



Hinckley & Bosworth
Borough Council

Residential Land Availability



Monitoring Statement for
1 April 2019 – 31 March 2020

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1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) (February 2019) sets out the Government's overarching planning strategy with the purpose of contributing to the achievement of sustainable development.
- 1.2. Paragraphs 59 and 60 of the NPPF states:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

To determine the minimum number of homes needed, strategic policies should be informed by a local needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach...

- 1.3. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The Local Planning Authority (LPA) is required to calculate its local housing need figure at the start of the plan-making process.
- 1.4. LPAs are also required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.
- 1.5. As the Council's Core Strategy was the strategic policy document which set the Borough's housing requirement and was adopted in 2009, it is considered that the policies specific to housing are more than five years old and therefore Hinckley and Bosworth Borough Council will be using the local housing need based on the standard method.
- 1.6. Hinckley and Bosworth Borough Council is currently in the process of reviewing its Local Plan with the intention of submitting it to the Planning Inspectorate in September 2021 where a housing requirement will be identified through strategic plan-making.

2. Housing trajectory and five-year housing land supply methodology

2.1. Local Housing Need

- 2.1.1. As mentioned in paragraph 1.5, the Council will be using the standard method to calculate its local housing need as the basis for assessing its five year supply of specific deliverable sites in accordance with footnote 37 of the NPPF.
- 2.1.2. National Planning Practice Guidance for Housing and Economic Needs Assessment outlines the process for calculating local housing need.
- 2.1.3. **Step 1:** Setting the baseline using 2014 based household projections for Hinckley and Bosworth borough and calculating the average annual household growth over a 10 year period from 2020 which equates to **378 dwellings**.
- 2.1.4. **Step 2:** making an adjustment to the annual projected household growth figure (as calculated in step 1) based on the affordability of the area.
- 2.1.5. The most recent median workplace-based affordability ratios published by the Office for National Statistics are to be used for Hinckley and Bosworth Borough.
- 2.1.6. For each 1% the ratio is above 4 the average household growth should be increase by 0.25%. To be able to apply the percentage increase adjustment to the projected growth figure we need to add 1.

The formula is given below.

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

For Hinckley and Bosworth Borough this equates to:

$$1.196 = \left(\frac{7.13 - 4}{4} \right) \times 0.25 + 1$$

- 2.1.7. Therefore to calculate the local housing need figure:

Household growth projections x Adjustment factor = Local housing need

$$378 \times 1.196 = \mathbf{452 \text{ dwellings per annum}} \text{ (to the nearest whole number)}$$

- 2.1.8. **Step 3:** A cap should then be applied to limit the increases a local planning authority can face and this is calculated depending on the status of the strategic policies.

2.1.9. As the Council's strategic policies (Core Strategy) are more than 5 years old and have not been reviewed, the local housing need figure is capped at 40% above whichever is the higher of:

- a) The projected household growth for the area over the 10 year period identified in Step 1;
- b) The average annual housing requirement figure set out in the most recently adopted strategic policies.

2.1.10. A worked example for clarity follows:

- The average annual housing requirement in the existing relevant policies (Core Strategy) is 450 dwellings per year.
- Average annual household growth over 10 years is 378 (as per Step 1).
- The minimum annual local housing need figure is (452 as per Step 2).
- The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth:

$$\text{Cap} = 450 + (450 \times 40\%) = 450 + 180 = 630$$

2.1.11. The capped figure (630) is greater than the minimum annual local housing need figure (452) and therefore does not limit the increase to the local authority's minimum housing need figure. The minimum figure for Hinckley and Bosworth Borough Council is therefore **452 dwellings per annum**.

2.2. Housing Delivery Test

2.2.1. The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three year period.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period } g}{\text{Total number of homes required over three year period } g}$$

2.2.2. The HDT results were published in February 2020 by the Ministry of Housing, Communities and Local Government¹.

2.2.3. Hinckley and Bosworth Borough Council's delivery between 1 April 2016 and 31 March 2019 was 1,456 dwellings against the 1,223 dwelling requirement. Therefore the Council passed the HDT with 119%.

2.2.4. If delivery of housing falls below the housing requirement, then the following consequences apply as set out in the NPPF:

- If the HDT result falls below 95% the publication of an action plan is required;
- If the HDT result falls below 85% a 20% buffer on the 5 year housing land supply is required; and
- If the HDT result falls below 75%, the presumption in favour of sustainable development and paragraph 11d is engaged.

2.2.5. The consequences will continue to apply until the subsequent Housing Delivery Test results are published, or a new housing requirement is adopted.

¹ <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

2.3. Five Year Housing Land Supply

- 2.3.1. As stated within paragraph 73 of the NPPF, LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in the adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 2.3.2. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the LPA wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for market fluctuations; or
 - c) 20% where there has been a significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 2.3.3. As the Council's HDT results are 119% as of February 2020, there is no significant under delivery and a 5% buffer is appropriate.
- 2.3.4. The buffer is added to the annual housing requirement (5% of 452 = 23 dwellings per year). This 5% buffer, added to the annual requirement of 452 dwellings, equates to an annual requirement of at least 475 dwellings per year for the next five years (totalling 2,375 dwellings over this period).
- 2.3.5. The Council has employed a positive methodology in calculating the five year housing land supply position, following guidance provided by the NPPF, Planning Practice Guidance, and planning appeal decisions specific to the borough.
- 2.3.6. It is important to note that the NPPF has clarified the definition of deliverable and so if a site is 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."*²
- 2.3.7. This monitoring statement identifies the residential land supply within the borough as at 1 April 2020, including a housing trajectory and the five year housing land supply position. Further details of housing commitments, completions and demolitions and information on a number of supplementary housing issues are also provided.

² MHCLG, National Planning Policy Framework, Annex 2: Glossary

2.4. Housing trajectory and five-year housing land supply methodology

- 2.5. The following section outlines the main stages the Council has used in producing a housing trajectory (and thus from which the five year supply of housing land can be calculated). The methodology used to calculate the provision from each row of the housing trajectory is also provided.

Stage 1 –
Identify the level of housing provision to be delivered over years
0-5 (1 April 2020 to 31 March 2025) and years 6-10 (over the course of
the Plan period up to and beyond 2026):

- 2.6. As established in section 2.1 of this statement, the Borough's local housing need is 452 dwellings per annum.
- 2.7. As set out in National Planning Practice Guidance (paragraph: 035 Reference ID: 68-035-20190722) housing provided for older people, including residential institutions in Use Class C2, should be included as part of the housing land supply. The Council have applied a 1.83 ratio to the number of units of each permission. This average is calculated by dividing the total number of adults living in all households by the total number of households in the borough (using the 2011 census figures).

Row 1: Past completions

- 2.8. Row 1 of the housing trajectory contains the net annual housing completions per monitoring year since the start of the plan period of 2006. The annual completion figures are net of dwelling demolitions, summarised in Table 1. The completion and demolition figures are obtained from a combination of Building Control completion and demolition records, council tax records, site visits carried out by planning officers, and information from Development Management officers and developers. A settlement specific breakdown of dwelling completions is provided in Appendix 1. Dwelling demolitions per parish/settlement since 2006 are listed in Appendix 2 along with the specific sites demolished 1 April 2019 – 31 March 2020.

Table 1: Borough housing completions net of demolitions (1 April 2006 - 31 March 2020)

Year	New Build	Conversions	Demolitions	Total
2006/07	401	45	-8	438
2007/08	391	19	-12	398
2008/09	457	24	-7	474
2009/10	330	28	-5	353
2010/11	229	11	-13	227
2011/12	368	19	-14	373
2012/13	212	31	-18	225
2013/14	487	7	-14	480
2014/15	742	18	-8	752
2015/16	574	34	-15	593
2016/17	544	33	-8	569
2017/18	393	41	-11	423
2018/19	401	71	-8	464
2019/20	277	16	-8	285
Total	5,806	397	-149	6,054

Stage 2 –

Identify sites that have the potential to deliver housing during years 0-5 (1 April 2020 to 31 March 2025) and years 6-10 (over the course of the plan period up to 2026):

- 2.9. Sites that have the potential to deliver housing during years 0-5 need to be deliverable. Potential sites include those that are allocated for housing in the Site Allocations DPD, sites that have planning permission, and sites permitted pending the signing of a section 106 agreement. To be considered deliverable all sites need to have a realistic prospect of delivering housing on the site within five years.
- 2.10. Since 1st April 2019 the Council has identified an annual windfall allowance from year four onwards in the five year housing land supply. A separate evidence paper is available on our website. The data shows historic windfall completions and evidence of expected future completions and therefore justifies the allowance. The small sites windfall allowance is updated annually.
- 2.11. The NPPF and the *Housing and economic land availability assessment* section of the Planning Practice Guidance provides further information on the assessment of deliverable, specifically to be deliverable sites should:
- Be suitable - The site offers a suitable location for development now (taking into account the factors identified in paragraph 19 of the Planning Practice Guidance)
 - Be available – The site is available now. A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips

tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Paragraph 20 of the Planning Practice Guidance elaborates by stating that *“because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available. Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions”*.

- Be achievable – There is a reasonable prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

2.12. As previously mentioned the NPPF states that 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 no longer be delivered within five years (for example they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Where a site has outline planning permission for a large site, 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.

2.13. The sources of deliverable and developable housing within the borough are then projected onto the housing trajectory. The following section includes an explanation of how site deliverability has been assessed taking into account the principles of the NPPF and Planning Practice Guidance described above.

Row 2: Large sites

2.14. Large sites include permissions for 10 dwellings or more. A summary of the status of Large sites within the borough at 1 April 2020 is contained within Appendix 3 and the projected net additional dwellings provided per annum is provided with Appendix 4. A more detailed large site progress table is continually updated and this can be provided on request.

2.15. The Large sites in Appendix 4 have been sectioned in to three categories to reflect the definition of deliverable in the Glossary to the NPPF and guidance in PPG:

- Deliverable 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 the sites have long term phasing plans)
- Deliverable B) - Where a Site has outline planning permission for major development, has been allocated in a development plan, has a grant of planning permission in principle, or is identified on the Brownfield Register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site in five years.

- Other deliverable sites - whilst not specified under the “in particular” section of the definition of 'deliverable' in the NPPF Glossary, these sites are included because, as a matter of planning judgment, they are regarded as being “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”.
- 2.16. The initial assumptions made regarding a site’s projected time frame for delivery (lead-in times) are described below. However for Large sites this may vary dependant on the site specific knowledge acquired through the landowner and or developer. If:
- The site is under construction (this also applies to the specific plots that are under construction) – there will be completions in the next monitoring year.
 - the ground has been cleared but the site is not under construction (and where the site is under construction but a specific plot is not started) – there will be completions in the second monitoring year; and
 - The site has outline or full planning permission but is not under construction or the ground has not been cleared – there will be completions from the third monitoring year.
- 2.17. The SHELAA methodology is currently under review and a Developer Panel was carried out in January 2020. The estimated build rate per annum applied for each site was reviewed through this process and are as follows:
- 10-50 dwellings = 25 dwellings per annum
 - 51-100 dwellings = 42 dwellings per annum
 - Over 100 dwellings = 47 dwellings per annum
- These figures are based on completions within the Borough over the last five years. Current market conditions are also taken into account. The build out rate has been amended on certain sites based upon information received or evidence provided by developers.
- 2.18. As suggested by paragraph 48 of the Housing and economic land availability assessment planning practice guidance, evidence has been gathered on the determination of planning applications to first completion between April 2006 and March 2020.
- 2.19. For outline planning applications, on average:
- Section 106 agreements take 6 months to complete with decisions being issued within 1 week of the S106 agreement being signed;
 - Reserved matter applications are then submitted within 13.4 months (1.1 years) of the outline decision being issued;
 - Reserved matter applications are then determined within 4.9 months; and
 - The first housing completion is then a further 16.5 months (1.4 years) after the reserved matters decision.

2.20. Table 2 shows that, on average, the time taken to deliver the first home on a large site following the grant of outline consent is 34.7 months (2.9 years). Appendices 5 and 6 show the breakdown of the large sites used to calculate the average timeframes for each part of the process. This supports the Council's approach to where housing is projected into the housing trajectory.

Table 2: Outline application decision to first completion large site timeframes – including reserved matters (1 April 2006 - 31 March 2020)

From	To	Average Time (months)		
		Below 100 Dwellings	Above 100 Dwellings	Overall
Outline decision	Reserved matters submission	15.07	10.89	13.43
Reserved matters submission	Reserved matters decision	5.36	4.11	4.87
Reserved matters decision	1 st Completion	16.17 (1.3 years)	17.00 (1.4 years)	16.52 (1.4 years)
Outline decision	1 st Completion	37.29 (3.1 years)	30.67 (2.6 years)	34.70 (2.9 years)

*the overall figures are subject to rounding and are detailed in Appendix 5

2.21. For full planning applications, on average:

- Section 106 agreements take 2 months to complete with decisions being issued within 1 week of the S106 agreement being signed;
- Full applications are determined within 5.4 months; and
- The first housing completion is then a further 18.6 months after the decision is issued.

2.22. This data shows that, on average, the time taken to deliver the first home on a large site which has been granted full planning permission is 18.6 months (1.55 years). Appendices 7 and 8 show the breakdown of the large sites used to calculate the average timeframes. This supports the Council's approach to where housing is projected into the housing trajectory.

2.23. The assumptions above for large sites granted by both full applications and outline/reserved matters applications are then combined with any specific site knowledge from Development Management, in addition to a judgement on market conditions, the size of the site and recent build rates in combination with all relevant developer/landowners to give an update on their site regarding additional work required to get the site started and then completed.

- 2.24. Large sites with a resolution to grant permission subject to the signing of a Section 106 agreement are also included within Row 2 of the housing trajectory, with the same assumptions as above regarding achievability applied to each site. When resolution to grant permission is provided at planning committee Section 106 agreements have always been resolved between the council and developer, therefore these sites are considered deliverable where there is a realistic prospect that housing will be delivered on the site within five years. Additional evidence has also been gathered relating to the length of time it takes from a resolution to grant planning permission to the issuing of a planning permission, which is the Section 106 agreement negotiation process. Appendix 6 shows that on average it takes 6 months to seal the section 106 agreement for outline applications and 2 months to seal for full applications. This data has been used to inform the trajectory of large sites with a resolution to grant planning permission.
- 2.25. In order to secure the contributions and grant permission for applications more efficiently, any planning permission which requires a section 106 agreement will require the agreement to be completed within 3 months of the resolution to grant. For applications that are not required to be reported to committee the same 3 month deadline will be imposed for the section 106 agreement to be signed. If a Section 106 is not signed within this timeframe the application will be refused for failing to deliver appropriate infrastructure contributions, affordable housing, play and open space, etc. and therefore being contrary to policy.
- 2.26. Where it is appropriate, the council are also imposing shortened timescales for conditions relating to the submission of reserved matters applications (18 months rather than 2 years) and commencement on site (2 years rather than 3 years) to encourage quicker delivery of sites. Applications with shortened timeframes are highlighted in Appendix 4.
- 2.27. Sites with planning permission may expire if a material start is not made on site before the expiry date as set out in the decision notice. Table 3 displays that 3.12% of large site planning permissions have expired since the adoption of the Core Strategy, so this expiry rate has been applied to the projected delivery from large sites where the permission has not yet been implemented. Once the expiry rate has been applied a total provision per year from large site commitments can be provided and this has been projected within Appendix 4.
- 2.28. It will be noted that the Earl Shilton SUE as allocated in the Core Strategy and subsequent Earl Shilton and Barwell Area Action Plan, has not been included in the five year supply. This is because the Council has reached the view that there is no longer sufficient evidence to show that there is a realistic prospect that housing will be delivered on this site within five years.
- 2.29. The Barwell SUE is allocated within the Core Strategy and subsequent Earl Shilton and Barwell Area Action Plan. However, it has not been included within the five year supply. The application for this site has a resolution to grant but the council has concluded that there is currently not a realistic prospect that this site will deliver any housing within the next five years.

Table 3: Annual expiry rates on large sites (1 April 2009 to 31 March 2020)

Year	Dwellings Available (at end of each year)	Number of Dwellings Expired	Expiry Rate (%) (Dwellings Expired as a Percentage Dwellings Available)	Number of Sites Expired
2009/10	1247	34	2.73	2
2010/11	1494	114	7.63	4
2011/12	2034	118	5.8	6
2012/13	2142	15	0.7	1
2013/14	1882	107	5.69	4
2014/15	1732	132	7.62	5
2015/16	1318	0	0	0
2016/17	2140	0	0	0
2017/18	2007	49	2.44	1
2018/19	2189	77	3.52	2
2019/20	2522	0	0	0
Total	20,707	646	3.12	25

Row 3: Small sites

- 2.30. Small sites include permissions for 9 dwellings or fewer. Conversions and change of use applications are also included. The status of small sites within the borough at 1 April 2020 is summarised for each settlement within Appendix 9. Row 3 of the housing trajectory contains the projected net additional dwellings provided per annum from small sites at 1 April 2020 from the start of the current monitoring period. The breakdown of these projections is contained within Appendix 10.
- 2.31. While the NPPF states that all sites with detailed planning permission should be considered deliverable, if there are sites the Council is aware that development is unlikely to occur, this has been taken account of. The same assumptions regarding the projected time frame for development (lead-in times) and the expiry date are applied to each site for the initial assessment. Small sites permitted pending the signing of a Section 106 agreement are also included within Row 3 of the housing trajectory, with the same assumptions as above regarding achievability applied to each site.
- 2.32. Due to windfall sites of 9 dwellings or less being included in year 4 onwards, small sites are only projected in to the first three years of the trajectory to avoid any chance of double counting. The timelines for small site granted under full application and outline/reserved matters applications have been calculated to support this.
- 2.33. For outline planning applications, on average:
- Reserved matter applications are submitted within 15.3 months of the outline decision being issued;
 - Reserved matter applications are then determined within 2.3 months; and
 - The first housing completion is then a further 28.11 months after the reserved matters decision.

2.34. On average, the first home delivered on a small site following the grant of outline consent is 45.7 months (3.8 years). Appendix 11 shows the breakdown of the small sites used to calculate the average timeframes for each part of the process. These averages are only based on 14 sites as normally full permissions are submitted for small sites. One of these sites took 129 months (10.75 years) from outline decision to 1st completion which has skewed the data. This means that the completion is not shown to be within 3 years. However, taking this anomaly into account and combining the data with small site knowledge it is considered that projecting the small site completions for outline permissions into year 3 of the trajectory is realistic. This supports the Council's approach to where housing is projected into the housing trajectory.

Table 4: Outline application decision to first completion small site timeframes – including reserved matters (1 April 2006 - 31 March 2020)

From	To	Average Time (months)
Outline decision	Reserved matters submission	15.29
Reserved matters submission	Reserved matters decision	2.32
Reserved matters decision	1 st Completion	28.11 (2.3 years)
Outline decision	1 st Completion	45.71 (3.8 years)

*the overall figures are subject to rounding and are detailed in Appendix 11

2.35. The assumptions above for small sites granted by both full applications and outline/reserved matters applications are then combined with any specific site knowledge from Development Management, in addition to a judgement on market conditions and the size of the site.

2.36. For full planning applications, on average:

- Full applications are determined within 3 months; and
- The first housing completion is then a further 25.2 months (2.1 years) after the decision is issued.

2.37. This data shows that, on average, the first home delivered on a small site which has been granted full planning permission is 25.2 months (2.1 years). Appendix 12 shows the breakdown of the small sites used to calculate the average timeframes which is based on any site that has a recorded building control completion. This supports the Council's approach to where housing is projected into the housing trajectory.

2.38. Similar to large sites with planning permission, an expiry rate for small sites has again been applied. Table 5 displays that 8.44% of small site planning permissions have expired since the adoption of the Core Strategy, so this expiry rate has been applied to the projected delivery from small sites where the permission has not yet been implemented and where delivery from a landowner/developer has not been confirmed. Once the expiry rate has been applied a total provision per year from small sites can be provided, projected within Appendix 10.

Table 5: Annual expiry rates on small sites (1 April 2009 to 31 March 2020)

Year	Dwellings Available (at end of each year)	Number of Dwellings Expired	Expiry Rate (%) (Dwellings Expired as a Percentage Dwellings Available)	Number of Sites Expired
2009/10	413	31	7.51	23
2010/11	352	54	15.3	19
2011/12	340	25	7.35	9
2012/13	362	27	7.46	18
2013/14	281	48	17.1	13
2014/15	448	9	2.01	8
2015/16	436	35	8.03	15
2016/17	577	41	7.11	21
2017/18	456	36	7.89	12
2018/19	441	11	2.52	12
2019/20	432	55	12.7	17
Total	4,538	383	8.44	168

2.39. Once the main stages have been followed the housing trajectory is complete and five-year housing land supply position may be calculated. The April 2020 housing trajectory is contained within Appendix 13. The Council's five-year housing land supply position as at 1 April 2020 is displayed in Table 6.

3. Affordable Housing

- 3.1. Advice on the provision of affordable housing in the borough is included in the Core Strategy and the Affordable Housing Supplementary Planning Document (SPD). Under this advice, Policy 15 of the Core Strategy seeks the provision of 20% affordable housing on all sites with 15 or more dwellings or sites of 0.5 hectares or more in urban areas and the Barwell and Earl Shilton Sustainable Urban Extensions, and the provision of 40% affordable housing on all sites of 4 or more dwellings or sites of 0.13 hectares or more in rural areas. The tenure split will be 75% social rented and 25% intermediate housing. These figures may be negotiated on a site by site basis taking into account identified local need, existing provision, characteristics of the site and viability.
- 3.2. National Planning Policy Framework, updated in February 2019, has superseded guidance relating to the rural housing targets in Core Strategy policy 15. Paragraph 63 of the NPPF states that affordable housing should only be sought on major developments, except in designated rural areas where a lower threshold may be applied.
- 3.3. Appendix 10 identifies that over the last monitoring period (1 April to 31 March 2020) 116 affordable dwellings have been built all of which were of varied tenures. Table 7 displays the number and type of affordable dwellings provided in the borough from 1 April 2006 to 31 March 2020. Since the start of the plan period (2006) there have been 1,271 affordable housing completions, so a considerable number of dwellings have been provided towards meeting the target set in the Core Strategy of 2090 affordable homes to be provided by 2026.

Table 7: Annual affordable housing completions (1 April 2006 – 31 March 2020)

Year	Completions			Total
	Housing Association Rented	Housing Association Shared Equity	Affordable Rent	
2006/07	63	17	N/A	80
2007/08	37	7	N/A	44
2008/09	62	27	N/A	89
2009/10	68	39	N/A	107
2010/11	3	2	N/A	5
2011/12	112	22	0	134
2012/13	17	0	0	17
2013/14	54	18	25	103*
2014/15	81	23	38	154**
2015/16	30	15	8	80***
2016/17	45	25	20	141****
2017/18	0	17	65	102*****
2018/19	18	25	56	99
2019/20	0	35	81	116
Total	590	272	293	1,271

* The tenure of 6 affordable housing completions is to be confirmed

** The tenure of 12 affordable housing completions is to be confirmed

*** The tenure of 27 affordable housing completions is to be confirmed

**** The tenure of 51 affordable housing completions is to be confirmed

***** The tenure of 20 affordable housing completions is to be confirmed

4. Housing completions on previously developed / greenfield land

- 4.1. A target of 40% of dwellings on previously developed land (PDL) within the borough has been set through the Core Strategy. Monitoring the development of previously developed land is therefore important to determine whether this target is being met. The breakdown of completions on previously developed land (brownfield land) and greenfield land on major sites (10 dwellings and over) is provided in Table 8.

Table 8: Housing completions on previously developed land and greenfield land (1 April 2009 – 31 March 2020) – major sites only

Year	Greenfield	%	PDL	%	Total
2009/10	148	54	127	46	275
2010/11	106	55	87	45	193
2011/12	165	50	166	50	331
2012/13	119	66	62	34	181
2013/14	294	72	113	28	407
2014/15	422	64	241	36	663
2015/16	303	62	189	38	492
2016/17	174	39	277	61	451
2017/18	167	56	131	44	298
2018/19	222	73	81	27	303
2019/20	148	77	44	23	192
Total	2268	61	1518	39	3786

- 4.2. Within the latest monitoring period of 1 April 2019 to 31 March 2020, of the 192 completions on all major sites, 148 (77%) were on greenfield land and 44 (23%) were on previously developed land. This gives an average of 39% on previously developed land and 61% on greenfield land since 2009.

5. Housing Density

- 5.1. Policy 16 of the Core Strategy requires that proposals for new residential development in the borough meet a minimum net density of at least 40 dwellings per hectare within the urban areas of Hinckley, Burbage, Barwell and Earl Shilton, and a minimum of 30 dwellings per hectare in all other locations. These densities have been used in the SHELAA (with slight local variations where justified).
- 5.2. Information on housing density is only available for large sites. Appendix 15 identifies housing density for major sites (10 dwellings and over) completed between April 2006 and March 2019.
- 5.3. The completed urban sites comprise 3,710 dwellings built on 108.58 hectares of land, giving an average net density of 34.17 dwellings per hectare. The rural sites comprise 1,423 dwellings built on 58.35 hectares of land giving an average net density of 24.39 dwellings per hectare. The urban and rural densities are slightly lower than Core Strategy Policy 16 targets.

6. Further data / contact details

- 6.1. Further data regarding housing can be provided if the request is relevant and reasonable.
- 6.2. For further information please contact the Planning Policy department on 01455 238141 or planningpolicy@hinckley-bosworth.gov.uk.