Greater Nottingham Planning Partnership

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

## Appendix D: Supporting evidence for Nottingham City Council – 2023 update

## January 2024

## Introduction

This is the January 2024 version of the appendix which sets out the evidence which supports Nottingham City 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 density for sites remains unchanged.

The lead-in times for new build dwellings and for conversions remains unchanged

The windfall allowance figure has changed to 108 from years 1-3, and 650 dwellings per annum from year 4 onwards.

There has been a reduction to 1.31% in the non-implementation (lapse) rate.

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 terms of the judgement made about site capacity, where planning permissions exist, this figure has been used for the number of houses and employment hectarage. The most up to date intelligence from Development Management and Property Services colleagues, based on local site and developer knowledge, has allowed these figures to be verified and revised as appropriate. Where sites do not benefit from planning permission, a judgement on an appropriate 'range' of development has been made. The range is based on officer expertise, an assessment of achievable densities and any comparable planning permissions in the locality, as well as a desire to promote brownfield development and make the best use of land. From this range, a conservative estimate of the development potential used the mid-point in order to robustly compare the potential delivery against housing and employment land targets. In accordance with Core Strategy Policy 8 and Local Plan Part 2 Policy HO1 relating to an emphasis on providing family housing in Nottingham City, a judgement has been made on where best to accommodate predominantly family housing as part of a sustainable housing mix.

Assumptions made by the Design & Conservation section at the City Council states:

- 30-35dph for low density (suburban);
- 40-50 for medium (e.g. Victorian terraces);
- 50+ for city centre (flats and maisonettes)

These are based on typical built form and coverage. It is the recommendation of the Design Quality Framework Housing Design Guide.

## Lead-in times and build-out rates

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

Assumptions about the rate of delivery of dwellings on sites have been made on an individual basis based upon available information for each site. Information provided by developers and landowners through the direct mail-outs associated with the SHLAA process (if available) is used in the first instance. Where information is not available, then a judgment is made based on factors such as the most up-to-date intelligence from Development Management, Regeneration and Property Service colleagues, local site and developer knowledge, and experience of delivery on similar sites and the status of planning permission. Much development in the City is in the form of apartments, and these tend to deliver the full yield of the site at one time, and are usually therefore allocated to a single year. (In the case of new student apartments, these are invariably released in September, to accommodate a full academic year of student demand). For larger sites, if they are part of the City Council's or its partners (Nottingham City Homes, Blueprint) development/regeneration plans, then these are used. In a relatively small number of cases assumptions are made based on delivery rates of similar sites recently developed in the City.
Assume usually only 1 developer.

Based on data assume a lead-in time as 1 year between the granting of permission and the start of development, except 0.5 yrs for conversions

Based on data the build out rates the number of dwellings built per year are:

For sites of 1-9 dwellings:3 dwellings pa
For sites of 10-49 dwellings:25 dwellings pa
For sites of 50+:70 dwellings pa except 140pa for Change of Use

| Average number of dwellings completed, average years for construction work to start on site after permission granted and average number of dwellings built on site per year for new build dwellings, conversion, change of use per developer on site per developer on site between 1 April 2011 to 31 March 2019 excluding completed dwellings on sites granted permission before the 2008 housing crash | | | | | |
|---|---|---|---|---|---|
| | | Average dwellings completed | Average years for work to start after permission | Average number of dwellings built per year | Average number of years from start to completion |
| Number of developers on site | | 1 | 1 | 1 | |
| New build | 1 to 9 dwellings | 3.44 | 1.46 | 2.43 | 1.41 |
| | 10 to 49 dwellings | 23.67 | 1.04 | 17.5 | 1.35 |
| | 50+ dwellings | 135.2 | 0.76 | 76.4 | 1.77 |
| Conversion | 1 to 9 dwellings | 2.19 | 0.4 | 4.27 | 0.51 |
| | 10 to 49 dwellings | 15.5 | 0.36 | 29.5 | 1.05 |
| | 50+ dwellings | no data | no data | no data | no data |
| Change of Use | 1 to 9 dwellings | 3.3 | | 2.94 | 1.11 |
| | 10 to 49 dwellings | 20.8 | 1.4 | 22.16 | 0.93 |
| | 50+ dwellings | **136.4** | **0.88** | **139.2** | 0.98 |

## Windfall allowance

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

Sites not specifically identified in the development Plan. Figures to Include garden land when calculating windfall.

In the City for the first 3 years of the trajectory, an allowance of 108 dwellings pa is included to take into account dwellings on sites of less than 5 dwellings, reflecting the amount of dwellings that are normally developed each year below 5 dwellings, including 22 dwellings pa to allow for dwellings being developed without the need for planning permission (eg flats above shops), based on a three year rolling average of this type of development.

| Year | Dwellings on sites of less than 5 dwellings including No-Apps |
|---|---|
| 2014/15 | 137 |
| 2015/16 | 139 |
| 2016/17 | 144 |
| 2017/18 | 111 |
| 2018/19 | 83 |
| 2019/20 | 79 |
| 2020/21 | 87 |
| 2021/22 | 90 |
| 20221/23 | 104 |
| Average | 108 |

Due to an interruption in data collection, the City Council's windfall figures for 2021/22 were based on a five year period commencing in 2017/18. The intention is to extend this period to ten years, as data becomes available. As there is now an extra year of windfall data (2022/23), the windfall rates in the City are now based on 6 years of past trends, and may be based on a longer trend before adoption of the Strategic Plan. Based on past trends a windfall allowance of 650 dwellings per annum from year 4 onwards is used

| | Average windfall completions |
|---|---|
| 2008/13=541 therefore average 108 therefore total 2009/13 is approximately 432 | 432 |
| 2013/14 | Data Unavailable |

| | |
|---|---|
| 2014/15 | 80 |
| 2015/16 | 301 |
| 2016/17 | 382 |
| 2017/18 | 580 |
| 2018/19 | 733 |
| 2019/20 | 471 |
| 2020/21 | 648 |
| 2021/22 | 650 |
| 2022/23 | 829 |
| 10 years | 4782 |
| Average over 10 years | **478.2** |
| AVERAGE OVER 6 YRS | **651.8** |

## Non-implementation / Lapse rates

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

Do not usually count any applications that have lapsed as deliverable or developable

The City have divided the average number of dwellings lapsed each year to 2022 by the average number of dwellings with planning permission excluding those under construction.

There is detailed scrutiny especially of sites over 10 dwellings .

ARUP have applied an assumption that roughly half of planning permissions are unimplemented at any point in time, and that the non-implementation rate of 5% would therefore apply to half of the total dwellings with planning permission.

| | lapsed dwellings | number of dwellings with planning permission exc those under construction. |
|---|---|---|
| 2009-10 | no data | 4937 |
| 2010-11 | no data | 4758 |
| 2011-12 | 330 | 4180 |
| 2012-13 | 69 | 4746 |
| 2013-14 | 0 | 3899 |
| 2014-15 | 91 | 3660 |
| 2015-16 | 94 | 3860 |
| 2016-17 | 2 | 3948 |
| 2017-18 | 16 | 4655 |
| 2018-19 | 94 | 4669 |
| 2019-20 | 121 | 7414 |
| 2020-21 | 84 | 7260 |
| 2021-22 | 64 | 7937 |
| 2022-23 | 133 | 5916 |
| 2013-23 | 699 | 53218 |

| | | |
|---|---|---|
| 10 year Average | 69.9 | 5321.8 |

This gives a non-implementation rate of 1.31%.