

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

November 2020

Broxtowe Borough Council
Erewash Borough Council
Gedling Borough Council
Nottingham City Council
Rushcliffe Borough Council

Contents

Introduction	3
National policy.....	5
National Planning Policy Framework 2019	5
National Planning Practice Guidance	6
Stage 1: Site/broad location identification.....	8
Stage 2: Site/broad location assessment.....	9
Part 1 – Establishing whether a site can be added to the housing supply	9
Suitability.....	9
Availability	10
Achievability	12
Overcoming constraints	13
Part 2 – Estimating the development potential	13
Density.....	13
Developable area.....	15
Lead-in times and build-out rates	16
Stage 3: Windfall assessment.....	20
Stage 4: Assessment review	21
Non-implementation rates.....	21
Stage 5: Final evidence base	22
Publishing the SHLAA	22
Publishing the five year housing land supply monitoring report	24
Appendix 1: Site details and constraints for site-specific assessments	25

[Appendix A: Supporting evidence for Broxtowe Borough Council](#)

Appendix B: Supporting evidence for Erewash Borough Council

[Appendix C: Supporting evidence for Gedling Borough Council](#)

[Appendix D: Supporting evidence for Nottingham City Council](#)

[Appendix E: Supporting evidence for Rushcliffe Borough Council](#)

(NB: Some links are to each Council's individual SHLAA page where the Appendix is held. A link will be provided to Appendix B once the appendix has been uploaded)

Introduction

1. This methodology report sets out the methodology for undertaking a Strategic Housing Land Availability Assessment (SHLAA) and calculating the future housing supply for the following Greater Nottingham Councils:-
 - Broxtowe Borough Council,
 - Erewash Borough Council,
 - Gedling Borough Council,
 - Nottingham City Council, and
 - Rushcliffe Borough Council.
2. The SHLAA is a process that has to be undertaken by Councils to identify sites that have potential for residential development. It helps the Council to understand where and when housing could be built in the future. It should be noted that the SHLAA is an important source of evidence to inform plan making but it does not in itself determine whether a site should be allocated for residential development.
3. The Review of Greater Nottingham SHLAAs published by Ove Arup & Partners Ltd in July 2019¹ made a number of recommendations on how greater consistency between the SHLAAs undertaken by each Council could be achieved. A document entitled “The Greater Nottingham Councils’ Response to the Review of Greater Nottingham SHLAAs” has been prepared to clearly set out how each of the Review’s recommendations have been responded to². The review report recommended that each Council publish a detailed methodology alongside its individual site assessments in order to enable a clear understanding of the approach followed and assumptions made when preparing their SHLAAs. The Councils have agreed to publish a joint methodology report setting out how they are intending to prepare their SHLAAs.
4. Where a specific element of the methodology has been justified by evidence, this is included in the appropriate appendix for that Council. The evidence will be reviewed annually and how and when the updated information in the Council-specific appendices is published will be for each Council to decide. Where there has been a change affecting the joint methodology report, this will be updated accordingly. Each Council will use the latest version of the joint methodology report and make the report plus their relevant appendix available on their own web site.
5. Whilst the joint methodology has been agreed by the Councils, each Council will continue to carry out their own SHLAA assessments and update their own future housing supply and how and when this information is published will be for each Council to decide.
6. For clarification purposes, the national Planning Practice Guidance refers to the undertaking of housing and employment land availability assessments. This

¹ [Review of Greater Nottingham SHLAAs](#)

² [The Greater Nottingham Councils’ Response to the Review of Greater Nottingham SHLAAs](#)

methodology report will focus on the assessment for future housing development and not future economic development. It is for each Council to consider whether their SHLAA will incorporate employment land supply and how they will carry out the assessment for future economic development.

National policy

7. This section looks at the national policy and guidance on how to undertake the SHLAA and calculating the future housing supply.

National Planning Policy Framework 2019

8. A revised version of the National Planning Policy Framework³ was published in February 2019. Paragraph 67 of the National Planning Policy Framework requires Councils to “*have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites taking into account their availability, suitability and likely economic viability*”.
9. Councils should seek to identify a supply of specific deliverable sites within the first five years of the plan period and a supply of specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the plan period.
10. The glossary in the National Planning Policy Framework defines deliverable and developable sites as follows:-

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

³ National Planning Policy Framework

National Planning Practice Guidance

11. The national Planning Practice Guidance includes guidance on housing and economic land availability assessment⁴. Paragraph 001 states that *“an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a five year supply of housing land.”*
12. The national Planning Practice Guidance states that guidance on housing and economic land availability assessment should be read in conjunction with separate guidance on the application of town centre planning policy⁵ as well as guidance on making the most effective use of land⁶. This methodology report takes account of all relevant guidance.
13. The national Planning Practice Guidance is clear that the SHLAA assessment does not determine whether a site should be allocated for housing development. It is the role of the assessment to provide information on the range of sites which are available to meet the Council’s requirements but it is for the Local Plan process to determine which of those sites are the most suitable to meet those requirements.
14. The national Planning Practice Guidance provides a methodology flowchart as shown in **Diagram 1** below. The methodology flowchart comprises a five-stage process:-
 - Stage 1: Site/broad location identification;
 - Stage 2: Site/broad location assessment;
 - Stage 3: Windfall assessment;
 - Stage 4: Assessment review; and
 - Stage 5: Final evidence base.
15. This methodology report considers each stage in turn.

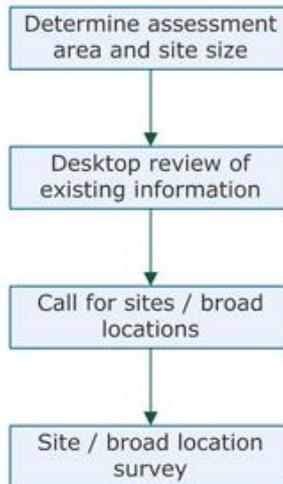
⁴ [Housing and Economic Land Availability Assessment](#)

⁵ [National Guidance: Ensuring the vitality of town centres](#)

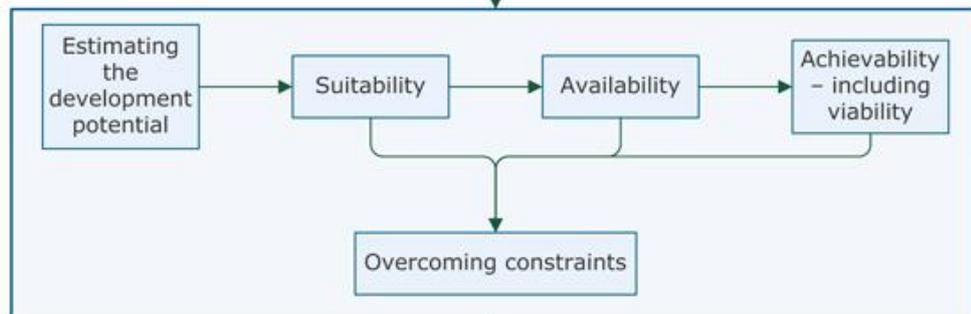
⁶ [National Guidance: Effective use of land](#)

Diagram 1: Methodology flowchart from national Planning Practice Guidance

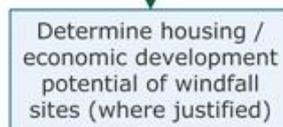
Stage 1 - Site / broad location identification



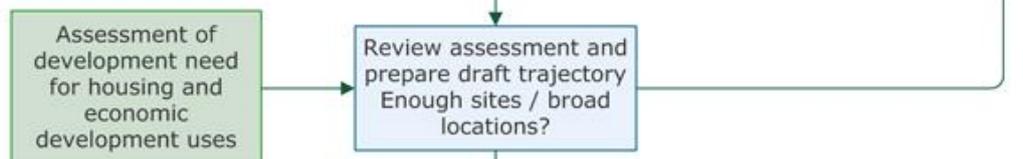
Stage 2 - Site / broad location assessment



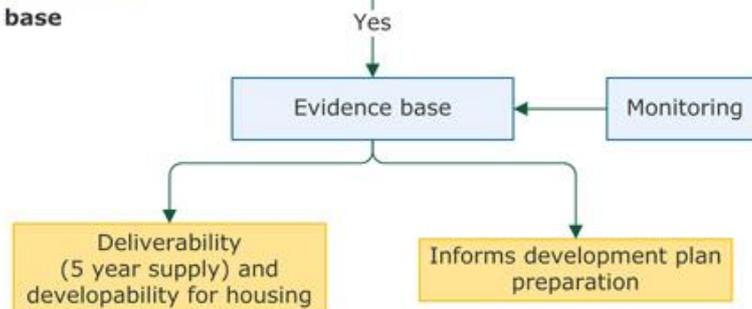
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Stage 1: Site/broad location identification

16. The first stage of the assessment is to identify all sites and broad locations (regardless of the amount of development needed) in order to provide a complete audit of available land.

17. Paragraph 011 of the national Planning Practice Guidance provides a list of types of sites that may be relevant in the assessment process:-

- Existing housing allocations and site development briefs not yet with planning permission;
- Planning permissions for housing development that are unimplemented or under construction;
- Planning applications that have been refused or withdrawn;
- Land in the local authority's ownership;
- Surplus and likely to become surplus public sector land;
- Sites with permission in principle and identified brownfield land;
- Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g. offices to residential);
- Additional opportunities for unestablished uses (e.g. making productive use of under-utilised facilities such as garage blocks);
- Sites in rural locations;
- Large scale redevelopment and redesign of existing residential or economic areas;
- Sites in adjoining villages and rural exceptions sites; and
- Potential urban extensions and new free-standing settlements.

18. It is the responsibility of each Council to identify the sites and broad locations in their own area. Each Council may undertake a call for sites where landowners/developers promote their sites for potential housing opportunities and how and when this process is undertaken will be for each Council to decide.

19. Paragraph 009 of the national Planning Practice Guidance states it may be appropriate to consider all sites and broad locations capable of delivering five or more dwellings. The Councils will consider all sites and broad locations capable of delivering a net gain of at least one dwelling. Where the demolition and construction of a replacement dwelling straddles more than one financial year, it will be for each Council to decide how this information should be presented – some may exclude such sites from the SHLAA whereas others may record the demolition and subsequent construction within the relevant monitoring period.

Stage 2: Site/broad location assessment

20. The second stage of the assessment comprises the site/broad location assessment which includes five steps:-

- Estimating the development potential;
- Suitability;
- Availability;
- Achievability – including viability; and
- Overcoming constraints.

21. The Review of Greater Nottingham SHLAAs (July 2019) grouped these steps as follows:-

- Part 1 – Establishing whether a site can be added to the housing supply
This encompasses the suitability, availability and achievability components. The review suggests that the overcoming constraints component should also fall within this section.
- Part 2 – Estimating the development potential
Having established whether a site is deliverable or developable, the site capacity and development timescales need to be established which is dependent on density, developable area, responding to constraints, lead-in times and build-out rates.

Part 1 – Establishing whether a site can be added to the housing supply

Suitability

22. Paragraph 018 of the national Planning Practice Guidance states sites in existing Local Plans or with planning permission can be considered suitable for development, although it may be necessary to assess whether circumstances have changed which would alter their suitability.

23. The criteria in **Table 1** below will be used to determine site suitability. In addition, sites will be considered on a case-by-case basis to take account of specific circumstances. For example where a landowner/developer clearly demonstrates that policy constraints can be overcome.

Table 1: Suitability criteria

‘Suitable’	‘Could be suitable’	‘Not suitable’
<ul style="list-style-type: none"> • Sites with outline or detailed planning permission • Sites that are currently under construction • Existing housing allocations • Sites where there is a resolution to grant permission subject to s106 agreement • Sites that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision • Sites where pre-application advice suggests the site is suitable • Previously developed land (brownfield sites) within the urban area, settlements inset from the Green Belt and settlements beyond the outer Green Belt boundary 	<p>Sites that do not fall in the “Suitable” category but with information that indicates that they could be suitable or suitable subject to a policy change:-</p> <ul style="list-style-type: none"> • Non-allocated sites with no planning history and new planning application pending a decision • Greenfield sites (e.g. open space) within the urban area and settlements • Previous developed land (brownfield sites) in the Green Belt that is not isolated • Land within the Green Belt and adjacent to the urban area and settlements (not limited infilling) • Sites designated as safeguarded land • Land that has one policy constraint which can be overcome within 15 years 	<ul style="list-style-type: none"> • Isolated land in the Green Belt • Land that has more than one policy constraint which cannot be overcome within 15 years • Sites where pre-application advice suggests that the site is not suitable

Availability

24. Paragraph 019 of the national Planning Practice Guidance states a site can be considered available for development when there is confidence that there are no legal or ownership impediments to development. The existence of planning permission can be a good indication of the availability of sites.

25. The criteria in **Table 2** below will be used to determine site availability. In addition, sites will be considered on a case-by-case basis to take account of specific circumstances. For example where a landowner/developer of a site that has lapsed permission clearly demonstrates that the site will be developed within five years.

Table 2: Availability criteria

‘Available now’ i.e. within 5 years	‘Available’ i.e. 6-10 years or 11-15 years	‘Not available’
<ul style="list-style-type: none"> • Sites with outline or detailed planning permission • Sites that are currently under construction • Existing housing allocations 	<p>Sites that do not fall in the “Available now” category (unless there is evidence that the site will be progressed within five years in which case they will be classed as “Available now”):</p> <ul style="list-style-type: none"> • Sites where there is a resolution to grant permission subject to s106 agreement • Sites that previously had planning permission for residential development which has now lapsed or where construction activity has ceased • Sites with positive pre-application advice • Other sites i.e. promoted through SHLAA and Council’s call for sites <p>The determination of the above site availability depends on the following issues:-</p> <p>6-10 years:</p> <ul style="list-style-type: none"> • Sites where there is a resolution to grant permission subject to s106 agreement • Sites with lapsed permission and new planning application pending a decision • Sites with positive pre-application advice • Sites with no planning history and new planning application pending a decision <p>11-15 years:</p> <ul style="list-style-type: none"> • Sites with lapsed permission and no planning application submitted and no further information provided. 	<ul style="list-style-type: none"> • Other sites identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided • Sites with permission refused and no information provided

Achievability

26. Paragraph 020 of the national Planning Practice Guidance states that a site can be considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.

27. The criteria in **Table 3** below will be used to determine the site achievability. In addition, there may be specific circumstances which apply to sites which will also be considered on a case-by-case basis. For example where a landowner/developer of a site where there is a resolution to grant permission subject to s106 agreement or a site allocated in the Local Plan has evidence of progression demonstrating that the site will commence within five years.

Table 3: Achievability criteria

‘Achievable now’ i.e. within 5 years	‘Achievable’ i.e. 6-10 years or 11-15 years	‘Not achievable’
<ul style="list-style-type: none"> • Small sites with outline planning permission • Medium/large sites with outline planning permission with evidence that housing completions will begin on site within five years⁷ • Sites with detailed planning permission • Sites that are currently under construction 	<p>Sites that do not fall in the “Achievable now” category (unless there is evidence that the site will be progressed within five years in which case they will be classed as “Achievable now”):-</p> <ul style="list-style-type: none"> • Medium/large sites with outline planning permission where there is no evidence that housing completions will begin on site within five years • Existing housing allocations (that do not have planning permission) • Sites where there is a resolution to grant permission subject to s106 agreement • Sites that previously had planning permission for residential development which has now lapsed or where construction activity has ceased • Sites with positive pre-application advice • Other sites i.e. promoted through SHLAA and Council’s call for sites 	<ul style="list-style-type: none"> • Other sites identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided • Sites with permission refused and no information provided • Sites with no planning history and new planning application pending a decision

⁷ In accordance with the National Planning Policy Framework definition of deliverable sites (see paragraph 10 for further information).

‘Achievable now’ i.e. within 5 years	‘Achievable’ i.e. 6-10 years or 11-15 years	‘Not achievable’
	<p>The determination of the above site achievability depends on the following issues:-</p> <p>6-10 years:</p> <ul style="list-style-type: none"> • Medium/large sites with outline planning permission • Existing housing allocations without planning permission • Sites where there is a resolution to grant permission subject to s106 agreement • Sites with lapsed permission and new planning application pending a decision • Sites with positive pre-application advice <p>11-15 years: Sites with lapsed permission and no planning application submitted and no further information provided</p>	

Overcoming constraints

28. Paragraph 021 of the national Planning Practice Guidance states where constraints have been identified the assessment should consider what action could be taken to overcome them. The assessment for each site therefore includes a list of constraints and explains how constraints could be overcome. It will take account of any constraints within, adjacent to and close to the site. The site-specific assessments will include case-by-case officer judgement where appropriate.

Part 2 – Estimating the development potential

Density

29. A consistent approach will be taken by Broxtowe, Erewash, Gedling and Rushcliffe Borough Councils to establishing an appropriate density to estimate the capacity of each site based on average density for new build dwelling schemes (only) granted during the period 2011 to 2019. Nottingham City Council is taking a different approach as set out in the relevant appendix. The density information for each Council will be used where information on capacity has not been provided by the landowner/developer and also to compare to any information provided by the landowner/developer to conclude whether the information is realistic. The assumed densities used by each Council are included in **Tables 4, 5, 6, 7 and 8** below.

30. Where “No data” is included in the tables for Broxtowe, Erewash and Rushcliffe Borough Councils there have been no schemes of this nature. If any sites are submitted in the future that fall into these categories, the site capacity and density will be determined on a case by case basis. For Gedling Borough Council the site capacity and density will be based on the density policy in their Part 2 Local Plan.

Table 4: Assumed densities in Broxtowe Borough Council

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
Main built up area	32	35
Higher density settlement	30	33
Lower density settlement	25	No data

Table 5: Assumed densities in Erewash Borough Council

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
Main built up area	55	59
Higher density settlement	46	43
Lower density settlement	17	No data

Table 6: Assumed densities in Gedling Borough Council

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
Main built up area	30	34
Higher density settlement	25	25
Lower density settlement	15	20

Table 7: Assumed densities in Nottingham City Council

	Medium/ large sites 10+ dwellings
City centre (flats and maisonettes)	50+
Medium density area (Victorian terrace houses)	40-50
Low density area (suburban)	30-35

Table 8: Assumed densities in Rushcliffe Borough Council

	Medium sites 10-49 dwellings	Large sites 50+ dwellings
Main built up area	17	33
Urban extension	No data	19
Within key settlement	27	No data
Adjoining key settlement	No data	20
Within other village	No data	No data
Adjoining other village	30	23

31. The density information for all councils will be kept under review and for Gedling Borough Council this will help understand whether the density policy in their recently adopted Part 2 Local Plan is being achieved in practice.

32. The evidence for each Council's approach to density is provided in the relevant appendix.

Developable area

33. As gross density figures have been used for analysis, in most cases this will give a realistic indication of site capacity. On certain sites, there may be instances where areas of the site are discounted from any dwelling capacity. Examples of where this may be the case include where there is a known need for specific on-site infrastructure (such as schools, community facilities and public open space) or known site constraints (such as a Local Wildlife Site or area at risk of flooding) which will restrict the developable area.

Responding to constraints

34. The Councils will apply judgements on a case-by-case basis about how the density of a site and the developable area should be managed down further to account for constraints within, adjacent to or close to a site.

Lead-in times and build-out rates

35. A consistent approach will be taken to applying lead-in times i.e. the period from when a site was granted planning permission to the start of construction of the first plot on site. This information will be used where delivery timescales have not been provided by the landowner/developer and also to compare to any information provided by the landowner/developer to conclude whether the information is realistic. The assumptions used by each Council are included in **Table 9** below. Where construction work has not started within the assumed lead-in times then the lead-in times will be one year from the present until the permission has lapsed. For example, a site with full permission granted two years ago and construction work has not started then assume construction work will start one year from now.

Table 9: Assumptions for lead-in times for all sites in all Councils

Type of development	Lead-in times
New build	Two years for sites with outline permission One year for sites with full or reserved matters permission
Conversion	Six months for all sites
Change of use	One year for all sites

36. These lead-in times will be used for all sites with planning permission for new build (including those on allocated sites), conversion and changes of use. The table does not include the lead-in time between allocation in a Local Plan and the grant of planning permission. Given that Part 2 Local Plans have recently been adopted for Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils, the Councils will continue to monitor allocated sites that do not have planning permission and update the lead-in time assumptions when information becomes available.

37. The evidence for each Council's lead-in times is provided in the relevant appendix.

38. A consistent approach will be taken to applying build-out rates i.e. the annual rate that new homes are completed on site. The build-out rates will be different for larger development, especially high density apartment schemes, in Nottingham City. This information will be used where build-out rates have not been provided by the landowner/developer and also to compare to any information provided by the landowner/developer to conclude whether the information is realistic. The

assumptions used by each Council are included in **Tables 10, 11, 12, 13** and **14** below.

39. Build-out rates have been calculated by assessing the average number of dwellings completed on sites for each year from the start of the construction of the first plot. Currently the evidence suggests there is no significant difference to the time period for sites granted outline permission and those granted full permission, given that build-out rates are recorded as full financial years. The assumptions will be applied to all sites with planning permission for new build, conversion and change of use.

Table 10: Assumptions for build-out rates for all sites in Broxtowe Borough Council

Type of site	Number of new homes built per year
Small sites (1-9 dwellings) – all types	Deliverable within 5 years. As to where within the 5 years, a judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions.
Medium sites (10-49 dwellings) – all types	Deliverable within 5 years. As to where within the 5 years, a judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions.
Large sites (50+ dwellings) – all types	A judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions. In the absence of other information, 27 homes per year.

Table 11: Assumptions for build-out rates for all sites in Erewash Borough Council

Type of site	Number of new homes built per year
Small sites (1-9 dwellings) – all types	3 homes per year
Medium sites (10-49 dwellings) – all types	10 homes per year
Large sites (50+ dwellings) – all types	25 homes per year

Table 12: Assumptions for build-out rates for all sites in Gedling Borough Council

Type of site	Number of new homes built per year
Small sites (1-9 dwellings) – all types	2 homes per year
Medium sites (10-49 dwellings) – all types	10 homes per year
Large sites (50+ dwellings) – all types	35 homes per year

Table 13: Assumptions for build-out rates for all sites in Nottingham City Council

Type of site	Number of new homes built per year
Small sites (1-9 dwellings) – all types	3 homes per year
Medium sites (10-49 dwellings) – all types	25 homes per year
Large sites (50+ dwellings) – for new build dwellings	70 homes per year
Large sites (50+ dwellings) for change of use from non-residential to residential units	140 homes per year

Table 14: Assumptions for build-out rates for all sites in Rushcliffe Borough Council

Type of site	Number of new homes built per year
Small sites (1-9 dwellings) – all types	Deliverable within 5 years. As to where within the 5 years, a judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions.
Medium sites (10-49 dwellings) – all types	Deliverable within 5 years. As to where within the 5 years, a judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions.

Type of site	Number of new homes built per year
Large sites (50+ dwellings) – for new build dwellings	A judgement will be made based upon the date of permission granted, and other factors such as discharge of conditions, type of developer and number of phases underway. In the absence of other information, 44 homes per year.
Large sites (50+ dwellings) for change of use from non-residential to residential units	These will be assessed on a case by case basis.
Sustainable urban extensions (500+ dwellings)	These will be assessed on a case by case basis.

40. The evidence for each Council's build-out rates is provided in the relevant appendix.

Stage 3: Windfall assessment

41. Paragraph 70 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The National Planning Policy Framework defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
42. A consistent approach has been taken to establishing a windfall allowance for each Council based on the number of dwellings built on non-allocated sites of any size in the last 10 years, including residential garden land in accordance with the National Planning Policy Framework. This exercise has resulted in the windfall allowances for each Council as set out in **Table 15** below.

Table 15: Windfall allowances for each Council

Council	Windfall figure (dwellings per annum) (based on windfall completions 2009 to 2019⁸)
Broxtowe Borough	163
Erewash Borough	193
Gedling Borough	148
Nottingham City	280
Rushcliffe Borough	186

43. The approach to windfall allowance will be revisited annually and will respond to any changes in the national policy such as the permanent extension of the office-to-residential permitted development rights. The Councils will monitor their windfall completions and will update the windfall allowance annually based on the most recent 10 year period.
44. A windfall allowance will contribute to each Council's housing supply from Year 4 onwards. It is recognised that sites with planning permission have a period of three years to commence and in addition the supporting evidence for the lead-in times for each Council suggests that, on average, sites with detailed permission take one year to commence.
45. The evidence for each Council's windfall allowance is provided in the relevant appendix.

⁸ With the exception of Erewash as their figure is based on windfall completions 2013 to 2019 and Nottingham City as their figure is based on windfall completions average over 9 years.

Stage 4: Assessment review

46. Paragraph 024 of the national Planning Practice Guidance states that once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how many new homes can be provided and at what point in the future delivery is expected (i.e. within five years, years 6 to 10 and year 11 and beyond). An overall risk assessment should be made as to whether sites will be implemented as anticipated.

Non-implementation rates

47. A consistent approach has been taken by Broxtowe, Gedling, Nottingham City and Rushcliffe Borough Councils to establishing a non-implementation rate for each Council, based on the proportion of dwellings with planning permission which have not yet been implemented on small and medium/large sites over a 10 year period to compensate for potential non-implementation. Erewash Borough Council is taking a different approach as set out in the relevant appendix. This exercise has resulted in non-implementation rates for each Council as set out in **Table 16** below. Note Nottingham City has a single non-implementation rate. The non-implementation rates will be applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started.

Table 16: Non-implementation rates for each Council

Council	Small sites 1-9 dwellings	Medium/ large sites 10+ dwellings	All sites
Broxtowe Borough	7%	4%	
Erewash Borough ⁹			8%
Gedling Borough	10%	1%	
Nottingham City			2%
Rushcliffe Borough	6%	0.1%	

48. The evidence for each Council's non-implementation rates is provided in the relevant appendix.

⁹ The figures for Erewash are based on data 2016 to 2019. The figures for all other authorities are based on 2009 to 2019.

Stage 5: Final evidence base

Publishing the SHLAA

49. Paragraph 026 of the national Planning Practice Guidance states that the following outputs should be produced following a SHLAA assessment:-

- A list of all sites or broad locations considered, cross-referenced to their locations on maps; and
- An assessment of each site or broad location, including:-
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.

50. After the sites have been assessed in the SHLAA they will be grouped into the following seven categories:-

- **Deliverable 5 years** – this category consists of sites that are suitable, available now and achievable now. These sites will be expected to be built in the next five years and the category includes small sites with outline permission, sites with detailed planning permission, sites that are currently under construction and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- **Developable 6-10 years** – this category consists of sites that are suitable (or could be suitable) and that can be delivered in 6-10 years subject to the availability and achievability of the site. This includes sites allocated in the Local Plan that do not have planning permission, medium/large sites with outline planning permission where there is no evidence that housing completions will begin on site within five years, sites where there is a resolution to grant permission subject to s106 agreement and sites that had lapsed permission and new planning application submitted, unless information indicates that any of these sites are deliverable within the first five years.
- **Developable 11-15 years** – this category consists of sites that are suitable (or could be suitable) and can be delivered in 11-15 years subject to the availability and achievability of the site. This includes sites where a previous planning permission has now lapsed and no new planning application has been submitted.
- **Could be suitable** – this category consists of sites that could be suitable for housing but are currently affected by policies in the Local Plans and/or other Plans.

- **Not deliverable or developable** – this category consists of sites that are not suitable, not available and not achievable.
- **Site complete** – this category consists of sites which were previously in the SHLAA but are now fully built for housing.
- **Excluded from SHLAA** – this category consists of sites where information available to the Council exists which indicates that landowners/developers no longer wish to promote their sites for residential development or where there has been no information received from landowners/developers, to confirm that they want their sites to remain in the SHLAA in accordance with each Council’s General Data Protection Regulation (GDPR) policy.

51. **Table 17** below summarises the categories as follows:-

Table 17: SHLAA conclusion categories

Site is deliverable within 5 years if it is:-	Site is developable within 6-10 years or 11-15 years if it is:-	Site could be suitable if it is:-	Site is not deliverable or developable if it is:-
Suitable AND Available now AND Achievable now	Suitable AND Available now or Available AND Achievable now or Achievable	Could be suitable AND Available AND Achievable now or Achievable	Not suitable OR Not available OR Not achievable

52. Keeping the SHLAA assessment up to date is a continuous process. Each Council will publish their SHLAA for their administrative area on their own web site and how and when they are published will be for each Council to decide. SHLAA information will include site-specific assessments for all sites assessed except for those that are fully built for housing or are excluded from the SHLAA.

53. The site-specific assessments will include site details as listed in **Appendix 1**. The presentation of the site-specific assessments will vary due to the different software used by each Council. The Geographic Information System (GIS) data informing the site-specific assessments is listed in **Appendix 1** for transparency and, where possible, links to specific data sources are provided.

Publishing the five year housing land supply monitoring report

54. The housing supply of deliverable sites for each Council will comprise those sites that have been assessed as deliverable and developable through the SHLAA assessment process. Each Council will publish their own five year housing land supply monitoring report for their administrative area on their own web site and how and when they are published will be for each Council to decide.

Appendix 1: Site details and constraints for site-specific assessments

Each Council will publish a site-specific assessment for each site in their SHLAA including the following 'core' information. In addition, some Councils may choose to record additional information. The format of how information in each site-specific assessment is published will be for each Council to decide.

Some Councils may not record constraints information for sites with planning permission as the principle of development for residential use has already been established through the planning application process. Where a site with planning permission has lapsed and is subsequently granted planning permission, it is for each Council to decide whether the reason that the permission lapsed (if known) should be recorded.

The site-specific assessment will contain the following 'core' information:-

- **SHLAA ref:** this records the site reference assigned to the site on each Council's SHLAA.
- **Site name:** this records the name of the site as promoted or taken from the planning application/permission.
- **Street name:** this records the name of the road which the site is located on. If a site covers a larger area then the name of the nearest road or potential access to the site will be used instead.
- **Locality/area:** this records the name of the area which the site is located within. It may be a name of village, postal address area or an urban area.
- **Type of settlement:** this describes the type of settlement which the site is located within – see Tables 4 to 8 for different types of settlement for each Council.
- **Ward:** this records the ward which the site is located within.
- **Parish:** this records the parish, if any, which the site is located within.
- **Dwelling capacity (net):** this gives an indication of the number of dwellings proposed either through information in a planning application/permission or through information provided by the site promoter. When considering the capacity of a site the net gain figure is used (for example, the demolition of two existing dwellings and construction of ten new dwellings results in a net gain of eight dwellings).
- **Site area (ha):** this gives the total area of the site in hectares.

- **Developable area (ha):** this gives the area that can be developed on site. In most cases this will contain the same information as site area (see paragraph 33).
- **Density:** this provides the number of dwellings per hectare (gross) that a site could accommodate.
- **Brownfield or greenfield status:** this records whether the site is on previously developed land (brownfield site) or not. See full definition in the National Planning Policy Framework. For clarification, residential garden land in the built-up area is not previously developed land (unless it involves a demolition of an existing structure such as a garage for development for residential use) and residential garden land outside the built-up area is previously developed land. If the site within the built up area involves a proposal or has permission for the replacement of an existing dwelling with two dwellings this is likely to be recorded as one dwelling on brownfield land (replacement dwelling) and one dwelling on greenfield land (dwelling on garden land).
- **Brownfield Land Register:** this records whether the site is on each Council's brownfield land register.
- **Planning status:** this records the planning application status, for example whether the site has planning application pending a decision, a resolution to grant permission subject to s106 agreement, planning permission granted or lapsed permission.
- **Planning application ref:** this records the Council's planning application reference assigned to the latest application or permission.
- **Planning application type:** this records the type of latest application or permission (i.e. outline or full) recorded in the "Planning application ref" field.
- **Type of development:** this records the type of development (i.e. new build, conversion or change of use) granted permission or as provided by the site promoter.
- **Type of site:** this records whether the site is a small site (1-9 dwellings), medium site (10-49 dwellings) or large site (50+ dwellings).
- **Construction status:** this records the site status, for example whether construction work on site has not started, the site is under construction or the site is complete.
- **Existing use:** this describes the existing or previous use of the site.
- **Site source:** this records the reason for adding the site to the SHLAA, for example the site has been promoted or added because it has planning permission for residential development.

- **Constraint – Green Belt:** this records whether the site falls within the Green Belt.
- **Constraint – Heritage assets:** this records the presence of any designated and non-designated heritage assets within, adjacent to or in close proximity to the site. Designated heritage assets include Conservation Areas, Listed Buildings, Scheduled Monuments, Historic Parks and Gardens and Archaeological Sites of Importance.
- **Constraint – Ecology:** this records designated nature conservation assets such as Sites of Special Scientific Interest, Local Nature Reserves, Local Wildlife Sites, Local Geological Sites, Tree Preservation Orders, Ancient Woodland as well as local designations such as protected open space and Local Green Spaces as identified in the Local Plan and Neighbourhood Plans. It may include other information such as Biodiversity Opportunity Areas and other open space networks.
- **Constraint – Agricultural Land:** this records the agricultural classification of the land, where relevant, using the most up to date information available.
- **Constraint – Flooding:** this records whether the site falls within an area at risk of flooding from rivers (Flood Zone 2 or 3). It may include other information such as whether the site falls within an area at risk of flooding from surface water, an area susceptible to groundwater flooding or the river network.
- **Constraint – Air quality:** this records whether the site falls within or near an Air Quality Management Area.
- **Constraint – Land contamination:** this records whether the site has any land contamination, where known.
- **Constraint – Highways and access:** this records any information supplied by the Highways Authority or any other known information regarding the physical accessibility of the site and capacity of the local access roads.
- **Constraint – Coal referral area:** this records whether the site falls within the 'Development High Risk Area', where known, which has the potential for instability or a degree of risk at the surface.
- **Constraint – Ownership issue:** this records any information regarding ownership issues, for example confirmation that the site owner is intending to deliver the site.
- **Overcoming constraints:** this explains how constraints could be overcome (see paragraphs 28 and 34).

- **Suitability:** this records the site suitability (see paragraphs 22-23 and Table 1).
- **Availability:** this records the site availability (see paragraphs 24-25 and Table 2).
- **Achievability:** this records the site achievability (see paragraphs 26-27 and Table 3).
- **SHLAA conclusion category:** this provides the outcome of the SHLAA assessment (see paragraphs 51-52 and Table 17).
- **Assessment conclusion:** this summarises the SHLAA assessment. This should explain how the council has applied judgements on a case-by-case basis (if appropriate) to account for constraints on, adjacent to or close to a site (see paragraphs 28 and 34).
- **Housing delivery source:** this records where the delivery information comes from whether it is from the landowner/developer or council assumptions (see Tables 9 to 14 for assumed lead-in times and build-out rates).
- **Units built:** this records how many dwelling units have been completed on site.
- **Units remaining:** this records the remaining number of dwelling units expected to be provided (and includes those under construction) for sites with planning permission and the dwelling capacity for sites with no planning permission.

The Geographic Information System (GIS) underpinning each site assessment will be consistent and the Councils will use the same GIS datasets set out in **Table 18** below. The GIS datasets will come from the following sources:-

- Council's GIS data;
- [Listing Datasets held by Historic England](#);
- [Defra Data Services Platform](#); and
- External sources.

Table 18: GIS datasets

Data	Source
<p>Adopted Local Plan Policies Map</p> <p>This includes Green Belt.</p>	<p>Broxtowe</p> <p>Erewash</p> <p>Gedling</p> <p>Nottingham City</p> <p>Rushcliffe</p>
<p>'Made' Neighbourhood Plans Policies Map</p>	<p>Broxtowe</p> <p>Erewash No made Neighbourhood Plans at present but any that come forward would be added to the mapping system here</p> <p>Gedling</p> <p>Nottingham City No made Neighbourhood Plans at present but any that come forward would be added to the mapping system here.</p> <p>Rushcliffe</p>
<p>Conservation Areas</p>	<p>Broxtowe</p> <p>Erewash</p> <p>Gedling</p> <p>Nottingham City</p> <p>Rushcliffe</p>
<p>Listed Buildings</p>	<p>All districts (Registration and log in required)</p> <p>Erewash</p>
<p>Scheduled Monuments</p>	<p>All districts (Registration and log in required)</p> <p>Erewash</p>

Data	Source
Historic Parks and Gardens	All districts (Registration and log in required) Erewash
Archaeological Sites of Importance	All authorities use digital information (not public) where possible and more detailed analysis is undertaken at the planning application or site allocation stage.
Non-Designated Heritage Assets	<u>Broxtowe</u> Information will be available on the Council's web site in due course. <u>Erewash</u> Information will be available on the Council's web site in due course. <u>Gedling</u> Information will be available on this web page in due course. <u>Nottingham City</u> Information will be available on the Council's web site in due course. Rushcliffe
Sites of Special Scientific Interest	All districts
Local Nature Reserves	<u>All districts</u> National dataset is available from Natural England Nottingham City Rushcliffe
Local Wildlife Sites	GIS dataset (updated twice a year) sent by Nottinghamshire Biological and Geological Records Centre. Latest information used where possible.
Local Geological Sites	GIS dataset (updated twice a year) sent by Nottinghamshire Biological and Geological Records Centre. Latest information used where possible.
Ancient Woodland (England)	All districts

Data	Source
Tree Preservation Orders	<p><u>Broxtowe</u> Information will be available on the Council's web site in due course.</p> <p><u>Erewash</u></p> <p><u>Gedling</u> <u>Polygons</u> & <u>Points</u></p> <p><u>Nottingham City</u></p> <p><u>Rushcliffe</u> <u>March 2018 data available</u></p>
Biodiversity Opportunity Areas	<p><u>Broxtowe, Erewash, Gedling and Nottingham City</u> Information will be available on the Councils' web sites in due course.</p> <p><u>Rushcliffe</u> See: <u>Appendix E</u></p>
Agricultural land classification	<p>Provisional Agricultural Land Classification will be used where there is no information available from the Post-1988 Agricultural Land Classification.</p> <p><u>Provisional Agricultural Land Classification</u></p> <p><u>Post-1988 Agricultural Land Classification</u></p>
Flood Maps for Planning (Rivers and Sea) – Flood Zones 2 and 3	<p><u>Flood Zone 2</u></p> <p><u>Flood Zone 3</u></p>
Risk of Flooding from Surface Water	<p><u>National Dataset</u> (Registration and log in required to access this specific data)</p>
Areas Susceptible to Groundwater Flooding	<p><u>National Dataset</u> (Registration and log in required to access this specific data)</p>
MasterMap Water Network	<p><u>National Dataset</u> (Registration and log in required to access this specific data)</p>

Data	Source
Air Quality Management Area	Broxtowe <u>Erewash</u> Information will be available on the Council's web site in due course. Gedling Nottingham City Rushcliffe
Land Contamination	All authorities rely on information provided by Environmental Health teams, but information not publically available.
Coal Referral Area – High / Low Risk Development Zones	National Dataset