

Updated Local Plan housing trajectory notes – January 2024

Previous updates to the housing trajectory

EXAM 11 updated the housing trajectory based on April 2022 data.

EXAM 58 was prepared to show the effect of the site intensification work undertaken by the Council to accommodate its apportionment of Leicester's unmet need for housing. This superseded EXAM 11. An updated EXAM 58A was published to reflect discussions during the hearing sessions and superseded EXAM 58.

EXAM 58B provided an update to the housing trajectory based on April 2023 data. This superseded EXAM 58A.

EXAM 58F provides an update to the housing trajectory based on December 2023 data and as such reflects the position part way through the year rather than being an estimate of the year end position. This supersedes EXAM 58B. EXAM 58F is supported by the following documents:

- EXAM 58G: Updated Local Plan housing trajectory notes (this document) – replaces EXAM 58C.
- EXAM 58H: Update to Five Year Supply on Adoption – replaces EXAM 58D.
- EXAM 58I: Five Year Housing Land Supply List (31st December 2023) – replaces EXAM 58E.

Method

The method used to revisit the housing trajectory are as follows:-

- All sites with planning permission granted including those with resolution to grant permission at Plans Committee meetings between 1 April and 31 December 2023 are included. Those that lapsed during the same period have been removed.
- The developers of all major development sites with planning permission (i.e. permission for 10 or more homes) were contacted and asked to provide information about lead in times and build out rates. The delivery rates in future year columns have been updated accordingly.
- For major development sites with detailed permission and where no information was provided by developers the delivery rates were identified using past delivery performance on that particular site where construction had begun. For those where construction work had not started the general assumptions for lead in times and build out rates were applied.
- For major development sites with outline permission the same approach was used as for major development sites with detailed permission except that where no information was provided from developers the sites have not been considered to meet the definition of deliverable. Those sites are developable

and are not included within the five year period from 1 April 2024. For this reason they are included in future year columns from 2029/30.

- For sites with planning permission which do not involve major development (i.e. on sites less than 10 homes), the developers were not contacted and instead the general assumptions for lead in times and build out rates have been used.
- The promoters of allocated sites that were previously projected to start delivery in 2028/29 or earlier who have yet to submit an application were contacted. If no evidence was provided to support delivery intentions the sites were reclassified as undeliverable, although still developable.
- Where applications have been submitted but not yet determined or considered by the Council's Plans Committee updates have been sought from the relevant case officers regarding likely decision dates.

The key changes since EXAM 58B are as follows:

- Commitments for the Leicester Urban Area, Loughborough Urban Centre, Shepshed Urban Settlement, Service Centres, Other Settlements and Small Villages or Hamlets have been updated to reflect the latest information as shown in the five year housing land supply December 2023 update (EXAM 58I).
- The trajectory for each housing allocation with planning permission has been updated based on the updated information in EXAM 58I. Housing allocations that do not have planning permission have been updated to reflect new information from promoters and/or in relation to the progress of planning applications. An additional column has been included in EXAM 58F setting out the changes that have been made from the position set out in EXAM 58B.
- The windfall allowance of 63 homes has been removed for 2026/27 to avoid double counting as this will be replaced by sites granted permission in 2023/24.
- Cells in the "Policy Ref" column are colour-coded to show housing allocations with planning permission (green) and planning permissions granted on part of housing allocations or SUE sites (orange). This has been updated in EXAM 58F to reflect the position at the end of December 2023.