

Appendix 3 - Cornwall Housing Trajectory Lead-in and Delivery Rates (2015)

Background

Historically, the Cornwall Housing Trajectory five year forecasts have been calculated through contacting developers of individual sites to obtain their forecast delivery rate. This approach has typically only achieved developer responses on approximately half the sites on the trajectory, requiring the other sites to have an alternative approach applied to provide five year forecast figures.

Due to the level of resource required to contact all the developers, often with little success, it was considered appropriate to investigate whether a more efficient and meaningful approach be developed to forecasting housing delivery.

Methodologies

Lead-in and Delivery Rates

Using data contained within the Cornwall Housing Trajectories between 2010 and 2014, research has now been undertaken to determine an average:

- Lead-in time - the time lapse between a development being granted planning permission and completion of the first dwelling; and,
- Delivery rate - the time taken from completion of the first dwelling to completion of the final dwelling.

Lead-in time and delivery rates have been calculated for sites of 10-49 dwellings, 50-99 dwellings, and sites consisting of over 100 dwellings, to take account of differing characteristics across the range of development sizes.

Sites chosen from the 2010 - 2014 Housing Trajectories, were done so on the basis of having full planning permission approved, the site being identified as being under construction (on any of the four years trajectories) and with a date on the system for the first completed dwelling. Originally, only sites with approval obtained on or after 1 April 2010 were included, but this did not provide a very large sample of larger developments achieving final completion.

It was therefore decided to include sites which were identified as under construction in the 2010 trajectory, even if they had planning granted prior to 1 April 2010. Sites were excluded if we had no notification of a first completion, and where our records showed an anomaly between the planning approval, first and final completion dates. The sample sizes this approach produced are shown in the table below.

The annual delivery rate is calculated based on a 253 day year, to exclude weekends and bank holidays when developments would typically not be expected to be progressing. The results are shown in the table below. The average annual delivery rate for sites of 50-99 dwellings came up as 43, however it was considered that this average was skewed by one site within the

sample having a significantly higher delivery rate than the rest of the sample. It was agreed this site should be excluded from the calculations, resulting in the average for sites of 50-99 dwellings being 30 per year.

Site size (dwellings)	No. of sites in sample	Average Lead-in time			Average annual delivery rate (dwellings)
		weeks	months	years	
10-49	78	132	30.4	2.54	39
50-99	26	111	25.6	2.13	30
100+	17	81	18.6	1.55	35

Lead-in from Outline to Reserved Matters/Full Approval

A number of sites included in the trajectory have outline planning permission, so, in addition to Lead-in time from full approval to start of delivery, it was considered appropriate to investigate an average time for outline permissions to gain reserved matters/full permission.

As with full application Lead-in time and delivery rate calculations, an average was calculated for sites of 10-49 dwellings, 50-99 dwellings, and sites consisting of 100+ dwellings.

Sites were taken from the 2015 Housing Trajectory which had an identified planning status of Reserved Matters. This produced a sample of 57 sites, two of which were excluded due to being unusual cases. (In one example an outline permission granted in the 1960's was kept alive by the implementation of a reserved matters application for construction of the access. Over 50 years later the reserved matters application was subsequently approved. The second example involved an outline permission granted in the 1990's that was continually renewed before reserved matters was granted over 10 years later.) The dates at which outline and reserved matters approvals were given for these sites were then identified and a lead-in time between the two permission dates calculated. This produced the following results:

Site size (dwellings)	No. of sites in sample	Average Lead-in time	
		months	days
10-49	27	20	608
50-99	7	21	638
100+	21	24	730

These lead in times are then added to those for Full permission above to give a total lead in time between granting outline consent and the first completion.

Lead-in from Reserved Matters/Full Approval to S106 Finalisation

Some sites have planning applications approved in principle while the S106 arrangements are being finalised. This can be an additional delay to delivery starting.

Some investigation was undertaken into how long it takes from a site getting in principle approval to the S106 agreement being signed off. These were looked at on a site by site basis and discussions were held with the responsible planning officer. For each application the views of the case officer were sought as to when they expected the S106 to be signed by. The lead in times and delivery rates were then applied from this date.