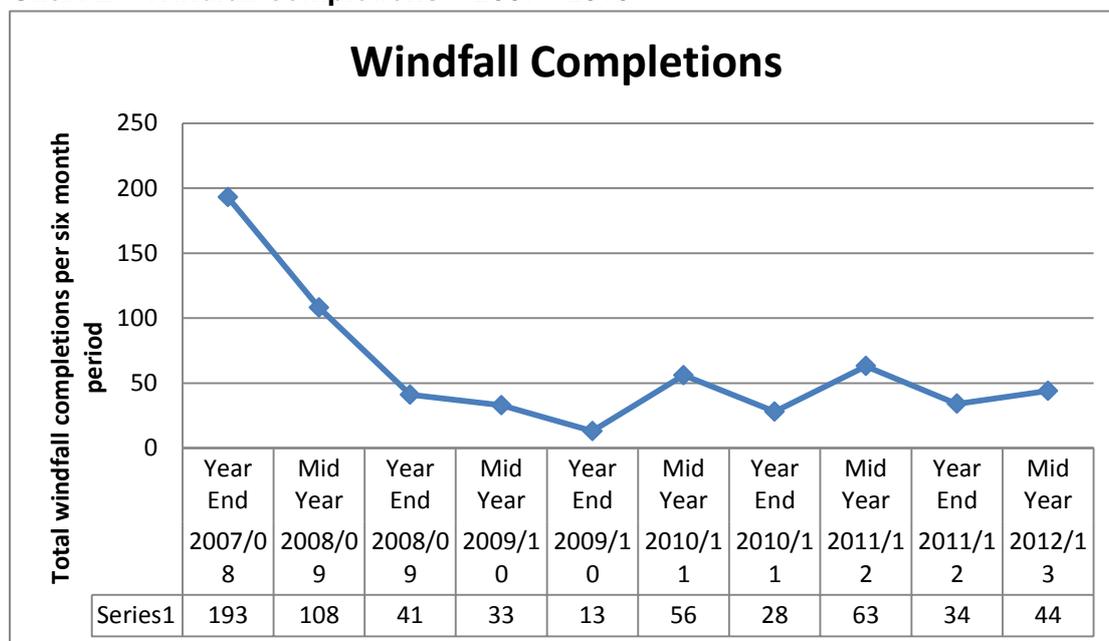
1. The following information is provided in response to the Inspector's request for the Council's justification to deliver its undersupply (currently 560 dwellings) over the plan period rather than within the first five years of the plan period.
2. Chart 1 shows the completions of windfall dwellings in the borough for the period April 2008 to September 2012. Please note the monitoring analysis is undertaken on a monitoring period 1 April until 31 March following year (i.e. 1 April 2008 to 31 March 2009). However, the Council also updates this data on a bi-annual basis to maintain a current position. The figures in Chart 1 relate to the bi-annual monitoring period and result in an average of 39 dwelling completions per bi-annual period or 78 dwelling completions per annum.
3. The trend of completions is upwards (red line) which is promising for future delivery and gives confidence that the 45 windfall completions referred to in paragraph 7.13 of the Plan will be met or exceeded. The 45 windfall completions was considered appropriate at the time of writing the Preferred Options version of the Plan as it had taken account of windfall completions within the monitoring year 2010/11. The five year windfall completion figures are higher than the 45 dwellings quoted in paragraph 7.13 which gives greater confidence about windfall delivery; however the Council has adopted a pragmatic approach recognising the current economic position.

**Chart 1 – Windfall Completions 2008 - 2013**



4. The figures are available for the previous monitoring year 2007/08 which resulted in 301 windfall completions. This is recognised to be out of character with general windfall completions and was as a result of a large windfall site at Leyland & Birmingham Rubber Works site. Chart 2 highlights windfall completions including the monitoring year 2007/08 and illustrates the disparity between the figures for this year and consecutive years.

**Chart 2 – Windfall completions – 2007 - 2013**



5. As evidenced above there is a strong delivery of windfall completions within South Ribble, even taking account of the pragmatic approach the Council has adopted in respect of issues such as the economic climate. It would be reasonable to expect this windfall trend to continue in the future and likely exceed the precautionary 45 dwellings per annum the Council anticipates within the Plan.
6. The Council’s position is that it has allocated enough land within the Plan to deliver the housing requirement over the plan period, including a 20% buffer and the current undersupply. The historical trend of windfall completions within South Ribble gives even greater flexibility to the Plan and confidence that the housing requirement can be met without the need to allocate additional sites over and above those identified in the Plan.