

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

**Appendix C: Supporting  
evidence for Gedling Borough  
Council – 2023 update**

**October 2023**

## Introduction

This is the 2023 version of the appendix which sets out the evidence to support Gedling 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 2022 version are as follows:-

In the main built up area, the density of medium sites has decreased from 30 to 29 dwellings per hectare but the density of large sites remains unchanged. In lower density settlements, the density for medium sites has increased from 17 to 18 dwellings per hectare but the density for large sites remains unchanged. In higher density settlements, the density for medium sites remains unchanged but the density for larger sites has increased from 27 to 28 dwellings per hectare.

The lead-in times for new build dwellings, conversions and changes of use to residential use remain unchanged.

An update to the build-out rates show no change from an average of 1 home built per year on small sites (1-9 dwellings). Changes to the build-out rates show an average of 11 homes (from 10 homes) built per year on medium sites (10-49 dwellings) and an average of 32 homes (from 30 homes) built per year on large sites (50+ dwellings).

The windfall allowance figure has increased from 129 to 138.

The non-implementation (lapse) rates for small sites (1-9 dwellings) and medium/large sites (10+ dwellings) remain unchanged.

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 2023.

Where data is not available, the site capacity and density will be based on Policy LPD 33 – Residential Density in the Gedling Borough Local Planning Document Part 2 Local Plan. The table will be updated in the future when the evidence becomes available.

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
<b>Main built up area</b> Arnold, Carlton and Hucknall	29 dph	33 dph
<b>Higher density settlement</b> Bestwood Village, Calverton and Newstead	29 dph	28 dph
<b>Lower density settlement</b> Burton Joyce, Lambley, Linby, Papplewick, Ravenshead, Stoke Bardolph and Woodborough	18 dph	20 dph*

\* No data available and density policy is used instead.

### Annotations:

- Gross figures used.
- Period includes 1 April 2011 – 31 March 2023.
- 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 2023, 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.

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.

	Number of sites with outline and full permission	<u>Lead-in times</u> Average years for work to start on sites with outline permission	<u>Lead-in times</u> Average years for work to start on sites with full permission	<u>Build-out rates</u> Average dwellings built per year
<b>New build</b>				
Small 1-9 dwellings	Outline 20 Full 193	2	0	1
Medium 10-49 dwellings	Outline 3 Full 19	3	1	12
Large 50+ dwellings	Outline 4 Full 11	3	0	31
<b>Conversion</b>				
Small 1-9 dwellings	Outline 0 Full 25	n/a	1	2
Medium 10-49 dwellings	Outline 0 Full 0	n/a	n/a	n/a
Large 50+ dwellings	Outline 0 Full 0	n/a	n/a	n/a
<b>Change of use</b>				
Small 1-9 dwellings	Outline 2 Full 49	5	1	2
Medium 10-49 dwellings	Outline 0 Full 3	n/a	1	21

Large 50+ dwellings	Outline 0 Full 3	n/a	1	66
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n/a = no data available for those that falls under the specific category.

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

	Sites with outline permission	Sites with full permission
New build	Three years	One year
Conversion	One year	One year
Change of use	Two years	One year

#### Calculations used for each type of development:

Add average years for each type of site (i.e. small 1-9 dwellings plus medium 10-49 dwellings plus large 50+ dwellings) and divided by three.

### Build-out rates – average dwellings built per year

	Average dwellings built per year
Small 1-9 dwellings	2 homes per year
Medium 10-49 dwellings	11 homes per year
Large 50+ dwellings	32 homes per year

#### Calculations used for each type of site:

Add average dwellings for each type of development (i.e. new build plus conversion plus change of use) and divided by three.

#### Annotations:

- Gross figures used.
- Period includes 1 April 2011 – 31 March 2023.
- 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.
- Excludes sites where construction work has not started.
- Excludes sites for replacement dwellings only.

## 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 2021. 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.

	Small sites 1-9 dwellings	Medium sites 10-49 dwellings	Large sites 50+ dwellings	Total
2009/10	65	56	85	206
2010/11	99	92	11	202
2011/12	61	90	1	152
2012/13	29	19	9	57
2013/14	74	40	16	130
2014/15	63	23	71	157
2015/16	53	29	58	140
2016/17	75	65	1	141
2017/18	92	70	3	165
2018/19	67	66	0	133
2019/20	62	49	2	113
2020/21	54	1	68	123
2021/22	66	62	1	129
2022/23	76	76	0	152
Total	635	424	229	1,383
<b>Average</b>	<b>64</b>	<b>42</b>	<b>23</b>	<b>138</b>

### Annotations:

- Gross figures used.
- Period includes 1 April 2012 – 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.

	Number of dwellings with extant permission at 31 March on small sites 1-9 dwellings	Number of dwellings lapsed on small sites 1-9 dwellings	Lapse rate on small sites	Number of dwellings with extant permission at 31 March on medium/large sites 10+ dwellings	Number of dwellings lapsed on medium/large sites 10+ dwellings	Lapse rate on medium/large sites	Overall lapsed rate
2009/10	224	54	24%	1,188	23	2%	5%
2010/11	235	21	9%	1,105	14	1%	3%
2011/12	200	21	11%	856	0	0%	2%
2012/13	234	22	9%	857	0	0%	2%
2013/14	226	21	9%	399	0	0%	3%
2014/15	223	4	2%	1,371	0	0%	0%
2015/16	274	11	4%	1,760	0	0%	1%
2016/17	271	23	8%	3,067	0	0%	1%
2017/18	282	18	6%	2,537	220	9%	8%
2018/19	280	38	14%	2,559	0	0%	1%
2019/20	265	27	10%	2,277	0	0%	1%
2020/21	223	35	16%	2,736	10	0%	2%
2021/22	194	24	12%	2,826	12	0%	1%
2022/23	199	19	10%	2,347	32	1%	2%

<b>Average</b>		<b>22</b>	<b>9%</b>		<b>27</b>	<b>1%</b>	<b>2%</b>
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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 2013 – 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.