

Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs)

Appendix A: Supporting evidence for Broxtowe Borough Council

November 2023

Introduction

This is the 2023 version of the appendix which sets out the evidence to support Broxtowe Borough Council's approach to the following matters comprising the SHLAA methodology: -

- Density;
- Lead-in times and build-out rates;
- Windfall allowance; and
- Non-implementation rates.

The key differences between this and the previous version are as follows: -

The build out rates and lead-in times for new build dwellings, conversions and changes of use to residential use remain unchanged. The density information also remains unchanged.

The windfall allowance figure has increased to 219 dwellings annually based on the latest data available from the 2022/23 financial year and the latest 10-year average. A detailed breakdown of this is provided.

The non-implementation (lapse) rates for small sites (1-9 dwellings) has been updated to 6% and for medium/large sites (10+ dwellings) it has been updated to 3%. These changes reflect the latest information and the rolling latest 10-year average.

This appendix will be revisited as part of the annual SHLAA update. Where there has been a change affecting the joint SHLAA methodology report, the report will be updated accordingly.

Density

See paragraphs 29-32 of the joint SHLAA methodology report.

In order to estimate the capacity of SHLAA sites, work has been undertaken to establish the average density for new build houses granted in different parts of the Borough. The period from April 2011 is used to reflect the start date of the adopted Local Plan period. The work excludes sites for up to 9 houses as it is considered that the density of smaller sites will be more dependent on site specific characteristics.

The table below shows the average density for sites with full permission for 10+ new build houses granted in different parts of the Borough during the period 1 April 2011 – 31 March 2019.

As Broxtowe has no specific density policy, and where no data is available from the evidence below, then a judgement will be made on a case by case basis.

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
Main built up area (Beeston, Bramcote, Stapleford and Toton)	32 dph	35 dph
Higher density settlement (Other towns including Eastwood and Kimberley)	30 dph	33 dph
Lower density settlement (Smaller villages including Cossall, Trowell Greasley)	25 dph	No data

Annotations:

- Gross figures used.
- Includes sites for 10+ new build houses with full/reserved matters permission granted during the above period.
- Excludes small sites for up to 9 houses.
- Excludes outline and superseded permissions.
- Excludes conversion and change of use dwellings.
- Excludes sites with mixed new build and conversion/change of use dwellings.
- Excludes sites for flats or mixed schemes (houses and flats).
- Excludes allocated sites without planning permission.

Lead-in times and build-out rates

See paragraphs 35-40 of the joint SHLAA methodology report.

In order to establish assumptions for lead-in times and build-out rates, work has been undertaken to identify the average period between types of permission and the commencement of work on site work and also to identify the average number of dwellings built per year once development has commenced. The period from April 2011 has been used to reflect the start date of the adopted Local Plan period.

The tables below show, for the period 1 April 2011 – 31 March 2019, the average period between both outline and full planning permission being granted and construction work commencing on site (lead-in times) and the average number of dwellings built per year (build-out rates). All schemes have been developed by a single developer.

Lead-in times – average years for work to start on sites

Type of Development	Lead-in Time
New Build	Two years for sites with outline permission One year for sites with full or reserved matters permission
Conversion	One year for all sites
Change of Use	One year for all sites

Per developer or phase	Average years for work to start on site		Average dwellings built per year per developer
	Outline	Full	
New build			
Medium 10-49 dwellings	2	1	25
Large 50+ dwellings*	2	1	41
Conversion			
Medium 10-49 dwellings	n/a	n/a	n/a
Large 50+ dwellings	n/a	n/a	n/a
Change of use			
Medium 10-49 dwellings	n/a	n/a	n/a
Large 50+ dwellings	n/a	n/a	n/a

n/a = no data available for those that falls under the specific category.

Windfall allowance

See paragraphs 41-45 of the joint SHLAA methodology report.

To establish an annual windfall allowance figure, work has been undertaken to identify the number of dwellings built on non-allocated sites (windfall sites) in the most recent 10-year period, including residential garden land, in accordance with the National Planning Policy Framework 2023. It is considered that a period of 10 years is long enough to cover more than one economic cycle and provide a robust figure. However, this figure will be revisited annually and a rolling 10-year period considered, thereby allowing changes in policy (such as the definition of residential garden land) to be reflected.

The table below shows the number of completions on non-allocated sites of different sizes for each year and the average for the period 1 April 2013 to 31 March 2023. The figures for 2009 to 2013 are included in the table for information only but do not contribute to the windfall allowance figure for the current rolling 10-year period 2013 to 2023.

Year	Small sites 1-9 dwellings	Medium sites 10-49 dwellings	Large sites 50+ dwellings	Total
2009/10	61	-	-	61
2010/11	86	75	-	161
2011/12	37	47	-	84
2012/13	26	36	48	110
2013/14	92	47	25	164
2014/15	65	67	7	139
2015/16	68	22	19	109
2016/17	143	15	78	236
2017/18	102	205	26	333
2018/19	104	76	54	234
2019/20	58	108	31	197
2020/21	71	79	75	225
2021/22	49	111	144	304
2022/23	66	43	145	254
Total	1,028	931	652	2,611
Average	73	72	59	

Last 10 Years				
Year	Small Sites	Medium Sites	Large Sites	Total
2013/14	92	47	25	164
2014/15	65	67	7	139
2015/16	68	22	19	109
2016/17	143	15	78	236
2017/18	102	205	26	333
2018/19	104	76	54	234
2019/20	58	108	31	197
2020/21	71	79	75	225
2021/22	49	111	144	304
2022/23	66	43	145	254
Total	818	773	604	2,195
Average	82	77	60	219

Annotations:

- Gross figures used.
- Period includes 1 April 2009 – 31 March 2023.
- Includes plots built on non-allocated sites during the above period. This includes plots on unfinished sites and sites that include demolitions of existing dwellings.
- Includes residential garden land.
- Excludes plot completions on allocated sites.
- Excludes sites for replacement dwellings only.

Non-implementation rates

See paragraphs 47-48 of the joint SHLAA methodology report.

Work has been undertaken to establish non-implementation (lapse) rates for different site sizes, based on the proportion of dwellings with planning permission which have not yet been implemented in the most recent 10-year period. It is considered that a period of 10 years is long enough to cover more than one economic cycle and provide a robust figure. However, this figure will be revisited annually and a rolling 10-year period considered.

The table below shows lapse rates based on the number of dwellings with extant permission, the number of dwelling lapsed on small and medium/large sites for each year and the average lapse rate for the period 1 April 2013 to 31 March 2023. The figures for 2009 to 2013 are included in the table for information only but do not contribute to the non-implementation rates for the most recent 10-year period 2013 to 2023.

The calculation for the lapse rate considers the number of lapsed permissions as a percentage of unimplemented dwellings with planning permission (rather than all dwellings with planning permission) because it is considered that once development on site has commenced it can no longer 'lapse'. Thus the lapse rate can only be applied to those dwellings that have not yet commenced.

	Small sites 1-9 dwellings			Large sites 10+ dwellings			Overall lapse rate
	Number of dwellings with extant permission at 31 st March	Number of dwellings lapsed	Lapse rate	Number of dwellings with extant permission at 31 st March	Number of dwellings lapsed	Lapse rate	
2009/10	241	27	11%	192	-	0%	6%
2010/11	210	18	9%	72	-	0%	6%
2011/12	128	12	9%	61	-	0%	6%
2012/13	186	10	5%	115	24	20%	11%
2013/14	285	27	9%	236	20	8%	9%
2014/15	344	36	10%	398	-	0%	5%
2015/16	324	3	1%	1,598	15	1%	1%
2016/17	231	7	3%	1,554	173	11%	10%
2017/18	256	18	7%	1,984	70	3%	4%
2018/19	248	16	6%	2,140	10	1%	1%
2019/20	158	9	6%	1,728	27	2%	2%
2020/21	168	4	2%	1,297	-	0%	1%
2021/22	178	20	11%	2,110	-	0%	1%
2022/23	205	6	3%	2,624	147	6%	5%
10 Year Average	240	15	6%	1,567	46	3%	4%

Lapse rate calculations used:

Lapse rate = the number of dwellings with permission lapsed for each year divided by the number of unimplemented dwellings with extant planning permission (excluding those under construction) at 31 March each year.

Annotations:

- Gross figures used.
- Period includes 1 April 2009 – 31 March 2023.
- Includes number of unimplemented dwellings with extant planning permission (excluding those under construction) at 31 March each year.
- Includes number of dwellings with permission lapsed for each year.
- Excludes plots under construction and plot completions.