

## **Advisory visit to Gosport BC 30<sup>th</sup> January 2014**

Having regard to the National Planning Practice Guidance (NPPG) and emerging guidance on windfall sites, it states that "a windfall allowance can be justified in the five-year supply if a local planning authority has compelling evidence". It goes on to say that plan makers should not need to rely on windfall allowances in years 6-15 because there is the ability to identify broad locations for growth then.

As Gosport's SHLAA does not gather information on small sites with potential for fewer than 10 units, it seems reasonable to me that the prospect for such small sites delivering new homes should be identified as a windfall allowance beyond the first five years of the plan. Arguably, the NPPG cautions against double-counting if large parts of a local authority area are regarded as broad locations for future housing growth and an allowance for windfall sites is added onto that.

I hope this helps. I am unaware of any practical application of the Guidance which might suggest that windfalls can never be included in the 6-15 year supply.

Jill Kingaby (Inspector)