



The Parish Of Mendlesham

Neighbourhood Plan

Supporting Document ??

Windfall developments in the Parish of Mendlesham

August 2019

Report for Mendlesham Parish Council

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Windfall developments in the Parish of Mendlesham

Councillor Mike Exley

Introduction

In reviewing possible sites for future development within the Parish of Mendlesham it is important to remember that over the years there has been an assortment of miscellaneous small developments mostly prompted by local individuals with small plots of land. These are termed windfall developments in that they have not been part of any bigger developments with identified plans to increase the number of dwellings in and around the Parish.

Mendlesham Parish Council (MPC) is now in the process of responding to the latest draft of a Joint Local Plan produced by Mid Suffolk District Council (MSDC). The current draft of this plan identifies a need for 161 new dwellings in the Parish of Mendlesham between April 2018 and March 2036.

MPC is also in the process of updating its Neighbourhood Development Plan (originally adopted in March 2017) primarily to identify acceptable sites for future development around the parish. Whilst a number of acceptable sites have now been identified MPC is mindful that over the period April 2018 to March 2036 a number of windfall developments will, almost certainly, take place. Accordingly review work has been done to identify the history of windfall development within the parish and use this information to predict the likely level of windfall developments from now until March 2036.

Methodology

Historic planning data was extracted from Mid Suffolk District Council's website for the years 2006 to 2018 inclusive.

This 13 year period was used to give a long view on the housing market, taking into account the early recession years when the housing market could be expected to be slow and the busy years recently.

Twenty eight approved planning applications were identified within the 2006 to 2018 period.

Results

The numbers of approved planning applications in each year is shown in Table 1.

The full detailed list of approved planning applications, complete with reference numbers is shown in Table 2.

Year	Total windfall applications
2006	3
2007	1
2008	0
2009	1
2010	0
2011	3
2012	2
2013	1
2014	5
2015	1
2016	4
2017	4
2018	3
Total	28
Average per year	2.15

Table 1: Total approved windfall planning applications per year

Conclusions

It is therefore considered appropriate and prudent to make a windfall allowance of 2 dwellings per year over the lifetime of the plan of 18 years , giving a total allowance of 36 dwellings .

Given the rural nature of the parish and the large number of farmsteads remaining together with the continuing changes in farm size it is reasonable to expect and assume that completions on former agricultural sites will provide much of this windfall.

Evidence base

Mid Suffolk District Council decided and approved planning applications for windfall developments 2006 to 2018. Those applications using garden land have been excluded.

Year	Planning App.No.		Yield
2006	3236/06	Busty Farm, replacement dwelling	0
	2872/06	Buces Farm, Conversions of agricultural buildings	3
2007	2654/07	Ark Cottage - Garden	0
	1894/07	Riverside, Mendlesham Green - pdl	1
2008	-		
2009	2639/09	Bendals - Barn conversion	1
	1336/09	Mill Lea - garden	0
2010	-		
2011	3541/11	West of Oak Farm Lane - replacement dwelling	0
	3184/11	Oak Farm Barn - conversion (2)	2
	0582/11	Cedars - Agricultural dwelling	1
2012	3395/12	Hawkins Farm - barn conversion	1
	0224/12	39 Ducksen road - pdl	1
2013	1458/13	Chestnut corner - garden	1
	1220/13	Agricultural workers dwelling	1
2014	2860/14	Ropers Farm - Barn conversion	1
	2816/14	Ropers Farm yard	3
	0591/14	Chapel / dwelling	1
2015	1331/15	Public house to dwelling	1
2016	4670/16	Mill road - garden	3

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	3084/16	Latin Hall – Garden (2)	0
	0509/16	Tollgate Farm - Barn conversion	1
2017	06103/17	Champagnes Toft – Barn conversion	1
	05608/17	Poplar Farm – Barn conversion	1
	02766/17	Green Farm lodge to residential	1
	02241/17	Elms Farm – Barn conversion	1
	0712/17	Hobbies Lane – garden	0
2018	05545/18	Russels – Agricultural building	1
	04362/18	Stackyard	1
	0545/18	Ducksen road - garden	0
		Total yield for period 2006 to 2018	28

Table 2: Individual windfall planning applications per year

END OF REPORT