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Lapse Rates in Redditch Borough on Small and Large Sites

1 April 2011 - 31 March 2014

Lapse Rates in Redditch Borough on Small & Large Sites

This topic paper was originally drafted in relation to the Borough of Redditch Local Plan No.3. As such its historic background has been left intact in order to understand the context in which it was originally written. The same analysis is now being applied to supplement the Strategic Housing Land Availability Assessment with respect to the housing requirement for the emerging Borough of Redditch Local Plan No.4.

Background

The Worcestershire County Structure Plan was adopted in June 2001. The Structure Plan covers the period 1996-2011. The Local Plan for Redditch covers the same period as the Structure Plan.

Policy D.4 of the Structure Plan shows how the gross housing target for the County is divided between the Districts. The gross target for Redditch Borough is for the construction and completion of 4504 dwellings between 1 April 1996 and 31 March 2011.

This topic paper analyses the methodologies applied to the various components which make up the Housing Land Supply for Redditch Borough that off-set the Structure Plan Target.

Amongst other things, large site commitments (sites of 10 dwelling or more) and small site commitments (sites of less than 10 dwellings with planning permission) can be used to meet the Structure Plan target. Also an estimate is made of how many small sites will come forward for planning permission before the end of the Plan period. This is known as the Small Sites Windfall Allowance.

The following methodologies are detailed in the Topic Paper:

- Large Site Lapse Rate
- Small Site Lapse Rate

During the preparation of the Borough's Housing Land Supply and in accordance with the EiP Panel's view, a lapse rate of 2% has been applied to the total number of large site commitments (vacant sites and sites not started) and also to the number of small site commitments on sites not started. A lapse rate of 5% has been applied to the small sites windfall allowance.

A lapse rate is applied because it is assumed that not all sites with planning permission will actually be developed before the end of the Plan period.

Some commitments which are listed as lapsed, may already have been granted planning permission in subsequent years or may do so in the future.

This document was originally for the purpose of analysing whether or not the EiP Panel's recommendation to apply 2% and 5% lapse rates respectively to commitments and the windfall allowance is an accurate assumption. The Inspector's binding report into the Borough of Redditch Local Plan No.3 recommended that the application of lapse rates be removed. Since this time, this document has been updated purely for possible future issues regarding the application of lapse rates and will form the basis of any evidence which may need to be provided by the Borough Council in the future with respect to calculating housing allocations.

Analysis of Large Site Lapse Rates

Large site commitments which are outstanding at 1 April each year when the Housing Land Supply monitoring is updated, are lapsed by 2% (i.e. large sites with planning permission but not started and vacant allocated sites). The lapsed figure is considered to be a more realistic estimate of the number of large sites that will be completed by the end of the Plan period (31 March 2011). Large sites were lapsed (by 2%) for the first time in 2001. This was in response to the Report of the EiP Inspectors (Nov 2000).

On pages 4 to 6 are details of all large site commitments which have lapsed each year (i.e. large site commitments with planning permission) and also details of other large site commitments which have been lost from the Housing Land Supply. Also included under 2002-2003 are all large sites which were dropped from the head of commitments as part of the Local Plan Review i.e. Local Plan No.2 housing sites that were not carried forward to Local Plan No.3. The figure for 2002-2003 is significantly higher than for any other year and although it is exceptional it has still been included.

Since the start of the Plan period, one large site with planning permission has lapsed and has not since been renewed. Table (i) below details this further.

TABLE (i) - LARGE SITE LAPSE RATE AT 1.4.2013

The table below indicates the number of commitments on large sites with planning permission which have lapsed and the year the lapses occurred.

	96/ 97	97/ 98	98/ 99	99/ 00	00/ 01	01/ 02	02/ 03	03/ 04	04/ 05	05/ 06	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14
Large site commitments at 1 April (sites with planning permission but not started or vacant sites) *	2154	1610	1074	803	413	422	342	251	690	475	310	354	351	211	75	443	428	2433
No. of commitments with planning permission which have lapsed ^	0	0	0	24	0	0	0	0	0	0	0	0	0	66	0	15	0	0
Percentage lapsed	0%	0%	0%	2.9%	0%	0%	0%	0%	0%	0%	0%	0%	0%	31.3%	0%	3.4%	0%	0%

The average annual lapse rate is then calculated:

Total percentage (37.6%) divided by 18 years = 2.1% lapse rate per annum

Average large site lapse rate = 2.1%

* The figure in this row relates to the number of dwellings at the start of the monitoring period, e.g. the number of large site commitments at 1-4-96 was 2154 dwellings.

^ The figure in this row relates to the number of dwellings that lapsed by the end of the monitoring period, e.g. 0 dwellings lapsed between 1.4.96 and 31.3.1997.

Table (ii) below details all losses to the head of large site commitments since 1-4-1996. As well as lapsed sites, the following sites have been included as losses/lapses for the following reasons:

Site 58 - this site was developed as a nursing home with no self-contained units on site (1997/98).

Sites 54, 59 & 87 - these three sites were dropped from the head of commitments during the review of Local Plan No.2. It was considered that these sites would not reach completion during the Local Plan No.3 period. The lapse/loss figure for 2002/2003 is significantly higher than for any other year and is exceptional in circumstance compared to other years, but has been included nonetheless.

TABLE (ii) - LARGE SITE LAPSE RATE AT 1.4.2013

The lapse rate is calculated as follows:

	96/ 97	97/ 98	98/ 99	99/ 00	00/ 01	01/ 02	02/ 03	03/ 04	04/ 05	05/ 06	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14
Large site commitments at 1 April (sites with planning permission but not started or vacant sites) *	2154	1610	1074	803	413	422	342	251	690	475	310	354	351	211	75	443	428	2433
No. of commitments lapsed/lost ^	0	10	0	24	0	0	48	0	0	0	0	0	0	66	0	15	0	0
Percentage lapsed	0%	0.62%	0%	2.9%	0%	0%	14%	0%	0%	0%	0%	0%	0%	31.3%	0%	3.4%	0%	0%

The average annual lapse rate is then calculated:

Total percentage (52.22%) divided by 18 years = 2.9 % lapse rate per annum

Average large site lapse rate = 2.9%

* The figure in this row relates to the number of dwellings at the start of the monitoring period, e.g. the number of large site commitments at 1-4-96 was 2154 dwellings.

^ The figure in this row relates to the number of dwellings that lapsed by the end of the monitoring period, e.g. 0 dwellings lapsed between 1.4.96 and 31.3.1997.

Details of Lapsed Large Site Commitments since 1/4/1996

Large Site Commitments lapsed between 1/4/96 - 31/3/97

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/97 - 31/3/98

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
58	Land off Hewell Road	-	-	10	Lost to nursing home development

Large Site Commitments lapsed between 1/4/98 - 31/3/99

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/99 - 31/3/00

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
83	Old Crest (94/141)	3/6/94	2/6/99	24	Lapsed

Large Site Commitments lapsed between 1/4/00 - 31/3/01

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/01 - 31/3/02

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/02 - 31/3/03

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
54	Costers Lane	-	-	12	Dropped – LP review
59	Headless Cross Centre	-	-	10	Dropped – LP review
87	Stevenson Avenue	-	-	26	Dropped – LP review
Total				48	

Large Site Commitments lapsed between 1/4/03 - 31/3/04

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/04 - 31/3/05

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/05 - 31/3/06

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/06 - 31/3/07

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/07 - 31/3/08

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/08 - 31/3/09

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/09 – 31/3/10

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
06/187	Mayfields Works, The Mayfields	20/7/06	19/7/09	18	Lapsed
06/247ol	Johnsons Cars, Clive Road	17/8/06	16/8/09	24	Lapsed
07/152	RO 144-162 Easemore Road	15/10/07	14/10/09	24	Lapsed
Total				66	

Large Site Commitments lapsed between 1/4/10 - 31/3/11

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/11 – 31/3/12

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
08/305	Land at Wirehill Drive	05/11/08	04/11/11	15	Lapsed
Total				15	

Large Site Commitments lapsed between 1/4/12 - 31/3/13

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Large Site Commitments lapsed between 1/4/13 - 31/3/14

LP Site	Address	Decision Date	Expiry Date	Qty	Reason
No large sites lapsed this year					

Analysis of Small Site Lapse Rates

In accordance with the EiP Panel's view (Nov 2000), a lapse rate of 2% should be applied to small site commitments. Prior to 2001, Redditch Borough Council had previously applied a lapse rate of 5% but altered this to 2% in 2001 in line with the Panel's Report.

The tables on pages 8 to 12 detail all small sites which lapsed in any 12 month period (1 April – 31 March). Apart from the sites which are implemented, others are superseded by future planning applications. These sites are not regarded as lapsed and do not feature in the detailed annual tables unless one application actually lapses before the subsequent application is granted.

Table (iii) below details annual small site commitments, number of dwellings lapsed and the calculated percentage lapse rate. By carrying out this analysis from the start of the Plan period it is possible to establish an average lapse rate based on past trends.

TABLE (iii) - SMALL SITE LAPSE RATE AT 1.4.2013

	96/ 97	97/ 98	98/ 99	99/ 00	00/ 01	01/ 02	02/ 03	03/ 04	04/ 05	05/ 06	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14
Small site commitments not started at 1 April *	93	89	97	96	97	126	84	92	85	123	128	116	70	81	70	72	71	47
No. of commitments lapsed ^	2	11	12	4	14	1	12	3	1	1	7	8	7	15	13	18	11	2
Percentage lapsed (%)	2.1	12.	12.3	4.1	14.4	0.8	14.2	3.2	1.1	0.8	5.5	6.9	9.9	18.5	18.5	25	14.1	4.3

The average annual lapse rate is then calculated:

Total percentage (167.7) divided by 18 years = average lapse rate of 9.32% per annum (rounded to 9.3%)

Average small site lapse rate = 9.3%

* The figure in this row relates to the number of dwellings at the start of the monitoring period, e.g. the number of small site commitments at 1-4-96 was 93 dwellings.

^ The figure in this row relates to the number of dwellings that lapsed by the end of the monitoring period, e.g. 2 dwellings lapsed between 1.4.96 and 31.3.1997.

Details of Lapsed Small Site Commitments since 1/4/1996

Small Site Commitments lapsed between 1/4/96 - 31/3/97

App No.	Address	Decision Date	Expiry Date	Qty	Reason
92/024	Boxnot Farm	30/3/92	29/3/97	1	Lapsed
93/407ol	204 Birmingham Road	17/12/93	16/12/96	1	Lapsed
Total				2	

Small Site Commitments lapsed between 1/4/97 - 31/3/98

App No.	Address	Decision Date	Expiry Date	Qty	Reason
92/199	Burns Close	27/8/92	26/8/97	8	Lapsed
92/213	Andy's Barn, Moors Lane	21/7/92	20/7/97	1	Lapsed
92/293	97 Throckmorton Road	13/8/92	12/8/97	1	Lapsed
93/313ol	Rear of 60 Bromsgrove Road	3/6/94	2/6/97	1	Lapsed
Total				11	

Small Site Commitments lapsed between 1/4/98 - 31/3/99

App No.	Address	Decision Date	Expiry Date	Qty	Reason
93/344	Cross Lanes Road, Elcocks Brook	29/10/93	28/10/98	5	Lapsed
93/360	1236-1238 Evesham Road	19/11/93	18/11/98	1	Lapsed
93/466	Thatch Cottage, Church Road	25/1/94	24/1/99	1	Lapsed
95/211ol	20 Feckenham Road	24/7/95	23/7/98	1	Lapsed
95/448ol	Adj East View, Field Farm	11/1/96	10/1/99	1	Lapsed
96/075ol	58 Feckenham Road	29/3/96	28/3/99	3	Lapsed
Total				12	

Small Site Commitments lapsed between 1/4/99 - 31/3/00

App No.	Address	Decision Date	Expiry Date	Qty	Reason
94/207	Adj 137 Holloway Lane	26/9/94	25/9/99	1	Lapsed
94/277	74 Lodge Road	15/9/94	14/9/99	1	Lapsed
96/055ol	Adj 54 Feckenham Road	2/4/96	1/4/99	1	Lapsed
96/289ol	Adj Doebank Cottage	1/11/96	31/10/99	1	Lapsed
Total				4	

Small Site Commitments lapsed between 1/4/00 - 31/3/01

App No.	Address	Decision Date	Expiry Date	Qty	Reason
95/062	Wellbrook House	4/5/95	3/5/00	4	Lapsed
95/096	1247 Evesham Road	27/4/95	26/4/00	1	Lapsed
97/129ol	Adj Doebank House	7/7/97	6/7/00	1	Lapsed
97/269ol	Green Lane, Studley	11/11/97	10/11/00	5	Lapsed
97/372ol	Adj 9 Crumpfields Lane	31/12/97	30/12/00	1	Lapsed
98/047ol	Adj The Lodge, Church Hill	17/3/98	16/3/01	2	Lapsed
Total				14	

Small Site Commitments lapsed between 1/4/01 - 31/3/02

App No.	Address	Decision Date	Expiry Date	Qty	Reason
96/058	Redundant church, Auxerre Avenue	2/4/96	1/4/01	1	Lapsed
Total				1	

Small Site Commitments lapsed between 1/4/02 - 31/3/03

App No.	Address	Decision Date	Expiry Date	Qty	Reason
97/205	Rear of 1196 Evesham Road	8/8/97	7/8/02	2	Lapsed
97/326	67 Throckmorton Road	3/11/97	2/11/02	1	Lapsed
97/328	Campanile Hotel	30/10/97	29/10/02	1	Lapsed
98/044	62 Eathorpe Close	17/3/98	16/3/03	1	Lapsed
99/342ol	Land at Tidbury Close	24/11/99	23/11/02	6	Lapsed
99/419ol	Adj 17 Chapel Street	20/1/00	19/1/03	1	Lapsed
Total				12	

Small Site Commitments lapsed between 1/4/03 - 31/3/04

App No.	Address	Decision Date	Expiry Date	Qty	Reason
97/379	1 Mabey Avenue	7/10/98	6/10/03	2	Lapsed
98/254	2 Lower Grinsty Lane	30/9/98	29/9/03	1	Lapsed
Total				3	

Small Site Commitments lapsed between 1/4/04 - 31/3/05

App No.	Address	Decision Date	Expiry Date	Qty	Reason
01/588ol	Thatch Cottage,	26/02/02	25/02/05	1	Lapsed
Total				1	

Small Site Commitments lapsed between 1/4/05 - 31/3/06

App No.	Address	Decision Date	Expiry Date	Qty	Reason
00/433	77 Beoley Road West	14/12/00	13/12/05	1	Lapsed
Total				1	

Small Site Commitments lapsed between 1/4/06 - 31/3/07

App No.	Address	Decision Date	Expiry Date	Qty	Reason
99/396	Brickhouse Farm, Ham Green	4/10/01	3/10/06	3	Lapsed
01/445	68 Bromsgrove Road	31/10/01	30/10/06	3	Lapsed
03/267ol	Adj. 19 Salters Lane	13/1/04	12/1/07	1	Lapsed
Total				7	

Small Site Commitments lapsed between 1/4/07 - 31/3/08

App No.	Address	Decision Date	Expiry Date	Qty	Reason
03/375ol	Adj. Saltways, Webheath	12/05/04	11/05/07	6	Lapsed
05/032ol	Former Scout Hut, Beoley Road West	15/03/05	14/03/08	2	Lapsed
Total				8	

Small Site Commitments lapsed between 1/4/08 - 31/3/09

App No.	Address	Decision Date	Expiry Date	Qty	Reason
02/562	Rear of 68-70 Southcrest Road	22/5/03	22/05/08	1	Lapsed
05/301	Community House, Easemore Road	10/08/05	09/08/08	6	Lapsed
Total				7	

Small Site Commitments lapsed between 1/4/09 - 31/3/10

App No.	Address	Decision Date	Expiry Date	Qty	Reason
05/470	Barn at Dunstall Court	13/1/06	12/1/09	1	Lapsed
05/525	Adj. 760 Evesham Road, Crabbs Cross	23/1/06	22/1/09	2	Lapsed
05/544	234 Exhall Close	13/1/06	12/1/09	1	Lapsed
06/041	RZ Supermarket, Costers Lane	2/5/06	1/5/09	4	Lapsed
06/207ol	86 Oakly Road	27/6/06	26/6/09	1	Lapsed
06/371	Land off Torrs Close	12/10/06	11/10/06	6	Lapsed
Total				15	

Small Site Commitments lapsed between 1/4/10 - 31/3/11

App No.	Address	Decision Date	Expiry Date	Qty	Reason
05/102	1 Willow Way	27/5/05	26/5/10	1	Lapsed
05/329	5 The Steps, Market Place	26/8/05	25/8/10	2	Lapsed
06/205	Conwil, Dagnell End Lane	3/5/07	2/5/10	3	Lapsed
07/168	20 Unicorn Hill	10/8/07	9/8/10	5	Lapsed
07/328	Adj. 12 Greenfields, The Mayfields	22/10/07	21/10/10	2	Lapsed
Total				13	

Small Site Commitments lapsed between 1/4/11 - 31/3/12

App No.	Address	Decision Date	Expiry Date	Qty	Reason
08/086	15 Grendon Close	16/4/08	15/4/11	1	Lapsed
08/150	23 Foxlydiate Crescent	23/6/08	22/6/11	1	Lapsed
08/255	Adj. The Vicarage, Church Road	10/9/08	9/9/11	5	Lapsed
08/303	Land at Peterbrook Close	5/11/08	4/11/11	5	Lapsed
08/355	2-4 Chapel Street	22/12/08	21/12/11	4	Lapsed
08/360	Fladbury Close	7/1/09	6/1/12	2	Lapsed
Total				18	

Small Site Commitments lapsed between 1/4/12 - 31/3/13

App No.	Address	Decision Date	Expiry Date	Qty	Reason
09/040	Adj. Sandycroft, West Avenue	7/4/09	6/4/12	1	Lapsed
09/102	19 Lodge Road	10/7/09	9/7/12	1	Lapsed
09/190	66-70 Unicorn Hill	24/11/09	23/11/12	4	Lapsed
09/220	RO 320 Evesham Rd (Corn Stores)	2/12/09	1/12/12	3	Lapsed
09/261	RO 1 Ivor Road	15/2/10	14/2/13	1	Lapsed
10/011	Hill Top, off Church Road	26/2/10	25/2/13	1	Lapsed
Total				10	

Small Site Commitments lapsed between 1/4/13 - 31/3/14

App No.	Address	Decision Date	Expiry Date	Qty	Reason
10/178	RO 1142 Evesham Road, AB	13/9/10	12/9/13	1	Lapsed
10/254	First House, Lady Harriets Lane	7/12/10	6/12/13	1	Lapsed
Total				2	