

## Housing Completions as of 1<sup>st</sup> April 2015 and Five Year Supply position

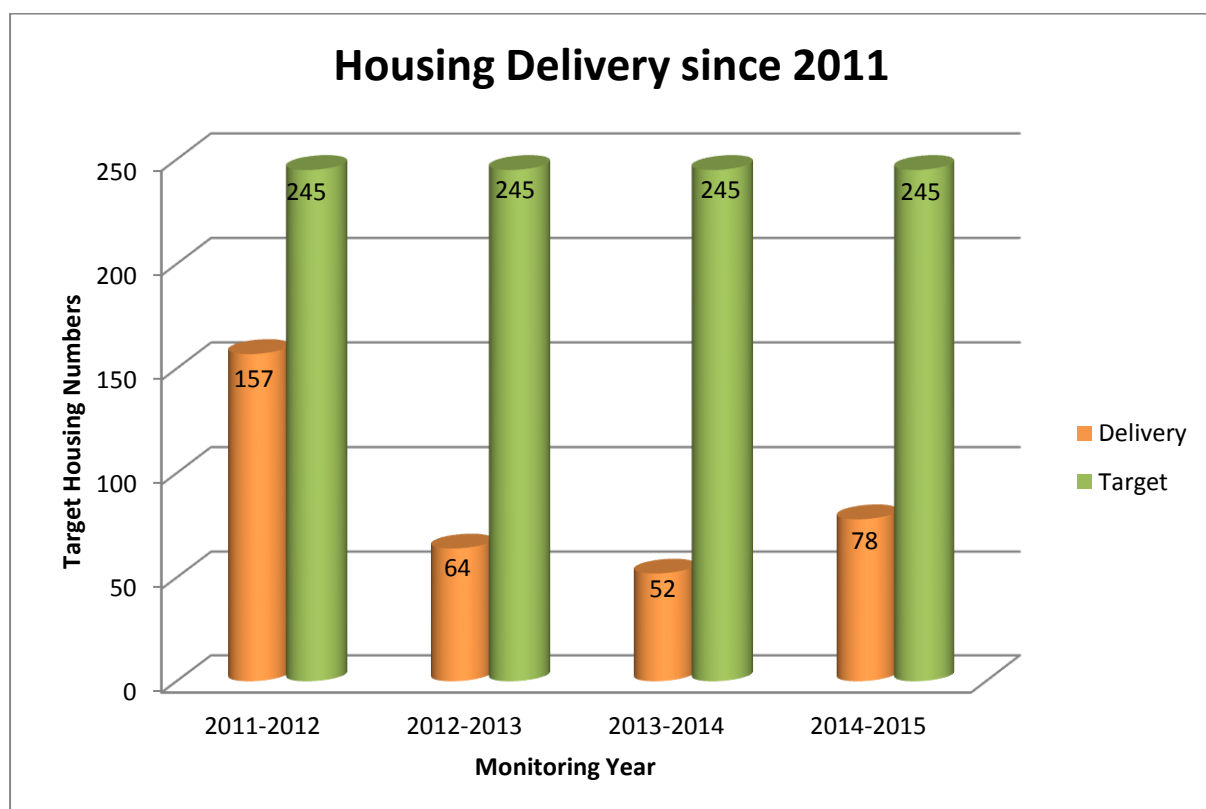
### Housing Targets

Each year the authority is required to monitor housing completions and remaining commitments. The purpose of this is to establish delivery rates versus housing targets and to update the five-year supply position. The authority is required by National Planning Policy to publish its five-year supply position annually.

The Objectively Assessed Need or housing target for the Borough is 245 homes a year, running from 2011 up to 2036.

### Housing Delivery

The graph below shows completions since 2011 compared with the housing target, of 245 dwellings per annum. Total completions from 2011 to 2015 are 351 dwellings. This results in a shortfall of 629 units over the last four years.



The graph shows historic under-delivery of housing completions against the 245 dwellings target. As a result of this, the five-year supply calculations must accommodate an additional 20% on top of the annual 245 dwellings target. This is referred to as a buffer and is required by the National Planning Policy Framework (NPPF).

The 20% buffer increases the five-year supply requirement for the Borough, from 1225 to 1470 dwellings and in turn reduces the years of deliverable land supply.

### **Completions and Commitments**

The monitoring for 2014/15 was conducted throughout April. The total number of completions from 31<sup>st</sup> March 2014 to 1<sup>st</sup> April 2015 is 78 dwellings. This is up on the 2013/14 completions of 52 dwellings.

The table below details where these units were delivered;

<b>Site Size</b>	<b>Number of Units</b>	<b>Location</b>	<b>Number of Units</b>
Large Sites (more than 10)	27	Melton	39
Small Sites (less than 10)	51	Rural	39

To be considered a commitment a site must be both available and deliverable. This translates into having either a valid or implemented planning consent or being under construction, but not yet complete.

The deliverable housing land supply as of 1<sup>st</sup> April 2015 is 809 units. The bulk of these commitments -622 units, are focused in Melton Mowbray.

### **Five-Year Supply**

There are two approaches to calculating five-year supply, either the shortfall is applied to the first five years of the plan or spread across the entire plan period.

The first approach would result in a 1.9 year land supply and the second a 2.5 years land supply. In either calculation the balance is significantly short of the required five-years, plus 20% deliverable housing land supply.

There has been a 0.3 year drop in housing land supply since the interim position of 31<sup>st</sup> January 2015 (previously 2.1 years). This is as a result of a slight increase in completions and a drop in deliverable supply. The deliverable supply has reduced as a result of commitments becoming completions and planning permissions expiring on some sites.

### **Implications of Five-Year Supply**

As demonstrated above the authority is significantly short of its required five-year housing land supply (between 1.9 and 2.5 years supply) and this can have implications for responding to planning applications, especially in the interim period whilst the Local Plan is being prepared and carries no weight.

NPPF states that in the absence of a five-year supply authorities should take a positive approach or “presumption in favour” of proposals for sustainable development. Where an authority cannot demonstrate a five-year supply, as is the case for Melton Borough, relevant policies for the supply of housing can not be considered up to date.

This has implications for ensuring applications achieve a mix of house types and tenures, including affordable housing provision, but also broader issues such as the overall location of development and the level of contributions made to wider infrastructure demands. The absence of supply is regarded as 'weighing in favour' of applications we determine and effects the balance of harm against benefit at an individual application level. However, absence of a 5 year supply is not an overriding factor, but rather one consideration amongst the many that applications present. Recent appeal decisions have reflected this position (e.g. Asfordby Hill, Nottingham Rd Melton Mowbray, Belvoir Rd, Bottesford).