

Blaby District Council Procedure

Managing Key Published Documents

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*Approved by and 'approval date' are in relation to the most recent version.

Review History			
Version*	Reviewed By (Job Title)	Review Completion Date	Brief Description of Changes (add 'no changes required' if applicable)
1	Vicky Chapman	14/11/2024	Update to take account of 2023-2024 housing starts and Completions and remaining land supply

*Version number remains the same if no significant changes are made upon review.

Document Definition / Approval & Review

Defining the document type and how it is approved and reviewed

A Blaby District Council procedure is **‘An established, agreed, or official way to complete a specific task that must be followed as instructed. It should also reference the benefits that the procedure brings.’**

Key published documents are approved for publication in line with the approval matrix illustrated in the Key Published Document Procedure.

Unless agreed by exception, key published documents must be reviewed at least **every 3 years** from the date of approval.

Significant updates/changes must also seek reapproval in line with the approval matrix.

Scope

To what and to whom this procedure applies

This technical evidence outlines Blaby District Council’s 5 year housing land supply position

It is applicable to staff and key decision takers as well as developers and the local community as it changes the weight to be applied to policies in the Development Plan in determining planning applications.

Terms & Definitions

Definition of any acronyms, jargon, or terms that might have multiple meanings.

Term	Definition
5yhls	5 Year Housing Land Supply
RLA	Residential Land Availability
NPPF	National Planning Policy Framework
PUA	Principal Urban Area
SHELAA	Strategic Housing and Employment Land Availability Assessment

Procedure Sections

Section 1 - Introduction

This document has been prepared by Blaby District Council to show the progress that has been made towards meeting its Housing Requirement as set out in the adopted Local Plan (Core Strategy) Development Plan Document (2013). The adopted Core Strategy requires sufficient land to be provided in Blaby District between 2006 and 2029 to accommodate a minimum of 8,740 dwellings.

Section 2 – Document Structure

The document shows which Parishes are within the Principal Urban Area (PUA) of Leicester (as defined in Policy CS1 Strategy for Locating New Development of the adopted Core Strategy (2013), and which are not (non-PUA). It sets out housing completions by settlement between 2006 and 2024 and sets out projected completions by settlement for small sites (less than ten dwellings) and large sites (more than ten dwellings).

Section 3 – National Planning Policy Framework (NPPF)

The Document sets out the requirements of the NPPF. This requires that planning authorities should identify a supply of deliverable sites sufficient to provide 5 years' worth of supply. For the purposes of this document that is based on a plan requirement of 380 homes per annum.

Section 4 Housing Land Supply

The District Council is basing its land supply requirement on the Adopted Local Plan (Policy CS1). The District-wide housing land supply position is 3.53 years

Appendices

Table 1: Residential Land Availability 31 March 2024 - Summary Table. Sets out housing completions between 2006 and 2024. These are presented as totals for small sites of less than ten dwellings within the PUA and Non PUA and as large sites of ten or more dwellings within the PUA and Non PUA. A district wide total in respect of annual completions is also included as well as projected completions for the period 2024-2029 based on committed sites with planning permission.

Table 2: Blaby Housing Land Supply Trajectory. This sets out headline figures for completions in the PUA and NON-PUA and District wide for the period 2026-24 and projections for expected completions from April 1st 2024 to March 31st 2029

Table 3: Sets out the Council performance against the 5yhl requirement. It shows the Council does not have a sufficient supply of homes and therefore the titled balance is engaged in accordance with paragraph 11 of the NPPF.

Blaby District Council

Residential Land Availability Document

1 April 2023 to 31 March 2024

Introduction

This document has been prepared by Blaby District Council to show the progress that has been made towards meeting its Housing Requirement as set out in the adopted Local Plan (Core Strategy) Development Plan Document (2013). The adopted Core Strategy requires sufficient land to be provided in Blaby District between 2006 and 2029 to accommodate a minimum of 8,740 dwellings.

The residential land availability position is monitored on an annual basis and this statement shows the position as at 31st March 2024.

The Residential Land Availability (RLA) document is part of the Council's Authority Monitoring Report (AMR). The strategic policies of the Local Plan were reviewed in 2018 and were found not to need updating at that point. The Council is continuing to use the annual housing requirement set out in the Adopted Plan (Policy CS1) for calculating the 5-year housing land supply (i.e. 380 dwellings per year).

The Council is monitoring the proposed changes to the NPPF and the proposed update to the Standard Method. This will significantly increase the District's Standard method requirement which currently is 329 dwellings per annum (dpa) to 559 dpa. It will also potentially re introduce the need for a 5% buffer to be applied in calculating the 5-year housing land supply requirement.

Document Structure

The document shows which Parishes are within the Principal Urban Area (PUA) of Leicester (as defined in Policy CS1 Strategy for Locating New Development of the adopted Core Strategy (2013), and which are not (non-PUA). For ease of monitoring and reference purposes this document is broken down into a number of component tables:

Table 1 provides details of the total number of dwellings (net) that have been completed on both large and small sites during the survey year (1st April 2023 to 31st March 2024) and previous years of the plan period. It also shows the housing commitments and their status by parish at 31st March 2024 on both large and small sites. Those dwellings shown in the allocations column (A) are proposed for residential development in the Blaby District Local Plan (Delivery) Development Plan Document (2019) but do not have the benefit of planning permission. Column (O) shows the number of dwellings with an outline planning permission, column (D) those with a detailed planning permission and column (U) the number of dwellings

that are under construction. This information is also disaggregated to show the split between the PUA and the non-PUA.

Table 2 shows a housing trajectory which sets out the number of completions per annum that have been delivered and the number of completions that are anticipated to occur on both large and small sites over the remaining plan period, 2024 to 2029. Within this trajectory the 5-year supply of deliverable housing sites is shown and calculated for the District, the PUA and non-PUA. These figures exclude SHELAA and all Windfall sites. Individual site surveys on a parish-by-parish basis split between large sites (10 or more dwellings) and small sites (less than 10 dwellings) will shortly be available upon request by emailing planning.policy@blaby.gov.uk.

National Planning Policy Framework (NPPF)

The NPPF seeks to improve housing choice and to provide a flexible and responsive supply of land for housing. Local planning authorities should identify a supply of deliverable sites sufficient to provide 5 years' worth of supply. Blaby District's most recent Housing Delivery Test measurement indicates recent delivery has been 125% of the identified requirement.

Housing Land Supply

The District Council is basing its land supply requirement on the Adopted Local Plan (Policy CS1). The District wide housing land supply position is **3.53 years**. The Government has recently consulted on proposed changes to the NPPF, and these changes will be published shortly. It is likely the proposed revisions to the NPPF will lead to a deterioration in the Council's 5 year housing land supply.

Further Updates

The Council will look to update its 5 year housing land supply position in April 2025 or on publication of the updated NPPF, whichever is sooner.

Table 2: Blaby Housing Land Supply Trajectory

Area	Typology	Past Completions					Completions 1st April 2006 - 31st March 2024																		Projected Completions from 1st April 2024					TOTAL		
		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29		Blank	Blank
District	Annual Requirement for District	-	-	-	-	-	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	-	8740
District	Total Annual Completions (net)	313	194	154	157	249	218	329	197	180	206	269	294	305	405	733	743	588	521	427	292	364	275	422	Deliverable 5yr Supply (District)					TOTAL	6768	
District	Large Site Commitments (net)	286	155	123	128	204	156	296	138	138	146	234	244	252	330	660	669	513	451	329	249	321	235	388	184	210	246	314	268	1222	1222	
District	Small Site Commitments (net)	27	39	31	29	45	62	33	59	42	60	35	50	53	75	73	74	75	70	98	43	43	40	34	33	42	46	32	17	170	170	
District	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	217	252	292	346	285	1392	1392	
Blank	Blank	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
PUA	Annual Requirement for PUA	-	-	-	-	-	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	5750	
PUA	Annual PUA Completions (net)	198	134	96	89	144	165	266	85	55	51	26	69	57	133	236	182	207	252	188	150	263	211	230	Deliverable 5yr Supply (PUA)					TOTAL	2826	
PUA	Large Site Commitments (net)	188	118	85	73	134	142	247	75	42	31	16	49	40	113	218	166	201	227	143	128	252	198	212	184	200	230	314	268	1196	1196	
PUA	Small Site Commitments (net)	10	16	11	15	10	23	19	10	13	20	10	20	17	20	18	16	6	25	45	22	11	13	18	14	15	15	12	7	63	63	
PUA	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	198	215	245	326	275	1259	1259	
Blank	Blank	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Non-PUA	Annual Requirement for Non-PUA	-	-	-	-	-	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	2990			
Non-PUA	Annual Non-PUA Completions (net)	115	60	58	68	105	53	63	112	125	155	243	225	248	272	497	561	381	269	239	142	101	64	192	Deliverable 5yr Supply (Non-PUA)					TOTAL	3942	
Non-PUA	Large Site Commitments (net)	98	37	38	55	70	14	49	63	96	115	218	195	212	217	442	503	312	224	186	121	69	37	176	0	10	16	0	0	26	26	
Non-PUA	Small Site Commitments (net)	17	23	20	14	35	39	14	49	29	40	25	30	36	55	55	58	69	45	53	21	32	27	16	19	27	31	20	10	107	107	
Non-PUA	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19	37	47	20	10	133	133	

5 Year Housing Land Supply at 1st April 2024 - residual method to 2029

Blank	Column 1 (Col1) Requirement (2006-2029)	Column 2 (Col2) Completions (2006-31st March 2024)	Column 3 (Col3) Residual (Col1 - Col2)	Column 4 (Col4) Annual Requirement (Col3 / 5)	Column 5 (Col5) Total Supply at 1 April 2024	Column 6 (Col6) No. Years Supply (Col5 / Col4)
District	8740	6768	1972	394.4	1392	3.53
PUA	5750	2826	2924	584.8	1259	2.15
Non-PUA	2990	3942	-952	-190.4	133	-0.70