


HOUSING DELIVERY TEST ACTION PLAN

June 2024

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The timeline and reporting process for the production of the Action Plan

	Date
Developer Panel with Key Stakeholders	3rd June 2024
Publication of Action Plan	19th June 2024

1. Introduction

1.1. Background

1.1.1. The Government is committed to boosting the supply of housing in England through their economic and housing growth agendas. Since 2015, a number of measures and reforms have been introduced into the planning system to this end. Local Planning Authorities (LPAs) are challenged to be more proactive to ensure the identified housing requirement for their local area is met.

1.1.2. The Housing Delivery Test (HDT) was introduced by the Government in 2018 through the revised National Planning Policy Framework (NPPF) (2018) and carried through within the revised 2019, 2021 and 2023 frameworks. It was introduced as a monitoring tool to demonstrate in which authorities there are not enough homes being built to meet the local housing requirement.

1.1.3. Paragraph 79 of the National Planning Policy Framework (2023) [1] states that where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance to assess the causes of under delivery and identify actions to increase delivery in future years. The HDT also determines that if the delivery has fallen below 85% of the local planning authority's housing requirement over the previous three years, a 20% buffer should be applied to the Council's five-year housing land supply calculation. If delivery has fallen below 75%, a 20% buffer and presumption in favour of sustainable development applies.

1.1.4. Where an Action Plan is required, this should be published within 6 months of the publication of the date which MHCLG published the results i.e. 2024 plans should be published by 19th June 2024.

1.2. Housing Delivery Test Results

1.2.1. The housing delivery test results are calculated by dividing the total number of homes delivered over the previous 3 years by the number of homes required over the previous 3 years. Table 1 shows all Hinckley and Bosworth Borough Council's (the Council hereafter) Housing Delivery Test results since 2018.

TABLE 1: HINCKLEY AND BOSWORTH BOROUGH COUNCIL'S HOUSING DELIVERY TEST RESULTS[2]

Year	HDT result
2021/22	89%
2020/21	86%
2019/20	92%

1.2.2. The result for the last three years has fallen below 100% measurement an action plan is required in accordance with Paragraph 79 of the National Planning Policy Framework (2021) (paragraph 1.1.3.)

1.2.3. The breakdown of the 2022 result[3] which fell below 95% delivery is overleaf (Table 2).

[1] National Planning Policy Framework (2021)
[2] As published by Ministry of Housing, Communities & Local Government
[3] Housing Delivery Test: 2022 measurement - GOV.UK (www.gov.uk)

TABLE 2: BREAKDOWN OF HOMES REQUIRED AND DELIVERED PER YEAR (2022 RESULT)

Year	Number of homes required	Number of homes built
2019/20	418	285
2020/21	301	248
2021/22	444	500
Total	1,163	1,033
Result	89%	

1.2.4. The number of homes required is calculated differently for different years. For all years the local housing need is calculated using the standard method. The standard method uses the 2014 household projections and the affordability ratio for each specific year. This local housing need was adjusted in 2019/20 and 2020/21 to take account of the COVID-19 pandemic. The figure has not been adjusted for the 2021/22 period.

1.2.5. For the 2019/20 period, the number of homes required used is only the requirement for 11 months rather than 12 months. Therefore 418 is used within the calculation rather than 457 dwellings. This was to account for disruption to housing delivery and monitoring caused by the first national lockdown in March 2020. For the 2020/21 period, the number of homes required used is only the requirement for 8 months rather than 12 months therefore 301 is used rather than 444 dwellings. This was to account for the considerable variations in levels of housing delivery as local planning authorities and the construction industry faced disruption on a national, regional, and local level due to the pandemic.

1.3. Purpose, objectives and status

1.3.1. This Action Plan provides an analysis of the key reasons for the below target delivery identified within the 2022 test result. It identifies key actions the Council intends to undertake to increase/maintain the delivery of new housing in the Hinckley and Bosworth Borough.

1.3.2. The Council recognises that delivering housing is a collaborative task, however HBBC can only control certain elements of the process that are within its remit. Whilst the Council will work proactively and collaboratively with all partners the actions set out within Section 5 are only the actions within the Council's Control. Sections 3 and 4 identify further issues that are outside of the Council's control which the Council will still be working with stakeholders on.

1.4. Relationship to other plans/strategies

1.4.1. The Action Plan complements existing Council plans, policies and strategies which provide a framework for the delivery of housing within the Borough. This includes:

- Corporate Plan 2024-2028[4]
- Local Plan[5] – The Core Strategy (2009), Hinckley Town Centre Area Action Plan (2011), Earl Shilton and Barwell Area Action Plan (2014), Site Allocations Development Management DPD (2016) and any made Neighbourhood Development Plans provides the framework for future

[4] Corporate Plan 2024 to 2028 | Hinckley & Bosworth Borough Council (hinckley-bosworth.gov.uk)
[5] Local Plan 2006-2026 documents and evidence base

housing and economic development delivery across the Borough (the Local Plan review will be addressed later in this Action Plan)

- Housing Strategy 2018-2023[6]
- Hinckley and Bosworth Borough Council Economic Regeneration Strategy 2021-2025[7]

1.4.2. The Action Plan is also aligned with the housing delivery priorities for the wider Leicestershire area. There is ongoing work surrounding the wider housing need and its distribution in Leicestershire and its deemed that this Action Plan will support the work being undertaken on that task. However, it is worth noting that due to the stage of that wider Leicestershire work on housing distribution and the Action Plan result being based on data up to 1st April 2022, this year's Action Plan will focus primarily on HBBC's housing requirement.

1.5. Approach and methodology

1.5.1. The preparation of this Action Plan has been informed by the work the Council has been undertaking on housing delivery in the last two years. The Council is currently undertaking its housing monitoring for the 2024/25 monitoring year and therefore the analysis has been undertaken as of 1st April 2024. This is the basis for the 2024 HDT result.

1.5.2. The Planning Practice Guidance (housing supply and delivery)[8] recommends that the following could be reviewed within the action plan (Paragraph: 050 Ref ID: 68-050-20190722):

- Barriers to early commencement after planning permission is granted and whether such sites are delivered within permitted timescales;
- Barriers to delivery on sites identified as part of the 5 year land supply (such as land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.);
- Whether sufficient planning permissions are being granted and whether they are determined within statutory time limits;
- Whether the mix of sites identified is proving effective in delivering at the anticipated rate.
- Whether proactive pre-planning application discussions are taking place to speed up determination periods;
- The level of ongoing engagement with key stakeholders (for example, landowners, developers, utility providers and statutory consultees), to identify more land and encourage an increased pace of delivery;
- Whether particular issues, such as infrastructure or transport, could be addressed at a strategic level - within the authority, but also with neighbouring and upper tier authorities where applicable.

1.5.3. Paragraph 51 of the Planning Practice Guidance (housing supply and delivery) (Ref ID: 68-051-20190722) goes on to recommend what actions local authorities could consider as part of the action plan in order to boost delivery. These are:

- Revisiting the Strategic Housing Land Availability Assessment (SHLAA) / Housing and Economic Land Availability Assessment (HELAA) to identify sites potentially suitable and available for housing development that could increase delivery rates, including public sector land and brownfield land;
- Working with developers on the phasing of sites, including whether sites can be subdivided;
- Offering more pre-application discussions to ensure issues are addressed early;

[6] Housing Strategy
[7] Hinckley and Bosworth Borough Council Economic Regeneration Strategy
[8] PPG: housing supply and delivery (2019)

- Considering the use of Planning Performance Agreements;
- Carrying out a new Call for Sites, as part of plan revision, to help identify deliverable sites;
- Revising site allocation policies in the development plan, where they may act as a barrier to delivery, setting out new policies aimed at increasing delivery, or accelerating production of an emerging plan incorporating such policies;
- Reviewing the impact of any existing Article 4 directions for change of use from non-residential uses to residential use;
- Engaging regularly with key stakeholders to obtain up-to-date information on build out of current sites, identify any barriers, and discuss how these can be addressed;
- Establishing whether certain applications can be prioritised, conditions simplified or their discharge phased on approved sites, and standardised conditions reviewed;
- Ensuring evidence on a particular site is informed by an understanding of viability;
- Considering compulsory purchase powers to unlock suitable housing sites;
- Using Brownfield Registers to grant permission in principle to previously developed land; and
- Encouraging the development of small and medium-sized sites.

1.5.4. This Action Plan builds upon the recommendations set out above and within the PPG. The findings and Actions can be found within sections 3 and 4 of this plan.

2. Consultation

2.1. The analysis below was presented to a Developer Panel on the 3rd June 2024. A list of the invitees and attendees can be found in Appendix 1. Various stakeholders joined the panel from land promoters and developers to infrastructure providers and registered providers.

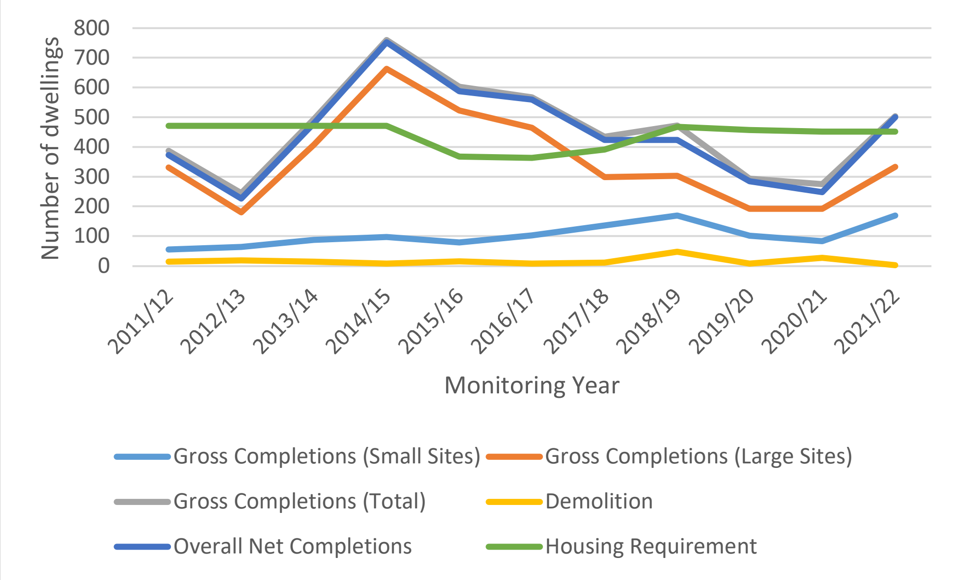
2.2. Comments and discussion from the Developer Panel are detailed throughout Sections 3 and 4 of the Action Plan as these provide useful commentary to the Council's housing delivery analysis.

3. Housing Delivery Analysis

3.1. Housing delivery

3.1.1. Looking back over the last 10 years, 4,645 dwellings have been completed, which gives an average delivery of 464 dwellings per annum against an average target of 454 dwellings per annum. Therefore, the Council has an oversupply of approximately 2.2% over the average requirement over the 10-year period. It is acknowledged that since 2012 there has been a downward trend in completions (figure 1 overleaf), although recent trends from 2021/22 are showing an increase. The Council will continue to monitor whether this increase over 2021/22 is a result of a COVID 'bounce back' or a more general trend of increased delivery.

Figure 1: Gross Completions over a 10 year period (2012-2022)



3.1.2. A 10-year period was looked at to review the level of completions within the Borough in order to analyse a whole economic cycle. Figure 1 shows the change in completions over time, however as stated previously the real decline has been within the last 7 years, although there has been an increase in dwellings completed between 2021/22. Based on the above graph and that a 6-year timeframe would encompass the housing delivery test timeframes and also the permissions permitted in the previous 3 years that could feed into the housing delivery test result, a 6 year timeframe was used for the data in the July 2021 Action Plan[9].

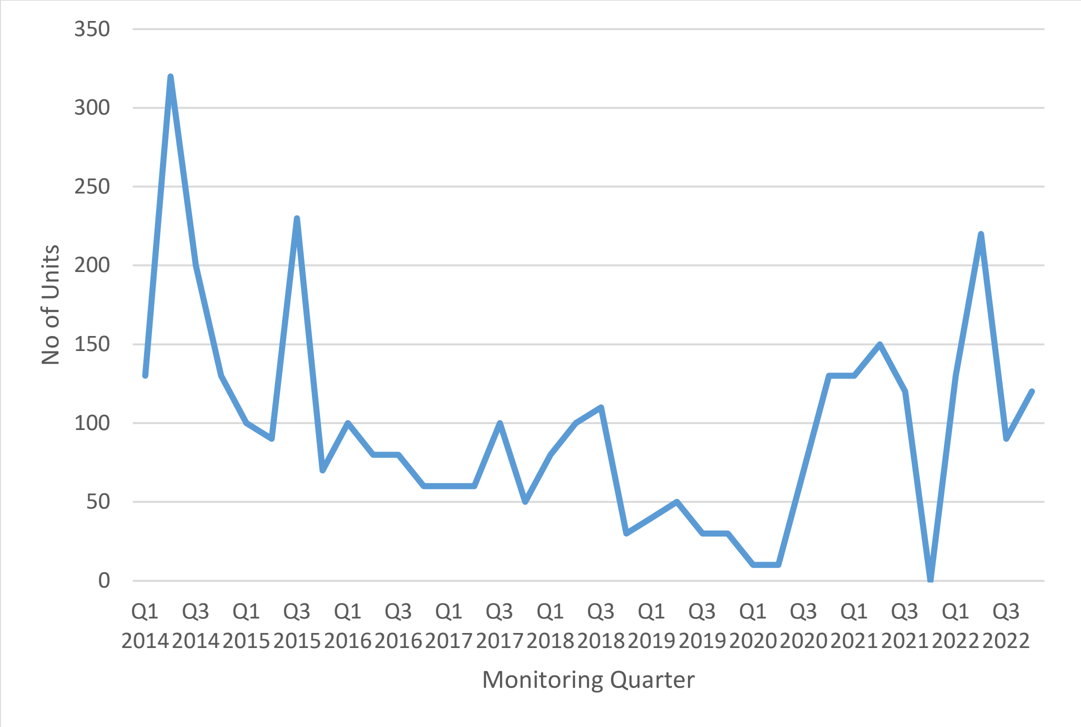
3.1.3. Figure 1 also shows the difference in the small site completions and large site completions. Small site completions are generally on an upward trend and it is only the large site completions that have been decreasing in the last eight years. More analysis of small site delivery can be found within the Council's Windfall Study (2022).[10]

3.1.4. The remainder of the analysis within this Action Plan focusses on large sites as that is the area that has declined. Small sites do make a steady contribution to the Borough's housing delivery and as such should be bolstered, as this is a reliable source of housing being built in the borough.

3.1.5. The volatility in housing delivery is also demonstrated by the number of new build starts each quarter over the past ten years (Figure 2 overleaf). This complements Figure 1 in terms of the decreasing completions between 2014 and 2020. However, since 2021 new build starts have increased which is positive for the development industry.

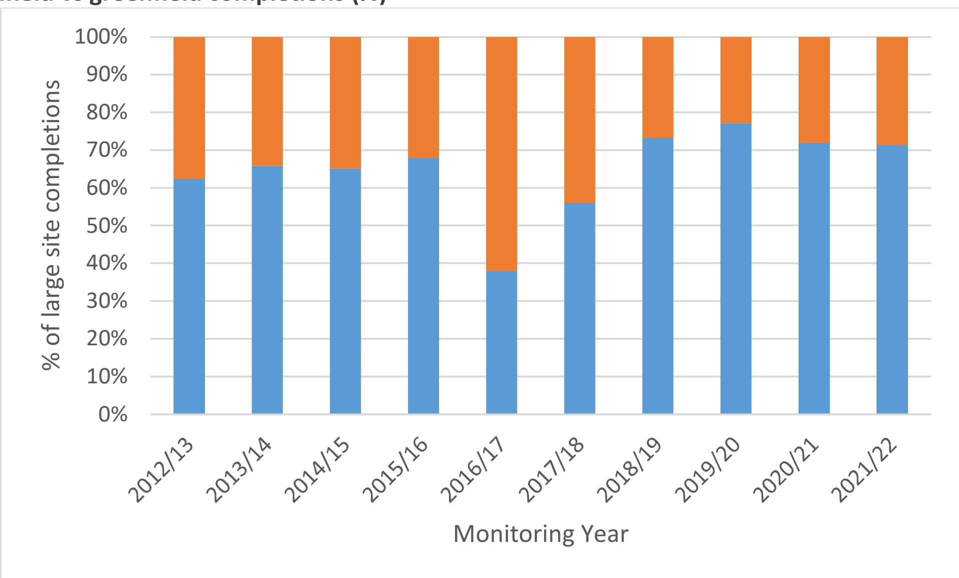
[9] Housing Delivery Test Action Plan (July 2021)
[10] Windfall Study 2022

Figure 2: Number of new Build Starts 2012-2022 (Source: LIVE TABLE 253A, MHCLG[11])



3.1.6. It is also useful to look at the type of land which is being developed and contributes to the completions figures in the Borough. The net completions have been split into brownfield and greenfield land (figure 3) which gives an average of 64% greenfield completions and 36% brownfield completions over the 10 years. This figure is a 1% increase for Greenfield and 1% decrease for brownfield compared to the last 10 year period (2011/12 to 2020/21).

Figure 3: Brownfield vs greenfield completions (%)



3.1.7. The last four years show a decrease in brownfield sites, this is expected as HBBC is a rural Borough in nature and the majority of brownfield sites that are/were available have been regenerated already. This is reflected in the brownfield register[12] which only has seven sites on it.

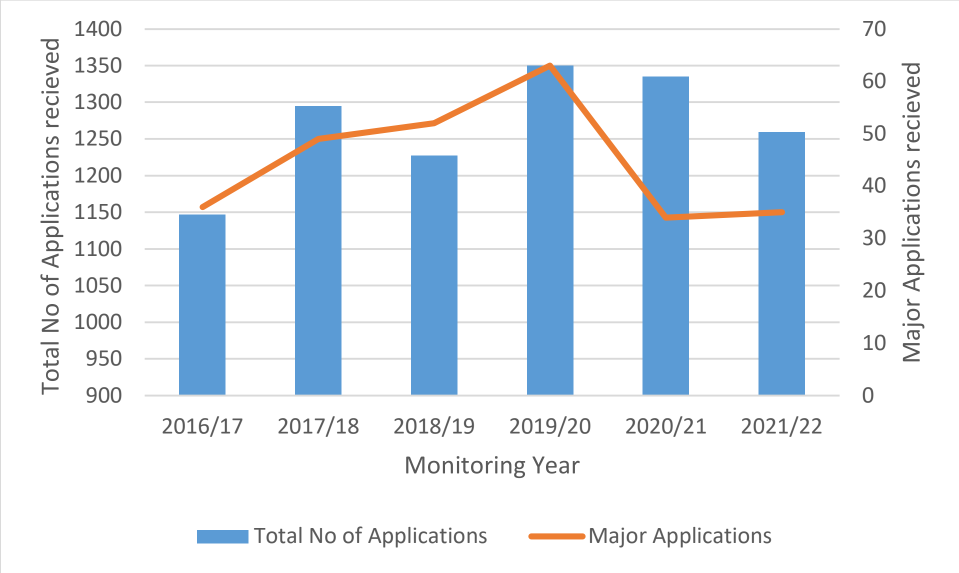
[11] Live Table 253a, Ministry of Housing, Communities and Local Government
[12] Brownfield Register

3.1.8. The brownfield register is currently being reviewed alongside the 2022 Strategic Housing and Economic Land Availability Assessment (SHELAA)[13]. Following the publication of the 2020 SHELAA the call for sites form was altered to include a brownfield section so that if the applicant wanted the site to also be included on the brownfield register they could select this option in addition to the land being included within the SHELAA. The SHELAA submissions are currently being reviewed and the number of entries on the brownfield register will also increase following this year's review.

3.2. Housing supply

3.2.1. The rates of delivery in the borough rely on the amount of dwellings permitted. Firstly, the number of applications received needs to be analysed (Figure 4).

Figure 4: Total number of major application received (2016-2022)



3.2.2. Figure 4 shows that the total number of applications received by HBBC has generally increased over the last 6 years as have the major applications received. In 2021/22 the number of applications received decreased slightly to 1,259 and major applications remained the same at 35, around the same level for major applications for 2020/21 at 34. This maybe due to COVID implications and the complexities around major applications and this will continue to be monitored to establish whether major applications increase to pre-COVID levels.

3.2.3. Although figure 4 represents all application types, HBBC are receiving a continuing, steady applications and therefore this is not identified as a barrier. Over the last 6 years, there has been an increase in the number of applications however there has been no permanent increase in resources. The number of applications has remained the same during the COVID 19 Pandemic between 2020/21 and 2021/22.

3.2.4. Despite a decline in completions since 2014 the number of permitted dwellings remained constant (excluding the high peak in 2018/19 (Figure 5 overleaf)).

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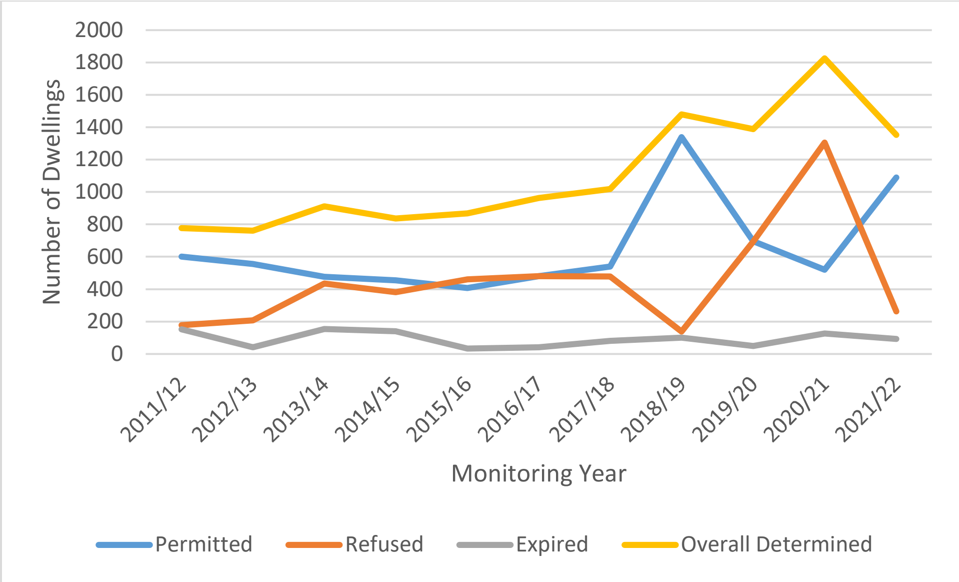
[13] SHELAA

Figure 5: Number of permitted and refused dwellings (2012-2022)

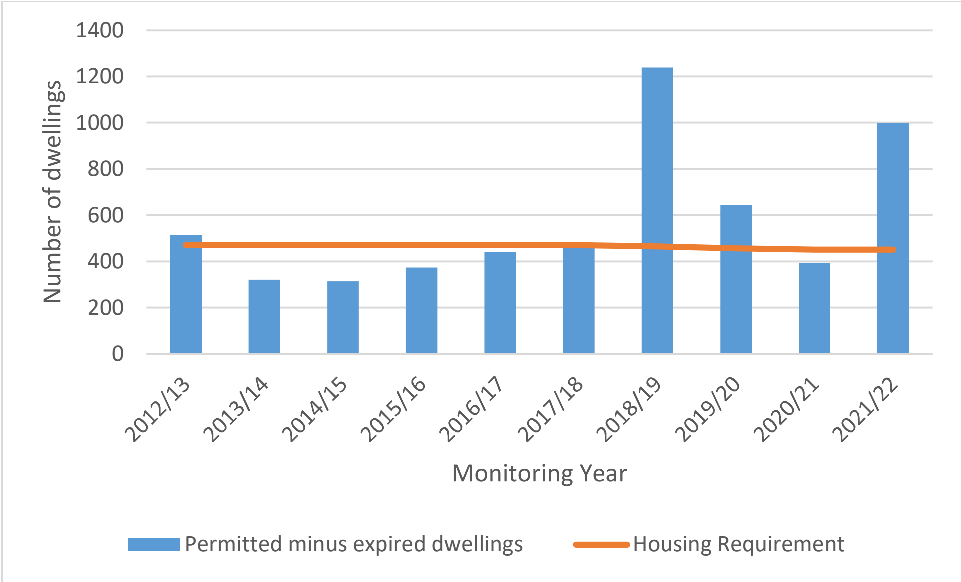


3.2.5. The year 2018/19 shows a large increase in permissions due to a planning approval for 850 dwellings on a site known as Hinckley West (15/00188/OUT / 20/00527/REM). Taking out this anomalous year permitted dwellings were higher in the last two years than pre-2017. The number of applications refused decreased during the 2020 COVID Pandemic but increased during the 2021/22 period showing a recovery from the COVID Pandemic.

3.2.6. Hinckley West and Westfield Farm (14/01279/OUT and 19/01442/REM) are the two largest permissions currently within the Borough with Westfield Farm being permitted for 350 dwellings. It should be noted that resolutions to grant have been included in the year they gained permission and not when they were added into the five-year land supply trajectories.

3.2.7. If the number of permitted dwellings is analysed and the average annual expiry rate is taken into account, then it can be determined whether enough dwellings are being permitted on an annual basis to meet the Council's needs. Figure 5 in the 2020 Action plan showed that the number of dwellings permitted was on average higher than the requirement however figure 6 (overleaf) shows that when expired dwellings are taken into account HBBC have only actually permitted enough dwellings in 4 out the 10 years. Therefore, this is a barrier to delivery and more dwellings/applications need to be permitted moving forward to meet the housing requirement and the past deficit. 2021/22 has however seen the second highest number of approvals and this will continue to be monitored to establish whether this is a post-COVID trend or a wider trend from the Council.

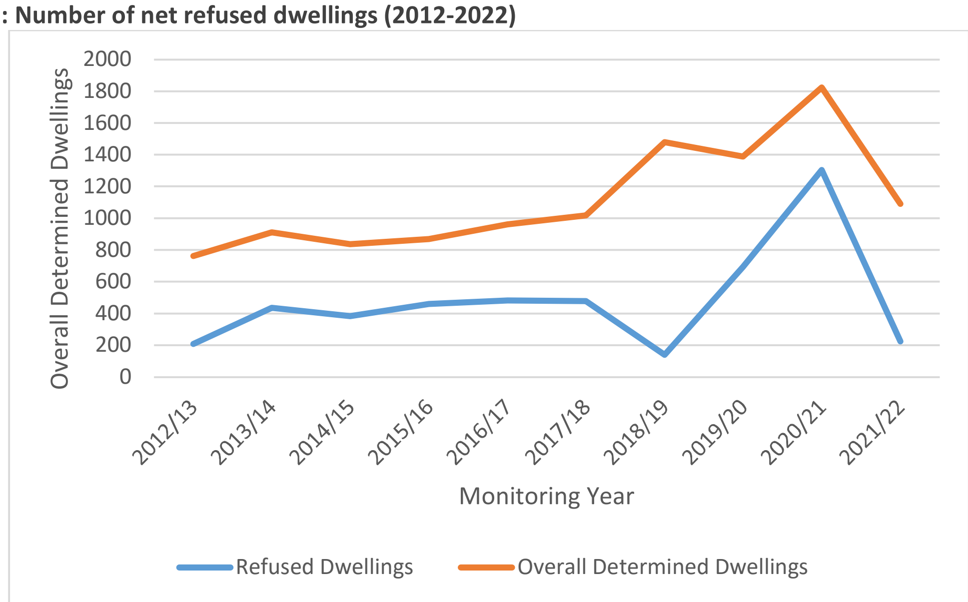
Figure 6: Number of dwellings granted planning permission vs the housing requirement (2012-2022)



3.2.8. Work completed by the Local Government Association in 2020[14] showed that it is common across England for enough permissions to be granted and completions still to be low. Between 2009/10 and 2018/19 2,564,600 dwellings were granted permission by Councils whilst only 1,530,680 dwellings were completed in the same period. This reflects our data as we do permit enough dwellings however a number of them are not build out and therefore expire. For more information on the expiry rate within the Borough see the Residential Land Availability Monitoring Statement[15].

3.2.9. The number of refused dwellings has been analysed to ascertain the trends in this data when compared to overall determined dwellings and whether this is consistent.

Figure 7: Number of net refused dwellings (2012-2022)



3.2.10. Figure 7 shows that the number of refused dwellings have increased over the years. There was however a substantial decline in the number of refusals for 2021/22, but this was consistent with the number of dwellings that have been approved. The ratio of refusals to the overall determined

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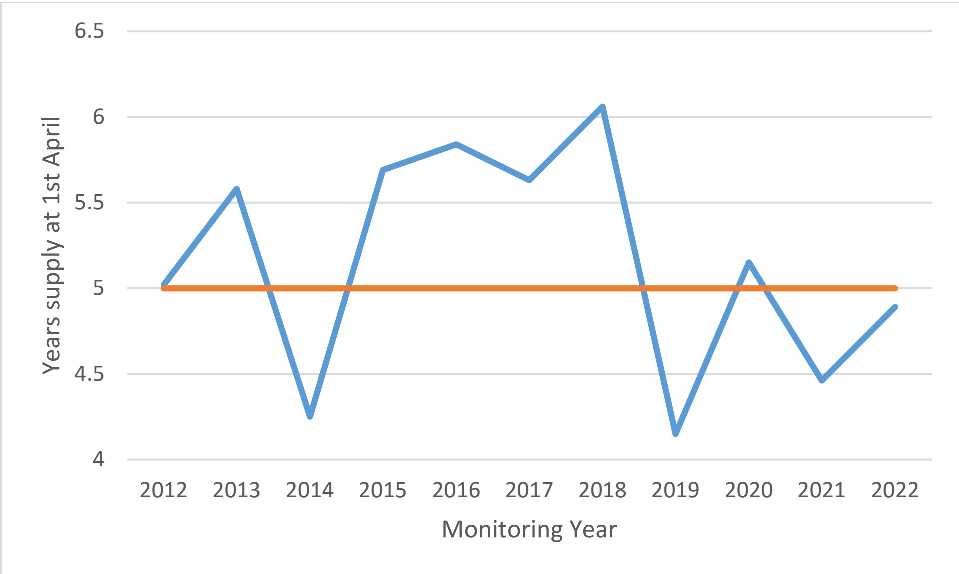
[14] LGA – Housing Backlog
[15] Residential Land Availability Monitoring Statement 2020-2021

dwellings for 2021/22 has decreased from an average of 50% (Excluding 2018/19 when the refusals were lower than the average and 2020/21 where they were higher than the average) over the period 2011/21 to 20.5% for the period 2021/22.

3.2.11. Although the delivery within the Borough has a downward trend over the last seven years the Council maintained a five-year housing land supply from 2015 to 2018 (Figure 8). Although the Council does acknowledge that this has been lower in the last three years than in previous years, with the 2019 and 2021 position falling below the five-year target and will the 2020 position being taken below 5 years through appeal decision within 2020. The latest housing supply position is showing a recovery, with the latest figure being just below the five-year target at 4.89 years.

Figure 8: Five-year housing land supply position (2012-2022)



3.3. Development Process Timeframes

3.3.1. The current Residential Land Availability Assessment is in the process of being updated with the planning application timeframes and data from the period 2021/22 is not currently available. Therefore the figures from the previous HDT Action Plan have been used in this section. An updated HDT Action Plan with the delivery targets will be published later in the year.

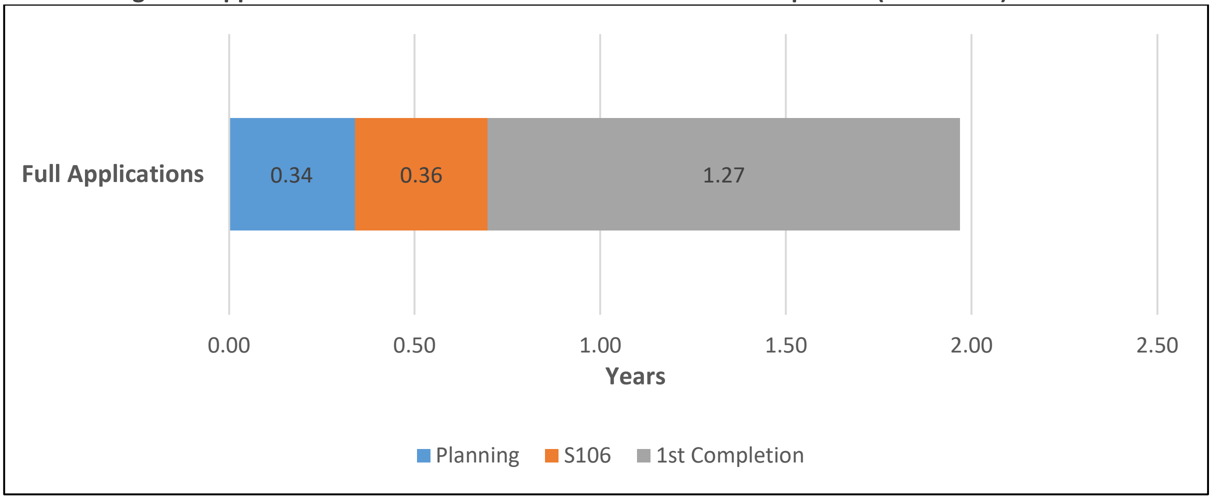
3.3.2. One of the main influences the Council has on development is determining planning applications. There are different types of applications that can be submitted and the timeframes for all have been analysed in terms of planning months[16] and section 106 months. Only sites with completions have been analysed so that the timeframes are representative of the whole process except for in relation to Section 106 timeframes.

Full Applications

3.3.3. On average major full applications (10 dwellings or more) take 4 planning months and 4 section 106 months (total of 8 months) to determine. Following the determination, it then takes 1 year and 4 months until the first completion on a site (figure 9 overleaf).

[16] Months it takes to assess the planning matters within a planning application

Figure 9: Average Full application timeframes from submission to first completion (2014-2024)



3.3.4. The total time from submission of a full application to the first completion on site is on average 2 years. The majority of the time taken is between the issuing of the decision and the first completion. The majority of this time is within the developers' control. The only input HBBC have is to discharge conditions. This discharge of conditions process and its timescales are summarised later in this action plan.

3.3.5. The Action Plan includes expired sites which had section 106 agreements in order to capture the average timeframe for all section 106 agreements. The timescales set out within Appendix 7 of the 2021/2022 Residential Land Availability Statement[17] which looks at the timescales for full applications from 1 April 2014 to 31 March 2021 from submission to first completion can be compared against the timescales within figure 9 however it should be noted that the RLA does not include expired sites only sites with completions.

Comparison to 2021 Action Plan (6-year timeframe)

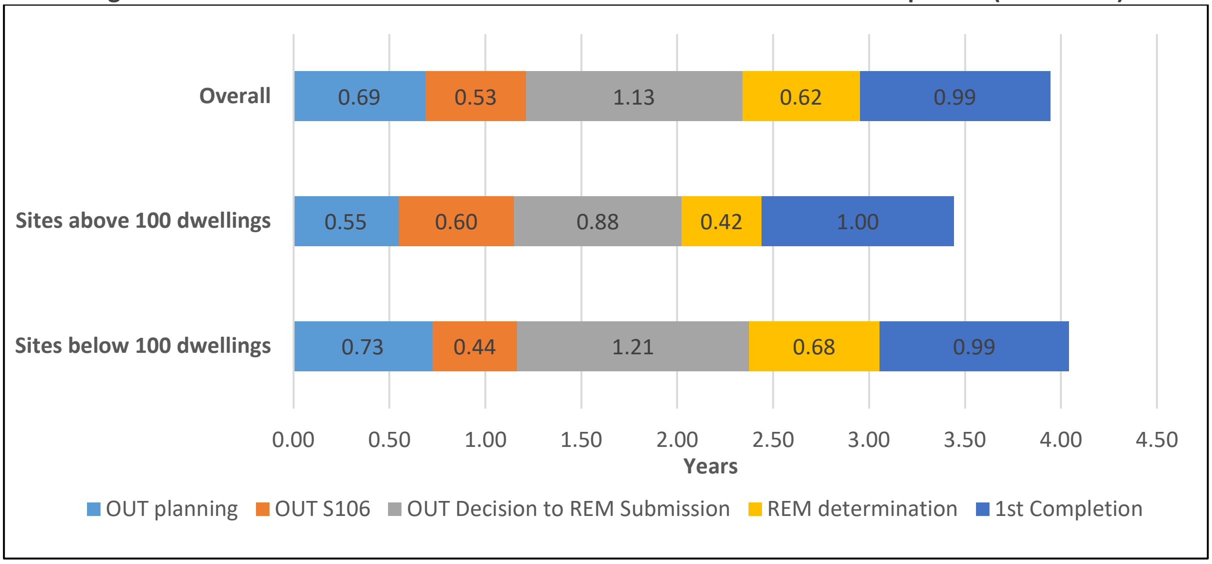
Within the last 6 years, the timeframe to determine a full application has increased from 9.5 months within last year's action plan to 9.5 months. Planning months has increased from 4 to 5 months and Section 106 months have decreased from 5 to 4.5 months. The timeframe from decision to 1st completion has remained similar but still slightly increased. Although the application timeframes have increased it is considered that the timeframe as a whole is not a major barrier to delivery within the Borough, but it is still recognised that improvement is needed. How the Borough timeframes compare to national timeframes is mentioned in paragraph 3.8.3 of this Action Plan.

Outline Applications

3.3.6. On average it takes approximately 8 planning months and 6 section 106 months (1 year 2 months total) to determine outline applications. There is then an average timeframe of 1 year and 1.5 months between the determination of the outline permission and the submission of the reserved matters application. Once submitted it takes 7.4 months on average to determine the reserved matters application. Finally it takes a further year until the first completion on a site. This gives an overall timeframe of just under 4 years on average from the submission of the outline application to the first completion on the site (Figure 10 overleaf).

[17] Residential Land Availability Statement 2020/21

Figure 10: Average Outline & Reserved Matters timeframes from submission to first completion (2014-2024)



3.3.7. These timescales can be compared against the timescales set out within Appendix 5 and 6 of the 2020/21 Residential Land Availability Statement[18] which looks at the timescales for outline applications over the last ten years (2014-2024) however it should be noted that the RLA does not include expired sites; only sites with completions have been included.

Comparison to 2020 Action Plan (6-year timeframe)
Within the last 6 years, the timeframe to determine an outline application has remained constant at 16 months. Both the planning months and section 106 months have not altered. The timeframe for the determination of the reserved matters has decreased from 7.4 months within last year's action plan to 5.5 months in the last 6 years. The timeframe from reserved matters decision to 1st completion has remained the same. How the Borough timeframes compare to national timeframes is mentioned in paragraph 3.8.3 of this Action Plan. These timeframes have been identified as a barrier to delivery. In particular Section 106 timeframes need to be reduced on outline applications.

3.3.8. Despite the comparison above, Section 106 agreements continue to be a barrier for delivery as timeframes over a 6-year period have not decreased when compared against last year's action plan, and so reducing s106 timeframes continues to be an action and a new additional task within this action has been added.

3.3.9. The Council were aware that the S106 timeframes as well as the post outline decision timeframes were areas that delayed development. Therefore, in 2019 the Council started to reduce the 3-year time limit on outline approvals for reserved matter submissions to 18 months. This is seeing some results as demonstrated below:

- Land opposite Bosworth College, Desford – 80 dwellings (site is under construction)
- Land off Peckleton Lane, Desford – 80 dwellings (site is under construction)
- Land East Of Roseway, Stoke Golding – 65 dwellings (Reserved Matters application received on 25.11.2021 and pending consideration as of April 2022)
- Land at Wykin Lane, Stoke Golding – 55 dwellings (site was allowed on appeal dated 21st May 2021. The site has 7 months remaining to submit an application of reserved matters, as of April 2022 site had been sold to Davidson homes)
- Land East of Lutterworth Road, Burbage – 135 dwellings (site was allowed on appeal dated 6th October 2021 and discussions surrounding the submission of the reserved matters have been taking place in 2022. The site has 1 year remaining to submit an application of reserved matters, as of April 2022)

[18] Residential Land Availability Statement 2020/21

3.3.10. The developer panel raised that delays in the planning system has had an impact over the last year or so as developer's programmes then change and a gap has to be plugged. Planning delays have a big knock-on impact on sourcing land and delivery. Savills has reported[19] that there continues to be a limited supply of land coming through the planning system which has driven intense competition for sites.

Discharge of Conditions Applications

3.3.11. Discharge of condition (DOC) timeframes have been analysed; however they are included in the decision to first completion timeframes within Figures 9 and 10. This is the only input HBBC has into the period from the outline and reserved matters decision to first completion and discharge of condition applications can be done alongside other tasks i.e. Section 278 technical approvals, land deals, etc.

3.3.12. The applications analysed for DOC are only based on applications between January 2019 and April 2021 as a new process was introduced in 2019. The average timeframe for these applications 2.6 months. This timeframe is small in relation to all other timeframes presented in Figures 9 and 10.

3.3.13. For DOC applications determined after 5 months the reasons for delay are missing plans, strategies or details provided to the LPA. Examples include Landscape Management Plans, Waste Management Plans, materials layout, brick samples, means of enclosure, pollution, and drainage/SuDS.

3.3.14. In terms of outline planning applications, conditions can be discharged prior to the submission of the reserved matters in most cases or through the determination of the reserved matters and therefore due to other outstanding matters no significant delay is caused.

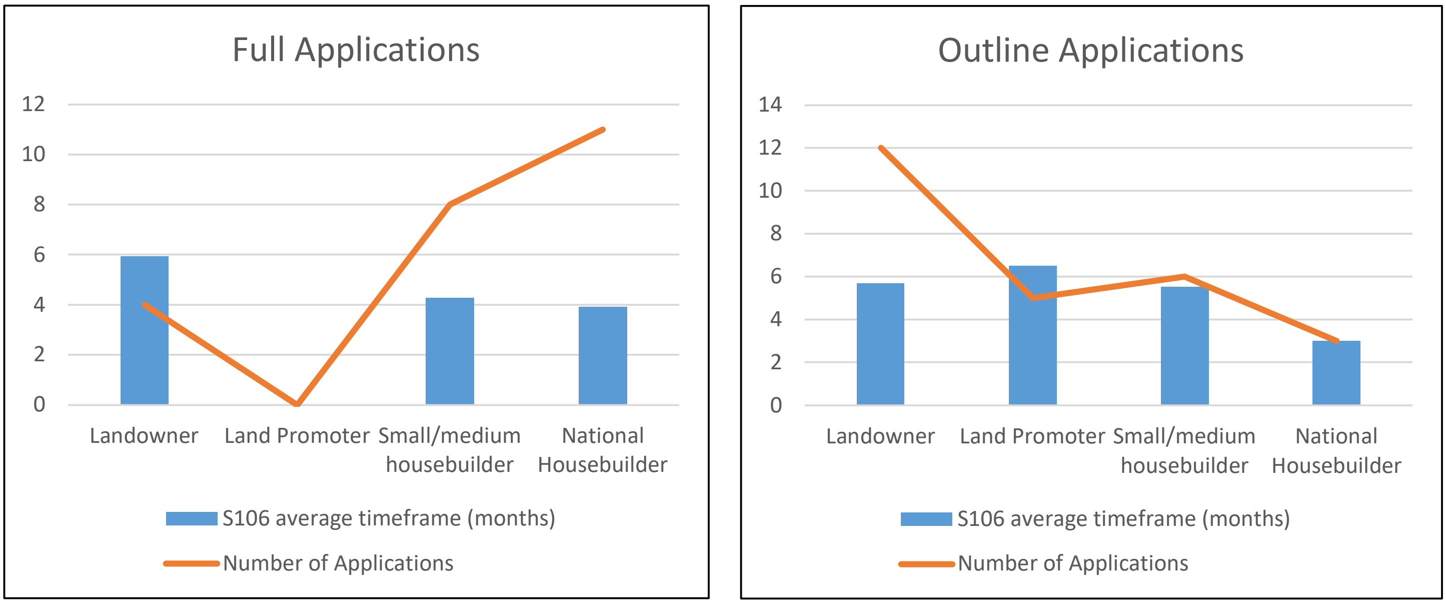
Section 106 Agreements

3.3.15. On average, Section 106 (s106) agreements take 4 months from instruction to seal/engrossment for full applications and 6 months for outline applications.

3.3.16. There are various parties involved in this process and therefore it is difficult to analyse what causes the delay in this process. However, evidence shows that for both full and outline applications the type of applicant varies the average timeframe (figure 11 overleaf).

[19] Savills – Market in Minutes: Residential Development Land – Q1 2022

Figure 11: average section 106 timeframes dependant on application type and applicant (2014 – 2024)



3.3.17. For full applications, there is a difference between the timeframe for the section 106 if the application is submitted by the landowner or if a house builder submits the application. There was no data for land promoters as they have not submitted full applications in the Hinckley and Bosworth borough, as they tend not to build out the permissions, they sell to a developer.

3.3.18. For outline applications, there is a similar trend with landowner and land promoter section 106s taking the longest and house builders not taking as long however the difference is not as drastic. Landowner-led planning applications and the subsequent s106 agreements tend to take longer due to the level of inexperience of the planning process and actual development of the site.

3.3.19. Nevertheless, HBBC have acknowledged that section 106 timeframes need to be reduced and has been imposing time limits for s106 agreements to be signed before having to return the application back to Planning Committee. The Council brought this requirement in in 2020 and this will be monitored as part of future Action Plan.

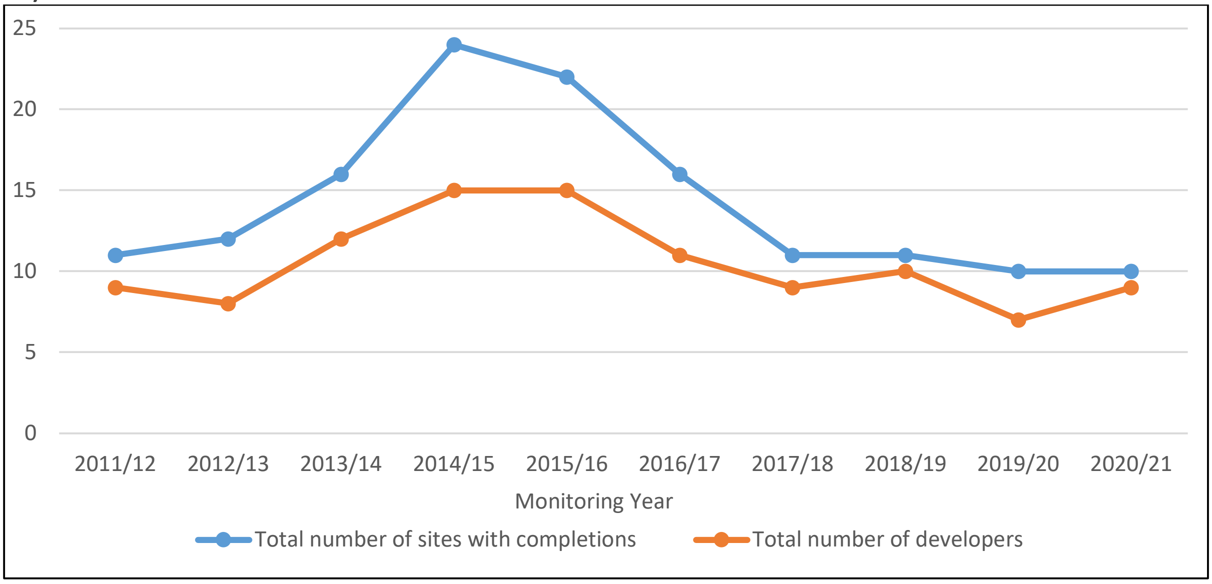
Comparison to 2020 Action Plan (6-year timeframe)

When looking at the Section 106s engrossed over the last 6 years the average s106 timeframe for full applications is 5.5 months and the average S106 timeframe for outline applications is 5.5 months. This direct comparison shows an increase of 1.5 months in full application S106 timeframes and a slight reduction of 0.5 months in outline application S106 timeframes.

3.4. Development Sites

3.4.1. Over the last ten years, completions in the borough have fluctuated; however then was a clear peak in 2014/15 and since then completions have been decreasing as shown within figure 1. This is a consequence of the decreasing number of sites with permission within the borough recording completions and the number of developers operating within the borough also decreasing (figure 12).

Figure 12: Number of large sites with completions compared to developers operating within the borough (2014-2024)

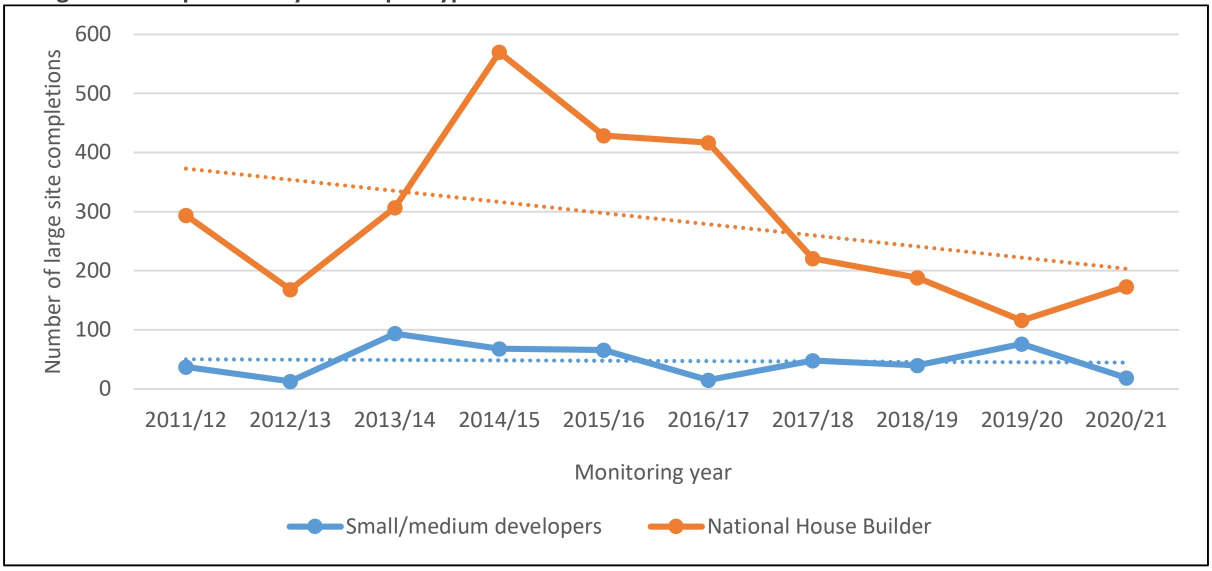


3.4.2. With net completions at a peak high of 752 dwellings in 2014/15 and a low of 248 completions in 2020/21 there is a clear correlation between the number of completions, the number of sites being developed and the number of developers operating in the Borough.

3.4.3. Questions were put to the Developer Panel as to whether there was developer interest in the borough, to which their reply was a resounding yes. However, in the absence of a new Local Plan beyond 2026 there is a barrier to developing in the Borough as some developers will not operate outside of the Local Plan process as the risk is too high.

3.4.4. In addition to this it mainly only completions from national house builders that have decreased (figure 13). Small/medium house builder (SME) delivery has remained constant within the supply although SME delivery did decrease in 2020/21 but not enough alter the SME completion trend line.

Figure 13: Large site completions by developer type



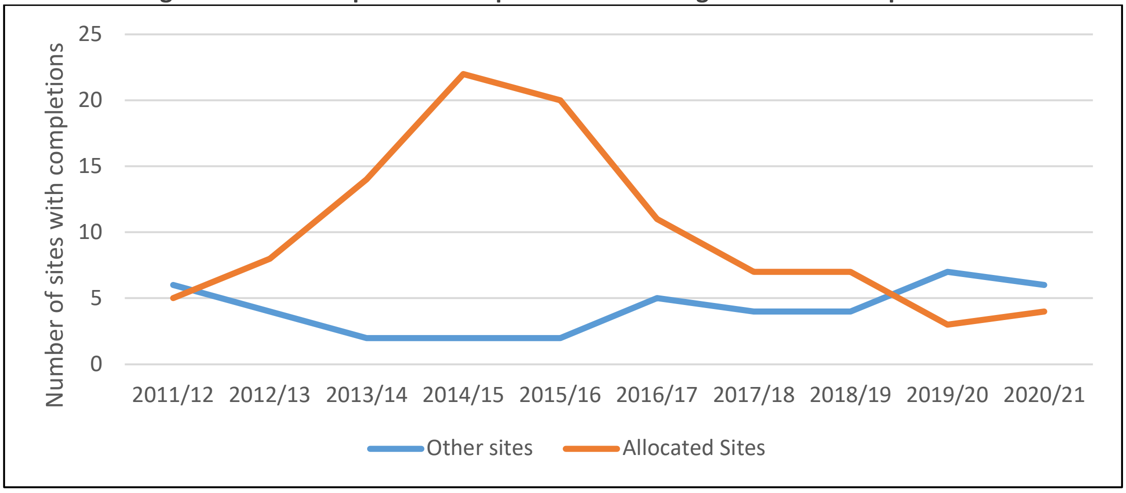
3.4.5. It is clear that at present large sites under the control of volume/national house builders are critical to the delivery of new housing in the Borough. Nevertheless, it is also acknowledged that SMEs provide a constant supply in the Borough and therefore both types of delivery need to be boosted. During the developer Panel it was stated that the reason for the reduction in SME delivery is not due to COVID and social distancing measures but rather the competitiveness of the land market and lack of availability. Normally SMEs cannot take the risk of a speculative application and therefore a Local Plan with new allocations is needed to enable SMEs to deliver. The competitiveness of the market is discussed further in the Market Insights section.

3.4.6. Obviously there has been a major decline in national housebuilding within the borough over the last seven years and the last year shows the impact of this felt from the COVID-19 pandemic. It is expected that completions moving forward will start to rise again.

3.5. Sites and the Local Plan

3.5.1. It is acknowledged that the Local Plan is coming towards the end of its timeframe and that there are not many housing allocations remaining in it to be built out. 2014/15 saw a peak high in completions within the Borough since the start of the plan period. This peak in completions was due to appeals on housing sites, particularly in Burbage being allowed in 2012/13. These sites were then carried forward in to the Site Allocations and Development Management DPD (2016). Completions remained high in 2015/16 and have dropped since then. The majority of sites being built out in 2014/15 and 2015/16 were allocated sites (figure 14).

Figure 14: allocated large sites with completions compared to other Large sites with completions



3.5.2. The lack of allocated sites has reduced delivery in the Borough and therefore this is a barrier to development and its subsequent delivery. This will be reflected in the actions set out in Section 5.

~~3.5.3.~~ The Council is committed to bringing forward a new Local Plan that will guide growth up to 2041The new plan has been through three rounds of consultation at Regulation 18 stage (2018, 2019 and 2021) and the Council proceeded with Regulation 19 pre-submission consultation on the Local Plan from February to March 2022with a view to submission later that year.

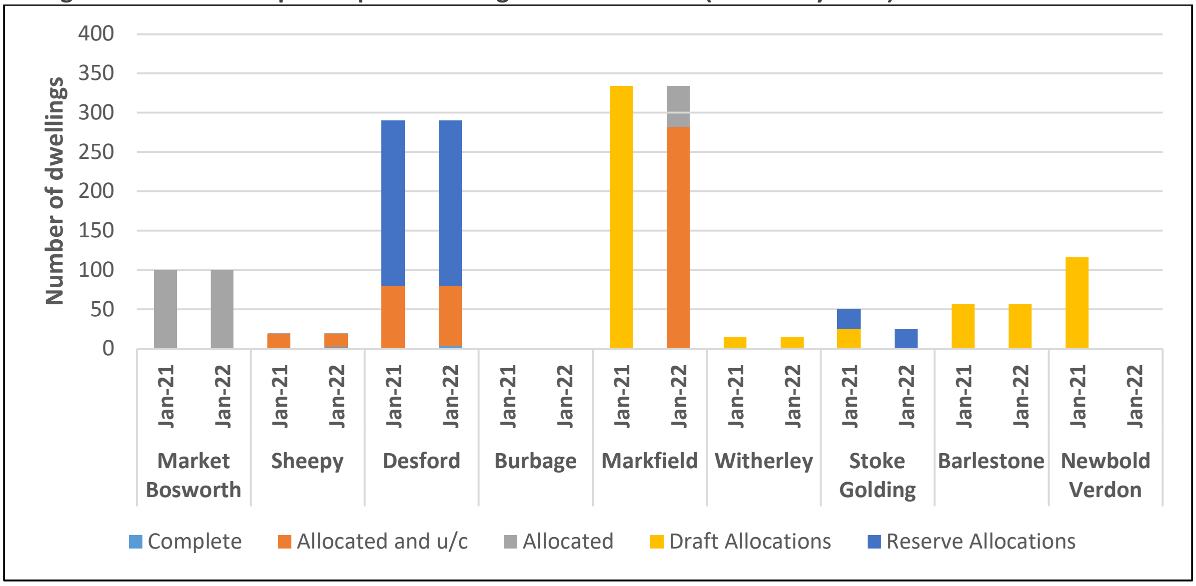
~~3.5.4.~~3.5.3. ~~.~~However, the emerging evidence was suggesting that the Council's proposed spatial strategy may not be deliverable so a decision was made to update the Local Development Scheme and undertake a further Regulation 18 stage. This is due to be consulted on during late summer/autumn this year (2024)..

3.6. Neighbourhood Plan Allocations

3.6.1. Whilst it is acknowledged that a new Local Plan is needed to provide new allocations it is considered that Neighbourhood Plans are currently bridging that gap to a certain degree. There are a number of Neighbourhood Development Plans (NDPs) currently in the pipeline which either allocate or look to allocate housing (figure 15 overleaf). There are other NDPs in the pipeline, however these are at a very early stage. Figure 15 includes NDPs at Regulation 14 stage and above, with the exception of

Newbold Verdon who did progress past this milestone but were recommended to go back and conduct further work at examination.

Figure 15: Neighbourhood development plans housing allocation status (at January 2024)



3.6.2. A breakdown of allocation sites within NDPs is as follows, with the planning application reference listed where appropriate:

- **Market Bosworth (made September 2015):** The Local Plan identified a target of 100 dwellings for Market Bosworth. Land south of Station Road (Policy BD2 of the Market Bosworth Local Plan) has been allocated to meet this needs;
- **Sheepy (made March 2019)** – An allocated site for 20 dwellings (19 dwellings permitted) was allocated in 2019 and completed as of April 2022.
- **Desford (made May 2021)** – An allocated site for 80 dwellings has 51 completions as of April 2022.
- **Burbage (made May 2021)** - Although there are no allocated sites, there is a policy which allows development adjacent to the settlement boundary.
- **Markfield (made September 2021)** – An allocation for 280 dwellings in their NDP gained planning permission for 282 dwellings in September 2021. This site had no dwellings under construction as of April 2022.
- **Newbold Verdon (draft)** – An allocation in their draft NDP has been granted planning permission in January 2021 for 116 dwellings. There was 9 completions as of April 2022.

3.6.3. These plans allocate or propose to allocate a total of 841 dwellings (606 dwellings without the reserve sites). The progress on sites as stated above shows that these plans do not need to be adopted in order to bring forward development as long as the developer works closely with the neighbourhood group.

3.6.4. In addition, no application that has been submitted which, is either allocated or has a draft allocation (excluding reserve sites) in a neighbourhood plan has been refused at committee. Therefore, developers should look to work with the neighbourhood plan groups where possible.

3.6.5. During the 2020 plan Developer Panel, it was quite clear that while NDPs can help facilitate growth, it was felt that the site selection process was not always consistent, and once one or two sites were accepted by the NDP groups, developers felt there was a clear resistance to further engagement with them.

3.6.6. The 2022 developer panel expanded on the above and raised that the Local Plan is required to set a framework for neighbourhood plans and currently the regulation 19 plan does not do this. This is therefore currently a barrier to development as NDP groups do not know the level of housing that they need to provide and therefore they are less willing to have needed conversations with land promoters and developers. It was also raised that subtle policies within neighbourhood plan documents could be a preferable option to give more flexibility of what can come forward and allow for sites of under 20/30 dwellings, or approximately under 50 dwellings for greater infrastructure benefits. One example described drawing looser settlement boundaries. These suggestions were considered to boost delivery, support SME house builders and allow for a higher quality of development. As such, enhanced engagement continues to be an action in this action plan to boost delivery.

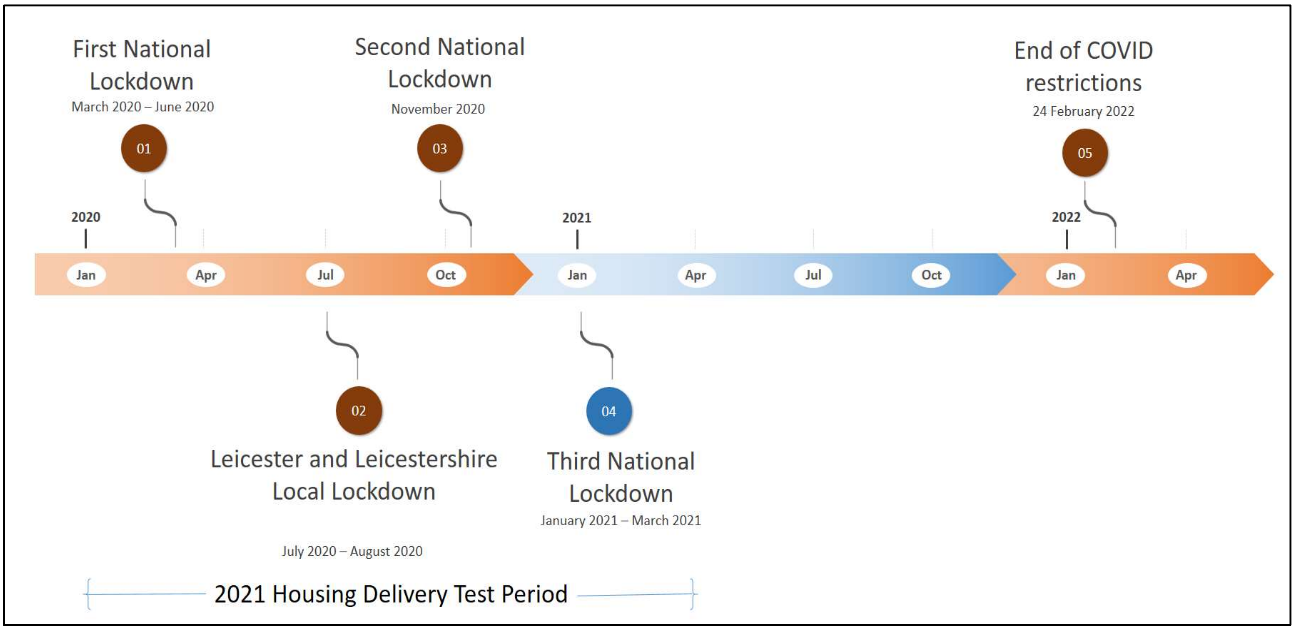
3.6.7. As the Council is currently working on its new Local Plan, the Borough's housing requirement per settlement or parish area has yet to be set/finalised and therefore there is a level of uncertainty as to what growth is required in particular settlements. In addition, affordability ratios were released in January 2022 which increased the borough's overall housing need. However, all NDP groups have been encouraged to include additional sites in their NDPs as reserve sites, to build in flexibility to neighbourhood plans in the event that additional growth may be required in those areas to deliver a sound Local Plan. Some NDP groups have allocated reserve sites such as Desford. The Council will continue to work with NDP groups and the Council also encourages developers to do the same. In particular, not having a framework in local plan policy for housing development in neighbourhood development plan areas is a barrier to delivery. This has been added as a new action for this action plan.

3.7. Market Insights

3.7.1. Although Hinckley and Bosworth have limited influence on the housing market outside of the planning process, it is important to look at the market as a whole when identifying barriers.

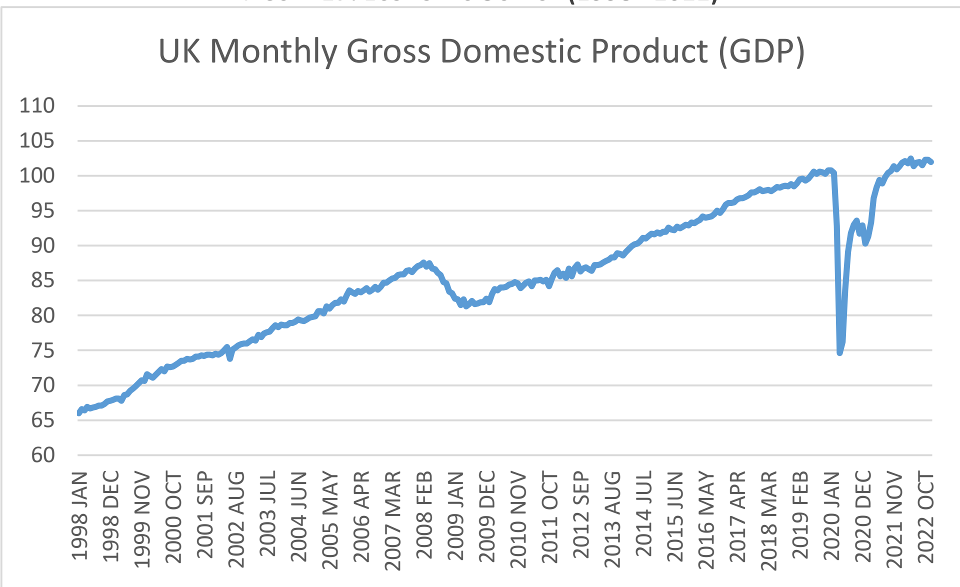
3.7.2. The biggest change in this country in the last five years is the COVID-19 pandemic. Figure 16 shows the COVID-19 Lockdown timeline and which period this housing delivery test measurement relates to. Paragraphs 1.2.4 and 1.2.5 state how the test result has been adjusted in light of the pandemic.

Figure 16: COVID-19 Lockdown Timeline



3.7.3. The Government put various measures in place during the pandemic so that the housing market and the economy would not crash. Last year the developer panel stated that COVID-19 outbreaks on site could shut a site down for a month at a time and build rates were tending to be slower as fewer site workers were allowed on site in tandem. The restrictions around COVID from central government eased in February 2022 and the operation of the country is mostly back to normal – this includes the construction industry. This has also been shown in the overall completions and commitments data in this Action Plan (Figures 2 and 6) which have shown a recovery in 2021/22 from the pandemic period of 2020/21.

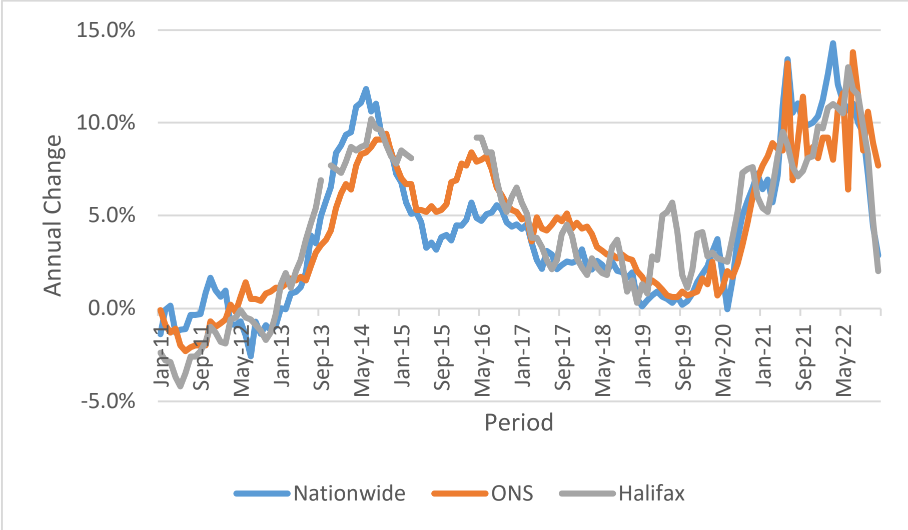
FIGURE 17: ECONOMIC OUTPUT (1998– 2022)



3.7.4. The data from Homes England (figure 17) shows that the pandemic did have a significant impact upon the economy. In 2020, the monthly gross domestic product was lower than it reached in the 2008-09 financial crisis. However, due to the measures put in place the economy bounced back quickly and as of November 2021 was back to pre-pandemic levels. Since November 2021, the GDP has continued to rise higher than pre-pandemic levels and has remained at around the same levels into 2022.

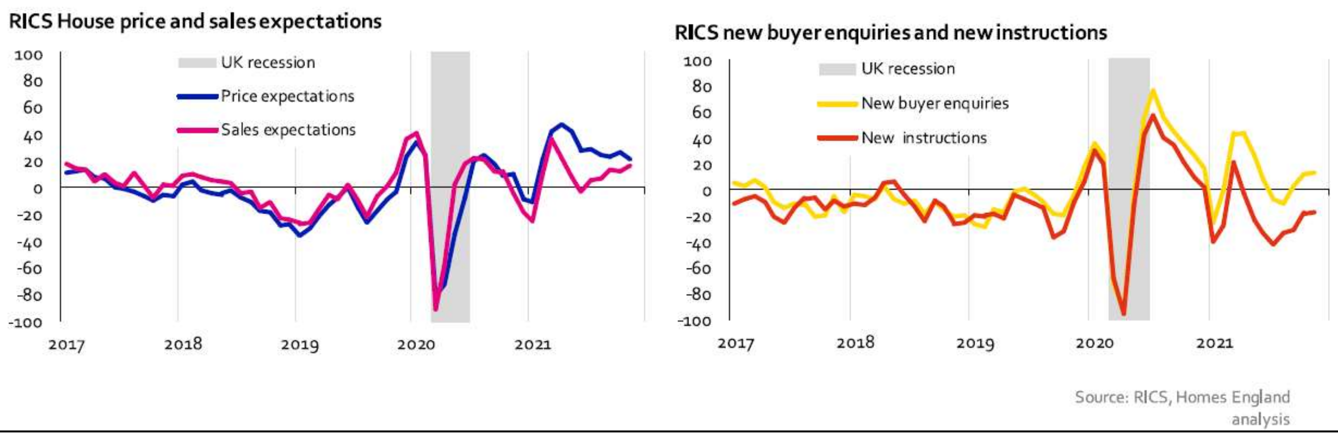
3.7.5. In relation to the house price growth, momentum has so far been maintained following the end of the measures the government put in place (i.e. stamp duty holiday) and house prices remain high (Figure 18). Following this figure, In the year to March 2022, UK house prices increased by 10% according to Nationwide to September 2022, before a rapid decrease to 2.8% in December 2022 as a result of the min-budget announcement.

Figure 18: Annual house price growth (2015 – 2024)



3.7.6. The demand for housing also remains stable and is significantly higher than 2019 levels. The demand shown (figure 19) reflects covid-lockdowns with the highest peak being post the first national lockdown.

Figure 19: Home buyer demand (2018 – 2022)



3.7.7. The housing market remains strong, and the demand is there however the developer panel were asked if the supply could keep up with the demand. It was determined that supply and demand is a two-way process and the market could meet the demand if there were no barriers in place.

3.7.8. Due to the high house prices and high demand, land value has also increased significantly over the last two years. The land market is competitive and there is a lack of availability. The developer panel stated that SMEs would struggle if land prices keep rising as they do not have the resources that national house builders have when bidding for land.

3.7.9. Research shows that there is sustained strength in land values as they continue to growth despite the rising build costs.[20] In the first quarter of 2022 UK greenfield and urban values increased by 1.4% and 1.3% respectively, taking annual growth to 9.3% and 7.2%. This in comparison to annual growth of 0.2% and 1.2% for UK greenfield and urban land in the first quarter of 2021. As discussed within the developer panel there is a high level of demand for land, and this is causing the maintained high land values. The strength in the housing market has also supported regional land values.

[20] Savills – Market in Minutes: Residential Development Land – Q1 2022

3.7.10. Another reason land values are currently so high is due to the high levels of demand from competition from alternative uses. Demand from industrial and logistics developers is applying to more locations across the country, putting even more pressure on constrained residential land supply. This is increasingly becoming a challenge in regional markets where industrial values are outperforming residential values and sites are remaining in existing use despite having residential consent. Strong prices are being paid for industrial land for sites well connected to major road network access and motorway junctions.

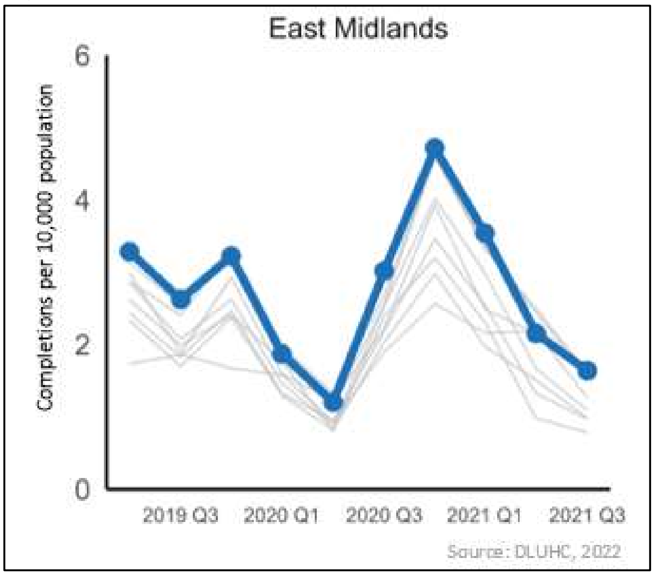
3.7.11. Figure 19 will likely show a decrease in demand due to the impacts of the September 2022 mini-budget and impacts on the housing market.

FIGURE 20: CONSTRUCTION TOTAL ACTIVITY INDEX (2007 - 2023)

3.7.12. Data suggests that the construction index has returned to pre-pandemic levels are beginning to ease (Figure 20). There was a post-pandemic 'bounceback' but the Construction Index has shown a steady decline since its peak in Summer 2021.

3.7.13. Help to Buy Equity Loans were introduced on 1 April 2013 as a means for helping buyers purchase new build properties. The government would provide, via an equity loan, up to 20% of the value of a property which is repayable when the property is sold in the future. The Help to Buy (equity scheme loan) currently has a programme which ended in 2023. This scheme is limited to first time buyers and the purchase price of the properties is capped by region.

Figure 21: total number of home purchases completed, scaled by regional population, under the help to buy: Equity loan scheme (2022 - 2024)



3.7.14. The number of completions dropped significantly when the initial restrictions were imposed due to the pandemic which is complementary of all the data so far presented (figure 21). Completions in May 2020 were down by 66% when compared to May 2019. Following the removal of restrictions and the introduction of the stamp duty holiday in July 2020, completions increased, with December 2020 having the highest number of completions for the entire scheme, 35% higher than December 2019. Following the introduction of the current Help to buy scheme in April 2021 with eligibility restricted to First Time Buyers, and new regional price caps, completions have reduced. In July 2021, completions were down by 44% compared to July 2019 (DLUHC, 2022).

3.7.15. All developers are expected to offer Help to Buy on all their eligible new build homes – there is no minimum number of homes for participation. Based on the current sites being developed within the borough it is considered that only national house builders seem to use this too. It was therefore put to the developer panel as to why this was the case and if this scheme has any impact upon the market or annual completions.

3.7.16. The developer panel stated that help to buy is an additional good tool for SMEs and national house builders however both can survive without it. This tool is directed to help the buyers and does not particularly have any impact upon delivery of housing.

3.8. Viability

3.8.1. One potential barrier to development nationally is scheme viability, however within the past 6 years only a handful of sites within the Hinckley and Bosworth borough have had difficulty moving forward due to viability. Those sites include development of brownfield land and those that are 100% affordable housing schemes. Scheme viability has not stopped development in the Borough, it has only caused slight delays to verify the inability to afford s106 contributions or level of affordable housing depending on the nature of the scheme through viability assessments.
The Department for Levelling Up, Housing and Communities (DLUHC) published a report on residential land value estimates in august 2020.[21] This showed the land value for Hinckley and Bosworth to be £1,530,000 per hectare. This is slightly higher than the market value however last year's Developer Panel confirmed that HBBC is an attractive place to build houses and that interest from the development industry is high. DLUHC has not updated the data so a comparison cannot be

[21] Land value estimates for policy appraisal 2019

made to this year's land value however this year's developer panel confirmed that the value of land has increased quite significantly over the past year (see paragraph 3.7.8).

3.8.2. To also ensure there is limited future viability barriers to development, the Council's emerging Local Plan with all potential sites, policies and infrastructure requirements will be viability tested as required by Planning Practice Guidance and will contain clear policies that give developers certainty to the cost of development as not to undermine its deliverability.

3.9. Large site delays on specific sites

3.9.1. The Council's current Local Plan is made up of the Core Strategy (2009), Hinckley Town Centre AAP (2011), Earl Shilton and Barwell AAP (2014) and the Site Allocations and Development Management Policies DPD (2016). Within the Local Plan, three large sites have been allocated for development which have all seen delays as detailed below:

- **Hinckley West (850 homes)** – When the Site Allocations and Development Management Policies DPD (SADMPDPD) was adopted, it was anticipated in the housing trajectory (appendix 7) that homes would start to be delivered on Hinckley West in 2016/17 with a delivery of 230 dwellings between 2016/17 and 2020/21. However this site had initial delays specific to the complex nature of the scheme (including the s106 negotiation) as well as the sale of the land to the housing developer. These matters have now been resolved and the site is under construction. First completions were recorded in July 2021 with some completions included in the completion figures above. There is full planning permission for 260 dwellings and reserved matters applications approved for a further 190 dwellings as well as the local centre. However, this delay of five years, would have contributed to the shortfall of 150 dwellings over the past three years (2018-2021) for which the HDT result is based on.
- **Barwell SUE (2,500 homes) -** When the SADMPDPD was adopted, it was anticipated in the housing trajectory that homes would start to be delivered on the Barwell SUE in 2018/19. A planning application for the site was submitted to the Council in 2012 and a resolution to grant planning permission was given, subject to the signing of a S106 in 2013. The Earl Shilton and Barwell AAP was adopted in 2014 which was produced to aid in the delivery of two very large and complex sites. A further resolution to grant planning permission was then granted in 2015 to alter the level of affordable housing and planning contributions as a result to changes made in the AAP, adopted the previous year. On this basis, the Council assumed the S106 could be finalised and then reserved matters applications could be submitted to then enable development to start. However that has not been the case. The site has a very complex land ownership arrangement and the land promoter has not been able to conclude the signing of the S106. At the end of 2019 the applicant advised the s106 was ready to be completed. However, Leicestershire County Council took the decision to revisit the education and highways contributions. This has led to the need to update the highway model which has taken significantly longer than first anticipated. The Council is working hard to secure the delivery of this site, however for the time being, it is not anticipated to deliver any homes in the next five years. As a result of this significant delay in securing planning permission, this has also contributed to the shortfall of 360 dwellings over the past three years (2018-2021).
- **Earl Shilton SUE (1,600 homes) -** When the SADMPDPD was adopted, it was anticipated in the housing trajectory that homes would start to be delivered on the Earl Shilton SUE in 2018/19. A planning application for 1,000 homes on a large proportion of the SUE allocation was submitted in early 2022 for outline planning approval (Application Ref: 21/01511/OUT) for 1,000 dwellings and another scheme was submitted for up to 500 dwellings in early 2023 (Application Ref: 23/00330/OUT). Both applications are currently awaiting a decision. Whilst this is a positive step forward, as with the Barwell SUE this significant delay in securing planning permission which has contributed to the shortfall of 380 dwellings over the past three years (2018-2021).This was recently granted consent in May 2024.

- These three large sites were projected to deliver a total of 290 dwellings within 2021/22 which has not been achieved therefore this brings the total under delivery of these three sites to 970 dwellings at 1st April 2022 when compared to how development was anticipated when the SADMPDPD was adopted in 2016.

3.9.2. Whilst the two SUEs and the development known as 'Hinckley West' have contributed to the lack of delivery in the borough, the Council has been proactive in encouraging further development in sustainable locations across the borough to ensure the Borough was meeting its housing needs by revisiting its SHLAA. These sites include (status as of April 2022):

- Westfield Farm, Heath Lane, Earl Shilton (350 homes) – 111 dwellings have been delivered as of April 2021
- Land opposite Bosworth College, Desford (80 dwellings) – 51 dwellings have been delivered
- Land South of Markfield Road, Ratby (90 dwellings) – site has full planning permission and conditions are being discharged
- Land off London Road, Markfield (282 dwellings) – site has full planning permission and conditions are being discharged
- Land off Wood Lane, Higham on the Hill (61 dwellings) – site has a resolution to grant planning permission

3.10. Other literature

The Letwin Review[22]

3.10.1. This review was published in October 2018 and explored issues of build out rates of fully permitted homes on the largest sites in areas of high housing demand. Although it's not an area specific review its findings are still useful. It found that the homogeneity of the types and tenures of the homes on offer on these sites, and the limits on the rate at which the market will absorb such products, are fundamental drivers of the slow rate of build out. Therefore, it is important to consider opportunities for encouraging diversification of products to increase build out rates.

Lichfields Start to Finish 2020[23]

3.10.2. The purpose of this document is to help inform the production of realistic housing trajectories. Planning for housing has evolved in the last few years with the publication of the revised NPPF and PPG, the Housing Delivery Test and Homes England upscaling resources to support implementation of large sites.

3.10.3. Lichfields have produced a third edition of this report in March 2024. It was identified that large schemes can take 5+ years to start, lead-in times have increased since the 2007/08 recession, large greenfield sites deliver quicker and the number of outlets and tenure on a site matter. This study is not a direct comparison to the analysis set out within this action plan however it does look at the different timeframes. The shortest timeframe from submission to delivery period was 3.8 years for sites of 50-99 dwellings, an increase from 3.3. years in the first edition of this report. All other timeframes were higher than five years. The data is not separated into types of application however this average is higher than HBBC's average for full applications.

[22] Independent Review of Build Out

[23] Lichfields Start to Finish Second Edition (February 2020)

4. Key issues/barriers identified

4.1. Throughout this Action Plan and through the Developer Panel in 2022 presentation the main issues identified as slowing delivery in Hinckley and Bosworth are listed below.

The Council's Local Plan

4.2. The lack of a new Local Plan with a new portfolio of sites was considered as one of the most significant barriers to development across the borough by the Developer Panel.

4.3. As shown in Figure 14, when there are allocated sites there is a higher level of delivery across the Borough. The fewer allocations, the lower the delivery. Previous Developer Panel meeting identified that operating outside of the Local Plan process is not a preferred option as they like to have local support for their developments, and they then can plan in a coherent manner in terms of infrastructure requirements. Additionally, the Developer Panel also stated that they try and avoid submitting planning applications outside of the Local Plan as they feel the Borough's Planning Committee is quite unpredictable and is an additional financial risk they don't necessarily want to take. Developers highlighted the importance of providing certainty through Local Plan allocations.

4.4. The developer panel has also previously raised the issue of supporting smaller sites in the Local Plan. They noted the need to take a more active approach to paragraph 69 of the NPPF which promotes the important contribution of small and medium sized sites to meeting the housing requirement of an area and are often built-out relatively quickly. Developers supported 10% of allocated sites to be smaller sites to boost delivery.

4.5. Finally, whilst developers praised the planning policy team for progress, they did note the impact on timescales in regard to the lack of resources in the team particularly since Summer 2021. The Local Plan is now progressing to a Regulation 18 consultation stage in the latter half of 2024.

Significant delays to the delivery of the SUEs

4.6. As mentioned in Section 3.8, the fact that the SUEs have not been delivered to date is a contributing factor to the shortfall in housing delivery in the Borough. The Council is working hard to get these delivered and they will be reviewed as part of the emerging Local Plan, with the Earl Shilton SUE recently granted consent.

Application timeframes

4.7. Outline applications on average take 13 months to determine and full applications on average take 8 months to determine. This depends on the complexity of the planning application however these timeframes are a barrier to development as if not enough permissions are issued is causes issues with the rest of the development industry process. The Developer Panel raised issues with Leicestershire County Council and the engagement between the county and borough council. This barrier can also delay the application process.

Section 106 Agreement Timeframes

4.8. The length of time it takes for Section 106 agreements to be sealed/engrossed on both full and outline planning applications is too long. This can be down to the type of applicant and their involvement with a site, however there are elements of the S106 process the Council can look to improve and may assist in shortening these time frames a little. These include the imposition of time limits for the agreements to be signed before having to return the application back to Planning Committee as mentioned previously, as well as front loading S106 negotiations at pre-application stage with stakeholder engagement as well as streamlining the internal Council process surrounding S106s. A standard template has been introduced but further actions to reduce S106 agreement drafting will be set out in section 5.

Infrastructure

4.9. It was put to the Developer Panel whether there were any infrastructure related delays they could articulate to the Council. It was deemed that there are no major issues with utilities companies. The main issue developers have is with the dialogue between the borough council and Leicestershire County Council, particularly in regards to Highways and Education matters. It was deemed that this relationship needs to be worked on so that a clear strategy can be agreed as to a way to bring further development forward. This has a major impact upon planning application timeframes and causes delays to the development process which can be detrimental for the smaller to medium sized house builders.

Market influences

4.10. The main effects of BREXIT last year were identified to be the cost of raw materials, which had risen. The developer panel found that material prices are now adjusting and material cost has not impacted on growth in their perspective as the increase in house prices has balanced out the increase in cost of materials and labour. Some developers found that the supply of materials is getting better but the costs have still increased, so the knock on impact means that the land agreement the developer enters into prior to Planning being granted looks different in terms of the costs and grant levels.

4.11. The developer panel were asked how labour costs were impacting delivery. Developers found that it is considered a high cost on the trade and supply. However, it was noted that increased labour costs were programmed in as a business cost from day one and they align with national suppliers. It was commented that the market is strong enough to prevail.

4.12. The developer panel were asked about how land prices may impact delivery. It was found that land prices have risen in the last 2/3 years and this is a particular barrier for SME house builders going into a competitive land market as they find it difficult to complete. A link was noted between increasing land prices and the increased the risk of speculative applications outside of the Local Plan. Developers raised that land prices are increasing because people can’t deliver houses as quickly so they need to source more land in one go to plug the gap.

4.13. These are all issues that the market is currently facing and therefore the impact of which may not fully show in the 2021 HDT test measurement but they could be significant barriers and therefore are worth noting.

Developer Briefing 2024

4.14. A further virtual developer briefing was held on the 3rd June 2024 with the Developer Forum. The following questions were raised.

- Further member training on planning committees to reduce the % of applications being overturned at committee when recommended for officer approval;
- Interim guidance on policy given the age of the adopted LP and the decision to go back to a Reg 18.
- PPAs were welcomed as a step in the right direction.

5. Actions

Note: New Actions are shown in italics

Action	Task Description	Expected Outcomes	Timescale (short/medium/ long/ongoing)	Responsible Teams	Action Progress at June 2024
Progress the new Local Plan with a portfolio of housing allocations.	Prepare a draft Local Plan to bring forward new allocations.	A new Local Plan submitted to PINS.	Medium (in accordance with the LDS)	Planning Policy	A Regulation 19 pre-submission consultation was undertaken from February-March 2022. At April 2022 the consultation responses were being reviewed. Regulation 18b Consultation to take place in late summer 2024.
	Local Plan to include a framework for housing development in neighbourhood development plan areas	*A new Local Plan submitted to PINS.*	*Medium (in accordance with the LDS)*	*Planning Policy*	*New action within this Action Plan*
Enhanced Engagement with NDP Groups.	Continue to advise and support NDP groups on the requirements to meet housing need through robust planning practices. Advise them to continue to engage through the production of the NDP with site promoters/developers.	Allocation of reserved sites in NDPs.	Ongoing	Planning Policy	Support for NDP groups is split amongst members of the Policy Team to provide a dedicated contact for groups. This will continue to be monitored.
Progress the delivery of the SUEs.	Continue to push forward with parties involved to unlock issues surrounding their current delays.	Planning application for Earl Shilton SUE.	Medium	Major Projects, Development Management and Planning Policy	An outline planning application has been submitted on the site for 1000 homes (21/01511/OUT).
		Issue a decision notice for the Barwell SUE.	Medium		Progress has been made on this site. Additional highways and Environmental Statement work has been consulted on however highways mitigation work is still

Action	Task Description	Expected Outcomes	Timescale (short/medium/ long/ongoing)	Responsible Teams	Action Progress at June 2024
					ongoing and a decision has not been issued.
Reduce planning application timeframes.	No specific action for this issue as this will be influenced by reducing the length of S106 agreements drafting as well as improving statutory stakeholder engagement.	Reduction in planning process timeframes.	Long	Development Management	These timeframes have not been reduced and will continue to be monitored after the COVID pandemic.
Reducing section 106 agreement timeframes.	Standard templates and instructions to legal to be reviewed for section 106 agreements.	Reduction in Section 106 timeframes and therefore overall application process.	Short	Development Management	Standard templates and instructions have been reviewed and are being used. Overall timeframes have not reduced in the last year but this will continue to be monitored.
	Imposing time limits on drafting of S106 agreements before returning to planning committee and monitoring their success.		Long		
	Introduce section 106 monitoring fees for HBBC in order to effectively manage and monitoring agreements to streamline the process.	*Reduction in Section 106 timeframes and therefore overall application process.*	*Medium*	*Major Projects*	*New action within this Action Plan*
Infrastructure – Improve Statutory Stakeholder engagement	Set up a project board for development sites, including providing feedback from the Developer Panel on issues being encountered.	Regular engagement would keep track of major applications and unlock potential barriers	Short/Long	Major Projects	Currently in the process of setting up a project board for Earl Shilton SUE. A formal project board for future housing allocations will be set up when the Local Plan is at the correct stage.

Action	Task Description	Expected Outcomes	Timescale (short/medium/ long/ongoing)	Responsible Teams	Action Progress at June 2024
Improve developer engagement	Form an SME panel to support SME delivery in the Borough.	Support SMEs to retain delivery in the Borough	Short	Major Projects	SMEs were contacted to ask if they wanted to join a specific panel however, uptake was limited. More SMEs joined the main panel this year so a separate panel will be initiated again this year.
	Ensure effective and proactive engagement with landowners and developers of sites within the Borough.	The aim of ongoing engagement is to ensure all parties are adequately informed of each other's position regarding their development sites as well as helping to unlock any barriers that may be present.	Ongoing	Major Projects / Development Management / Planning Policy	Officers engage with developers on sites where required and always make themselves available surrounding the delivery of sites.

6. Project Management and Monitoring

6.1. The whole planning department will be responsible for the implementation of the Action Plan. The actions have a responsible sub-department of the planning team assigned for the delivery of the action. The monitoring and delivery team (Major Projects) will be responsible for ensuring that the actions set out in this Action Plan are monitored and outcomes delivered.

6.2. An annual progress and review report will be presented to Member Working Group, the Strategic Leadership Team and Scrutiny.

6.3. The Action Plan will be reviewed and updated on an annual basis as part of the Council's annual housing monitoring.

Appendix 1: Developer Panel Attendance List – 3rd June 2024

Attendees	Invited
HBBC: Kirstie Rea – Planning Manager (Planning Policy) Wendy Hague – Planning Officer (Planning Policy) Graham Holmes – Planning Officer (Planning Policy) Valerie Bunting (Housing Strategy and Enabling Officer) **Infrastructure Providers:** Andy Yeomanson (Leicestershire County Council) Jamie Needham (Leicestershire County Council) Sharon Wiggins (Leicestershire County Councill) **Development Industry:** Nichola Willder – (Taylor Wimpey Strategic Land) Sally Smith (Bloor Homes) James Causer (Barwood Land) Angela.Brooks (Fishergerman) Jamie Gibbins (Barwood Land) Mitesh Rathod (External) Richard Newey (Brown & Co) Philippa McKenna (Midlands Rural) Paul O'Shea (HS Land) Greg Hutton (Davidson Group) Sarah Milward (IM Land) Richard West (Cerda Planning) Victoria Morrison (Claremont Planning) Andrew Gore (Marrons)	• IM Land • Modha Properties • Marble Homes Limited • Harris Lamb • Pegasus Group • Green 4 Developments • Barwood Land • Jelson • Hard Drive Constructions • Savills • Fox Bennet • Derwent Living • EMH Group • Futures • Orbit • House Builders Federation • Derwent Living • Local Partnerships • Lichfields • Emery Planning • Avant Homes • Redrow • Countryside • Owl Homes • Wheatcroft Land • Richborough Estates