

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

## **Appendix B: Supporting evidence for Erewash Borough Council**

**November 2022**

## Introduction

This Appendix sets out the evidence which supports Erewash 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.

Tables within this appendix which display a grey cell indicate an absence of data. Reference to gaps in data are typically mentioned in associated commentary explaining the content of tables.

## Density

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

There is no new data available for 2021/22 concerning the density of new housing developments in Erewash. Therefore the latest figures from 2019 are displayed.

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 2013 is used to reflect the reliable data available. 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 2013 – 31 March 2019.

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

Density Type	Medium sites 10-49 dwellings	Large sites 50+ dwellings
<b>Main built up area (inc. Borough towns)</b> Ilkeston (inc. Kirk Hallam), Long Eaton, Sawley & Sandiacre	55 dph	59 dph
<b>Higher density settlement</b> Borrowash, Draycott, Breaston, West Hallam, Risley, Little Eaton & Stanley Common	46 dph	43 dph
<b>Lower density settlement</b> Stanton-by-Dale, Breadsall, Ockbrook & Stanley Village	17 dph	No Data

### Annotations:

- Gross figures used.
- Period includes 1 April 2013 – 31 March 2019.
- 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- Excludes outline and superseded permissions.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.

There is no new data available for 2021/22 concerning the lead-in times and build-out rates of new housing developments in Erewash. Therefore the latest figures from 2019 are displayed.

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 2013 has been used to reflect the greater reliability of the Council's data.

The table below shows, for the period 1 April 2013 – 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.

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 (i.e. April to March) year 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.

Dwelling Type	Number of Sites	Average Lead-in Years Outline	Average Lead in Years Full	Average dwellings built per year (build-out rates)
<b>New build</b>				
Small 1-9 dwellings	100	2	1	3
Medium 10-49 dwellings	15	2	1	10
Large 50+ dwellings	3	2	1	25
<b>Conversion</b>				
Small 1-9 dwellings	39		0.5	2
Medium 10-49 dwellings	3		1	11
Large 50+ dwellings				
<b>Change of use</b>				
Small 1-9 dwellings	36		0.5	3
Medium 10-49 dwellings	2		0.5	14
Large 50+ dwellings	1		0.5	53

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

### Annotations:

- Gross figures used.
- Period includes 1 April 2013 – 31 March 2019.

- 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 nine-year period, including residential garden land, in accordance with the National Planning Policy Framework. The windfall for 2021/22 is calculated as an average over the previous two financial years.

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. The figures between 2013-14 and 2019-20 are included in the table for information only but do not contribute to the windfall allowance figure for the current rolling two-year period 2020 to 2022

<b>Year</b>	<b>Small sites 1-9 dwellings</b>	<b>Medium sites 10-49 dwellings</b>	<b>Large sites 50+ dwellings</b>	<b>Total</b>
2013/14	50	24	32	106
2014/15	47	12	55	114
2015/16	84	89	82	255
2016/17	56	68	0	124
2017/18	65	99	81	245
2018/19	82	24	206	312
2019/20	96	39	101	236
2020/21	100	42	68	210
2021/22	87	112	53	252
<b>2020 – 2022 two year average</b>	<b>93.5</b>	<b>77.0</b>	<b>60.5</b>	<b>231</b>

### Annotations:

- Gross figures used.
- Period includes 1 April 2013 – 31 March 2022.
- 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 six-year period. Erewash residential monitoring records date back to 2013/14. However, in the context of non-implementation rates, planning permissions have only been consistently monitored from the 2016/17 period onwards. Therefore, the non-implementation rates currently cover a six-year cycle. As time progresses, Erewash will be able to provide further expanded data to contribute towards a robust data set for non-implementation rates, which will be revised annually.

When analysing the data set it was apparent that some lapsed schemes had later regained planning permission through revised plans to accommodate more viable development schemes. Sites which had previously lapsed but have since subsequently gone onto regain planning permission within a two-year period from the date that planning consent expired have been removed from the dataset. The sites are removed as they demonstrate a continued interest and commitment to developing the site.

Financial Year	dwellings lapsed Large sites	EXTANT permissions on 10 and over Large sites	Lapse Rate Large Sites	dwellings lapsed Small sites	EXTANT permissions on 9 and under Small sites	Lapse Rate Small Sites	Lapse Rate All Sites
2016/17	56	704	8%	19	249	8%	8%
2017/18	0	378	0%	11	227	5%	2%
2018/19	23	260	9%	8	193	4%	7%
2019/20	0	282	0%	29	218	13%	6%
2020/21	12	329	4%	11	182	6%	5%
2021/22	0	71	0%	15	173	9%	6%
<b>Last 6 years 2016/17 to 2021/22</b>	<b>91</b>	<b>2,024</b>	<b>4%</b>	<b>93</b>	<b>1,242</b>	<b>7%</b>	<b>6%</b>

### Annotations:

- Gross figures used.
- Lapsed rate period includes 1 April 2016 – 31 March 2022.

### 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.