



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

## **Appendix E: Supporting evidence for Rushcliffe Borough Council**

**September 2022 (3<sup>rd</sup> update)**

## Introduction

This appendix sets out the evidence which supports Rushcliffe 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. In line with the methodology, these average densities will be applied to SHLAA submissions unless other evidence indicates otherwise. 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 2019. As Rushcliffe 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.

<b>No of dwellings</b>	<b>10-49</b>	<b>50+</b>
<b>Within West Bridgford</b>	17	33
<b>Urban extension</b>	N/A	19
<b>Within key settlement</b>	27	No data
<b>Adj key settlement</b>	No data	20
<b>Within other village</b>	No data	No data
<b>Adj other village</b>	30	23

N/A Not applicable to this category as urban extensions are larger than 49 dwellings.

### Annotations:

- Gross figures used.
- Based upon an assessment of 10+ new build with planning permission or allocated between 1 April 2011 and 31 March 2019.
- Excludes small sites for up to 9 dwellings.
- Excludes conversion and change of use dwellings.

## 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 table shows, for the period 1 April 2011 to 31 March 2019, the average dwellings completed by site size, the average period between types of permission and construction work and the average number of dwellings built per year. Information based on number of developers.

In terms of lead in times and build out rates, the following table identifies the number of years on average it takes for different types of planning permission take to go from being granted to start on site, together with average build out rates once started. In the case of Rushcliffe, and in line with the planning practice guidance, all sites with planning permission for minor residential development are assumed to be deliverable within 5 years. In terms of when delivery occurs within the first five years, etc. In terms of conversions and changes of use, there are no examples within Rushcliffe within the study period that constitute major development, therefore it has not been possible to undertake an analysis on these types of development.

Per developer or phase	Average years for work to start on site		Average dwellings built per year per developer
	Outline	Full	Full
<b>New build</b>			
Medium 10-49 dwellings	2	1	15 (In Rushcliffe, all sites within this range have completed within 5 years of full planning permission being granted).
Large 50+ dwellings*	2	1	44
<b>Conversion</b>			
Medium 10-49 dwellings	n/a	n/a	n/a
Large 50+ dwellings	n/a	n/a	n/a
<b>Change of use</b>			
Medium 10-49 dwellings	n/a	n/a	n/a
Large 50+ dwellings	n/a	n/a	n/a

n/a = there is no available data that falls under the specific category. Assessments will be undertaken on a case by case basis, although such proposals normally come through the planning application process.

## **Annotations:**

- Gross figures used.
- Includes sites currently under construction and sites fully built between 1 April 2011 and 31 March 2019.
- Based on outline and full/reserved matters permissions granted since 1 April 2011 (even if there is planning history before 2011).
- For the average years for construction work to start after permission granted, the years are financial years and the commencement date of the first plot used e.g. e.g. if permission granted in May 2017 and commencement date of the first plot is December 2018 this means average year of one.
- Exclude sites where construction work has not started.
- Exclude sites for replacement dwelling only.
- \*Does not include Melton Road Edwalton SUE as complex multi-phased scheme with a varying number of dwellings on each phase. To date, Edwalton has averaged 149 dwellings per annum, with 271 completions in 2018-2019.
- \*Sites between 51-499 dwellings range from 27-78 dwellings per annum. Factors that may impact on this wide range of delivery include the size of house builder, site configuration, the market at the time. Whole year monitoring may also influence delivery rates if a site has only just commenced towards the end of a monitoring period, or a site finishes at the start of a subsequent monitoring 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 (2019). 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 2022.

<b>Year</b>	<b>Small sites 1-9 dwellings</b>	<b>Large sites 10+ dwellings</b>	<b>Total</b>
2012/13	63	103	166
2013/14	66	77	143
2014/15	132	184	316
2015/16	103	46	149
2016/17	91	94	185
2017/18	116	51	167
2018/19	113	138	251
2019/20	142	101	243
2020/21	86	202	288
2021/22	83	159	242
<b>AVERAGE</b>	<b>100</b>	<b>116</b>	<b>215</b>

### Annotations:

- Gross figures used.
- Includes plots built on non-allocated sites between 1 April 2009 and 31 March 2019. This includes plots on unfinished sites and sites that include demolitions of existing dwellings.
- Includes residential garden land.
- Excludes plot completions on allocated sites.
- Exclude sites for replacement dwelling only.
- Excludes large greenfield windfall site beyond a settlement boundary that was granted planning permission primarily due to not having a 5 year land supply
- Excludes large greenfield windfall sites beyond a settlement boundary that was granted planning permission primarily due to it contributing to achieving a minimum housing target as set by the core strategy.



## 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 large sites for each year and the average lapse rate for the period 1 April 2012 to 31 March 2022.

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 lapsed rate
	Number of dwellings with extant permission at 31 March	Number of dwellings lapsed	Lapse rate	Number of dwellings with extant permission at 31 March	Number of dwellings lapsed	Lapse rate	
2012/13	178	7	4%	2217	0	0%	0%
2013/14	116	4	3%	3111	0	0%	0%
2014/15	160	6	4%	3991	0	0%	0%
2015/16	179	13	7%	3852	0	0%	0%
2016/17	211	11	5%	3696	12	0.3%	1%
2017/18	286	10	4%	3961	0	0%	0%
2018/19	408	9	2%	3821	0	0%	0%
2019/20	679	22	3%	7587	95	1%	1%
2020/21	399	12	3%	7919	0	0%	0%
2021/22	382	16	4%	7596	10	0.1%	0%
<b>AVERAGE</b>	<b>300</b>	<b>11</b>	<b>4%</b>	<b>4775</b>	<b>12</b>	<b>0.2%</b>	<b>0.4%</b>

### Annotations:

- Gross figures used.
- Calculations based on:-
  - (a) The number of dwellings with permission lapsed for each year; and



- (b) The number of unimplemented dwellings with extant planning permission (excluding those under construction) at 31 March each year.