

# Five-years' housing land supply and housing trajectory report

July 2021



Melton  
Borough  
Council

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## **1. Introduction**

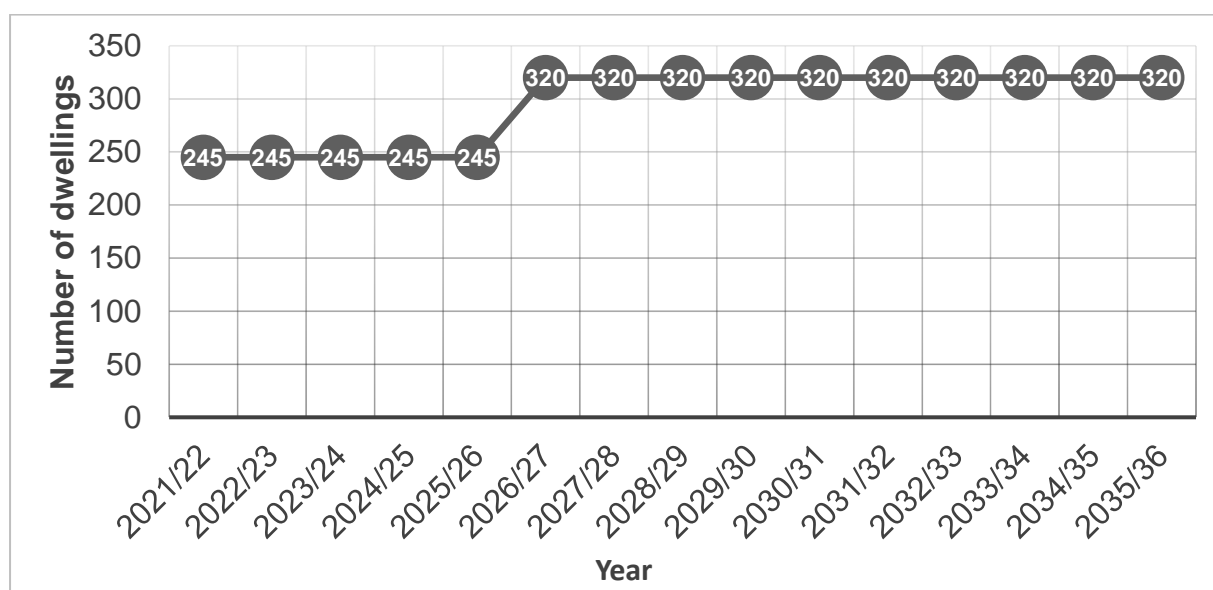
- 1.1. This document provides the latest 5-years' housing land supply (5YHLS) position and housing trajectory for Melton Borough Council. This paper considers that the adopted Local Plan (October 2018) and the methodologies associated with the calculation of the 5YHLS as stated in the MBC/HS1c document (Appendix 1) are still relevant for the production of this paper.
- 1.2. The adopted Local Plan's stepped housing trajectory is a key element to understand the content in this report. This approach splits the housing requirement in three different periods: the first one until March 2021 with 170 dwellings per annum (dpa), then 245dpa until 2026 and finally 320 for the last 10 years of the Local Plan. This approach gives the council room to adjust to the significant step change in housing delivery that the adopted plan requires. The stepped approach allocates the current shortfall in an identical proportion in each of the remaining years of the Local Plan (until 2036) in the same way as the Liverpool approach. Additionally, a 5% buffer is applied to the requirement in order to ensure choice and competition in the market for land and as a consequence of the 2020 Housing Delivery Test results. Finally, a 3.36% lapse rate on sites with planning permission is applied.
- 1.3. By taking into consideration all these elements, Melton Borough Council has identified 11.6 years' worth of housing against their housing requirement. Further details are explored in this paper.

## **2. Components of the five-year housing land supply**

### **2.1. Basic requirement**

- 2.1.1. The housing requirement is illustrated in Figure 1 below. As explored during the local plan's examination, a stepped requirement is the best approach, allowing the Council and developers time to build up to the significant step change in housing delivery that the adopted plan requires. The basic requirement for the next five years, without taking into consideration the shortfall, is 245 dpa for the period 2021/22-2025/26, a total of 1,225 dwellings.

Figure 1: Annual housing requirement (Local Plan period)



## 2.2. Completions and shortfall

2.2.1. Completions, requirement and shortfall per year and the cumulative sums for each of these elements are shown in Table 1 below:

Table 1: Completions, requirement and shortfall in year-basis and cumulative

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Completions	157	64	52	78	141	147	138	222	334	310
Cumulative completions	157	221	273	351	492	639	777	999	1333	1643
Requirement	170	170	170	170	170	170	170	170	170	170
Cumulative requirement	170	340	510	680	850	1020	1190	1360	1530	1700
Shortfall (+)/surplus (-)	13	106	118	92	29	23	32	-52	-164	-140
Cumulative shortfall	13	119	237	329	358	381	413	361	197	57

2.2.2. 310 net completions have been recorded during year, 140 dwellings above the annual housing requirement. This confirms the positive trend started in 2018/19, first year with housing completions surpassing the annual housing requirement. The cumulative shortfall is reduced to 57 dwellings, the lowest figure since the beginning of the Local Plan period.

### 2.3. Distribution of shortfall

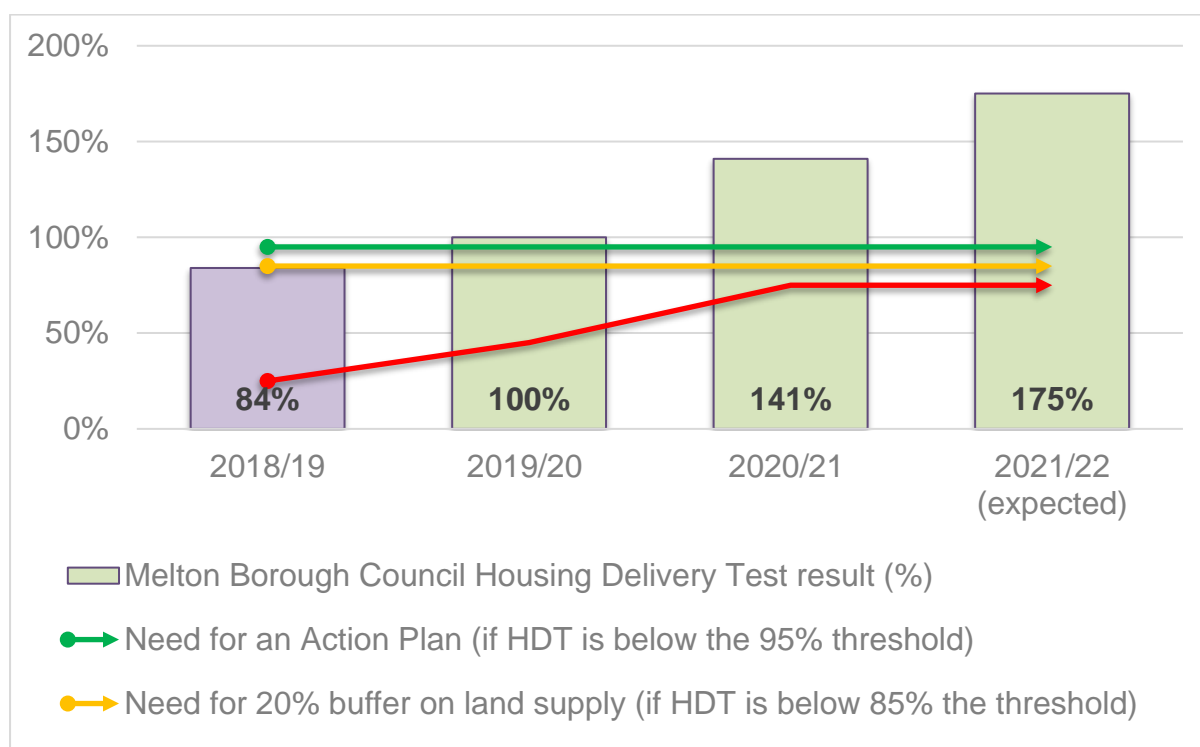
- 2.3.1. As stated in June 2018 in the MBC/HS1c document (Appendix 1), the cumulative shortfall is distributed in an equal manner amongst the remainder of the years of the Local Plan; in this case there are 15 years to 2036. This means that approximately an average of 4 additional dwellings needs to be delivered each year (in addition to the annual requirement) in order to counterbalance the current cumulative shortfall.
- 2.3.2. By using this method to distribute the shortfall, also known as Liverpool approach, the Council is being realistic about the time required to move to the much higher level of housing delivery required, which is related to the Council's reliance on the sustainable neighbourhoods to deliver a significant number of dwellings over the whole plan period. The total requirement for the next five years, including their proportion of shortfall is 1,244 dwellings.

### 2.4. 5% buffer

- 2.4.1. The Ministry of Housing, Communities & Local Government (MHCLG) addressed the impacts of the first national lockdown in the local authority's planning services and the construction sector by reducing the requirement for 2019/20 in relation to the Housing Delivery Test (HDT).
- 2.4.2. After factoring this amendment, the resulting 2019/20 Housing Delivery Test for the borough of Melton shows that 141% (as opposed to the expected 136%) of the requirement in the past three years has been delivered. This result allows the Council to keep using a 5% buffer on supply as explained in paragraph 73 of the National Planning Policy Framework (NPPF) and associated guidance. This buffer ensures choice and competition in the market for land.
- 2.4.3. Considering the current annual housing completions, the Council is expected to achieve a HDT of 175%, allowing the use of the 5% buffer on supply during the next year. Figure 2 below shows the evolution of the HDT results and the thresholds for different actions.



Figure 2: Housing Delivery Test results and expected results for 2021/22



## 2.5. Lapse rate

2.5.1. The lapse rate is updated in this paper and it takes into consideration the last five years of lapsed dwellings. As shown in Table 2 below, the updated lapse rate is now 3.36%.

Table 2: Lapse rate calculation

	Number of applications approved	Associated number of dwellings	Number of approved applications that have expired	Associated lapsed dwellings	Lapse rate based on number of lapsed dwellings
2013/14	67	236	6	10	4.24%
2014/15	67	332	7	21	6.33%
2015/16	70	255	4	8	3.14%
2016/17	82	1181	6	6	0.51%
2017/18	82	425	4	11	2.59%
<b>Average:</b>					<b>3.36%</b>

2.5.2. The calculation takes into account any site with planning permission granted for a specific year which has expired three years later without implementation, commencement or additional planning permissions. In this specific case 2017/18 permissions that have expired in 2020/21 are added into the calculation.

- 2.5.3. The proportion of applications which lapse has shown a sustained strong downward trajectory over the last 9 years and this year's lapse rate has been adjusted to reflect this. The reason for this is that most planning permissions which lapse are small sites, which now make up a smaller proportion of overall permissions.
- 2.5.4. The 3.36% 5-year average used is therefore considered robust and a likely overestimate, given the high proportion of larger sites within the 5-year trajectory. The lapse rate is applied to the dwellings with planning permission allocated in the first five years of the trajectory. 2,889 dwellings associated with sites with planning permission allocated in the first five years of the trajectory have been identified. The lapse rate is applied to this figure, meaning that 97 dwellings need to be discounted from the total supply.

## 2.6. Identified supply in the first five years

- 2.6.1. As identified in the detailed housing trajectory (Appendix 2) there are a total of 3,144 dwellings that are expected to be delivered in the next five years. Further information about the trajectory and the identified supply can be found on section 3 of this document.

## 2.7. Windfall allowance

- 2.7.1. A windfall allowance of 29 dwellings per annum has been applied to the trajectory in accordance with the adopted Local Plan (see appendix 1). To avoid double counting, this has then been adjusted to reflect expected delivery of approved planning permissions from small 'windfall' sites which are already included within the trajectory, see figure 3. This means in years 1-4 of the trajectory the windfall allowance is reduced to zero and in year 5 it is reduced to 14.
- 2.7.2. Based on permissions already granted, the windfall allowance is expected to continue to understate housing delivery from small sites over the next five years

Figure 3: Windfall allowance calculation and trajectory



## 2.8. Pandemic and Brexit allowance

- 2.8.1. Section 6 of this report sets out the impacts of the pandemic and Brexit on housing delivery and how this is expected to affect the 5-year housing land supply. The overall effect is small, however a small reduction of 24 dwellings has been made.

## 3. Five-years' housing land supply calculation

### 3.1. Main calculation

- 3.1.1. With the elements associated with the calculation already explored in section 2 of this report, Table 3 below shows how the number of years' worth of housing supply have been calculated.



Table 3: Five-year housing land supply calculation

<b>REQUIREMENT</b>				
<b>Reference</b>		<b>Jul-20</b>	<b>Jul-21</b>	<b>Comments</b>
A	Housing Requirement over plan period	6125	6125	245dpa * 25 years
A1	Average per annum 2011-2021	170	170	Stepped requirement
A2	Average per annum 2021-2026	245	245	
A3	Average per annum 2026-2036	320	320	
B = A2*5	Basic five-year Requirement	1150	1225	245*5
C	Completions (1st April 2011 to 31st March 2021)	1333	1643	1333+310
D	Number of years (so far)	9	10	(current year - 2011)
E = A1*D	Target delivery (10-year period)	1530	1700	(170*10)
F = E-C	Shortfall (10-year period)	197	57	(170*10) - completions
G = B+(F/15*5)	Five-years' requirement including proportion of shortfall	1212	1244	15 years to 2036
H = G/5	Annual requirement for first five years including shortfall	242	249	
I = G*0.05	5% buffer (20% in May 2019)	61	62	
J = G+I	Five-years' requirement including shortfall and buffer	1272	1306	
K = J/5	Annual requirement including shortfall and buffer	254	261	

<b>SUPPLY</b>				
<b>Reference</b>		<b>Jul-20</b>	<b>Jul-21</b>	<b>Comments</b>
L	Identified supply next five years (2020/21-2025/26)	3121	3144	
M	Dwellings permitted on sites with planning permission	2704	2889	
N	Lapse rate	6.34%	3.36%	See section 2.5
O = N*M	Lapse rate applied to sites with planning permission	171	97	In the first 5 years
P	Pandemic/Brexit allowance	-	24	See section 6.3
Q = L-O-P	Supply identified considering lapse rate and Pandemic/Brexit allowance	2950	3023	
<b>FIVE YEAR SUPPLY CALCULATION</b>				
<b>Reference</b>		<b>Jul-20</b>	<b>Jul-21</b>	<b>Comments</b>
R = Q - J	Five-years' supply compared with requirement	1677	1717	
S = Q/K	Number of years of supply	<b>11.6</b>	<b>11.6</b>	

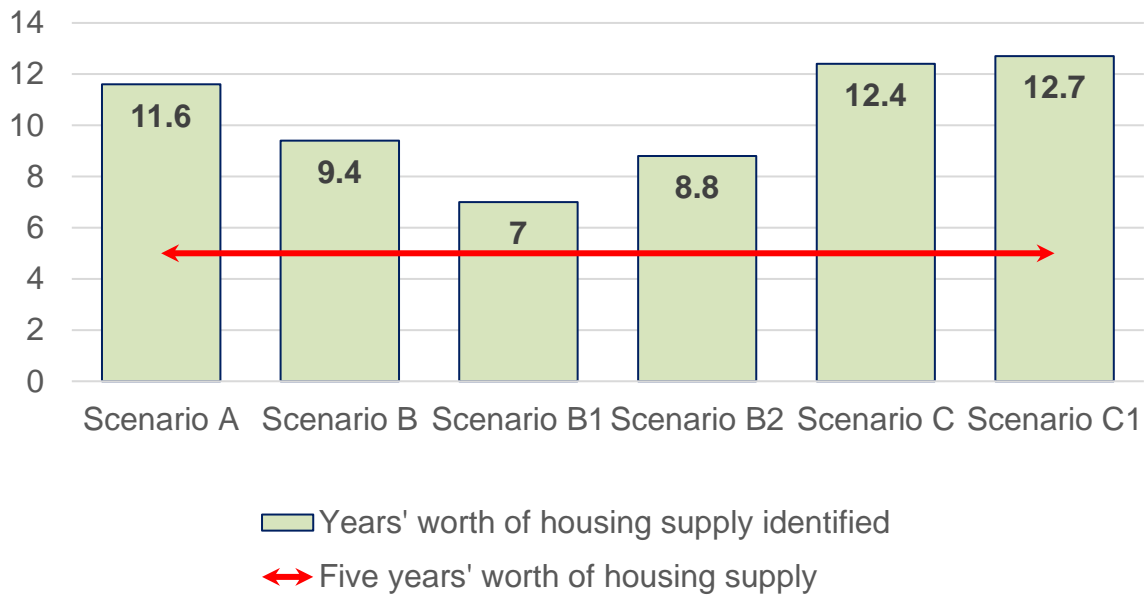
### 3.2. Scenario testing

- 3.2.1. The 2019 NPFF and associated guidance tightened up the definition of deliverable sites and this has been taken into consideration when producing the trajectory. Although the Council considers that the above calculation is robust (scenario A), different scenarios are explored below and shown in figure 4.
- 3.2.2. For the purposes of this exercise and in order to avoid double counting, the dwellings associated with the pandemic/Brexit allowance have not been taken into account.
- 3.2.3. As identified in Appendix 2, the number of dwellings without planning permission that are included in the first 5 years of the housing supply are 707. The inclusion

of some of these sites as deliverable sites is justified and there are realistic prospects that they will deliver within the first 5 years.

- 3.2.4. Understanding that this could be an ambiguous element in the calculation it should be noted that delaying the first completion in all these sites to year 6 or beyond would result in having 9.4 years of supply instead of 11.6 years (scenario B).
- 3.2.5. Perhaps less controversial is the inclusion of outline permissions within the first five years when there is evidence suggesting realistic prospects that the sites will deliver within this timeframe. 627 dwellings are in this category, which would result in having 7.0 years of supply (scenario B1, as para 3.4 also applies); however, 491 of these are submitted reserve matters, full applications, or pre-applications, and consequently it is unreasonable to include them in this category. Adjusting the reduction of supply to 136 dwellings (in addition to para 3.4), it would result in having 8.8 years of supply (scenario B2).
- 3.2.6. Conversely, there a number of planning applications associated with housing allocations that are pending consideration and that could impact delivery across the next 5 years. If all the current pending consideration/decision were permitted would result in a net increase of 1,427 dwellings of which 182 would be expected to be delivered within the next five years (in a proportion of 0-25-73-66-18 in years 1, 2, 3, 4 and 5). Considering this additional supply would result in having 12.4 years of supply (scenario C).
- 3.2.7. Also, reserve sites with applications/appeals pending consideration could be considered as it is the case for MEL11 (Snow Hill, application reference 21/00405/FUL for 313 dwellings) or STAT3 (Blacksmith End, application reference 19/01193/OUT with section 288 challenge in progress for 9 dwellings). This could increase the delivery across the next 5 years in 81 units (45 in year 4 and 36 in year 5). Considering this additional supply in addition to what it is stated in para 3.6, the resulting in having 12.7 years of supply (scenario C1).

Figure 4: Housing supply identified in different scenarios



## 4. Housing trajectory and methodology applied

- 4.1. The detailed housing trajectory can be found in Appendix 2 and a site-by-site trajectory will be published on our website in due course.
- 4.2. Land promoters, housebuilders, developers or agents promoting large sites with planning permission or housing allocations were contacted in April and May. By the end of May, 43 valid responses were received out of the 83 sites that were targeted.
- 4.3. The response from promoters included information in relation to the progress with the site and an annual trajectory showing the first completion's year and the build-up rates for that specific site.
- 4.4. These details are a valuable resource for the Council in order to produce a well-informed trajectory, and we appreciate the efforts that have been done across the sector to send us this information in time. We also understand that the increasing workload and understaffing issues do not make it always possible to respond or to do it within the tight deadlines we have proposed. Still, these reasons are valuable material for us.
- 4.5. The information received has not always been added to the final trajectory without been altered, particularly when this suggested trajectory was considered too optimistic or when divergent information was received from the case officer or gathered from our internal records.
- 4.6. As a general rule, sites under construction, with detailed permission or small sites with planning permission have realistic prospects to deliver within the first five

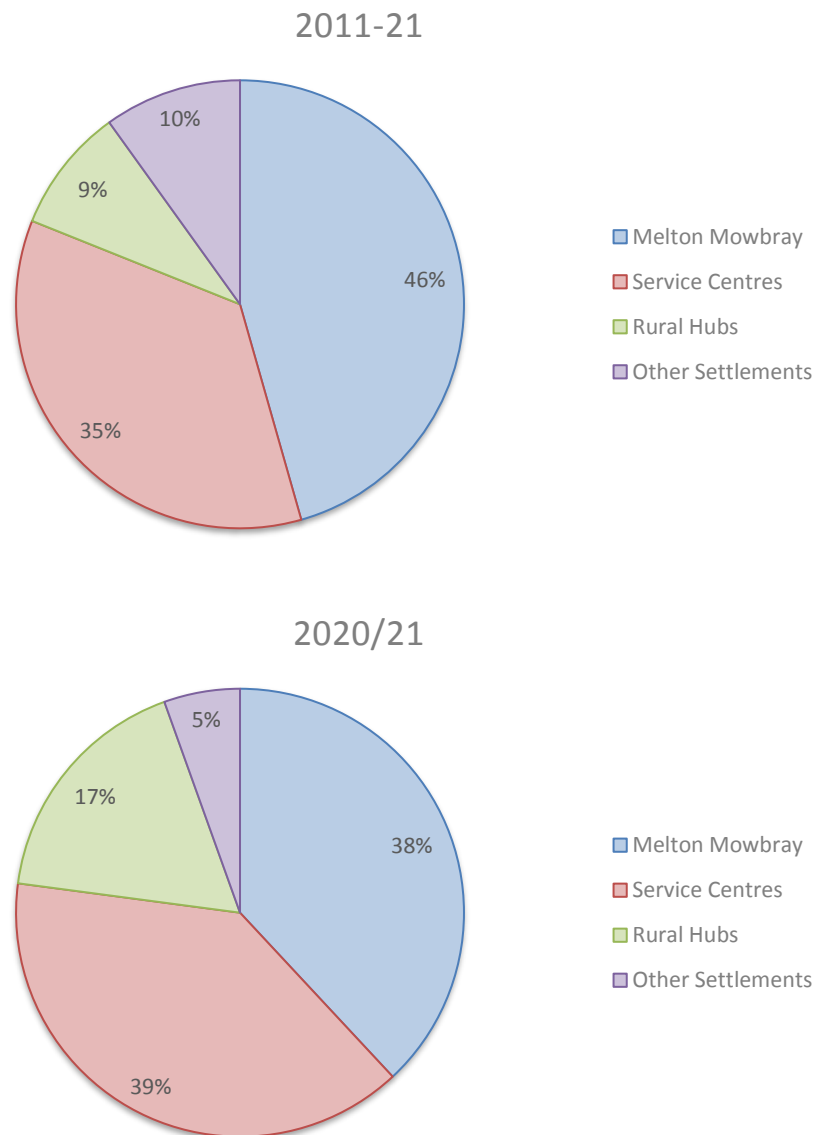
years and consequently they have been included, or partially included, within this timeframe.

- 4.7. Outline permissions and allocations without permissions for large sites are considered deliverable when there is progress to approve the reserve matters. Also, when there is a confirmation about the viability of the site and evidence site assessment work. Finally, if there is progress towards the submission of an application and the information provided by the developer supports the inclusion of the site within the first 5 years, the site or part of the site is included in this period.
- 4.8. Being consistent with the conclusions in the last year's trajectory in relation to the delivery of the South Sustainable Neighbourhood and recognising that, although progress is being done, this progress is not enough to bring forward the commencement date by one year, a total of 144 dwellings have been identified to be delivered beyond the Local Plan period (last completion in 2037/38). Deliver should remain monitored for the South Sustainable Neighbourhood in particular and may need to be examined more closely at the next review of the Local Plan.

## **5. New dwellings' distribution**

- 5.1. Appendix 3 contains information about the number of completions per settlement, including a 1991-2011 historic series, the 2011-2021 series and this year's numbers. Figure 5 below shows the distribution of net completions according to the adopted settlement hierarchy.

Figure 5: Distribution of completions between 2011-2021 (above) and in 2020/21 (below)



- 5.2. The Local Plan identifies Melton Mowbray as the priority location for growth where approximately 65% of the Borough’s housing need will be accommodated. Equally, around 35% of the requirement is expected to be accommodated in the sustainable settlements (Service Centres and Rural Hubs). Rural Settlements are expected to accommodate a proportion of the Borough’s need as ‘windfall’ sites.
- 5.3. As anticipated, smaller allocations are delivering earlier than the Sustainable Neighbourhoods, which aligns with the distribution shown in Figure 3.



## 6. Covid-19/Brexit impact

### 6.1. Context

- 6.1.1. The global pandemic has been an important hinder associated with the delivery of new housing and the overall planning process itself. The 2020 lockdown, the financial and workforce impacts on businesses and local authorities have been noticeable impacts as anticipated in the 2020 report.
- 6.1.2. Alongside the global pandemic, Brexit and other potential financial impacts and uncertainties might be also altering the preceding reality of the housing market in the UK.
- 6.1.3. As consequence of the above, the Council aimed to gain some insights of the perception of risks by the local housing industry, while gaining information about the impacts experienced during the last year. To do this, a survey was sent to promoters of large sites and housing allocations alongside the housing trajectory questionnaire

### 6.2. Survey

- 6.2.1. A total of 44 relevant responses were collected (53% of the targeted sample). These responses show a wide variety of development types and different categories of land promoter. The findings of the survey are summarised in Appendix 4.
- 6.2.2. More than 70% of the respondents said that there were some delays associated with Covid or Brexit in the past year, which confirms the presence of impacts as anticipated in the 2020 report. An average of 4 months' delays in the past 12 months has been identified in the responses. According to the respondents, these delays are primarily related to the planning permission stage (50%), but some refer to the construction stage; the land acquisitions, sale or transfer of land and, with a lower number of responses, the pre-construction works.
- 6.2.3. Only 19% of the respondents consider that there will be delays associated with Brexit or Covid in the next year. An average of 1 month's delay in the next 12 months is identified in the responses and these delays are primarily based on concerns associated with the planning permission stage. A limited number of responses refer to concerns associated with land acquisition, sale or transfer of land; access to finance, capital or loans and pre-construction works.
- 6.2.4. The survey also explored the implications of Covid or Brexit impacts in the housing demand for the sites. The majority of respondents (47%) considered that the demand was as expected, with 16% stating that there has been a lower demand and 37% a higher demand.
- 6.2.5. Finally, respondents were invited to indicate the type of assistance (if any) they would like to see from the Council in order to help with the delivery of the site. One

third of the respondents considered that they would benefit from some help from the Council to deliver their sites. The majority of these responses made a direct reference to the slow planning process and how a speedy development management process could benefit the delivery of the site. Also, some respondents mentioned how the Council could help to decrease the section 106 contributions and others seek some active conversations and guidance from the Council in order to find house builders or progress with the delivery of the site.

### 6.3. Impacts on housing trajectory

6.3.1. Respondents were asked about potential impacts on delivery over the next 12 months. Most respondents felt that impacts due to Covid-19/Brexit were unlikely to happen (81%). Of the remaining respondents, impacts identified largely related the Council's development management process, which is expected to be a short-term issue (see section 6.4) and the averaged delay expected to be incurred over the next year was Approximately five weeks (equal to a 9.6% delay).

6.3.2. Analysis of last year's actual performance showed a 20% fall in housing supply from large sites compared to the trajectory before adjustments to take into account the pandemic. Overall, just over a third of the large sites delivering as expected, just under a third more than expected and a third less than expected. Further details can be found on Appendix 5. Small sites performed as expected before any adjustments, suggesting that they were less likely to be impacted.

6.3.3. This report adopts a cautious approach (set out in table 4), applying a tapered annual allowance over the next 5 years, set initially at 20% for large sites only (2020-21 actual impact) across for the next two years, giving weight to the following factors:

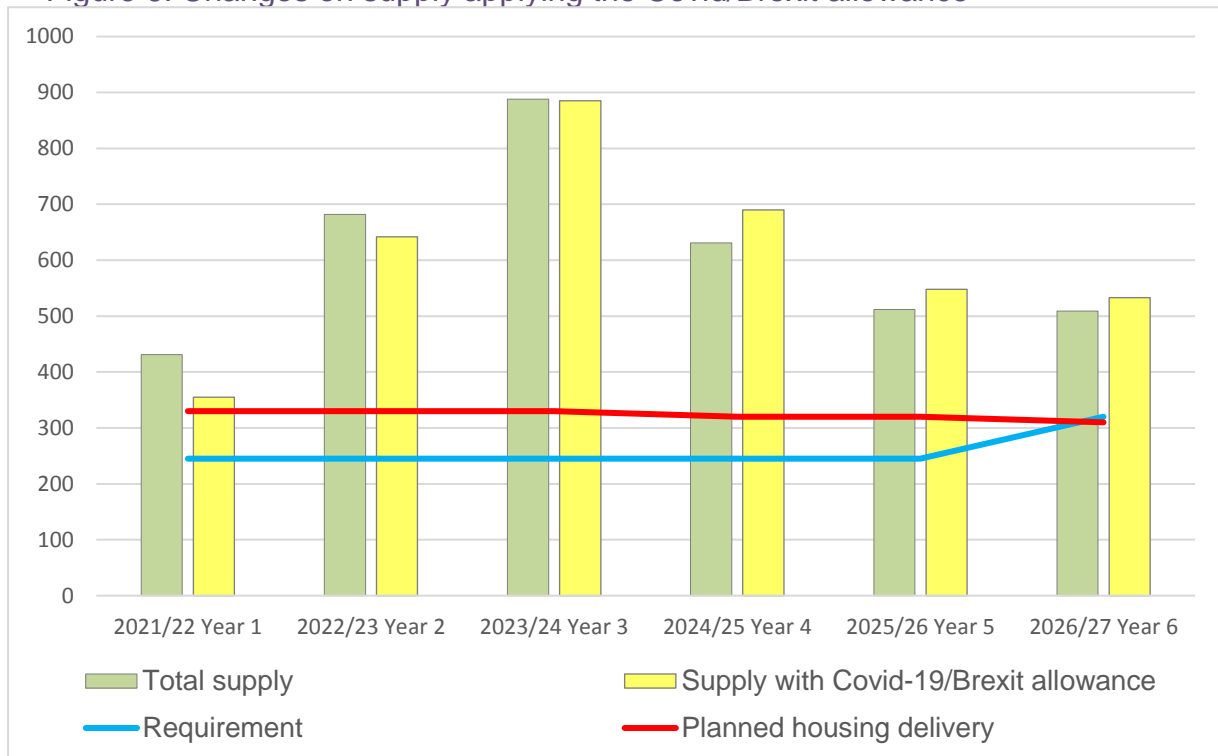
- Ripple effects from last year (e.g., phasing on sites, delayed site surveys)
- Supply chain issues effecting availability and cost of construction materials
- Workforce constraints due to the aging of UK construction sector workforce, and a reduced reliance on overseas workers to fill gaps due to a combination of Brexit, new immigration rules and the pandemic, which means many workers have left the UK and are unlikely to return.
- The end of the Stamp Duty Land Tax Holiday
- Financial uncertainty due to Brexit and the pandemic, which may impact investment decisions, financial lending and mortgage availability

Table 4: Covid/Brexit allowance on large sites based on last year's outcomes

Year	21/22	22/23	23/24	24/25	25/26	26/27
% Covid-19/Brexit allowance [to apply to large sites only]	20%	20%	15%	10%	5%	0%
Large site supply	381	583	795	598	483	480
Small site supply	50	99	93	33	29	29
Total supply	431	682	888	631	512	509
<b>Supply – Covid-19/Brexit large site allowance</b>	<b>355</b>	<b>642</b>	<b>885</b>	<b>690</b>	<b>548</b>	<b>533</b>
Change to trajectory	-76	-40	-3	+59	+36	+24

- 6.3.4. The impact on supply is almost negligible, 24 dwellings move beyond the 5-year period. Applying the 10% reduction identified overall by developers surveyed across the next three years would result on having a neutral impact on the overall 5-year housing supply.
- 6.3.5. Additionally, the resulting supply identified during these first five years still surpasses the expectations of a natural evolution on housing delivery when considering the last two years' completions. These findings are summarised in Figure 6 below.

Figure 6: Changes on supply applying the Covid/Brexit allowance



- 6.3.6. Given that the potential limited impact is compensated by the healthy quantity of supply identified, the planned trajectory has not been altered for the purposes of this report.

## 6.4. Other matters

- 6.4.1. The Council is aware of the impact that the delays to determine planning applications and pre-applications has in housing delivery. Louise Parker, Planning Development Manager, has indicated that “a package of process changes and enhanced staffing resource has been secured and are being implemented in June – August 2021. These are designed to provide a more responsive and reliable service, and to assist towards securing improved outcomes for individual applications. Further service development initiatives are intended in future as we seek to improve the service further.”
- 6.4.2. To those respondents asking for contact details for “small housebuilders” and “developers”, unfortunately the Council cannot give a list with these details. There is a risk of missing one and this could be perceived as a favourable treatment to the ones that are in the list or an exclusion to those that have been accidentally left out. However, if any housebuilder/developer is interested in the development of the housing allocations reference MEL9, THOR1 or THOR2, please contact us at [planningpolicy@melton.gov.uk](mailto:planningpolicy@melton.gov.uk) and we will forward the contact details to the land promoters. Equally, any party seeking advice about the development of their site can contact us at this email address.

## Appendices

### Appendix 1. Five-year housing land supply and trajectory (June 2018)

#### MBC/HS1c

Five Year Supply Position Relating to the Proposed Stepped Housing Requirement set out in Main Modification MM1

MBC 21st June 2018.

This document sets out the five year supply position relating to the proposed stepped housing requirement set out in Revised Main Modification MM1, dated on 15th June 2018.

It uses housing supply information that is up to date to 31st March 2018.

It comprises of two tables:

1. Five Year Supply Calculation Methodology – this is an update to the Methodology 7 column of Table M6-2A of the examination document M6-1, dated 19<sup>th</sup> February 2018 which can be found on the following link:
  1. <https://www.meltonplan.co.uk/examination> . It includes notes and the original Methodology 7 data for ease of reference.
2. Melton Stepped Approach Trajectory – this is an update to Table 6-T1 of the examination document M6-1, dated 19<sup>th</sup> February 2018, which can be found on the following link:
  2. <https://www.meltonplan.co.uk/examination> .

**Table 1: Five Year Supply Calculation Methodology**

	<b>Methodology 7 - original</b>	<b>Methodology 7 - updated</b>	<b>Comments where changes made</b>
<b>Requirement</b>			
Housing Requirement over plan period to March 2036	6125 (Three phases 1700, 1225 and 3200)	6125 (Three phases 1700, 1225 and 3200)	
Average per annum	Step 1: 170 for initial 10 years until 31st March 2021; Step 2: 245 for next 5 years until 31st March 2026; Step 3: 320 for remaining 10 years until 31st March 2036	Step 1: 170 for initial 10 years until 31st March 2021; Step 2: 245 for next 5 years until 31st March 2026; Step 3: 320 for remaining 10 years until 31st March 2036	
Basic Five Year Requirement	1000	1000	
Completions 1st April 2011 to 31st March 2018	768	777	<b>1.</b> Original estimate for 2017/18 updated with actuals.
Target Delivery for period 1 <sup>st</sup> April 2011 to 31 <sup>st</sup> March 2018 (7 year period)	1190	1190	
Shortfall from 1 <sup>st</sup> April 2011 to 31 <sup>st</sup> March 2018	422	413	<b>2.</b> To reflect note 1. above
Total Five Year Requirement including shortfall	-	-	
Total Five Year Requirement including proportion of shortfall (413/18 yrs = 23dpa or 115 in 5yrs)	1115	1115	<b>3.</b> Due to rounding, updated numbers give the same overall number as the original
Annual Requirement for first five years including basic requirement and shortfall	223	223	
20% Buffer Applied	223	223	
Total Five Year Requirement including basic requirement, shortfall and 20% buffer	1338	1338	
Annual Requirement including basic requirement, shortfall and 20% buffer	268	268	
<b>Supply</b>			
Identified Supply in first five years	2563	2779	<b>4.</b> Updated in March 2018 for planning appeals
Lapse rate (9%) applied to planning permissions including those on allocated sites = 2622 dwellings	201	236	<b>5.</b> Total of planning permissions on allocated and unallocated sites updated to 2622 (from 2235) in March 2018 for planning appeals
Total Supply taking into account Lapse Rate	2362	2543	<b>6.</b> Total supply on allocated and unallocated sites updated in March 2018 for planning appeals.
<b>Five Year Supply calculation</b>			
Five Year Supply Calculation +/- compared with requirement	1024	1205	
Number of Years Supply	8.8 years	9.5 years	



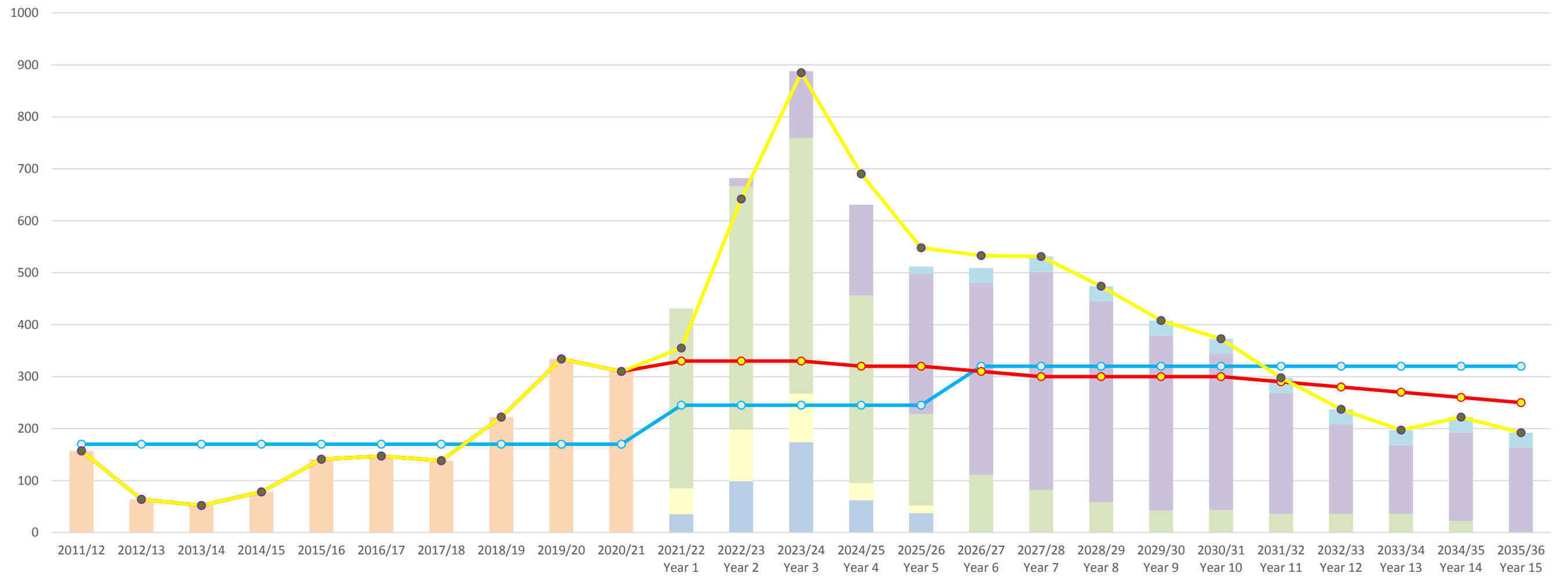
**Table 2: Melton Stepped Approach Trajectory**

Monitoring Period	Melton Mowbray Sustainable Neighbourhoods	Melton Mowbray Allocations	Service Centre Allocations	Rural Hub Allocations	Large Sites with Planning Permission (not allocated)	Small Sites with Planning Permission (not allocated)	Windfall Sites (from Year 4 onwards)	Completions	Total Supply Identified	Planned Housing Delivery Trajectory	Stepped Requirement
2011/12								157	157	157	170
2012/13								64	64	64	170
2013/14								52	52	52	170
2014/15								78	78	78	170
2015/16								141	141	141	170
2016/17								147	147	147	170
2017/18								138	138	138	170
2018/19	0	36	66	0	82	72	0		256	170	170
2019/20	0	36	154	36	204	147	0		577	190	170
2020/21	61	29	241	70	158	46	0		605	240	170
2021/22	147	69	297	81	66	0	29		689	280	245
2022/23	210	69	282	47	15	0	29		652	310	245
2023/24	210	82	73	47	0	0	29		441	325	245
2024/25	215	84	75	11	0	0	29		414	325	245
2025/26	215	52	58	12	0	0	29		366	325	245
2026/27	215	19	36	25	0	0	29		324	325	320
2027/28	215	0	4	0	0	0	29		248	325	320
2028/29	215	0	23	0	0	0	29		267	325	320
2029/30	215	0	0	0	0	0	29		244	325	320
2030/31	215	0	0	0	0	0	29		244	320	320
2031/32	215	0	0	0	0	0	29		244	320	320
2032/33	215	0	0	0	0	0	29		244	320	320
2033/34	215	0	0	0	0	0	29		244	320	320
2034/35	212	0	0	0	0	0	29		241	320	320
2035/36	210	0	0	0	0	0	29		239	300	320
	3200	476	1309	329	525	265	435	777	7316	6142	6125

Appendix 2. Detailed housing trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22 Year 1	2022/23 Year 2	2023/24 Year 3	2024/25 Year 4	2025/26 Year 5	2026/27 Year 6	2027/28 Year 7	2028/29 Year 8	2029/30 Year 9	2030/31 Year 10	2031/32 Year 11	2032/33 Year 12	2033/34 Year 13	2034/35 Year 14	2035/36 Year 15	Total	Beyond 2036	
Large Sites with Planning Permission											35	99	174	62	37	0	0	0	0	0	0	0	0	0	0	0	407	0
Local Plan allocation with Planning Permission											346	468	492	361	176	111	82	58	42	43	36	36	36	22	0	2309	0	
Local Plan allocation without Planning Permission											0	16	129	175	270	369	420	387	337	301	233	172	132	171	163	3275	144	
Small Site with Planning Permission											50	99	93	33	15	0	0	0	0	0	0	0	0	0	0	0	290	0
Windfall allowance											0	0	0	0	14	29	29	29	29	29	29	29	29	29	29	29	304	0
Completions	157	64	52	78	141	147	138	222	334	310																	1643	0
Total supply	157	64	52	78	141	147	138	222	334	310	431	682	888	631	512	509	531	474	408	373	298	237	197	222	192	8228	144	
Total supply Covid-19/Brexit large site allowance	157	64	52	78	141	147	138	222	334	310	355	642	885	690	548	533	531	474	408	373	298	237	197	222	192	8228	0	
Requirement	170	170	170	170	170	170	170	170	170	170	245	245	245	245	245	320	320	320	320	320	320	320	320	320	320	320	6125	0
Planned housing delivery	157	64	52	78	141	147	138	222	334	310	330	330	330	320	320	310	300	300	300	300	290	280	270	260	250	6133	0	

### Housing trajectory



- Large Sites with Planning Permission
- Local Plan allocation with Planning Permission
- Windfall allowance
- Requirement
- Small Site with Planning Permission
- Local Plan allocation without Planning Permission
- Completions
- Planned housing delivery
- Total supply Covid-19/Brexit large site allowance

Please see section 6.3. to see the conclusions in relation to the impacts from Covid/Brexit and how they do not affect this trajectory.

### Appendix 3. New dwellings and historic distribution

Settlement	2020/21	1991-2011	2011-2021	Category
Ab Kettleby	0	11	16	Rural Hub
Asfordby	35	162	168	Service Centre
Asfordby Hill	7	31	32	Rural Hub
Asfordby Valley	0	31	0	Rural Settlement
Ashby Folville	0	1	7	Rural Settlement
Barkestone le Vale	0	53	1	Rural Settlement
Barsby	2	25	7	Rural Settlement
Belvoir	0	0	0	Rural Settlement
Bescaby	0	1	1	Rural Settlement
Bottesford	21	320	130	Service Centre
Branston	1	8	2	Rural Settlement
Bretingby	0	2	0	Rural Settlement
Brooksby	0	1	1	Rural Settlement
Buckminster	0	1	0	Rural Settlement
Burrough on the Hill	0	5	1	Rural Settlement
Burton Lazars	0	24	1	Rural Settlement
Cold Overton	0	4	4	Rural Settlement
Coston	0	2	0	Rural Settlement
Croxton Kerrial	0	44	4	Service Centre
Easthorpe	1	5	6	Rural Hub
Eastwell	1	12	2	Rural Settlement
Eaton	2	19	12	Rural Settlement
Edmondthorpe	0	5	1	Rural Settlement
Eye Kettleby	0	2	10	Rural Settlement
Freeby	0	0	0	Rural Settlement
Frisby on the Wreake	17	23	56	Rural Hub
Gaddesby	1	16	2	Rural Hub
Garthope	-1	0	-1	Rural Settlement
Goadby Marwood	1	9	9	Rural Settlement
Great Dalby	0	45	8	Rural Hub
Grimston	0	10	6	Rural Settlement

Settlement	2020/21	1991-2011	2011-2021	Category
Harby	3	48	38	Service Centre
Harston	0	3	0	Rural Settlement
Hoby	1	21	4	Rural Settlement
Holwell	1	8	5	Rural Settlement
Hose	1	44	7	Service Centre
John O'Gaunt	0	0	2	Rural Settlement
Kirby Bellars	0	29	6	Rural Settlement
Knipton	0	0	-1	Rural Settlement
Knossington	0	7	1	Rural Settlement
Little Dalby	1	1	3	Rural Settlement
Long Clawson	10	146	25	Service Centre
Melton Mowbray	118	2207	749	Melton Mowbray
Muston	3	16	5	Rural Settlement
Nether Broughton	0	21	17	Rural Settlement
Normanton	1	9	4	Rural Settlement
Old Dalby	11	41	20	Service Centre
Pickwell	0	18	8	Rural Settlement
Plungar	0	29	0	Rural Settlement
Queensway	0	0	0	Rural Settlement
Ragdale	0	7	-2	Rural Settlement
Redmile	0	15	12	Rural Settlement
Rotherby	0	13	0	Rural Settlement
Saltby	0	15	3	Rural Settlement
Saxby	0	0	0	Rural Settlement
Saxelby	0	1	0	Rural Settlement
Scalford	1	31	12	Service Centre
Sewstern	1	2	7	Rural Settlement
Shoby	0	2	2	Rural Settlement
Six Hills	0	1	0	Rural Settlement
Somerby	0	41	17	Service Centre
Sproxton	1	11	2	Rural Settlement
Stapleford	0	1	0	Rural Settlement
Stathern	7	40	31	Service Centre

Settlement	2020/21	1991-2011	2011-2021	Category
Stonesby	0	7	0	Rural Settlement
Thorpe Arnold	28	12	28	Rural Hub
Thorpe Satchville	1	16	3	Rural Settlement
Twyford	0	19	16	Rural Settlement
Waltham on the Wolds	20	75	95	Service Centre
Wartnaby	1	1	1	Rural Settlement
Welby	0	0	1	Rural Settlement
Wycomb	0	3	0	Rural Settlement
Wyfordby	0	1	0	Rural Settlement
Wymondham	12	47	35	Service Centre
<b>Total</b>	<b>310</b>	<b>3881</b>	<b>1643</b>	

#### Number of dwellings by settlement category

Settlement	2020/21	1991-2011	2011-2021
Melton Mowbray	118	2207	749
Rural Hub	54	143	148
Rural Settlement	17	492	163
Service Centre	121	1039	582
<b>Total</b>	<b>310</b>	<b>3881</b>	<b>1643</b>

#### Percent of dwellings by settlement category

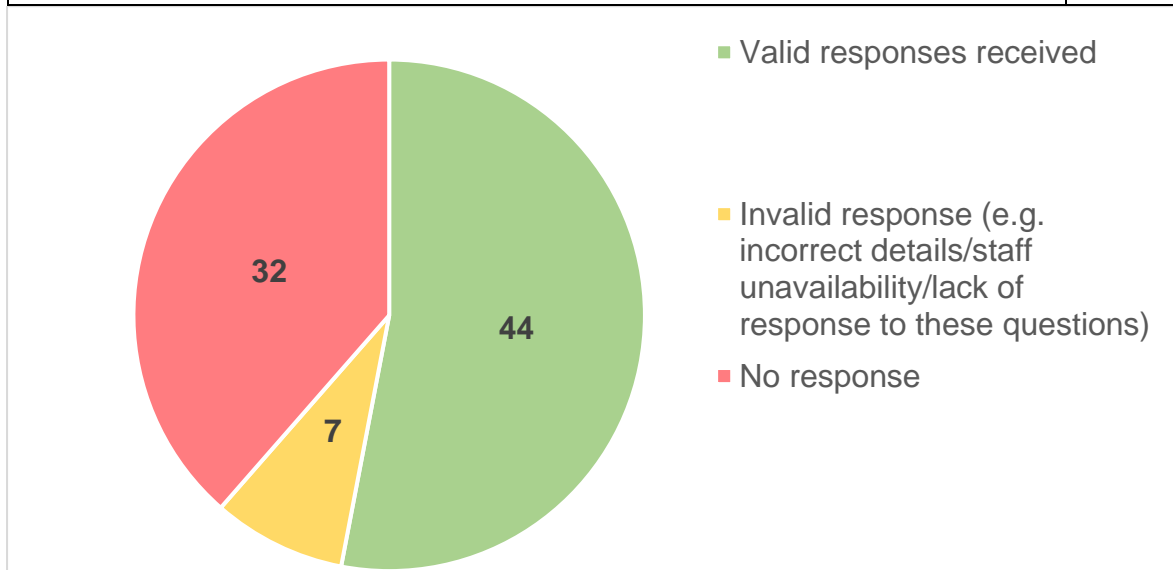
Settlement	2020/21	1991-2011	2011-2021
Melton Mowbray	38%	57%	46%
Rural Hub	17%	4%	9%
Rural Settlement	5%	13%	10%
Service Centre	39%	27%	35%



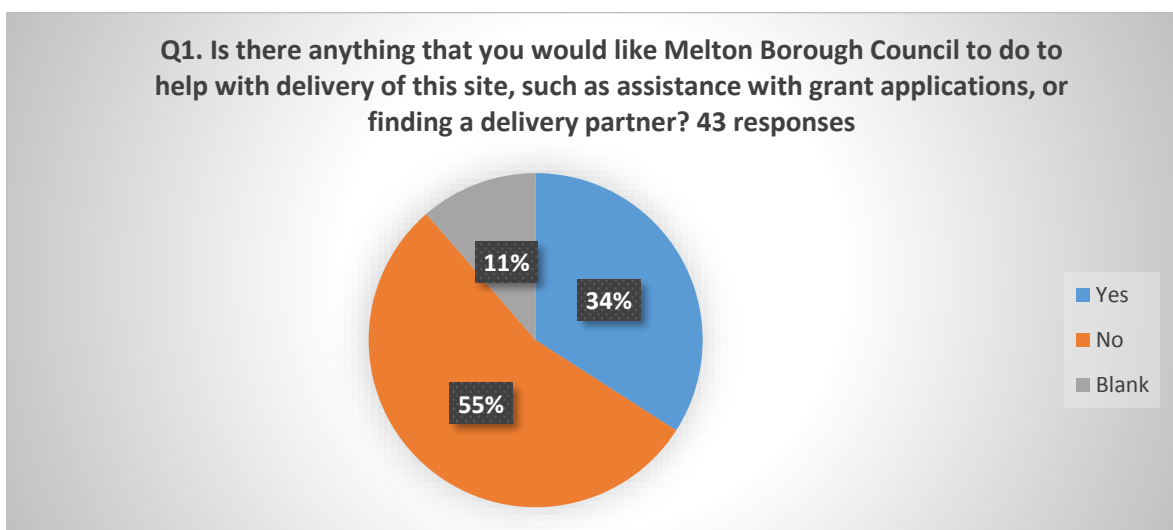
## Appendix 4. Impact of Covid-19/Brexit – promoters’ survey

### Number of Responses

Total sites targeted	83
Valid responses received	44
Invalid response (e.g. incorrect details/staff unavailability/lack of response to these questions)	7
No response	32
Total responses received	49



**Q1. Is there anything that you would like Melton Borough Council to do to help with delivery of this site, such as assistance with grant applications, or finding a delivery partner?**

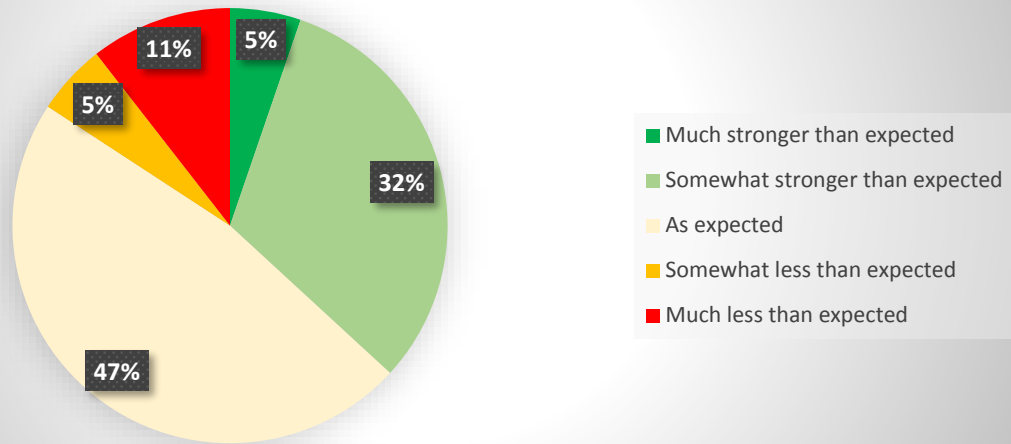


### **Additional information (specific responses)**

- We have everything in place once approval is met, as a side point if there are any sites by others that require a delivery partner we have a separate arm of the business that can progress previously approved site.
- We would be grateful for more progress to be made in determining the application. The initial programme for the site would have seen it completed by the end of 2020.
- Aid with delays to section agreement process which has caused significant delays including needing to change a temporary access in contrary to previous advice from the planning team. B) Maintain consistency of planning officer for conditions applications – now onto 5th officer within 16 months and having to repeat conversations
- Brownfield and contaminated site. Large developer contributions, especially education putting off buyers.
- MBC will be required to grant a reserved matters consent to the proposed development. An initial scheme has been submitted for pre application comment.
- Speed up the development control process and be realistic about affordable housing delivery. It took 18 months to obtain an outline planning permission for an allocated site already with an alternative outline planning permission!
- To expedite the pre-app response and reserved matters application when submitted.
- Speed up the planning process. Delivery is too slow. MBC offers little support in respect of standing up to LCCs financial contribution demands
- We understand that there is a lack of resource in the planning department which is delaying the planning process. The department either needs additional resource or better systems to create a more responsive service.
- Viability issues following Highway Authority requirement for a new bridge. Also significant S106 contributions being sought.
- I would like help with a developer if you know anyone, also i need to look at access over what is Council Owned land
- A meeting with Melton to discuss possible assistance in progressing the site would be welcomed.
- We welcome MBC's assistance concluding the site wide masterplan exercise at the earliest opportunity. It is clear that the Barwood section of the site requires a significant amount of infrastructure and it may be necessary to seek a flexible approach to the affordable housing provision if viability is proven to be an issue.
- We are making our own efforts to find a delivery partner but if MBC have a list of smaller housebuilders who may be interested in this site then we would be pleased to send details to those parties too.
- We are making our own efforts to find a delivery partner or purchaser, but if MBC have a list of smaller housebuilders who may be interested in this site then we would be pleased to send details to those parties too.

**Q2. With regard to housing demand, do you feel that demand for the site (if it is in completion stage) has been...**

Q2. With regards to housing demand, do you feel that demand for the site (if it is in completion stage) has been. 37 responses with 18 N/A

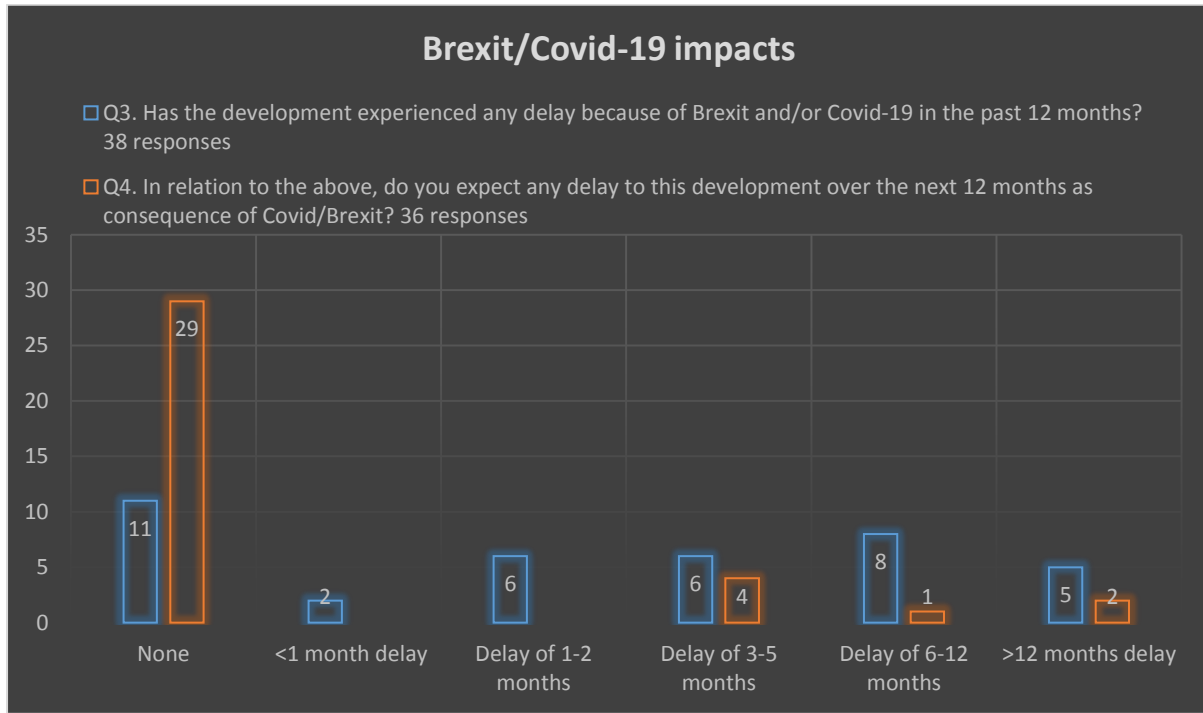


### Additional information (specific responses)

- [Name of the company] product is bespoke to each site and we offer a higher build specification than many of the national builders, we primarily sell all off plan, our current site is proof of this, for example the GDV is £18m and has £13m reserved due for completion Jan 2022.
- Waltham has been a difficult sales area for us as a business and our HA partners
- Little interest from mainstream housebuilders.
- Development control are so painfully slow at processing this application.
- SDLT reduction has boosted sales

**Q3. Has the development experienced any delay because of Brexit and/or Covid-19 in the past 12 months?**

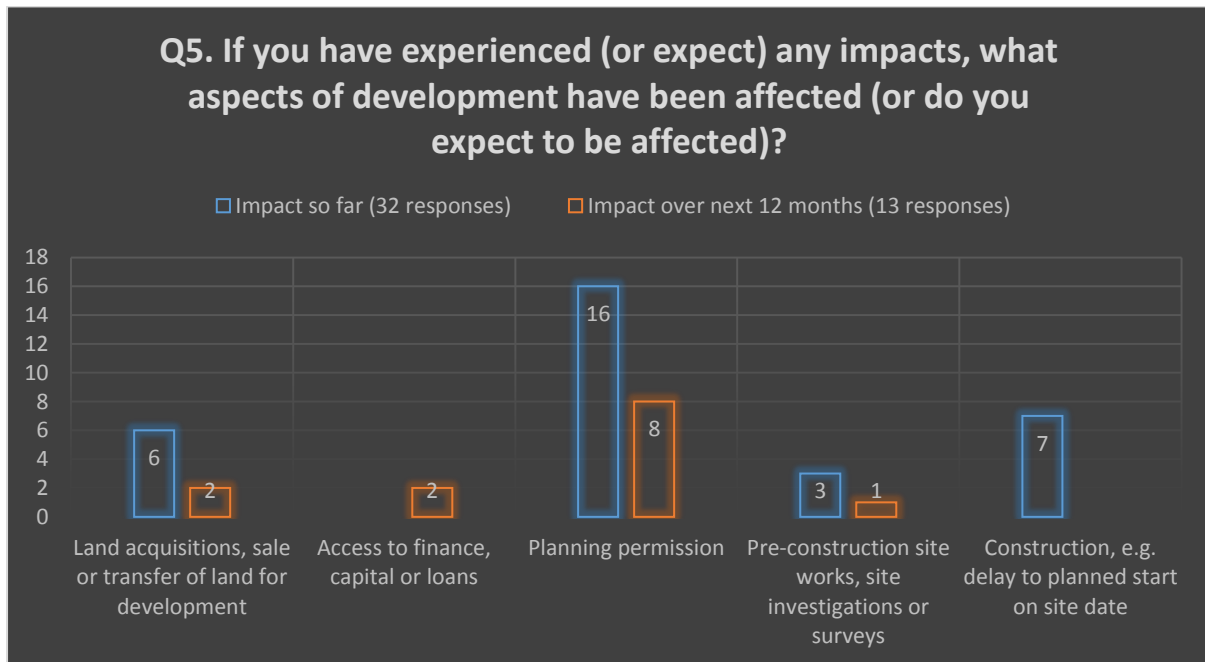
**Q4. In relation to the above [Q3], do you expect any delay to this development over the next 12 months as consequence of Covid-19/Brexit?**



**Further information (specific responses)**

- COVID health and safety protocols required us to close the site for 2 months and the reopen with different sequences, supplies have been a problem however we are hopeful that the market will recover by the summer of this year.
- Once planning permission is granted and conditions discharged we will commence construction immediately
- Brexit has resulted in a shortage of good quality skilled labour from the EU. British workers do not come close. Covid has had no significant impact
- Purely because the planning process for the reserved matters seems to be taking longer than usual?
- General market concerns, strong viability/affordable housing concerns, nervousness from funders
- Our delays are with the planning process, once granted we don't envisage any delays in construction
- The main reason for a slow start on THOR2 is the uncertainty caused by the extent of land required to deliver the MMDR -see above. The full Covid-19 Pandemic Impacts are yet to be seen as there could be a recession and rising unemployment post Covid 19 that will make getting a mortgage difficult and thus a slower rate of house sales and related new housebuilding.

**Q5. If you have experienced (or expect) any impacts, what aspects of development have been affected (or do you expect to be affected)?**



Appendix 5. Analysis of Covid/Brexit impact during 2020/21

Address	Settlement	Local Plan allocation	19/20 Under construction	19/20 Built	2020/21 Expected delivery	2020/21 Not Started	2020/21 Under construction	2020/21 Built	Delivery impact	Difference [dwellings]	Difference [percent]
<b>SMALL SITES: All</b>			<b>60</b>	<b>70</b>	<b>60</b>	<b>283</b>	<b>43</b>	<b>63</b>	as expected	<b>3</b>	<b>5%</b>
<b>LARGE SITES: 2021 expected/actual built</b>			<b>162</b>	<b>222</b>	<b>308</b>	<b>387</b>	<b>110</b>	<b>247</b>	below expected	<b>-61</b>	<b>-20%</b>
Fair Farm, 33 Melton Road	Waltham	WAL2 (p)	22	14	46	11	20	15	below expected	-31	-67%
Hill Top Farm, St Bartholomews Way	Melton Mowbray	MEL3	10	0	40	48	12	23	below expected	-17	-58%
Field No 0070, Station Lane	Asfordby	ASF1	34	50	33	2	7	34	as expected	1	3%
Fields 8456 7946 And 9744, Normanton Lane	Bottesford	BOT4	9	28	25	34	17	18	below expected	-7	-28%
Fields 5855 And 6071, Nottingham Road	Melton Mowbray	MEL1	22	51	22			22	as expected	0	0%
Field OS 3968, Melton Spinney Road	Melton Mowbray	NSN (p)	1	0	20	163	10	27	above expected	7	35%
Field 1357, Melton Road	Waltham	WAL2 (p)	18	22	18	7	6	5	below expected	-13	-72%
Land Behind 38 - 48, High Street	Waltham	WAL1	0	0	17	15	14	0	below expected	-17	-
Land off Great Lane	Frisby	FRIS1	15	37	16			16	as expected	0	0%
War Memorial Hospital, Ankle Hill	Melton Mowbray		15	20	15	8	5	33	above expected	18	120%
Land West Of Bowling Green, Leicester Road	Melton Mowbray		14	0	14			14	above expected	0	0%
Field OS 2713 2100, Longcliff Hill	Old Dalby	OLD1	2	0	12	22	4	10	as expected	-2	-17%
Sandy Lane Poultry Farm	Melton Mowbray		0	0	10	30		0	below expected	-10	-
The Old Vicarage, Leicester Road	Melton Mowbray		0	0	10			10	as expected	0	0%
Field No 7858, Melton Road	Long Clawson	LONG1	0	0	5			10	above expected	5	100%
Field No 4862, Glebe Road	Wyndham	WYM1	0	0	0	1	3	8	above expected	8	-
42 Main Road	Nether Broughton		0	0	5			0	below expected	-5	-
Field 6967, Grantham Road	Bottesford	BOT2 (p)	0	0	0	46	12	2	as expected	2	-
<b>TOTAL</b>					<b>368</b>	<b>670</b>	<b>153</b>	<b>310</b>	below expected	<b>-58</b>	<b>-16%</b>

Key:

above expected	5 or more dwellings above expected
as expected	Within 5 dwellings of expected
below expected	5 or more dwellings below expected
(p)	Part of Allocation

Summary of Performance of Large sites	above expected	5	28%
	as expected	6	39%
	below expected	7	33%