

4. Historical lapse rates

- 4.1 The Council is in the process of undertaking an assessment of lapse rates of planning permissions since 1st April 2013. This data has not previously been monitored therefore in order to assess the under-delivery rate detailed analysis is necessary. This is taking some time to prepare.
- 4.2 The Council has completed its assessment of lapse rates of large site with planning permission (10 or more dwellings) since 1st April 2013 which has recorded no lapse of planning permissions. The detailed assessment of the small sites (less than 10 dwellings) is progressing and will be submitted to the inspectors as soon as this is complete.
- 4.3 To calculate lapse rates the following method was used:
- The sites with planning permission at 31st 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 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.