

Five Year Housing Land Supply (5YHLS) Statement

1 April 2023 – 31 March 2028



Hinckley & Bosworth
Borough Council

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1. Introduction

1.1. The National Planning Policy Framework (NPPF) (2023) sets out the Government's overarching planning strategy with the purpose of contributing to the achievement of sustainable development.

1.2. Paragraphs 60 and 61 of the NPPF state:

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

'To determine the minimum number of homes needed, strategic policies should be informed by a local needs assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area.'

1.3. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. Local Planning Authorities (LPA) are required to calculate its local housing need figure at the start of the plan-making process.

1.4. LPAs are also required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.

1.5. As the Council's Core Strategy was the strategic policy document which set the Borough's housing requirement and was adopted in 2009, the policies specific to housing are more than five years old and therefore Hinckley and Bosworth Borough Council (HBBC) will be using the local housing need based on the standard method.

2. Local Housing Need (LHN)

- 2.1.1. As per paragraph 1.5 of this statement and paragraph 61 of the NPPF, the Council will be using the standard method to calculate its local housing need (LHN). This will form the basis for assessing its five-year supply of specific deliverable sites.
- 2.1.2. The associated Planning Practice Guidance (PPG) for ‘Housing and Economic Needs Assessment’ outlines the process for calculating LHN.

Step 1: Setting the baseline

- 2.1.3. Setting the baseline using 2014 based household projections for HBBC and calculating the average annual household growth over a 10 year period from 2024 which equates to **3,535 dwellings**. This equates to a growth per annum of **354 dwellings**.¹
- 2.1.4. Table 1 below sets out how the 354 dwelling per annum growth has been calculated.

Table 1. Setting the Baseline

Setting the Baseline	
2024 Households	50,541
2034 Households	54,076
Change 2024 – 2034	3,535
Change Per Annum	353.5
Final Change Per Annum	354

Step 2: An adjustment to take account of affordability

- 2.1.5. The PPG then advises that an adjustment is made to take account of affordability in the area.
- 2.1.6. The most recent median workplace based affordability ratios published by the Office for National Statistics (ONS) relate to 2023. They outline that HBBC has a ratio of 7.56. HBBC have subsequently used the formula set out in the PPG to calculate its adjustment factor:

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

- 2.1.7. For HBBC, the formula equates to the following:

$$1.2225 = ((7.56 - 4) \div 4) \times 0.25 + 1$$

- 2.1.8. The, the LHN figure is calculated using the affordability adjustment factor (1.2225) where LHN is the household projection identified in step 1 multiplied by the adjustment factor. For HBBC, this is as follows:

Table 2. An adjustment to take account of affordability

An adjustment to take account of affordability	
2024 – 2034 Household Projections (Per Annum)	354
Adjustment Factor	1.2225
Local Housing Need	433

- 2.1.9. Therefore the, the LHN figure is 433 as per table 2 above.

¹ 353.5 rounded to the nearest whole number

Step 3: Capping the level of any increase

- 2.1.10. A cap should then be applied to limit the increases a local planning authority can face and this is calculated depending on the status of the strategic policies for housing.
- 2.1.11. As the Council's strategic policies (Core Strategy) are more than 5 years old and have not been reviewed, the local housing need figure is capped at 40% above whichever is the higher of:
- a) The projected household growth for the area over the 10 year period identified in Step 1;
 - b) The average annual housing requirement figure set out in the most recently adopted strategic policies.
- 2.1.12. In the case of HBBC the projected household growth for the 10 year period 2024-2034, is 354 as identified in step 1.
- 2.1.13. The minimum LHN figure is 433, as identified in step 2.
- 2.1.14. The average annual housing requirement in the existing relevant strategic housing policies (Core Strategy) is 450 dwellings per year.
- 2.1.15. The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth.
- 2.1.16. Therefore, the household growth is capped as follows:

$$40\% \text{ of } 450 \text{ (dpa requirement)} = 180$$
$$450 + 180 = 630$$

- 2.1.17. The capped figure (630) is greater than the minimum annual local housing need figure (433) and therefore does not limit the increase to the local authority's minimum housing need figure. The minimum LHN figure for HBBC is therefore **433 dwellings per annum**.

3. Housing Delivery Test

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

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

- 3.1.2. The most recent HDT results were published in December 2023 by the Department for Levelling Up, Housing and Communities (DLUHC)² and relate to 2022.
- 3.1.3. HBBC's delivery between the 1st April 2019 and th 31st March 2022 was 1,033 dwellings against the requirement of 1,163 dwellings, for the same period. Therefore, the Council delivered 89% of total housing that was required. The 2022 HDT measurement was **89%** for HBBC.
- 3.1.4. For context, the HDT measurements for the past 5 years are outlined in table 3 below.

Table 3. HDT Measurements 2018 - 2022

Period	HDT Measurement	Consequence
2022	89%	Action Plan
2021	86%	Action Plan
2020	92%	Action Plan
2019	119%	None

² <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

2018	141%	None
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3.1.5. As per the above, since 2020, HBBC has recorded a HDT measurement of below 100%. However, this is only just below 100%, where 2022 saw an increase in the HDT measurement.

3.1.6. If delivery of housing falls below the housing requirement, then the following consequences apply as set out in the Planning Practice Guidance (PPG):

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

3.1.7. Therefore, the Council is required to publish an action plan by the 19th of June 2024. HBBC is committed to producing an updated Housing Delivery Test Action Plan like it has done previously in line with timescales.

4. Lead in Times and Build Out Rates (BORs)

4.1. Lead in Times – Outline Applications

4.1.1. For outline applications, on average:

- Section 106 agreements take 7.6 months to complete with decisions being issued within 1 week of the S106 Agreement being signed.
- Reserved matter applications are then submitted within 10.43 months (0.87 years) of the outline decision being issued.
- Reserved matter applications are then determined within within 4.88 months; and
- The first housing completion is then a further 14.57 months (1.21 years) after the reserved matters decision.

4.1.2. Table 4 shows that, on average, the time taken to deliver the first home on a large site following the grant of outline consent is 29.93 months (2.5 years). This supports the Council’s approach to where housing is projected into the housing trajectory.

Table 4. Outline application decision to first completion large site timeframes – including reserved matters (1 April 2012 -31 March 2022)

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

4.2. Lead in Times – Full Applications

4.2.1. For full applications, on average:

- Section 106 agreements take 3.76 months to complete with decisions being issued within 1 week of the S106 agreement being signed;
- Full applications are determined within 7.98 months; and
- The first housing completion is then a further 16.98 months after the decision is issued.

4.2.2. This data shows that, on average, the time taken to deliver the first home on a large site which has been granted full planning permission is 16.98 months (1.41 years). This supports the Council’s approach to where housing is projected into the housing trajectory.

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

4.3. Build Out Rates (BORs)

4.3.1. The Council, have reviewed BORs across a range of sites throughout the borough ranging in development size, location and the type of land its built upon on.

4.3.2. Completion data, was analysed for the 11 year period from 2011/12 to 2021/22. Subsequently, guide BORs were then developed and informed the future supply within the borough.

4.3.3. The guide BORs developed and subsequently used in the 5YHLS trajectory at Appendix 2, are outlined in the table below.

Table 5. HBBC Guide BORs Dwellings Per Annum (dpa)

Site Size	PDL (dpa)	Greenfield (dpa)
1 – 9 dwellings	1	1
10 – 49 dwellings	15	15
50 - 99 dwellings	26	21
100 - 499 dwellings	39	37

- 4.3.4. As per the table above guide BORs are typically higher on PDL than on Greenfield sites. However, this is only the case where the site threshold is 50 dwellings and above.
- 4.3.5. Where the analysis of completion data from 2011/12 to 2021/22 points to higher build out rates on PDL the difference between PDL and Greenfield, is only 5 and 2 dwellings respectively.
- 4.3.6. On the lower site thresholds, 1 - 9 dwellings and 10 – 49 dwellings, there is no difference between PDL and Greenfield Sites.
- 4.3.7. In addition to the above, it is useful to set the HBBC Guide BORs in the context of wider research on the subject. A well established source is the Lichfields research ‘*Start to Finish*’. Table 5 below replicates a table from the research now in its 3rd iteration.
- 4.3.8. The site thresholds (50 dwellings and above) used, are consistent with the longstanding Lichfields research. The latest version was published in March 2024.
- 4.3.9. The research does not investigate site thresholds, smaller than 50, dwellings, nor does it distinguish between PDL and Greenfield, however, the table provides a useful comparison.

Table 6. Lichfields: Start to Finish - Average Build Out Rates, dwellings per annum (dpa) (1st, 2nd and 3rd Edn.)

Site Size	1 st Edn.	2 nd Edn.	3 rd Edn.
50 - 99 dwellings	27	22	20
100 - 499 dwellings	60	55	49

- 4.3.10. Initial review of the Lichfields research indicates that, the HBBC Guide BORs are broadly consistent, and are not significantly higher than those in the Lichfields research.

5. Windfall Allowance

- 5.1.1. Since the 1st April 2019, the Council has included a windfall allowance for small sites, for years four and five of the five year supply.
- 5.1.2. There is no specific nationally prescribed methodology to calculate a windfall allowance, however the NPPF and PPG provide some guidance as to how a Local Planning Authority could carry such an assessment out and how windfalls should be treated in a policy and decision making context.
- 5.1.3. Paragraph 70 of the NPPF seeks to ensure there is a mix of sites, by size in an LPAs land supply. With paragraph 70 d) stating that:
... support the development of windfall sites through their policies and decisions...
- 5.1.4. Paragraph 72 then goes on to state the following:
Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- 5.1.5. Further to this is the glossary definition of a Windfall site at page 73 of the NPPF:
Windfall Sites: Sites not specifically identified in the development plan

- 5.1.6. The key points taken from the NPPF, is that the evidence should be compelling, that the allowance needs to be realistic, when considered against a SHLAA and should look at historic delivery and expected future trends. And a reminder that there is no prescribed methodology within the PPG.
- 5.1.7. Alongside the windfall allowance, the Council have published a study, as part of the evidence base, to justify the allowance used. The supporting paper illustrates historic windfall completions and evidence for the expected future completions. It therefore justifies the allowance used. For the first time, the Council have incorporated the windfall evidence into this report. The table below indicates the total completions from small windfall sites across the borough.

Table 7. Windfall Completions Analysis 1st April 2012 – 31st March 2023.

Period	Total Completions	Net	Small Completions	Site	Windfall Completions
2012-2013	225		64		48
2013-2014	480		87		52
2014-2015	752		97		72
2015-2016	593		61		37
2016-2017	569		103		82
2017-2018	423		136		96
2018-2019	424		169		165
2019-2020	285		101		101
2020-2021	248		83		83
2021-2022	500		130		130
2022-2023	883		93		93
Totals	5,382		1124		959
Average	489		102		87

- 5.1.8. The table above reveals that a total of 959 dwellings have been completed on small windfall sites in the 11 years since April 2012. This equates to an average of 87 dpa.
- 5.1.9. As explained in the 2022/23 RLA Monitoring report, available on the Council's website , the 2022/23 monitoring site visits took place slightly later in 2023.
- 5.1.10. As a result, the Council have discounted the 2022/23 monitoring figures from the windfall delivery analysis. However, the average annual windfall delivery over the period is still 87 dwellings. Therefore, the windfall allowance used in the five year housing land supply, is 87 dwellings
- 5.1.11. However, the consideration of the updated completion data for 2022/23 makes sure that the trend has been monitored and that the allowance is justified.
- 5.1.12. Moreover, on 7th May 2021 the Sketchley Lane appeal decision (APP/K2420/W/20/3260227) confirmed that the windfall figure was realistic '*having regard to historic windfall rates and expected future trends*' (paragraph 32).
- 5.1.13. The analysis of contributions from windfall evidences the consistent contribution that they make to the residential supply in HBBC. The evidence presented in this report provides a strong case for the inclusion of windfall allowance within the Council's development trajectory and more specifically the five-year housing land supply.

6. Five Year Housing Land Supply

6.1. Policy Context

6.1.1. The NPPF was updated in December 2023. One of the amendments included substantial changes to regulations surrounding demonstrating 5 years' worth of housing.

6.1.2. The updated paragraph 76 reads:

'Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

a) their adopted plan is less than five years old; and

b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.'

6.1.3. However, paragraph 77 of the NPPF goes on to conclude that:

'In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply'

6.1.4. Paragraph 226 of the NPPF stipulates that:

'From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need'

6.1.5. The latest Local Development Scheme (LDS) of HBBC from February 2024, suggests that 'Consultation on further draft of Plan (Reg.18)' will occur in the June/July of 2024 with the 'Consultation on submission draft Plan (Reg. 19) due to take place in January/February 2025.

6.1.6. As a result, HBBC are required by the NPPF to identify and update annually a supply of specific deliverable sites to provide 5 years' worth of housing supply. This is due to the fact that the existing strategic policies are more than 5 years old where the emerging Local Plan has yet to reach Reg.18 stage.

6.1.7. In addition, paragraph 77 of the NPPF also stipulates that:

'Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).'

- 6.1.8. Footnote 43 of the NPPF advises that measures of under delivery will be taken from the HDT, where delivery below 85% of the requirement will require the imposition of the 20% buffer.
- 6.1.9. As the latest HDT confirms that HBBC had a measurement of 89%, this requirement does not impact HBBC.
- 6.1.10. The Council has employed a methodology in calculating the five-year housing land supply position, based upon guidance provided by the NPPF, Planning Practice Guidance, and planning appeal decisions specific to the borough.
- 6.1.11. It is important to note that the NPPF has clarified the definition of deliverable and so if a site is to be considered deliverable, sites for housing should be *“available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”³*
- 6.1.12. The Council’s approach to assessing the deliverability of sites, in particular the approach to ‘other deliverable sites’, is also supported by relatively recent appeal decisions⁴ which stated that ‘a *‘realistic prospect’ remains the central test against which the deliverability of all sites must be measured’.*
- 6.1.13. This statement identifies the residential land supply within the borough as at 1 April 2023, including a housing trajectory and the five-year housing land supply position. Additional detail on dwelling completions, including affordable housing is available in the Council’s latest Residential Land Availability Monitoring Statement, available on the [website](#).

6.2. Five Year Housing Land Supply

- 6.2.1. The Council’s have undertaken an assessment of the five year supply of residential land as of the 1st of April 2023 – 31st of March 2028, in line with the NPPF and PPG.
- 6.2.2. The following housing land supply includes the Council’s commitments as well as sites that it considers deliverable. These sites can be considered to make up categories A and B as per the NPPF, outlined above.
- 6.2.3. In addition, the Council’s five year housing land supply includes a windfall allowance. However, in line with common practice, the windfall allowance does not contribute to the five year housing land supply until years four and five.
- 6.2.4. HBBC does not consider it appropriate to include a windfall allowance in the early years of five year supply, as this would potentially risk double counting with those existing

³ NPPF (2023) Annex 2: Glossary

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

commitments. Additional detail on the windfall allowance used can be found at section 5.

6.2.5. Table 4 below outlines the Council's position with regard to the five year housing land supply, as well as identifying the respective components.

Table 8. HBBC Five Year Housing Land Supply (5YHLS), 2023-2028, Components

HBBC 5YHLS Components		
Category A Sites	Large Sites	1,630
	Small Sites	403
Total (Cat A)		2,033
Category B Sites	Large Sites	208
	Small Sites	0
Total (Cat B)		208
Windfall Allowance (2 x 87)		174
Total Supply 1st April 2023 – 31st March 2028		2,415

6.2.6. As per table 8 above, HBBC, believe that they have **2,415** dwellings in the supply, between 1st April 2023 – 31st March 2028. Of the supply over 84% is on Category A sites and 9% is on Category B sites. The remaining 7% is the windfall allowance. A table of all sites in the 5YHLS can be found at Appendix 1. A trajectory illustrating the respective sites forecast delivery can be seen at Appendix 2. Additional detail on the progress of the Category B sites in the schedule (Appendix 1) can be found at Appendix 3.

6.3. Five Year Housing Land Supply Calculation

6.3.1. In order to calculate the 5YHLS for the period 2023-2028, the total supply for the respective 5 year period is divided by the LHN figure. Table 9 below provides the HBBC calculation of the 5YHLS for 2023-2028 as per the supply identified in table 9 and at appendix 1.

Table 9. HBBC 5YHLS, 2023-2028, Calculation

HBBC 5YHLS 2023 - 2028	
Total Supply	2,415
LHN	433
5YHLS (expressed in years)	5.6
Surplus	145

6.3.2. As per table 5 above, the Council can demonstrate 5.6 years housing land supply for the period 2023-2028. This equates to a surplus of 145 dwellings over the period. A trajectory for the forecasted delivery from the sites in the 5YHLS can be found at Appendix 2.

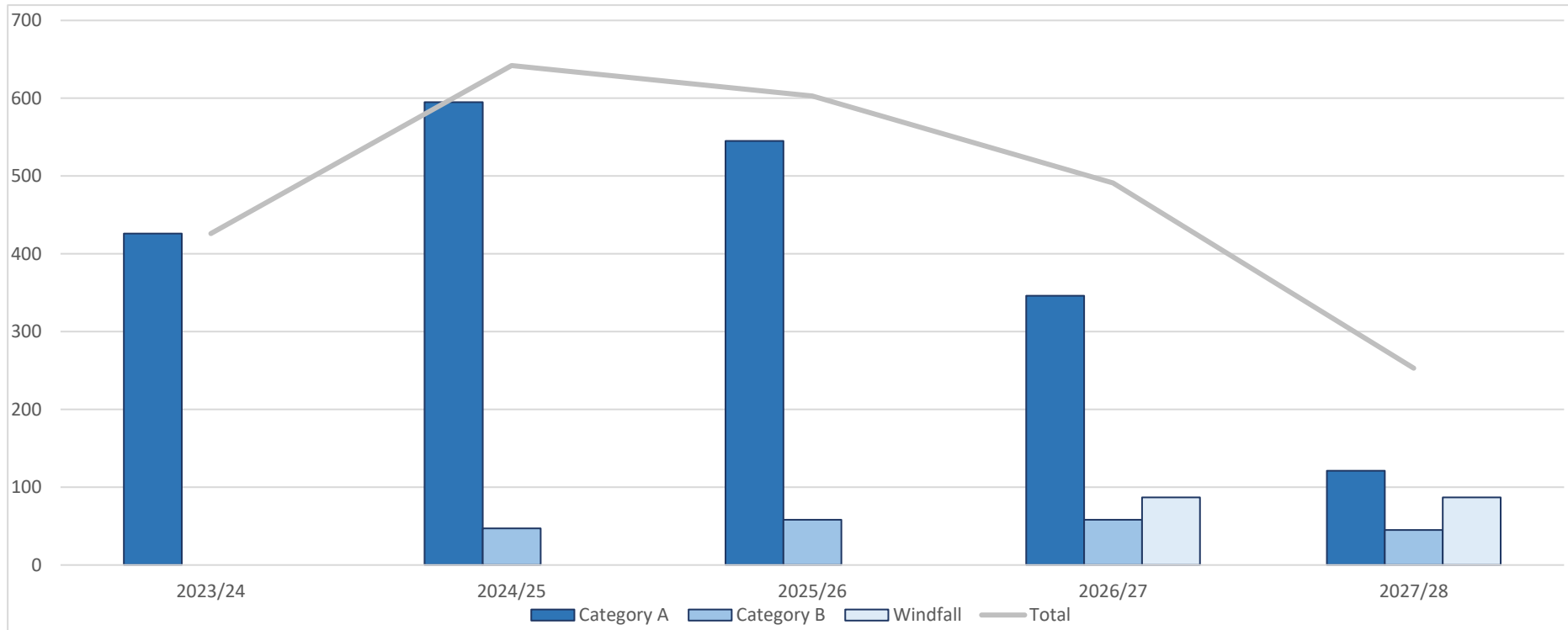
7. Further data / contact details

7.1. For further information, please contact the Planning Policy department on 01455 238141 or planningpolicy@hinckley-bosworth.gov.uk.

Appendix 1 - HBBC 5YHLS Schedule

Application ref no	Site name / address	Settlement	Validated	PP Dec Date	Expiry Date	Category	Net Capacity (housing units)	Total Completions @31st March 2023	Remaining Dwellings	2023/24	2024/25	2025/26	2026/27	2027/28
19/00642/CQGDO	Spinney Farm, Barlestone Road	Newbold Verdon	03/07/2019	28/08/2019	28/08/2024	A	1	0	1	1				
20/01057/FUL	Glen Devon 24 Glen Bank		15/10/2020	10/12/2020	10/12/2023	A	1	0	1	1				
20/00436/OUT	Cornerfields, Nutts Lane		06/05/2020	08/07/2020	08/07/2023	A	4	0	4		1	1	1	1
20/00526/FUL	Barn off Lindridge Lane		29/06/2020	17/08/2020	17/08/2023	A	1	0	1	1				
20/00603/OUT	39 Main Street	Ratcliffe Culey	19/06/2020	13/08/2020	13/08/2023	A	1	0	1			1		
20/00030/OUT	Rookery Farm, 6 Church Lane	Fenny Drayton	13/01/2020	19/08/2020	19/08/2023	A	3	0	3			1	1	1
20/00412/FUL	Church Side, 3 Church Hill	Bagworth	24/06/2020	17/08/2020	17/08/2023	A	1	0	1		1			
20/01013/OUT	Land south east of 73 Newbold Road	Barlestone	28/09/2020	23/11/2020	23/11/2023	A	1	0	1			1		
20/00850/OUT	100 Kirkby Road	Barwell	24/08/2020	19/10/2020	19/10/2023	A	4	0	4			1	2	1
21/00126/OUT	26 Hays Lane	Hinckley	01/02/2021	24/06/2021	24/06/2024	A	2	0	2				2	
20/01257/OUT	Oaklands Farm, Main Street	Shackerstone	07/12/2020	01/02/2021	01/02/2024	A	1	0	1				1	
19/00934/OUT	2A Drayton Lane	Fenny Drayton	16/08/2019	07/10/2019	16/07/2023	A	1	0	1		1			
21/00243/FUL	32 Heath Lane Earl Shilton Leicester Leicestershire LE9 7PB	Earl Shilton	22/02/2021	10/06/2021	10/06/2024	A	1	0	1		1			
22/00169/OUT	222 Station Road	Earl Shilton	22/02/2022	02/08/2022		A	3	0	3				1	2
20/00482/FUL	Land Adjacent To 7 Post Office Lane Witherley Atherstone Leicestershire CV9 3LW	Witherley	27/05/2020	01/09/2020	01/09/2023	A	1	0	1		1			
21/00709/FUL	140 Ashby Road Hinckley Leicestershire LE10 1SN	Hinckley	22/06/2021	14/10/2022	14/10/2025	A	3	0	3		1	1	1	
05/00832/FUL	45 LUTTERWORTH ROAD		17/08/2005	05/10/2005	05/10/2010	A	1	0	1		1			
18/01141/FUL	The Hollybush, Upper Bond Street	Hinckley	06/12/2018	11/02/2020	11/02/2023	A	12	0	12		12			
18/01237/FUL	Leisure Centre, Coventry Road/Trinity Lane	Hinckley	07/12/2018	23/10/2019	23/10/2022	A	73	0	73		21	26	26	
08/00907/FUL	44 FOREST ROAD	Hinckley	01/10/2008	26/11/2008	26/11/2011	A	1	0	1		1			
Remainder of 15/00188/OUT	Land North East of Triumph Motorcycles (Hinckley West site)	Hinckley	27/02/2015	03/05/2018	03/05/2021	B	399	0	399		10	21	21	21
19/01405/OUT	Land North of Deepdale Farm, Lutterworth Road	Burbage	17/12/2019	30/09/2020		B	135	0	135		37	37	37	24
Windfall Allowance													87	87
										426	642	603	491	253
										2415				

APPENDIX 2 – HBBC 5YHLS Trajectory



	2023/24	2024/25	2025/26	2026/27	2027/28
Category A	426	595	545	346	121
Category B	0	47	58	58	45
Windfall Allowance	0	0	0	87	87
Total	426	642	603	491	253

APPENDIX 3 – PROGRESS ON SITES WITHOUT DETAILED PERMISSION

Table A – Outline Permissions

Site Details	Current Permission On Site	Application Details	Details of Conditions within permissions	Details of any discharge of condition applications	Deliverability Evidence	No. of Homes in 5YHLS
Land North east of Triumph Motorcycles	15/00188/OUT (Remaining 399)	<ul style="list-style-type: none"> 15/00188/OUT - Erection of up to 850 dwellings, 500m2 of retail units, a primary school, community facilities including sports pitches, parkland, children's play areas, allotments, sustainable urban drainage systems, a new access and associated infrastructure (outline - access only) Several Reserved Matters applications listed as Cat A (Appendix 1) which are being built out. These equate to 451 dwellings. 22/01091/REM - Approval of reserved matters (appearance, layout and scale) of outline planning permission (ref: 15/00188/OUT) for residential development of 87 dwellings. (Application received and validated 16.11.2022) 	<p>Outline Conditions</p> <ol style="list-style-type: none"> 1. Details of the layout, scale, appearance and landscaping no later than 2 years. 2. Approval of each respective phase. 3. Accordance with Development Framework 4. Accordance with submitted plans 5. Development brief to accompany each R/M application. 6. CEMP 7. Residential Travel Plan 8. School Travel Plan 9. Completion of highway works prior to occupation of 1st dwelling. 10. Public Transport Strategy. 11. Walls, fencing, railing and gate detail. 12. Site levels detail. 13. Samples. 14. Water Vole Mitigation Strategy. 15. Maintenance of Buffer Zones. 16. Light Pollution. 17. Accommodation of Bats. 18. No removal of nest vegetation between 1st March and 31st July each year. 19. Ecological Survey (each phase) 20. Ecological Survey approval. 21. Archaeological Work and Written Scheme of Investigation. 22. No occupation (of respective phase) until approval of condition 21. 23. Accordance with approved Flood Risk Assessment. 24. Culverts. 25. Surface Water/Foul drainage scheme submission and approval. 26. Waste and recycling storage. 27. No burning of waste material on site during construction. 28. Construction Hours. 29. Contamination Scheme (each phase) 30. Contamination Scheme (during construction) 31. Landfill Gas. 32. Air Quality Assessment. 33. Noise Pollution. 34. Light Pollution. 35. Light Intensity. 36. Lighting Approval. 	<ul style="list-style-type: none"> 19/00870/DISCON - Application to Partially discharge conditions 6 (CEMP), 7 (Travel Plan), 11 (boundary treatments), 12 (levels), 13 (materials), 17 (ecology), 21 (archaeology), 26 (waste), 29 (land contamination), 31 (landfill), 32 (air quality) and 33 (noise) (for Phases 1 and 2 only 18/00563/REM) attached to outline planning permission 15/00188/OUT. 20/00178/DISCON - Application to discharge conditions 25 (drainage) 34 (lighting) attached to planning permission 15/00188/OUT for Phases 1 and 2 only. 20/00517/DISCON - Application to discharge conditions 33 (noise) attached to planning permission 15/00188/OUT (for Phases 1 and 2 only). 20/626/DISCON - Application to Discharge Condition 29 (Land Contamination) attached to planning permission 15/00188/OUT for Phases 1 and 2 only. 20/691/DISCON - Application to Discharge Conditions 14 (Water Vole Mitigation), 19 (Schedule for Re-survey/re-assessment of ecological plans), 20 (Schedule for Re-survey/re-assessment of ecological plans) attached to planning permission 15/00188/OUT for Phases 1 and 2 Only. 21/00136/DISCON - Application to re- discharge condition 11 (boundary treatments) and condition 13 (external materials) for phases 1 and 2 of planning permission 15/00188/OUT. 21/00512/DISCON - Application to partially discharge condition 10 (Public Transport Strategy) for Phases 1 and 2 only (18/00563/REM) attached to planning permission 15/00188/OUT 22/00255/DISCON - Application to discharge conditions for Phase 3a (Local Centre) 6 (CEMP),11 (Boundary Treatments), 12 (levels), 13 (Materials), 17 (Bird/Bat Boxes), 25 (Drainage), 26 (Waste and Recycling), 32 (Air Quality Assessment), 34 (external lighting) attached to planning permission 15/00188/OUT. 22/00325/DISCON - Application to discharge conditions 7 (Travel Plan), 10 (Public Transport Strategy), 11 (Means of Enclosure), 13 (Materials Layout), 14 (Water Vole Strategy), 17 (Bat Boxes), 19 (Ecology Re-Assessment Survey), 20 (Ecology Re-Assessment Survey Mitigation), 29 (Land Contamination), 31 (Landfill Gas), 32 (Air Quality Assessment) for Phase 3 attached to planning permission 15/00188/OUT. 22/00544/DISCON - Application to Discharge Condition 21 for Phases 3, 7 and 8 (Archaeology - additional mitigation measures) attached to planning approval 15/00188/OUT/WSI for Phases 3 and 7/8 - required additional mitigation measures. 22/00603/DISCON - Application to discharge conditions for Phase 3; 6 (CEMP), Condition 12 (Levels), Condition 25 (Surface Water Drainage Scheme), Condition 26 (Waste and Recycling) attached to planning permission 15/00188/OUT. 22/00911/DISCON - Application to discharge condition 33 (Noise) for Phase 3 attached to planning permission 15/00188/OUT. 22/01008/DISCON - Phase 7 - Application to discharge conditions 7 (Travel Plan)10 (Public Transport Statement)11 (Means of Enclosure)13 (Materials Layout) 14 (Water Vole Strategy) 17 (Bat Boxes) 19 (Ecology Re-Assessment) 20 (Ecology Mitigation Re-assessment) 29 (Land Contamination) 31 (Landfill Gas) 32 (Air Quality) attached to planning permission 15/00188/OUT. 	<p>Large strategic site split into several phases of which are already under construction. These phases are identified as separate entries within the 5YHLS. The same housebuilder is bringing forward the majority of the remaining phases which for these 73 units. Multiple conditions have been discharged on site REM applications validated and under consideration by the Council prior to 31 March 2023.</p>	73

				<ul style="list-style-type: none"> •23/00545/DISCON - Application to discharge Condition 33 (Noise) relating to planning permission 15/00188/OUT for Phase 3. •23/00753/DISCON - Application to re-discharge condition 13 (materials) for Phases 1 and 2 attached to planning permission 15/00188/OUT. •23011169DISCON - Phase 8 Playing Pitches - Application to discharge Conditions 11 (Boundary Details- Walls, Fences, Railings and Gates) and 12 (Levels) of planning permission 15/00188/OUT 		
Land North of Deepdale Farm, Lutterworth Road	19/01405/OUT	<ul style="list-style-type: none"> •19/01405/OUT - Residential development of up to 135 dwellings (Outline- access only) (Allowed at Appeal) • 22/00636/REM - Approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 135 dwellings pursuant to Outline Planning Permission 19/01405/OUT. (Appeal ref APP/KR420/W/20/3265143) (Application received and validated 27.06.2022) 	<p>Outline Conditions</p> <ol style="list-style-type: none"> 1. Details of the layout, scale, appearance and landscaping no later than 18 months. 2. Reserved matters/details. 3. Housing Mix and layout 4. In accordance with plans. 5. In accordance with masterplan 6. Access arrangements and junction layout implemented prior to development. 7. Visibility Splays 8. Highway Drainage Details 9. Travel Plan 10. Vehicular Access Usage 11. Construction Traffic Management Plan 12. ProW Maintenance 13. Trees and Shrubs 14. Boundary Treatments 15. ProW Signage 16. Tree Protection Plan 17. Maintenance of Identified Trees 18. Accordance with the Focus Environmental Consultants Ecological Mitigation Strategy. 19. Grassland Turf Relocation 20. Biodiversity Metric Calculation 21. M69 Protection Plan 22. Native Planting Plans 23. Contamination Investigation 24. Contamination (During Construction) 25. CEMP 26. Construction Hours 27. Surface Water Drainage Scheme 28. Surface Water Drainage Scheme (During Construction) 29. Surface Water Drainage Scheme (Maintenance) 30. Archaeological Work 31. Site Level Details 32. Waste Minimisation and Recycling Pack per property. 33. Electronic Communications Infrastructure. 	<ul style="list-style-type: none"> • 23/00618/CONDIT - Application to discharge conditions 19 (Grassland Turf Translocation), 21 (Noise), 23 (Land Contamination), 30 (Archaeology) and 32 (Waste and Recycling) relating to Appeal APP/K2420/W/20/3265143 (19/01405/OUT). • 23/00661/DISCON - Application to discharge conditions 10 (Access), 27 (Drainage SuDs), 28 (Surface Water), 31 (Levels), 34 (Communications infrastructure) on Appeal Decision APP/KR420/W/20/3265143 relating to planning application 19/01405/OUT. • 23/00871/DISCON - Application to discharge conditions 16 (Tree Protection Plan) attached to appeal decision APP/K2420/W/20/3265143 relating to 19/01405/OUT. •23/0087DISCON - Application to discharge conditions 11 (Construction Traffic Management Plan CTMP) and 25 (Construction Environment Management Plan - CEMP) attached to appeal decision APP/K2420/W/20/3265143 relating to 19/01405/OUT. •23/00961/DISCON - Application to discharge conditions 12 (ProW Scheme), 14 (Boundary Treatment to ProW) and 15 (ProW Signage Scheme) on Appeal Decision APP/K2420/W/20/3265143 relating to planning application 19/01405/OUT. •23/01071/DISCON - Application to re-discharge condition 19 (Translocation Methodology) on Appeal Decision APP/K2420/W/20/3265143 relating to planning application 19/01405/OUT. •23/01228/DISCON - Application to discharge condition 29 (SuDS Maintenance Long Term) attached to appeal decision APP/K2420/W/20/3265143 relating to 19/01405/OUT. •24/00317/DISCON - Application to discharge conditions 9 (Travel Plan) and 33 (Waste Minimisation and Recycling Pack) on appeal decision notice APP/K2420/W/20/3265143 relating to application 19/01405/OUT 	Various conditions have been discharged. Application for the approval of reserved matters submitted and validated November 2022 and under consideration by the Council.	135