

**Gedling Borough Council response to Q23 “Should a lapse rate be included for sites with planning permission included within the housing land supply? If so, what percentage would be appropriate?” for the Hearing Session on Day 11**

1. For information, this document updates pages 20-22 of document **EX/117**.
2. It is not considered that a lapse rate should be included in the calculations.
3. In terms of the principle of applying a lapse rate, reference has been made in the responses received to the Local Plans Expert Group Report dated March 2016. Recommendation 43 of the final report suggests that a standard approach be taken to 5 year land supply calculations, with the detailed approach to be confirmed through a technical sub-group to consider (amongst other matters) the introduction of a lapse rate into the calculation. Appendix 13 of the Local Plans Expert Group Report recommends at paragraph 8 that any lapse rate should be set based on local evidence on the rate at which permissions are converted into completions. Furthermore, in the absence of any local evidence of the lapse of large sites, then a 10% proxy should be applied.
4. Whilst greater guidance on the appropriate methodology for undertaking assessments of 5 year land supply would be welcomed, it is noted that the Local Plans Expert Group Report provides recommendations only at this stage and further work is anticipated before any changes are made to the National Planning Policy Framework or the Planning Practice Guidance.
5. Notwithstanding the Council’s clear stance that the inclusion of a lapse rate is not appropriate, an exercise has been undertaken to assess the implications for the Council’s 5 year land supply if a lapse rate were to be included.
6. **Table 1** sets out the conclusions of this exercise, applying lapse rates of 5%, 10% and 20% to all sites with planning permission that have not yet commenced. This excludes those housing allocations identified in the Aligned Core Strategy and Local Planning Document that already have the benefit of planning permission. The figures provided in Table 1 are based on the information provided in Appendix C of the Housing Background Paper Addendum 2 (**EX/130**).
7. The table demonstrates that including a lapse rate of 5%, 10% or 20% would result in the Council continuing to be able to demonstrate a 5 year land supply, albeit reduced.

**Table 1: Lapse rates applied to the five year supply**

	A	B	C	D (B + C)	E	F (A + D + E)	G
	Allocations in the ACS and LPD	Sites with permission			Sites below threshold	TOTAL	No of Years Supply #
		Under construction	Not started	Total			
Urban area	1,591	256	144	400	74	<b>2,065</b>	
Teal Close*	331	0	0	0	0	<b>331</b>	
Edge of Hucknall	100	0	0	0	0	<b>100</b>	
North of Papplewick Lane*	237	0	0	0	0	<b>237</b>	
Top Wighay Farm*	227	0	0	0	0	<b>227</b>	
Bestwood Village	126	6	10	16	0	<b>142</b>	
Calverton	382	52	8	60	0	<b>442</b>	
Ravenshead	180	15	8	23	0	<b>203</b>	
Other villages	55	23	38	61	0	<b>116</b>	
Windfall allowance	0	0	0	0	80	<b>80</b>	
<b>Estimated Housing Supply</b>	<b>3,229</b>	352	208	<b>560</b>	<b>154</b>	<b>3,943</b>	<b>5.28</b>
5% lapse rate ##	<b>3,229</b>	352	198	<b>550</b>	<b>154</b>	<b>3,933</b>	<b>5.26</b>
10% lapse rate ##	<b>3,229</b>	352	187	<b>539</b>	<b>154</b>	<b>3,922</b>	<b>5.25</b>
20% lapse rate ##	<b>3,229</b>	352	166	<b>518</b>	<b>154</b>	<b>3,901</b>	<b>5.22</b>

\* strategic site

# Estimated housing supply divided by annual requirement of 747. Five year requirement of 3,737 homes divided by 5 years = 747.

## Lapsed rate applied to sites with permission not started (column C)