

Blaby District Council Procedure

Residential Land Availability Report 2024 - 2025

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Review History			
Version*	Reviewed By (Job Title)	Review Completion Date	Brief Description of Changes (add 'no changes required' if applicable)
1	Vicky Chapman	21/11/2025	Update to take account of 2024-2025 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
SM	Standard Method

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 Standard Method. This version no longer measures housing delivery against the adopted Core Strategy which set out a requirement to accommodate a minimum of 8,740 dwellings between 2006 and 2029, but instead uses the Standard Method requirement of 539 dwellings per year as well as a relevant buffer in accordance with the NPPF.

Section 2 – Document Structure

The document shows housing delivery by parish/settlement as well as by PUA and Non PUA between 2006 and 2025. This allows comparison with past years. It also sets out projected completions by settlement for small sites (less than ten dwellings) and large sites (more than ten dwellings). The tables allow consideration of performance against the Council's total housing requirement in the content of the Standard Method.

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 the Council's Standard Method requirement.

Section 4 Housing Land Supply

The District Council is basing its land supply requirement on the current Standard Method requirement. The District-wide housing land supply position is 2.78 years.

Appendices

Table 1: Residential Land Availability at April 2025 - Summary Table. Sets out housing completions between 2006 and 2025. 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 2025-2030 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 2006-25 and projections for expected completions from April 1st 2025 to March 31st 2030.

Table 3: Sets out the Council performance against the 5yhls 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 2024 to 31 March 2025

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 Standard Method.

The residential land availability position is monitored on an annual basis and this statement shows the position as of May 2025.

The Residential Land Availability (RLA) document is part of the Council's Authority Monitoring Report (AMR). Following the publication of the New Standard Method requirement in December 2024, the Council now monitors its housing delivery against the Standard Method (SM) requirement. For Blaby this stood at 542 on first publication of the Standard Method number. However, following Government updates to the ratio of house prices to earnings, which is used in the standard methodology to calculate the "adjustment factor" when determining local housing needs, Blaby's requirement fell to 534 homes in March 2025. In May 2025, the District Housing requirement increased upward and currently stands at 539 homes per annum. For the purposes of the 5yhls calculation, we have used May's (the current) housing need at the date of publication of this RLA document. A 5% buffer is applied to the SM requirement to give a total housing requirement in Blaby District over 5 years of 2,830, equivalent to 566 homes per annum.

Document Structure

The document shows which Parishes are within the Principal Urban Area (PUA) of Leicester and which are not (non-PUA) as defined in the Adopted Local plan. 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 2024 to 31st March 2025) and previous years of the plan period. It also shows the housing commitments and their status by parish at 1st April 2025 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 next 5 years, i.e. Between 1 April 2025 to 31st March 31st 2030. 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 97% of the identified requirement.

Housing Land Supply

The District Council is basing its land supply requirement on the Standard Method (May 2025). Based on this requirement the District-wide housing land supply position is **2.78 years**. Moving forward, the Council has a number of planning applications which it has recommended for approval subject to Section 106 negotiations being concluded. Once these sites have permission the Council has certainty regarding delivery timeframes it will see an improvement in its land supply position. In addition, the Council has a number of further planning applications which stand to be determined in the next 12 months. It is likely that the land supply position will notably improve before the publication of next year's update.

Further Updates

The Council will look to update its 5yhls position in April 2026.

Table 1: Residential Land Availability 31 March 2025 - Summary Table

Site Type	Hierarchy	Settlement	C	O	M	P	L	E	T	I	O	N	S																Allocations		and	Permissions		Total Committed	
			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	Total	(A)	(O)	(D)	(U)	Total	and Provided							
Small Sites	PUA	Braunstone	2	7	7	5	5	1	1	4	2	10	0	1	8	6	2	4	-1	4	1	69	0	0	0	-4	3	-1					68		
Small Sites	PUA	Glenfield	9	10	-1	6	3	4	6	-1	6	1	13	0	5	18	6	5	9	10	7	116	0	0	0	2	2	4					120		
Small Sites	PUA	Glen Parva	3	0	1	0	0	3	3	2	3	5	7	1	3	2	4	4	1	6	0	2	50	0	0	7	-1	2	8				58		
Small Sites	PUA	Kirby Muxloe	4	1	3	1	2	1	12	2	2	0	2	3	8	15	8	0	-2	2	0	64	0	0	0	1	3	4					68		
Small Sites	PUA	Leicester Forest East	5	1	0	1	7	1	-1	9	5	0	0	0	-1	2	2	2	1	1	2	37	0	0	0	-3	7	4					41		
Small Sites	PUA	Lubbesthorpe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6					6			
Small Sites	PUA	PUA Total	23	19	10	13	20	10	20	17	20	18	16	6	25	45	22	11	13	18	10	336	0	0	7	1	17	25					361		
Small Sites	Non- PUA	Aston Flamville	0	0	-1	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2	0	0	0	0	0	0					2		
Small Sites	Non- PUA	Blaby	7	-2	5	0	10	12	1	2	12	6	4	1	3	8	0	13	2	2	0	86	0	0	1	1	2	4					90		
Small Sites	Non- PUA	Cosby	6	0	2	1	0	1	6	0	5	1	1	5	5	2	3	1	0	1	1	41	0	0	0	0	7	7					48		
Small Sites	Non- PUA	Countesthorpe	7	2	4	6	2	3	5	5	10	5	17	14	1	13	6	0	1	3	3	107	0	2	0	0	2	4					111		
Small Sites	Non- PUA	Croft	0	-1	1	1	8	0	0	0	0	-1	8	9	9	5	1	0	0	0	0	40	0	0	0	3	2	5					45		
Small Sites	Non- PUA	Elmesthorpe	1	0	1	1	0	2	0	4	2	0	0	1	0	0	0	3	-1	2	0	16	0	0	3	3	6	12					28		
Small Sites	Non- PUA	Enderby	7	0	15	4	8	0	1	6	5	8	8	6	11	4	0	3	11	2	1	100	0	0	0	3	1	4					104		
Small Sites	Non- PUA	Huncote	0	0	0	0	2	0	1	0	1	0	0	2	0	0	0	0	0	0	0	6	0	0	0	1	0	1					7		
Small Sites	Non- PUA	Kilby	0	1	0	0	0	0	0	0	0	0	2	2	3	1	1	1	0	1	2	15	0	0	0	-1	0	-1					14		
Small Sites	Non- PUA	Leicester Forest West	1	0	0	0	-1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0					1		
Small Sites	Non- PUA	Littlethorpe	0	1	2	0	8	0	-1	0	2	1	0	0	0	1	0	0	0	1	0	15	0	0	5	4	1	10					25		
Small Sites	Non- PUA	Narborough	-4	1	12	10	3	1	5	4	12	-1	4	7	1	4	0	4	5	1	1	70	0	0	0	2	2	4					74		
Small Sites	Non- PUA	Sapcote	11	1	0	2	-1	3	8	0	1	7	4	10	4	3	3	3	3	0	1	63	0	13	4	6	23					86			
Small Sites	Non- PUA	Sharnford	0	0	0	1	0	0	0	0	1	15	3	-1	2	7	0	0	0	0	0	28	0	0	0	5	0	5					33		
Small Sites	Non- PUA	Stoney Stanton	1	1	0	1	0	1	1	6	2	2	2	2	2	2	6	2	1	0	2	34	0	0	0	8	2	10					44		
Small Sites	Non- PUA	Thurlaston	2	2	1	1	1	2	0	8	1	0	1	1	0	0	0	0	0	0	1	21	0	0	0	0	1	1					22		
Small Sites	Non- PUA	Whetstone	0	8	7	0	0	0	3	1	0	10	4	8	6	2	1	3	4	3	0	60	0	0	0	11	5	16					76		
Small Sites	Non- PUA	Non-PUA Total	39	14	49	29	40	25	30	36	55	55	58	69	45	53	21	32	27	16	12	705	0	24	44	37	105					810			
Small Sites	District	Small Site Total	62	33	59	42	60	35	50	53	75	73	74	75	70	98	43	43	40	34	22	1041	0	31	45	54	130					1171			
Large Sites	PUA	Braunstone	127	195	71	42	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	464	0	0	0	0	0					464			
Large Sites	PUA	Glenfield	5	14	4	0	4	6	21	31	88	95	58	9	17	15	14	10	0	0	0	391	0	0	0	0	39	39					430		
Large Sites	PUA	Glen Parva	3	0	0	0	0	0	0	0	0	50	3	2	1	0	0	0	0	12	0	71	0	0	69	122	191					262			
Large Sites	PUA	Kirby Muxloe	0	24	0	0	-2	1	1	0	0	0	0	0	0	0	9	52	15	33	4	147	0	885	0	0	885					1032			
Large Sites	PUA	Leicester Forest East	7	14	0	0	0	-1	27	9	25	73	103	92	38	0	0	0	-14	0	0	373	21	58	0	15	94					467			
Large Sites	PUA	Lubbesthorpe	0	0	0	0	0	0	0	0	0	0	0	2	98	171	128	105	190	197	167	1183	0	2656	266	181	3103					4286			
Large Sites	PUA	PUA Total	142	247	75	42	31	16	49	40	113	218	166	201	227	143	128	252	198	212	129	2629	21	3599	335	357	4312					6941			
Large Sites	Non-PUA	Aston Flamville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					0			
Large Sites	Non-PUA	Blaby	0	0	39	9	1	0	0	0	21	46	84	38	116	10	41	34	15	0	14	468	0	0	0	4	7	11					479		
Large Sites	Non-PUA	Cosby	0	0	0	0	0	0	0	0	0	1	19	9	0	0	32	0	0	0	0	61	0	0	0	0	0					61			
Large Sites	Non-PUA	Countesthorpe	0	0	0	1	24	108	84	99	61	36	57	1	30	0	0	0	0	0	0	501	0	170	0	0	170					671			
Large Sites	Non-PUA	Croft	0	0	0	0	0	0	0	0	0	0	0	0	0	10	4	0	0	0	14	0	0	0	0	0					14				
Large Sites	Non-PUA	Elmesthorpe	0	0	0	0	0	0	0	0	0	10	26	46	8	0	0	0	0	0	0	90	0	0	0	0	0					90			
Large Sites	Non-PUA	Enderby	0	0	0	0	52	2	0	5	13	0	41	0	10	0	0	0	0	0	0	123	0	0	21	0	21					144			
Large Sites	Non-PUA	Huncote	0	0	0	-16	24	9	17	6	0	39	36	0	36	24	0	0	0	0	0	175	0	0	0	0	0					175			
Large Sites	Non-PUA	Kilby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					0				
Large Sites	Non-PUA	Leicester Forest West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					0			
Large Sites	Non-PUA	Littlethorpe	0	0	0	12	0	14	0	0	0	10	14	0	0	28	26	0	8	49	0	161	0	0	0	0	0					161			
Large Sites	Non-PUA	Narborough	0	0	21	0	0	0	18	35	15	25	14	0	0	0	0	0	0	0	0	128	0	0	0	0	0					128			
Large Sites	Non-PUA	Sapcote	10	0	0	0	14	15	20	0	57	97	109	25	36	39	57	54	27	0	0	560	0	80	0	0	80					640			
Large Sites	Non-PUA	Sharnford	0	0	0	0	0	0	0	0	0	0	0	0	11	1	0	0	0	0	12	0	0	0	0	0					12				
Large Sites	Non-PUA	Stoney Stanton	4	49	3	62	0	70	56	36	8	12	33	49	49	1	0	0	2	0	434	0	0	0	0	0	0					434			
Large Sites	Non-PUA	Thurlaston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					0				
Large Sites	Non-PUA	Whetstone	0	0	0	28	0	0	0	0	10	6	94	106	113	42	10	0	0	127	0	536	0	0	1	0	1					537			

(A) Allocation (O) Outline (D) Detailed (U) Under Construction

The figures above represents the net totals. As such minus figures (-) occur in circumstances where the number of dwellings lost (e.g. through demolition) exceeds the number of new dwellings completed or permitted.

Table 2: Blaby Housing Land Supply Trajectory

Area	Typology	Past Completions					Completions 1st April 2006 - 31st March 2025																				Projected Completions from 1st April 2025						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	29/30			
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	539		9279	
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	165	5yr Supply (District)					TOTAL	6933	
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	143	166	255	355	350	328	1454	1454	
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	22	41	20	27	21	12	121	121	
District	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	207	275	382	371	340	1575	1575	
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	N/a	N/a		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	139	5yr Supply (PUA)					TOTAL	2965	
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	129	150	200	284	260	278	1172	1172	
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	10	16	5	1	2	0	24	24	
PUA	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	166	205	285	262	278	1196	1196	
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	N/a	N/a		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	26	5yr Supply (Non-PUA)					TOTAL	3968	
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	14	16	55	71	90	50	282	282	
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	12	25	15	26	19	12	97	97	
Non-PUA	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	41	70	97	109	62	379	379	

5 Year Housing Land Supply at 1st April 2024 - Current NPPF Requirement (May 2025) Standard Method

	Column 1 (Col1) Requirement	Column 2 Completions	Column 3 (Col3) Residual (Col1 - Col2)	Column 4 Annual	Column 5 Supply 1 April 2025	Column 6 No. Years
District	2829.75	N/A	N/A	565.95	1575	2.78