

#### **4. Historical lapse rates (small sites and large sites)**

4.1 The Council has completed its assessment of lapse rates (an allowance for non-implementation of residential planning permissions) since 1<sup>st</sup> April 2013. This includes lapse rates of large sites (10 or more dwellings) and small sites (less than 10 dwellings) with planning permission.

4.2 To calculate lapse rates the following method was used:

- The sites with planning permission at 31<sup>st</sup> March of each monitoring year were taken from each of the 5 year housing supply reports. This enabled a common set of data taken on the same date each year. The number of lapsed planning permissions were recorded after this date.
- The sites included were then assessed to see if they had been implemented, as evidenced by building control completion notice, or whether there had been a start on site as evidenced by start notices or subsequent planning application which kept the permission alive. Local knowledge of sites also informed this process where records were missing.
- Where sites come forward under an alternative application proposal such as through a variation of permission these were not classed as lapsed, if they related to a similar scheme.

4.3 The table below shows historic lapse rates. It shows planning permissions which formed part of the 5 year supply data which took data at a base date of 31<sup>st</sup> March each year and has since lapsed.

**Table showing Forest Heath historic lapse rates of residential planning permissions, giving breakdown between small and large sites**

	Data from base date 31 March 2013	Data from base date 31 March 2014	Data from base date 31 March 2015	Data from base date 31 March 2016	Data from base date 31 March 2017
A) No of planning permissions on small sites (less than 10)	97	138	157	146	126
Number of small site planning permissions that have since lapsed	5	3	3	4	1
B) Large sites (10 or more) with planning permission	12	24	17	21	21
Number of large site planning permissions that have since lapsed Lapse rate (B)	0	0	0	0	0
(A and B) Combined small and large sites with planning permission	109	162	174	167	147
Number of small and large sites planning permissions that have since lapsed	5	3	3	4	1
% lapse rate (A and B)	4.6%	1.9%	1.7%	2.4%	0.7%

4.4 Overall this shows lapse rates have varied over time, averaging at a rate of 2% per annum over the last 5 years. The Council is not persuaded this justifies an adjustment to the 5 year housing land supply calculations. The Council has undertaken a robust assessment of the sites relied upon to deliver housing. The imposition of a lapse rate is inappropriate in any event given that the NPPF requires inclusion only of deliverable sites (as defined by the NPPF) and not certainty.

Dated 17/11/2017