

**Blaby District Council
Annual Monitoring Report
1st April 2022 to 31st
March 2023**

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Executive Summary

Development	Indicator (2022/23 Monitoring Period)	Target
Total Dwellings Delivered	275	380
PUA completions	211	250
Non PUA Completions	64	130
Affordable Dwellings	51	95
% Affordable Dwellings	18.5%	25%
Completions on Lubbethorpe SUE	197	315 (from 2021/22)
Employment Land Delivered	-1.12ha	2.96ha (average per annum)

1.0 Introduction

- 1.1 This is Blaby District Council's Authority Monitoring Report (AMR) for the period 1st April 2022 to 31st March 2023. It provides an update on progress with the preparation of planning policy documents (including the Local Plan, Neighbourhood Plans and Supplementary Planning Documents) and includes monitoring information to help assess the progress and effectiveness of key policies in our Development Plan made up of the Local Plan Core Strategy (2013) and the Local Plan Delivery DPD (2019).
- 1.2 This AMR sets out information in the following order:
- Planning Policy Progress
 - Housing Land Supply
 - Employment Land
 - Infrastructure
- 1.3 In accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 requirements, this AMR also contains updates on activity during the 2022/2023 monitoring period in relation to Neighbourhood Planning and the Duty to Cooperate. Further details are set out on the Planning Policy Progress section.

2.0 Planning Policy Progress

The Local Development Scheme

- 2.1 The Local Development Scheme (LDS) is a project plan for preparing new planning policy documents. The LDS which applied during the policy period was published in 2020. This indicated an intention to undertake a Pre-submission Consultation on the Emerging Plan in March 2022, with Submission following in August 2022. Examination was expected to commence in December 2022 with Adoption expected in August 2023. It was clear that progress against this timetable had slipped within the monitoring period, largely due to delays in assembling the necessary sub-regional evidence required to underpin the emerging plan.
- 2.2 A new Local Development Scheme (LDS 2023) was published shortly after the close of the Monitoring Period. This can be viewed on the Council's website [here](#)¹. This

¹ Published July 2023 (link to local development scheme: <https://www.blaby.gov.uk/media/i0of4qyl/blaby-district-local-plan-local-development-scheme-july-2023.pdf>)

revised LDS sets out the timetable for the preparation of the emerging Local Plan taking account of the time required to complete sub regional evidence gathering. The Council now expects to Adopt its Local Plan in March 2026.

Local Plan Core Strategy (2013)

- 2.3 This document, adopted by the Council in February 2013, forms the strategic part of the Council's Local Plan. It sets out the vision, objectives, strategy and core policies for the spatial planning of the District up to 2029. The Plan is available to view on the Council's website [here²](#).

The Local Plan Part 2 (LP2)

- 2.4 The Blaby District Local Plan (Delivery) Development Plan Document (known as the 'Delivery DPD') was adopted by the Council on 4th February 2019. The Delivery DPD includes site allocations and development management policies. It sits alongside the adopted Core Strategy and these two documents form the development plan for the District that will be used as the starting point for decision-making in respect of submitted planning applications.

Supplementary Planning Documents (SPD)

- 2.5 The **Housing Mix and Affordable Housing Supplementary Planning Document** has been produced by Blaby District Council to provide additional information to assist in the implementation of Policies CS7 and CS8 of the Blaby District Council Local Plan (Core Strategy). The primary objectives of the supplementary document are:
- To guide the interpretation of policies CS7 and CS8 of the Blaby District Council Local Plan (Core Strategy);
 - To address local imbalances in both the market and affordable housing stock, and
 - To optimise the provision of affordable housing to meet identified needs.
- 2.6 Work has commenced on the preparation of a revised **Planning Obligations and Developer Contributions** SPD within the monitoring period to replace the [Planning](#)

² Core Strategy Document link: <https://www.blaby.gov.uk/planning-and-building/local-plan/local-plan-core-strategy/>

[and Developer Contributions SPD adopted in 2010](#)³. The purpose of this revised document to assemble, in a single document, the various requirements related to planning obligations for new built development in the District. The Council expects to consult on a Draft Planning Obligations SPD in accordance with Regulation 13 of the Town and Country (Local Planning) (England) Regulations 2012 in Spring 2024 before adopting the document in early 2024.

Neighbourhood Development Plans

2.7 Neighbourhood Development Plans (NDPs) currently in production or made are as follows:

- **The Blaby Neighbourhood Plan:** This NDP was made in February 2018 in accordance with Regulation 19 of The Neighbourhood Planning (General) Regulations 2012. During the referendum 94.9%, indicated that they wanted the District Council to use the Neighbourhood Plan for Blaby to help it decide planning applications in the neighbourhood area. The made plan is available to view [here](#)⁴.
- **Glenfield Neighbourhood Plan:** A public consultation on the submission version of the Glenfield Neighbourhood Plan concluded on Tuesday the 14th of March 2023 (within the monitoring Period). The representations received during this consultation are available to view on the Council's [website](#)⁵. The Plan was subsequently submitted for examination and the independent examiner has issued the Examiner's report shortly after the end of the 2022-23 monitoring period. The Examiner's Report is available to view [here](#)⁶.
- **Cosby Neighbourhood Plan:** A referendum on the Cosby Neighbourhood Plan was held on 24 November 2022. Following a positive referendum result, Blaby District Council voted to 'make' the Cosby Neighbourhood Plan part of Blaby District's Development Plan. The made plan is available to view [here](#)⁷.

³ Developer Contributions Document link: <https://www.blaby.gov.uk/media/050napxt/planning-obligations-and-developer-contributions-2010.pdf>

⁴ Blaby Neighbourhood Plan link: <https://www.blaby.gov.uk/media/2266/blaby-neighbourhood-plan-final-version.pdf>

⁵ Glenfield NP Reps link: <https://www.blaby.gov.uk/media/qkejeyiw/glenfield-neighbourhood-plans-summary-of-representations-may-2023.pdf>

⁶ Examiner's Report link: <https://www.blaby.gov.uk/media/5ialf3tz/wa-working-glenfield-ndp-examination-report-final-june-2023.pdf>

⁷ Cosby Neighbourhood Plan link: <https://www.cosbyparishcouncil.gov.uk/uploads/cosby-ndp-referendum-plan-website-accessible-version-16032023-in-memory-of-lisa.pdf?v=1678970029>

- **Fosse Villages Neighbourhood Plan:** Following Elmesthorpe Parish Council's decision to formally withdraw from the original Fosse Villages Neighbourhood Plan, the remaining ten Parishes were designated as a new Neighbourhood Area in January 2016. The Neighbourhood Area comprises the Parishes of: Aston Flamville, Croft, Huncote, Leicester Forest West, Potters Marston, Sapcote, Sharnford, Stoney Stanton, Thurlaston and Wigston Parva. The Neighbourhood Plan has been prepared by the Fosse Villages Neighbourhood Planning Group. The Group comprises members of the local community and local Parish Councillors, with the support of Blaby District Council and consultants Plan-IT X, and under the direction of Sapcote Parish Council (the Qualifying Body for the Plan). Following an independent examination, the Fosse Villages Neighbourhood Plan 2021 and the Examiner's Report were presented to Blaby District Council on 20th February 2020. Blaby District Council accepted all of the Examiner's suggested modifications and for the Plan to proceed to referendum. The Regulation 18 Decision Statement can be viewed below. A referendum on the Fosse Villages Neighbourhood Plan was held on 6 May 2021 after a delay due to the Coronavirus pandemic. Following a positive referendum result, Blaby District Council decided to 'make' the Fosse Villages Neighbourhood Plan part of Blaby District's Development Plan. The Fosse Villages Neighbourhood Plan was made on 17 June 2021.

Subsequently the Fosse Villages Neighbourhood Planning Group have chosen to update the Neighbourhood Plan to reinstate Local Green Space designations in the parishes of Huncote, Sharnford and Stoney Stanton. The proposed new Local Green Spaces are incorporated in Policy FV5 and the related policy maps. Other than consequential revisions, there are no further changes to the Neighbourhood Plan. A formal consultation took place between Friday 16 June and Friday 28 July 2023 (shortly after the monitoring period ended) with the following documents being consulted on:

- Fosse Villages Neighbourhood Plan Update 2023
- Fosse Villages Neighbourhood Plan Basic Conditions Statement 2023
- Fosse Villages Neighbourhood Plan Consultation Statement 2023

Up to date information non the Fosse Villages will be made available on the Council's [website](#)⁸ as the plan progresses.

- **Elmsthorpe Neighbourhood Plan:** Elmesthorpe Parish Council was initially part of the group progressing the Fosse Villages Neighbourhood Plan but formally withdrew from the Fosse Villages Plan. A map defining the extent of the Elmesthorpe Neighbourhood Area is available to download on the Council's [website](#)⁹.
- **Leicester Forest East Neighbourhood Plan:** A referendum on the was held on 30 June 2022. Following a positive referendum result, Blaby District Council voted to 'make' Leicester Forest East Neighbourhood Plan part of Blaby District's Development Plan. The made plan is available to view [here](#)¹⁰.

Self Build and Custom Housing Building Register

- 2.8 The Self-Build and Custom Housebuilding Act 2015 sets out a requirement for all local authorities to keep a register of people who wish to register their interest in self-build or custom-building. At 1st April 2022, 89 individuals and 1 Association comprising 2 members expressed a wish to be included on the Council's Self-Build and Custom Housebuilding Register. There were no Self or Custom Build Sites delivered in Blaby in the monitoring period.

Brownfield Land Register

- 2.9 The Council is currently updating its Brownfield Land Register (BLR). The register identifies previously developed 'brownfield' land in the District which meets certain criteria that are set out in Regulations. The register identifies sites which are of a certain size/capacity and are suitable and available for residential development. Importantly, in order to be included on the register a site must also be 'achievable' which means that in the opinion of the local authority development is likely to take place on the site within 15 years of the entry date.

⁸ FVNP progress link: <https://www.blaby.gov.uk/planning-and-building/guidance-and-policies/neighbourhood-planning/>

⁹ Elmesthorpe Neighbourhood Area Map Link: <https://www.blaby.gov.uk/media/2280/elmesthorpe-neighbourhood-area.pdf>

¹⁰ Leicester Forest East NP link: <https://www.lfeparishcouncil.org.uk/neighbourhood-plan>

Community Infrastructure Levy

2.10 The District Council is not intending to prepare a Community Infrastructure Levy (CIL) charging schedule at the present time, as such there is no activity to report on for the monitoring period.

3.0 Housing Land Supply

3.1 Housing completions for the monitoring period were 275. This is below the plan requirement of 380 per annum. Delivery has declined in recent years. And is now running slightly behind the expected delivery anticipated in the Plan, which at 17 years, assuming 380 homes per annum is 6,460. It is forecast that completions will increase in the monitoring period to over 400 homes but will fall back in the remaining years of the plan period due to a lack of sites currently available for development.

Table 1: Housing Completions in Blaby

Monitoring Period	PUA*	Non-PUA	District
06/07	165	53	218
07/08	266	63	329
08/09	85	112	197
09/10	55	125	180
10/11	51	155	206
11/12	26	243	269
12/13	69	225	294
13/14	57	248	305
14/15	133	272	405
15/16	236	497	733
16/17	182	561	743
17/18	207	381	588
18/19	252	269	521
19/20	188	239	427
20/21	150	142	292
21/22	263	101	364
22/23	211	64	275
TOTAL	2,596	3,750	6,346

*PUA (Principal Urban Area)

Source BDC 2023

3.2 The Council has published an up to date land supply position within its Residential Land Availability (RLA) report on its [website¹¹](#). This confirms that on the 31st March 2023 the Council had a **3.69 year** housing land supply. The RLA also forecasts that by March 31st 2029 the Council is on course to deliver 8,200 homes against a requirement of 8740 between 2006 - 2029. This is around 540 homes short of the

¹¹ RLA link: <https://www.blaby.gov.uk/planning-and-building/local-plan/monitoring-and-land-availability/>

minimum housing requirement identified in the Local Plan. This shortfall has mainly arisen because a number of large housing sites in the District have built out slower than anticipated or construction work on site has started later than expected. The Council is considering how best to address this forecast under provision.

Housing Distribution

Table 2 Housing Distribution: Housing distribution over the plan period by settlement as at 31 March 2023.

	Settlement	Minimum Housing Requirement	Forecast Delivery to 2029	Residual Requirement
Principal Urban Area	Glenfield	5,750	7,076	-1,326
	Kirby Muxloe			
	Leicester Forest East			
	Braunstone Town			
	Glen Parva			
	Lubbesthorpe			
Blaby Town	Blaby	420	560	-140
	Land adj. Earl Shilton	105	90	15
Larger Central Villages	Enderby	155	227	-72
	Narborough	210	214	-4
	Whetstone	365	613	-248
	Countesthorpe	520	608	-88
Rural Centre	Stoney Stanton	320	479	-159
Medium Central Villages	Littlethorpe	815	1,153	-338
	Huncote			
	Cosby			
	Croft Sapcote			
Smaller Villages	Elmesthorpe	80	197	-117
	Kilby			
	Sharnford Thurlaston			
Hamlets and very small Villages	Aston Flamville	0	3	-3
	Leicester Forest West			
	Potters Marston			
	Wigston Parva			
TOTAL		8,740	11,130	- 2,390

3.3 The above table shows the total number of houses completed and committed to be built within the District by either each settlement or each group of settlements. As at 31 March 2023. Across all settlements there are more homes committed than required by the Plan. This information is based on that included in the Council's residential land availability assessment.

3.4 Whilst there are more homes committed, the Council does not consider that within the PUA there is a likelihood that all committed sites will come forward in the Plan period. Policy CS5 of the Core Strategy indicates that 5,750 homes will be delivered in the Plan period including 4,250 within a new SUE at Lubbesthorpe. As of the 31st March 2023 a total of 2,596 homes have been completed in the PUA leaving a residual requirement of 3,154 homes to be delivered over the next 6 monitoring periods; a requirement of 552 homes per annum allowing for small buffer. Clearly, it is unlikely that this level of provision will be achieved given historic delivery and the sites remaining in the PUA. The Council now forecasts that a further 1,561 homes will be delivered in the PUA up to 2029. A shortfall of around 1,600. This shortfall has been partially offset by the over delivery of homes in the Non-PUA. Taking account of forecast future delivery in the Non-PUA we currently anticipate that around 4,050 homes could be delivered in the non PUA against a plan requirement of 2,990 homes.

New Lubbesthorpe SUE

3.5 The New Lubbesthorpe SUE accounts for a significant component of the Council’s overall housing delivery. Housing completions on the site have averaged 158 homes per annum over the past 5 years, although completions have increased to around 190 homes per annum over the past two years. Based on delivery continuing at the current levels it is likely that the site will take around 19 years to fully build out.

Table 3: Housing Completions on New Lubbesthorpe SUE

Monitoring Period	Number of house completions
16/17	2
17/18	98
18/19	171
19/20	128
20/21	105
21/22	190
22/23	197
TOTAL	891

3.6 In addition to residential development the Lubbesthorpe site also includes a strategic employment as well as other key pieces of infrastructure. To date 15.5ha of employment land has been completed. In addition, permission has recently been granted for the provision of a new local centre to include a doctor’s surgery, residential care home and local shops. However, whilst this application was

submitted in the monitoring period it was determined after the close of the period in July 2023.

Previously Developed and Greenfield Land Completions

Table 4 Greenfield and Previously Developed (Brownfield) Land Completions

	PDL (Brownfield)	Greenfield Sites	Total	Percentage on PDL
2006/07	40	178	218	18.3%
2007/08	150	179	329	45.6%
2008/09	136	61	197	69.0%
2009/10	135	45	180	75.0%
2010/11	108	98	206	52.4%
2011/12	69	200	269	25.7%
2012/13	89	205	294	23.5%
2013/14	80	225	305	26.2%
2014/15	79	326	405	19.5%
2015/16	149	584	733	20.3%
2016/17	119	624	743	16.0%
2017/18	181	407	588	30.8%
2018/19	99	422	521	19.0%
2019/20	73	354	427	17.1%
2020/21	28	264	292	9.6%
2021/22	28	336	364	7.6%
2022/23	8	267	275	2.9%

- 3.7 Brownfield sites tended to account for a higher proportion of developments earlier in the plan period, when housing completions were lower. However, as housing delivery increased in the middle part of the plan period the proportion of developments on brownfield sites decreased. This decrease has accelerated in recent years as the Council's supply has increasingly been made up of fewer large greenfield sites. Between 2006/07 and 2022/23 around a quarter of all new homes built in the District have been located on previously developed land.
- 3.8 There are very few brownfield sites now available in Blaby District and as a result it is unlikely that completions on brownfield sites will notably increase in future years.

Affordable Housing

Table 5: Affordable Housing: Number of new affordable houses completed in the District since the start of the plan period

Monitoring Period	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
District	6	58	18	37	71	78	68	67	123
Cumulative Total	6	64	82	119	190	268	336	403	526

Monitoring Period	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
District	197	131	115	125	68	30	77	51
Cumulative Total	723	854	969	1,094	1,162	1,192	1,269	1,320

- 3.9 Table 5 shows the number of affordable homes which have been built each year since 2006/07. The overall level of affordable housing delivered is substantially linked to overall housing delivery. Provision peaked between 2014/15 and 2018/19 but has fallen back recently in recent years. Within the monitoring period 51 affordable homes were completed. This is equivalent to 18.5% of total provision for 2022/23.
- 3.11 Over the plan period to date around 20% of all homes delivered have been affordable. Whilst this is less than the target set in policy CS7 (a minimum of 25%) it reflects the fact that no provision is sought on smaller development sites and affordable housing requirements on the early stages of the Lubbesthorpe Site are set lower than 25%. Moreover, policy CS7 of the adopted Local Plan aims to balance this affordable housing need with viability considerations so that sites continue to come forward and overall housing completions are maintained.
- 3.12 A significant number of affordable homes were under construction at the end of the monitoring period and will be reflected in next years completions.

Gypsy and Traveller Provision

Table 6 Accommodation for Gypsies and Travellers: Number of Gypsy and Traveller pitches granted planning permission between 1 April 2012 and 31 March 2023

	Gypsy and Traveller Pitches	Gypsy and Traveller Pitches	Travelling Showpeople Plots	Travelling Showpeople Plots
Monitoring Period	District	Cumulative Total	District	Cumulative Total
12/13	0	0	0	0
13/14	18	18	0	0
14/15	4	22	0	0
15/16	0	22	0	0
16/17	0	22	0	0
17/18	0	22	0	0
18/19	1	23	0	0
19/20	0	23	0	0
20/21	0	23	0	0
2021/22	0	23	0	0
2022/23	2	25	0	0
TOTAL	25	-	0	-

3.13 Since the start of the plan period, 25 gypsy and traveller pitches and no Travelling Showpeople plots have been granted planning permission across the District.

4.0 Employment Land Supply

4.1 The Core Strategy sets out the scale of growth and locational strategy for the District from 2006 to 2029. For employment land, policy CS1 of the Core Strategy states that there is a requirement to provide a minimum of 68 hectares (ha) additional employment land within the District, of which at least 57ha will be provided within and adjoining the Principal Urban Area (PUA). To effectively monitor policy CS1, this schedule identifies land as either PUA or non-PUA and whether a site is permitted, under construction, or completed.

Table 7 provides a summary of employment land provision since 2006/07.

Year	Gross Floor Space (sqm)	Net Floor Space (sqm)	Gross Site Area (Ha)	Net Site Area (Ha)
2006/07	8,783	8,783	2.03	2.03
2007/08	6,692	4,652	2.41	2.04
2008/09	3,175	3,175	3.12	3.12
2009/10	3,389	1,689	1.77	1.06
2010/11	0	0	0	0
2011/12	6,772	4,530	1.69	-0.16
2012/13	1,105	569	0.31	0.11
2013/14	1,282	1,282	0.51	0.25
2014/15	33,690	26,496	6.32	4.23
2015/16	48,528	38,745	10.66	5.68
2016/17	38,484	35,414	8.91	8.31
2017/18	13,552	13,552	3.15	3.15
2018/19	49,374	36,907	19.13	13.76
2019/20	5,279	5,279	0.34	0.34
2020/21	13,376	13,186	3.1	3.1
2021/22	10,969	10,969	3.04	3.04
2022/23	4,074	1,574	1	-1.12

4.2 In total 2 sites were completed in the 2022/23 monitoring period. An additional 1ha or (4074sqm) (E(g)iii, B2 & B8of employment provision was delivered at Glenfield within the PUA (Unit B, Plot 40B, Devana Avenue, Optimus Point ref: 21/0460). However, set against this was the loss of 2.12ha of employment land at Plot 1 the Whittle Estate in Whetstone (non-PUA). The redevelopment of this site for housing has led to the loss of 2,500sqm of B1(c) employment land. Taking the two schemes together there has been a slight increase in employment floor space (1,574sqm) in the monitoring period, although a net loss in the overall area of employment land provision of 1.12ha.

4.3 Further information on employment land availability is set out on the Council's website. Since 2011, 62.75 ha of land has been granted planning permission for employment use within the District. One site of 33 ha has been allocated for employment uses at Land west of St Johns, Enderby in the Local Plan (Delivery) Development Plan Document (2019) taking the total amount of land permitted and allocated for employment development in the District up to 95.75 ha. As noted above 45.05 ha of the 62.75 ha of employment land permitted by the 31st March 2023 has been completed and 52.18 ha of the employment land has been permitted is located in the PUA.

5.0 Infrastructure

- 5.1 On 1 September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 came into force, requiring that all authorities in receipt of contributions received through planning obligations (also known as Section 106 contributions) must produce an annual Infrastructure Funding Statement (IFS). The 2022/23 monitoring period coincides with the period covered by the Council's 4th IFS (i.e. April 1st 2022-March 31st 2023). The Infrastructure Funding Statement provides various breakdowns of the Section 106 monies, as is required by the Regulations and the IFS itself is available to view on the Council's [website](#)¹²

Table 8: Section 106 contributions received and spent/transferred by year from 2019/20 to 2022/23

Year	S106 contributions received	S106 contributions spent and transferred
2019/20	£472,981.64	£1,411,397.86
2020/21	£510,978.98	£870,769.27
2021/22	£248,686.01	£705,990.40
2022/23	£738,693.86	£341,884.01

- 5.2 It can be seen from the above table that the Council received a comparatively high level of S106 contributions in the monitoring period, however, the amount spent and transferred was around half the level of contributions received within the monitoring period.
- 5.3 The Council continues to hold significant contributions. This is because contributions secured as part of S106 Agreements must be proportionate to the scale of the development concerned and its impact upon local communities. This means that large-scale projects, for example, extensions to health facilities or a school or large-scale road improvement, can often only be undertaken with contributions from a number of developments. The Council holds several contributions which are being accrued to pay for such large projects, this is known as 'pooling'. The Council works with service providers to ensure that these projects are implemented in accordance with the S106 agreements. The Council held unspent financial contributions equating to £2,981,817.50 at the 31st March 2023.

¹² Infrastructure Funding Statement Link: <https://www.blaby.gov.uk/planning-and-building/guidance-and-policies/section-106-agreements/>