Greater Nottingham Planning Partnership

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

Appendix A: Supporting evidence for Broxtowe Borough Council

April 2025

Introduction

This appendix sets out the evidence which supports 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.

This appendix will be updated based on new information where appropriate. 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 dwellings 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 dwellings 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 schemes only granted in different parts of the Borough during the period 1 April 2011 – 31 March 2025.

The table will be updated in the future when the evidence becomes available.

	Medium sites 10-49 dwellings	**Large sites 50+ dwellings**
Main built up area (Including Beeston, Bramcote, Stapleford and Toton)	32 dph	35 dph
Towns (Including Eastwood and Kimberley)	30 dph	33 dph
Villages (Villages including Cossall, Trowell)	25 dph	No data

Annotations:

- Gross figures used.
- Period includes 1 April 2011 – 31 March 2025.
- Includes sites for 10+ new build dwellings with full/reserved matters permission granted during the above period.
- Excludes small sites for up to 9 dwellings.
- Excludes outline and superseded permissions.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 and also to identify the average number of dwellings built per year once development has commenced.

The table below shows, for the period 1 April 2011 – 31 March 2025, 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).

To calculate the average time for construction work to start after permission has been granted, the time has been rounded to the nearest whole financial year (i.e. April to March) and the commencement date of the first plot has been used e.g. if permission granted in May 2017 and the first plot commenced December 2018, the lead-in time is given as one year.

	Lead-in times		**Build-out rates**
	Average years for work to start on site		**Average dwellings built per year**
	Outline	**Full**	
New build			
Small 1-9 dwellings	2	1	2
Medium 10-49 dwellings	2	1	18
Large 50+ dwellings	2	1	37
Conversion			
Small 1-9 dwellings	n/a	1	2
Medium 10-49 dwellings	n/a	0	11
Large 50+ dwellings	n/a	n/a	n/a
Change of use			
Small 1-9 dwellings	n/a	1	3
Medium 10-49 dwellings	n/a	1	14
Large 50+ dwellings	n/a	n/a	n/a

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

Annotations:

- Gross figures used for time period 1 April 2011 – 31 March 2025.
- Includes sites with outline and full/reserved matters permission granted during the above period (even if there is planning history before the above period).
- Includes sites currently under construction (incomplete sites) and sites fully built during the above period.

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. 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 to be reflected.

The table below shows the number of completions on non-allocated sites for each year and the average for the period 1 April 2015 to 31 March 2025.

Year	**Small Sites 1-9 Dwellings**	**Medium Sites 10-49 Dwellings**	**Large Sites 50+ Dwellings**	**Total**
2015/16	55	22	19	96
2016/17	133	15	78	226
2017/18	102	133	26	261
2018/19	119	76	54	249
2019/20	58	84	31	173
2020/21	71	79	9	159
2021/22	49	111	70	230
2022/23	66	43	111	220
2023/24	76	70	203	349
2024/25	71	46	163	280
Total	800	679	764	2,243
Average	**80**	**68**	**76**	**224**

The development at Beeston Business Park has been removed from the windfall figures, as this site has been committed to being developed for many years.

Annotations:

- Gross figures used.
- 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.

Lapse Rate

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.

The table below shows lapse rates based on the number of dwellings with extant permission, the number of dwellings lapsed on small and large sites for each year and the average lapse rate for the period 1 April 2015 to 31 March 2025.

The calculation for the lapse rate considers the number of lapsed permissions as a percentage of unimplemented 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**
	Dwellings with extant permission on 31st March	Number of dwellings lapsed	Lapse rate	Dwellings with extant permission on 31st March	Number of dwellings lapsed	Lapse rate	
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%
2023/24	201	21	10%	1,948	134	7%	7%
2024/25	235	13	6%	2,014	-	0%	1%
Average	**220**	**12**	**5%**	**1,900**	**58**	**3%**	**4%**

Annotations:

- Gross figures used.
- 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.