

Residential Land Availability Monitoring Statement

1 April 2021 – 31 March 2022



Hinckley & Bosworth
Borough Council

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1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) (2021) sets out the Government's overarching planning strategy with the purpose of contributing to the achievement of sustainable development.
- 1.2. Paragraphs 60 and 61 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 early 2023 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 34 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 2022 which equates to **371 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:

$$1.274 = \left(\frac{8.38-4}{4} \right) \times 0.25 + 1$$

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

Household growth projections x Adjustment factor = Local housing need

$$371 \times 1.274 = \mathbf{472 \text{ dwellings per annum}} \text{ (to the nearest whole number)}$$

- 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 371 (as per Step 1).
- The minimum annual local housing need figure is (472 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 (472) 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 **472 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.

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

2.2.2. The HDT results were published in January 2022 by the Department for Levelling Up, Housing and Communities (DLUHC)¹.

2.2.3. Hinckley and Bosworth Borough Council's delivery between 1 April 2018 and 31 March 2021 was 1,016 dwellings against the 1,188 dwelling requirement. Therefore, the Council scored 86% on the HDT.

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. Therefore, the Council had to publish an Action Plan by 14th July 2022.² The Housing Delivery Test Action Plan has been prepared to show how the Council is responding to the challenge of ensuring more homes are built in Hinckley and Bosworth

¹<https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

² [Housing Delivery Test Action Plan \(July 2022\)](#)

Borough and faster. In line with national planning practice guidance, it identifies the reasons for under-delivery and sets out measures the council intends to take to try to improve levels of delivery. Based on the published result for the 2021 Housing Delivery Test, a 5% buffer is still only required for the five-year housing land supply calculation.

- 2.2.6. The consequences will continue to apply until the subsequent Housing Delivery Test results are published, or a new housing requirement is adopted.
- 2.2.7. It should be noted that the net completion figures for 2018/19 and 2020/21 within Table 1 and Appendices 1 and 2 of this report do not match that of the figures reported by DLUHC. An explanatory note is provided in appendix 19.

2.3. Five Year Housing Land Supply

- 2.3.1. As stated within paragraph 74 of the NPPF (2021), 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 published HDT result is 86% as of January 2022, 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 472 = 24 dwellings per year). This 5% buffer, added to the annual requirement of 472 dwellings, equates to an annual requirement of at least 496 dwellings per year for the next five years (totalling 2,480 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.”³

- 2.3.7. The Council’s approach to assessing the deliverability of sites, in particular the approach to ‘other deliverable sites’, is also supported by recent appeal decisions⁴ which stated that ‘a *‘realistic prospect’ remains the central test against which the deliverability of all sites must be measured*’. Therefore, other deliverable sites are also identified within the Large Sites Trajectory even though they do not fall within category a) or b) above.
- 2.3.8. This monitoring statement identifies the residential land supply within the borough as at 1 April 2022, 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.

2.4. 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 2022 to 31 March 2027) and years 6-10.

- 2.6. As established in section 2.1 of this statement, the Borough’s local housing need is 472 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 (overleaf). 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 2021 – 31 March 2022.

³ MHCLG, National Planning Policy Framework, Annex 2: Glossary

⁴ APP/A1530/W/20/3248038 and APP/P4605/W/18/3192918

Table 1: Borough housing completions net of demolitions (1 April 2006 - 31 March 2022)

| 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 | -48 | 424 |
| 2019/20 | 277 | 16 | -8 | 285 |
| 2020/21 | 251 | 24 | -27 | 248 |
| 2021/22 | 414 | 89 | -3 | 500 |
| Total | 6,471 | 510 | -219 | 6,762 |

Stage 2 –

Identify sites that have the potential to deliver housing during years 0-5 (1 April 2022 to 31 March 2027) and years 6-10.

- 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 and/or Neighbourhood Development Plans, 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 for small sites from year four onwards in the five year housing land supply (Row 4). A separate evidence paper is available on our website.⁵ 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 and is detailed further in stage 4 of this report.
- 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

⁵ [Windfall Study 2022](#)

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 2022 is contained within Appendix 3 and the projected net additional dwellings provided per annum is provided within Appendix 4. Further Evidence for the inclusion of sites within the trajectory can be found in Appendix 18.
- 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, guidance in PPG and appeal decisions as stated within paragraph 2.3.7 of this report:
- 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.

Average build out rates

2.17. The SHELAA methodology was reviewed and updated in September 2020 and a Developer Panel was carried out in January 2020. The estimated build rate per annum applied for each site was reviewed and agreed 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

2.18. These figures are based on completions within the Borough between 2015 and 2020. In November 2021 these build out rates were revisited with HBBC’s Housing Developer Panel (see panel list in Appendix 1 of the Action Plan)⁶ and it was considered by the Panel that they were still relevant to the current market and did not need to be updated. Current market conditions are also taken into account when the trajectory is constructed. The build out rate has been amended on some individual sites based upon information received or evidence provided by developers (Appendix 18).

2.19. As suggested by paragraph 50 of the Housing supply and delivery planning practice guidance, evidence has been gathered over the last 10 years on the determination of planning applications to first completion between April 2012 and March 2022.

Outline Applications

2.20. For outline planning applications, on average:

- Section 106 agreements take 7.6 months to complete with decisions being issued within 1 week of the S106 agreement being signed;

⁶ [Housing Delivery Test Action Plan \(2022\)](#)

- Reserved matter applications are then submitted within 10.43 months (0.87 years) of the outline decision being issued;
- Reserved matter applications are then determined within 4.88 months; and
- The first housing completion is then a further 14.57 months (1.21 years) after the reserved matters decision.

- 2.21. 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 29.93 months (2.5 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.
- 2.22. Within appendix 6 an outline application for Hinckley West listed 22 months for the section 106 timeframe. This is an SUE to the west of Hinckley and is classed as an anomalous timeframe. If this timeframe was removed from the average the average timeframe would reduce to 6.5 months.

Table 2: Outline application decision to first completion large site timeframes – including reserved matters (1 April 2012 - 31 March 2022)

| From | To | Average Time (months) | | |
|-------------------------------------|-------------------------------------|-----------------------|----------------------|----------------------|
| | | Below 100 Dwellings | Above 100 Dwellings | Overall |
| Outline decision | Reserved matters submission (valid) | 9.50 | 11.27 | 10.43 |
| Reserved matters submission (valid) | Reserved matters decision | 5.00 | 4.77 | 4.88 |
| Reserved matters decision | 1 st Completion | 13.30 (1.2 years) | 15.73 (1.3 years) | 14.57 (1.2 years) |
| Outline decision | 1 st Completion | 29.10 (2.4 years) | 30.68 (2.6 years) | 29.93 (2.5 years) |

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

Full Applications

- 2.23. For full planning applications, on average:
- Section 106 agreements take 3.76 months to complete with decisions being issued within 1 week of the S106 agreement being signed;
 - Full applications are determined within 7.98 months; and
 - The first housing completion is then a further 16.98 months after the decision is issued.
- 2.24. 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 16.98 months (1.41 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.
- 2.25. 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 information provided by the developer/landowners regarding the deliverability of their site (Appendix 18).

Section 106

- 2.26. 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 approved 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 7.6 months to seal the section 106 agreement for outline applications and Appendix 8 shows that on average it takes 3.76 months to seal a section 106 for full applications.⁷ This data has been used to inform the trajectory of large sites with a resolution to grant planning permission.
- 2.27. 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 6 months of the resolution to grant (this is viewed as a maximum timeframe). For applications that are not required to be reported to committee the same 6 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 may be refused for failing to deliver appropriate infrastructure contributions, affordable housing, play and open space, etc. and therefore being contrary to policy.
- 2.28. 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) to encourage quicker delivery of sites. Applications with shortened timeframes are highlighted in Appendix 4.

Sustainable Urban Extensions

- 2.29. It will be noted that the Earl Shilton SUE was allocated in the Core Strategy and subsequent Earl Shilton and Barwell Area Action Plan, and 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. This site is included within the 6-10 year period.
- 2.30. 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. This site is included within the 6-10 year period.

⁷ Note: The section 106 timeframes within this report are different to the reported section 106 timeframes within the Housing Delivery Test Action Plan. This is due to the timeframes for this report being based on completed sites only. The Housing Delivery Test Action Plan looks at all section 106 agreement timeframes as a different root cause analysis is needed.

Row 3: Small sites

- 2.31. 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 2022 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 2022 from the start of the current monitoring period. The breakdown of these projections is contained within Appendix 10.
- 2.32. 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.
- 2.33. Due to windfall sites of 9 dwellings or less being included in year 4 onwards (Row 4), 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 sites granted within the last 5 years under full applications and outline/reserved matters applications have been calculated to support this.

Outline Applications

- 2.34. For outline planning applications, on average:
- Reserved matter applications are submitted within 11.89 months of the outline decision being issued;
 - Reserved matter applications are then determined within 2.11 months; and
 - The first housing completion is then a further 23.29 months after the reserved matters decision.
- 2.35. On average, the first home delivered on a small site following the grant of outline consent is 37.29 months (3.11 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. Two of these sites took approximately 63 months (5.25 years) from outline decision to 1st completion which has skewed the data. This means that on average the completion is not shown to be within 3 years. However, taking the anomalous permissions 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 3: Outline application decision to first completion small site timeframes – including reserved matters (1 April 2017 - 31 March 2022)

| From | To | Average Time (months) |
|-----------------------------|-----------------------------|-----------------------|
| Outline decision | Reserved matters submission | 11.89 |
| Reserved matters submission | Reserved matters decision | 2.11 |
| Reserved matters decision | 1 st Completion | 23.29 (1.94 years) |
| Outline decision | 1 st Completion | 37.29 (3.11 years) |

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

Full Applications

2.36. For full planning applications, on average:

- Full applications are determined within 3.15 months; and
- The first housing completion is then a further 25.62 months (2.13 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 25.62 months (2.13 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. 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.

Stage 3 – Application of Expiry Rates

2.39. 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. An expiry rate therefore has to be applied to both small (Row 3) and large sites (Row 4).

2.40. The expiry rates methodology used in previous RLA's was challenged through the Wykin Lane Appeal (APP/K2420/W/20/3262295). Therefore, a thorough review of the methodology was carried out in 2021 and a new methodology has been used since last year to calculate the expiry rates for small and large sites.

Small sites (Row 3)

2.41. An expiry rate for small sites has been applied to Row 3 of the trajectory. Table 4 (overleaf) displays that 27.24% of small site planning permissions have expired within the last 10 monitoring years. This percentage is based on the actual expired dwellings vs the number of dwellings that had the potential to expire within that monitoring year. Appendix 10 sets out the application of the 27.24% discount based on the expiry date of small sites within the trajectory and small sites that have been completed. Once the expiry rate has been applied a total provision per year from small sites can be provided, projected within Appendix 10.

Table 4: Annual expiry rates on small sites (1 April 2012 to 31 March 2022)

| Year | Number of potential expired dwellings | Number of Dwellings Expired | Expiry Rate (%) (Dwellings Expired as a Percentage of potential expired dwellings) |
|---------------------------------------|---------------------------------------|-----------------------------|--|
| 2012/13 | 77 | 27 | 35.06 |
| 2013/14 | 132 | 48 | 36.36 |
| 2014/15 | 75 | 9 | 12.00 |
| 2015/16 | 120 | 35 | 29.17 |
| 2016/17 | 81 | 41 | 50.62 |
| 2017/18 | 171 | 31 | 18.13 |
| 2018/19 | 153 | 23 | 15.03 |
| 2019/20 | 184 | 50 | 27.17 |
| 2020/21 | 119 | 37 | 31.09 |
| 2021/22 | 175 | 31 | 17.71 |
| Average annual expiry rate (%) | | | 27.24 |

Large sites (Row 4)

- 2.42. Table 5 displays that 11.30% of large site planning permissions have expired in the last 10 years based on the dwellings that have expired compared to dwellings that had the potential to expire. This expiry rate has been applied to the projected delivery from large sites based on the expiry date of sites and which year they have the potential to expire within. 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.

Table 5: Annual expiry rates on large sites (1 April 2012 to 31 March 2022)

| Year | Number of potential expired dwellings | Number of Dwellings Expired | Expiry Rate (%) (Dwellings Expired as a Percentage of potential expired dwellings) |
|---------------------------------------|---------------------------------------|-----------------------------|--|
| 2012/13 | 488 | 15 | 3.07 |
| 2013/14 | 259 | 107 | 41.31 |
| 2014/15 | 984 | 132 | 13.41 |
| 2015/16 | 544 | 0 | 0 |
| 2016/17 | 308 | 0 | 0 |
| 2017/18 | 370 | 49 | 13.24 |
| 2018/19 | 421 | 77 | 18.29 |
| 2019/20 | 268 | 0 | 0 |
| 2020/21 | 620 | 89 | 14.35 |
| 2021/22 | 431 | 40 | 9.28 |
| Average annual expiry rate (%) | | | 11.30 |

Stage 4 – Analysis of Windfall Study Report

Row 4: Small site windfall allowance

- 2.43. The windfall study (2022) is updated annually and provides an annual windfall allowance figure. This figure is then included within the trajectory from year 4 onwards. As of 1st April 2022 an annual small site windfall allowance of 87 dwellings is justified within the five-year housing land supply.
- 2.44. The trajectory (appendix 13) shows that the projected small site completions within years 1-3 to be an average of 87 dwellings per annum.

Table 6: Annual Completions on small sites (1 April 2019 to 31 March 2022)

| Year | Small site completions |
|---------|------------------------|
| 2021/22 | 130 |
| 2020/21 | 83 |
| 2019/20 | 101 |

- 2.45. Table 6 shows the small site completions for the last three years. This gives an average of 105 small site completions per annum over the previous 3-year period. This shows that projecting all small site completions (Row 3) over the first 3 years only in order to include a windfall allowance in years 4 and 5 is not an overestimation of the small site commitments and windfall allowance. It should be noted that the lower delivery within 2020/21 was due to the 4 months of national lockdowns experienced due to the coronavirus pandemic and is therefore considered to be lower than normal delivery rates within HBBC.
- 2.46. The windfall study concludes that there is a consistent supply of windfall sites in the borough and that to not include an allowance would under-estimate the delivery of housing in the borough.
- 2.47. On 7th May 2021 the Sketchley Lane appeal decision (APP/K2420/W/20/3260227) confirmed that the windfall figure was realistic '*having regard to historic windfall rates and expected future trends*' (paragraph 32).
- 2.48. Once stages 1-4 have been followed the housing trajectory is complete and five-year housing land supply position may be calculated. The April 2022 housing trajectory is contained within Appendix 13. The Council's five-year housing land supply position as at 1 April 2022 is displayed in Table 7 (overleaf).

Table 7: 1 April 2022 five-year housing land supply position

| | | Dwellings |
|---|---|--|
| a | Borough Housing Requirement (standard method and affordability ratio) Total Required (x5) | 472 dwellings per annum 2,360 dwellings |
| b | Deliverable housing supply required for 5 years with additional 5% buffer (5% of annual requirement of 472 dwellings = 24 dwellings) | 496 dwellings per annum 2,480 dwellings |
| c | Housing Supply (1 April 2022 – 31 March 2027) Row 2. Large Sites = 2,036 dwellings + Row 3. Small Sites = 214 dwellings + Row 4. Small Sites Windfall Allowance = 174 dwellings + Row 5. Barwell Sustainable Urban Extension = 0 dwellings + Row 6. Earl Shilton Sustainable Urban Extension = 0 dwellings | 2,424 |
| d | Overprovision/Shortfall (b - c) | -56 |
| e | Number of years supply (c / 496 dwellings per annum) | 4.89 |

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. The National Planning Policy Framework (July 2021), has superseded guidance relating to the rural housing targets in Core Strategy policy 15. Paragraph 64 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. A new tenure type has now also been introduced (First Homes) however as of 1 April 2022 no first homes had been secured in HBBC and therefore this will be reported on next year.
- 3.3. Appendix 14 identifies that over the last monitoring period (1 April 2021 to 31 March 2022) 73 affordable dwellings have been built all of which were of varied tenures. Table 8 displays the number and type of affordable dwellings provided in the borough from 1 April 2006 to 31 March 2022. Since the start of the plan period (2006) there have been 1,463 affordable housing completions, so a considerable number of dwellings (70%) have been provided towards meeting the target set in the Core Strategy of 2090 affordable homes to be provided by 2026.

Table 8: Annual affordable housing completions (1 April 2006 – 31 March 2022)

| Year | Completions | | | Total |
|--------------|-------------|------------------|-----------------|--------------|
| | Social Rent | Shared Ownership | 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 | 97*** |
| 2016/17 | 45 | 25 | 20 | 141**** |
| 2017/18 | 0 | 17 | 65 | 102***** |
| 2018/19 | 18 | 25 | 56 | 99 |
| 2019/20 | 0 | 35 | 81 | 116 |
| 2020/21 | 0 | 54 | 48 | 102 |
| 2021/22 | 0 | 21 | 52 | 73 |
| Total | 590 | 347 | 393 | 1,463 |

* 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 44 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 9.

Table 9: Housing completions on previously developed land and greenfield land (1 April 2009 – 31 March 2022) – major sites only

| Year | Greenfield | % | PDL | % | Total |
|---------------------------|-------------|-----------|-------------|-----------|-------------|
| 2009/10 | 148 | 54 | 127 | 46 | 275 |
| 2010/11 | 106 | 55 | 87 | 45 | 193 |
| 2011/12 | 147 | 44 | 184 | 56 | 331 |
| 2012/13 | 113 | 62 | 68 | 38 | 181 |
| 2013/14 | 268 | 66 | 139 | 34 | 407 |
| 2014/15 | 432 | 65 | 231 | 35 | 663 |
| 2015/16 | 355 | 68 | 168 | 32 | 523 |
| 2016/17 | 176 | 38 | 288 | 62 | 464 |
| 2017/18 | 167 | 56 | 131 | 44 | 298 |
| 2018/19 | 222 | 73 | 81 | 27 | 303 |
| 2019/20 | 148 | 77 | 44 | 23 | 192 |
| 2020/21 | 138 | 72 | 54 | 28 | 192 |
| 2021/22 | 266 | 71 | 107 | 29 | 373 |
| Total/ Average | 2686 | 62 | 1709 | 38 | 3978 |

- 4.2. Within the latest monitoring period of 1 April 2021 to 31 March 2022, of the 373 completions on all major sites, 266 (71%) were on greenfield land and 107 (29%) were on previously developed land. This gives an average of 38% on previously developed land and 62% 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 2022.
- 5.3. The completed urban sites comprise 3,990 dwellings built on 115.30 hectares of land, giving an average net density of 34.61 dwellings per hectare. The rural sites comprise 1,497 dwellings built on 62.55 hectares of land giving an average net density of 23.93 dwellings per hectare. The urban and rural densities are slightly lower than Core Strategy Policy 16 targets, however this may be of a consequence of DLUHC and the Council increasing their design standards including the introduction of the National Design Guide and the Council's Good Design Guide SPD.

6. Neighbourhood Development Plans

- 6.1. Neighbourhood Development Plans (NDPs) are becoming increasingly popular within the Borough with four plans now having been made, one awaiting referendum and a significant amount of other plans underway.
- 6.2. In order to assist the groups constructing these plans appendix 17 has been included which shows the housing position for each settlement as of the 1 April 2022 in terms of commitments. The details of individual permissions which have been used to calculate the summary presented in appendix 17 are listed within appendices 4 and 10. The completions for each settlement as of 1 April 2022 can be found within appendix 1.

7. Further data / contact details

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