Five-years' housing land supply and housing trajectory report

July 2022

Melton Borough Council

Contents

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 two different periods: the first one until March 2026 with 245 dwellings per annum (dpa), and then 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, although this year no shortfall is identified. 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 2021 Housing Delivery Test results. Finally, a 4.54% lapse rate on sites with planning permission is applied.

1.3. By taking into consideration all these elements, Melton Borough Council has identified 8.4 years' worth of housing against their housing requirement. Further details are explored in this paper.

2. Site Visits

2.1. This year, due to the on-going pressure to tackle climate change, site visits were undertaken on a part remote basis. Utilising various sources of data such as GIS technology, street numbering and council tax data, a virtual site visit was undertaken for all sites under 10 dwellings.

2.2. Where a dwelling was evidently deemed visibly complete, with an address and council tax being paid for this was recorded as built. Where a dwelling was deemed potentially complete but with no address or council tax being paid for, this was marked as under construction. Dwellings that had no physical structure on site and no address were marked as not started. Although this was the general approach, each dwelling/site was assessed on a case-by-case basis.

2.3. When it was not possible to do a reliable desktop assessment, site visits have been carried out.

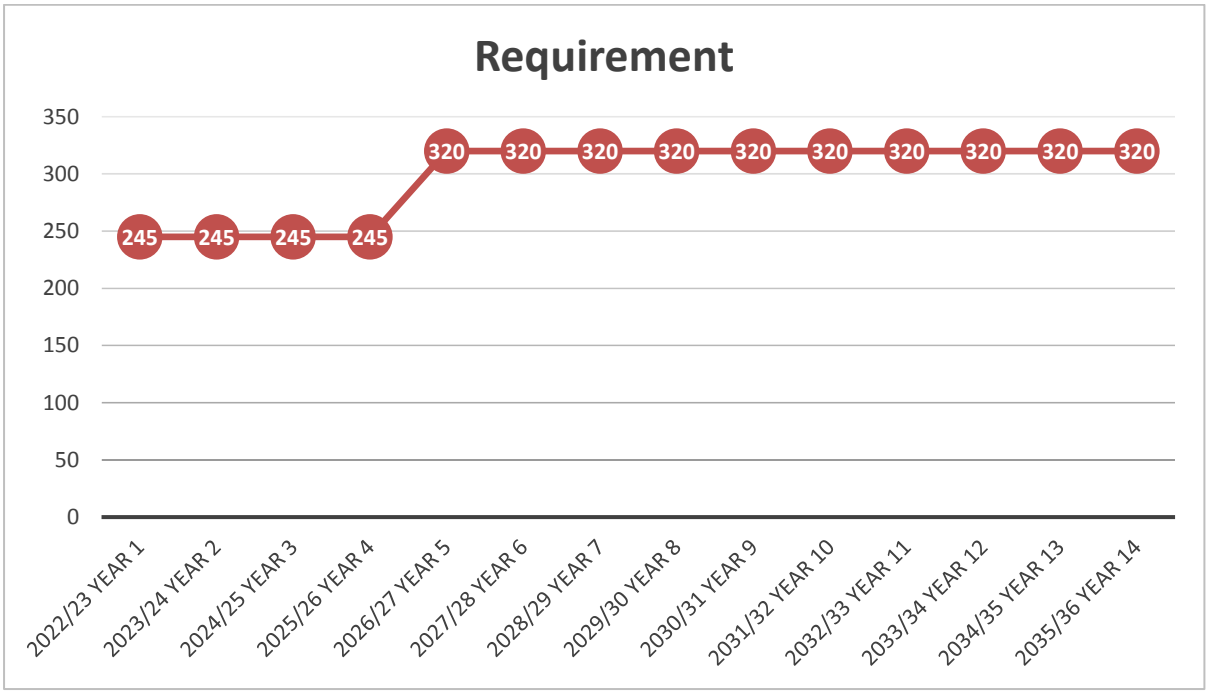
3. Components of the five-year housing land supply

3.1. Basic requirement

3.1.1. 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 2022/23-2025/26 and then 320 dpa for 2026/27, a total of 1,300 dwellings.

Figure 1: Annual housing requirement (Local Plan period)



3.2. Completions and shortfall

3.2.1. 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	2021 /22
Completions	157	64	52	78	141	147	138	222	334	310	365
Cumulative completions	157	221	273	351	492	639	777	999	1333	1643	2008
Requirement	170	170	170	170	170	170	170	170	170	170	245
Cumulative requirement	170	340	510	680	850	1020	1190	1360	1530	1700	1945
Shortfall/surplus	13	106	118	92	29	23	32	-52	-164	-140	-120
Cumulative shortfall/surplus	13	119	237	329	358	381	413	361	197	57	-63

3.2.2. 365 net completions have been recorded during this year, 120 dwellings above the annual housing requirement. For the first time since the start of the Local Plan period, there is a cumulative surplus for 63 dwellings.

3.2.3. Please note, a reduction of 40 dwellings has been included into this year's calculation due to human error on the site visit of Ankle Hill site made during the previous year. This means that a total of 405 net completions were recorded, but it has been adjusted to 365 to amend the inflated value from last year.

3.3. Distribution of shortfall

3.3.1. 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 14 years to 2036. However, for the first time since the start of the local plan period, there is a cumulative surplus of 63 dwellings.

3.3.2. The lack of guidance makes it unclear how to address the surplus in the calculation. Although the surplus will influence next year's shortfall/surplus balance, it has not been discounted from the basic housing requirement for the next five years, which is 1,300 dwellings.

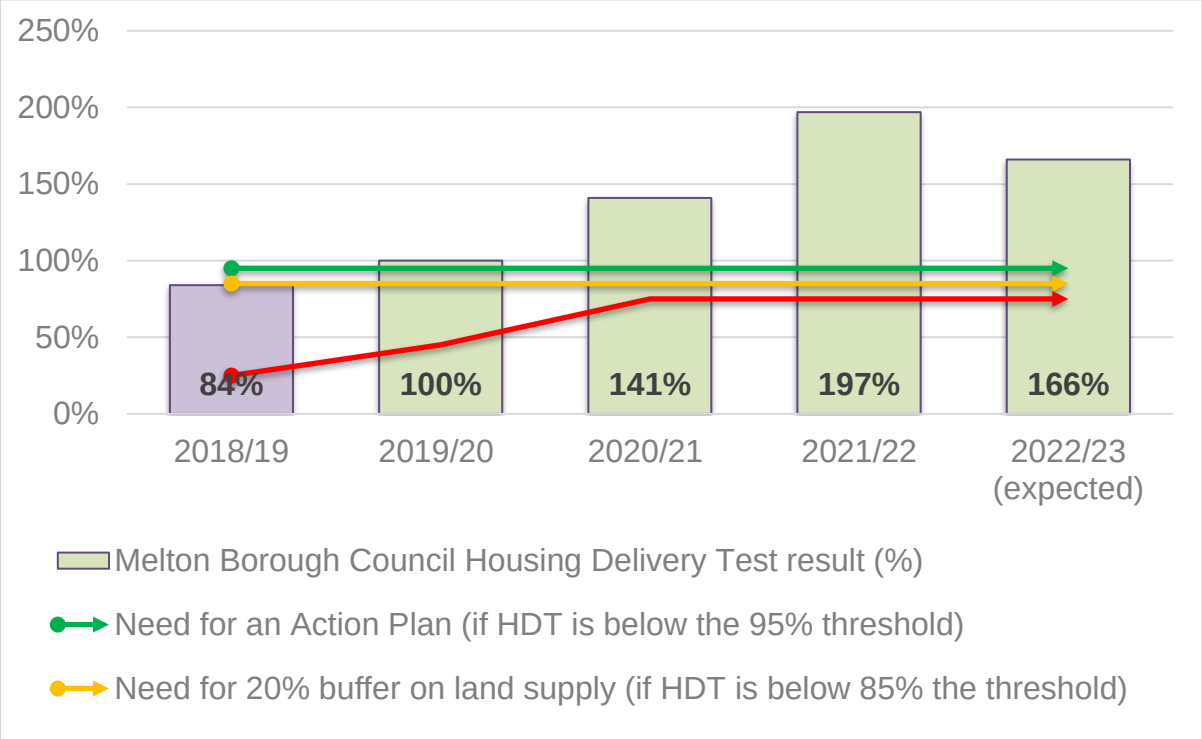
3.4. 5% buffer

3.4.1. The Ministry of Housing, Communities & Local Government (now rebranded to Department for Levelling Up, Housing and Communities) 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). A similar mitigation was done for 2020/21.

3.4.2. After factoring these amendments, the resulting 2021/22 Housing Delivery Test for the borough of Melton shows that 197% (as opposed to the expected 175%) 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 74 of the National Planning Policy Framework (NPPF) and associated guidance. This buffer ensures choice and competition in the market for land.

3.4.3. Considering the current annual housing completions, the Council is expected to achieve a HDT of 166%, 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



3.5. Lapse rate

3.5.1. 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 4.54%.

Table 2: Lapse rate calculation

	Number of applications approved for dwellings	Number of dwellings approved	Number of these approved applications that expired without implementation	Number of dwellings that lapsed	Lapse rate based on number of lapsed dwellings
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%
2018/19	68	433	16	44	10.16%
				Average:	**4.54%**

3.5.2. 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 2018/19 permissions that have expired in 2021/22 are added into the calculation.

3.5.3. The higher percentage figure for this period can be partly explained by an expired permission for the Brooksby Melton College, King Street, Melton Mowbray site for 16 dwellings as there are more recent approved plans for its use as a commercial food making facility.

3.5.4. The 4.54% 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. In this case 2,155 dwellings have been identified. The lapse rate is applied to this figure, meaning that 98 dwellings need to be discounted from the total supply.

3.6. Identified supply in the first five years

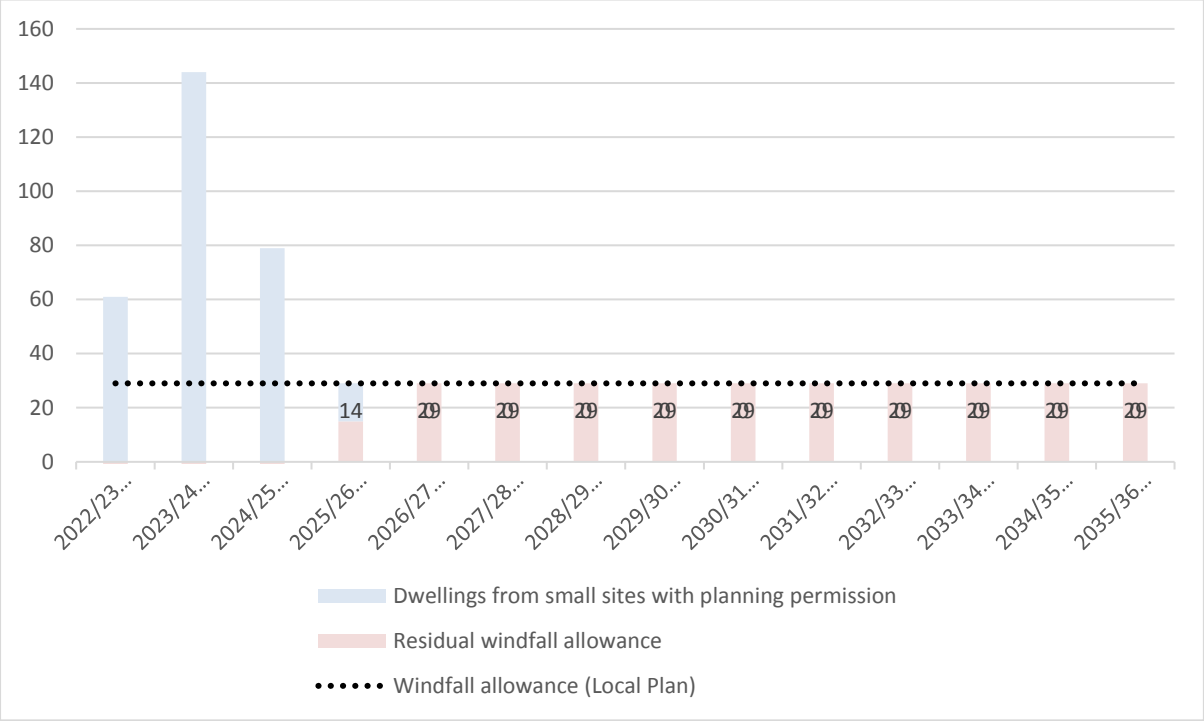
3.6.1. As identified in the detailed housing trajectory (Appendix 2) there are a total of 2,393 dwellings that are expected to be delivered in the next five years. Further information about the trajectory and the identified supply can be found on section 3 of this document.

3.7. Windfall allowance

3.7.1. 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 1-3 of the trajectory the windfall allowance is reduced to zero, in year 4 it is reduced to 15 and in year 5 to 29.

3.7.2. 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



4. Five-years' housing land supply calculation

4.1. Main calculation

4.1.1. 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. Melton Borough Council has identified 8.4 years' worth of housing against their housing requirement. As expected, with the commencement and delivery of large allocated and un-allocated sites, the number of years supply has lowered from the previous year. It is expected that through the course of the plan period, the number of years housing supply will gradually reduce.

Table 3: Five-year housing land supply calculation

Reference		Jul-20	Jul-21	May-22	Comments
REQUIREMENT					
A	Housing Requirement over plan period	6125	6125	6125	245dpa*25yrs
A1	Average per annum 2011-2021	170	170	170	Stepped requirement
A2	Average per annum 2021-2026	245	245	245	
A3	Average per annum 2026-2036	320	320	320	
B = A2*5	Basic Five Year Requirement	1150	1225	1300	245*4+320
C	Completions (1st April 2011 to 31st March 2022)	1333	1643	2008	1643+365
D	Number of years (so far)	9	10	11	(current year - 2011)
E = A1*D	Target delivery (11 year period)	1530	1700	1945	(170*10+245)
F = E-C	Shortfall (11 year period)	197	57	0	(170*10+245) - completions. Surplus amended to '0'
G = B+(F/15*5)	Five year requirement including proportion of shortfall	1212	1244	1300	14 yrs to 2036
H = G/5	Annual requirement for first five years inc shortfall	242	249	260	
I = G*0.05	5% buffer (20% in May 2019)	61	62	65	
J = G+I	Five year requirement inc shortfall and buffer	1272	1306	1365	
K = J/5	Annual requirement inc shortfall and buffer	254	261	273	
SUPPLY					
L	Identified supply in next five years	3121	3144	2393	
M	Dwellings permitted on sites with planning permission	2704	2889	2155	
N	Lapse rate	6.34%	3.36%	4.54%	See section 3.5
O = N*M	Lapse rate applied to sites with planning permission	171	97	98	In the first 5 yrs
P	Covid-19/Brexit allowance	0	24	0	
Q = L-O-P	Supply identified taking into account lapse rate	2950	3023	2295	
FIVE YEAR SUPPLY CALCULATION					
R = Q - J	Five year supply compared with requirement	1677	1717	930	
S = Q/K	Number of years of supply	**11.6**	**11.6**	**8.4**	

4.2. Scenario testing

4.2.1. 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.

4.2.2. 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 194. 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.

4.2.3. 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 7.7 years of supply instead of 8.4 years (scenario B).

4.2.4. 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. 670 dwellings are in this category, which would result in having 6.0 years of supply (scenario B1, as para 4.2.3 also applies). If, to this scenario, outline permissions with submitted reserve matters, full applications or pre-applications are to be included (reduction of 320 dwellings instead of 670), it would result in having 7.4 years of supply instead of 8.4 years (scenario B2).

4.2.5. Conversely, there are several 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 this would result in an extra 206 dwellings to be delivered within the next five years. Considering this additional supply would result in having 9.2 years of supply (scenario C).

4.2.6. 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). This could increase the delivery across the next 5 years by 80 units. Considering this additional supply in addition to what it is stated in para 4.2.5, it would result in having 9.5 years of supply (scenario C1).

Figure 4: Housing supply identified in different scenarios

5. Housing trajectory and methodology applied

5.1. 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.

5.2. Land promoters, housebuilders, developers, or agents promoting large sites with planning permission or housing allocations were contacted in April, May and June. A total of 41 valid responses were received out of the 75 sites that were targeted (53.3% response rate).

5.3. 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.

5.4. 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.

5.5. The information received has not always been added to the final trajectory without been altered, particularly when the suggested trajectory was considered too optimistic or when divergent information was received from the case officer or gathered from our internal records.

5.6. 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.

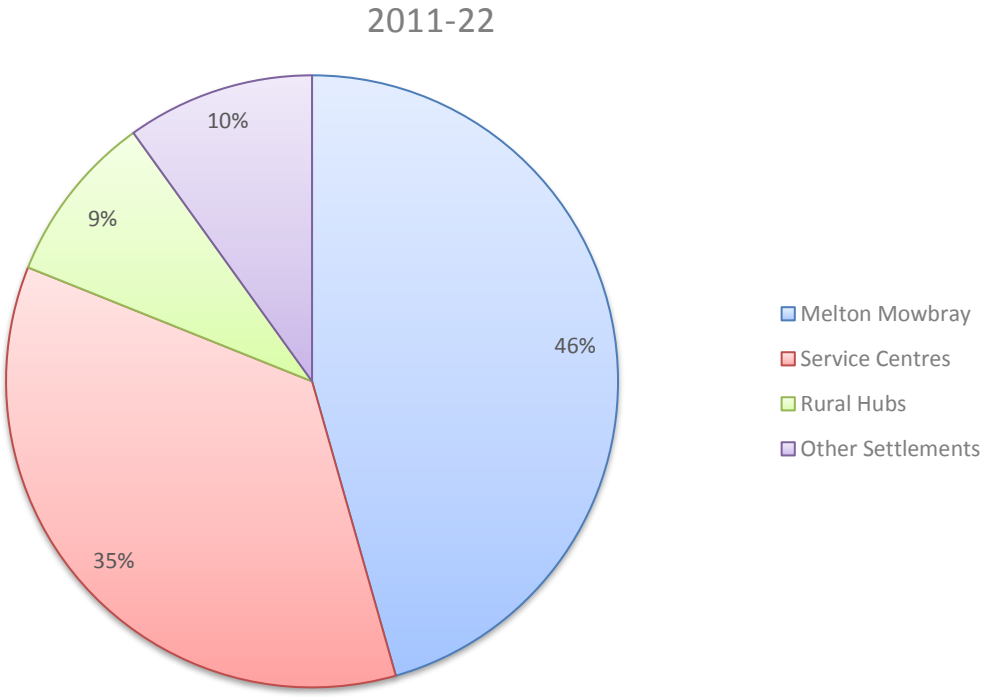
5.7. Outline permissions and allocations without permissions for large sites are considered deliverable when there is progress to approve the reserve matters. Also, when there is a confirmation about the viability of the site and evidence site assessment work. Finally, if there is progress towards the 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.

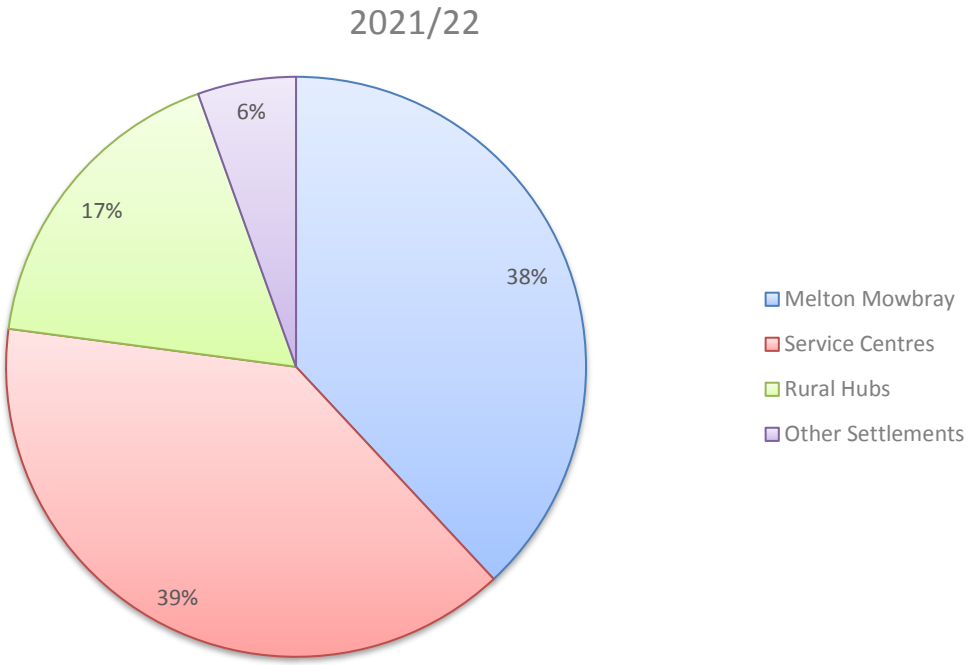
5.8. In line with the Local Plan, a total of 500 dwellings have been identified to be delivered beyond the Local Plan period.

6. New dwellings' distribution

6.1. Appendix 3 contains information about the number of completions per settlement, including a 1991-2011 historic series, the 2011-2022 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 2011-2022 (above) and in 2021/22 (below)





6.2. 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.

7. External impacts

7.1. Context

7.1.1. The global pandemic has been an important hinder associated with the delivery of new housing and the overall planning process itself, with financial and workforce impacts continuing to cause significant issues.

7.1.2. Alongside the global pandemic, Brexit, the war in Ukraine and other potential financial impacts and uncertainties might be also altering the preceding reality of the housing market in the UK.

7.1.3. 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

7.2. Survey

7.2.1. A total of 23 relevant responses were collected (31% of the targeted sample) for the questions in relation to external impacts. 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.

7.2.2. 56% of the respondents said that there were some delays associated with external impacts in the past year. Primary issues raised as the main cause of delay from respondents were delays in the planning system, with concerns also being raised over the cost and availability of materials, labour shortages, rising inflation and the fiscal response of increasing interest rates.

7.2.3. The survey also sought to gather information on housing demand for the sites. The majority of respondents (41%) considered that demand was as expected, with 15% stating demand was much higher than expected and 4% somewhat stronger than expected.

7.2.4. 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 more efficient and stable development management process could benefit the delivery of the site. Also, due to rising construction costs, some respondents mentioned how the Council could help to decrease affordable housing requirements and section 106 contributions.

A small number of respondents indicated that MBC could help to identify small housebuilders willing and able to develop small sites.

7.3. Impact on housing trajectory

7.3.1. The inflation, the pandemic, the war in Ukraine, Brexit and other external factors are having an impact. In fact, a broad average from Q1 (Appendix 4) identifies approximately four months of delays in the past 12 months. However, it is difficult to quantify such a wide range of factors into tangible numbers and how these impacts will continue in the future. The following limitations have been identified when trying to quantify these impacts on the housing trajectory:

- Small sample. Only 23 responses were collected for the questions in relation to external impacts.
- High variance. Most of the responses are at the minimum value (no-impact) or maximum value (>12 months delays). Using an average (mean) from this data sample would be unreliable.
- Consistency. We can only assume that these impacts have been factored by site-promoters when providing their trajectories.
- Uncertainty. It is unknown how long these impacts will last and how they will interact between them. Assuming the presence of these impacts after year 2 is not justified.
- Circumstantial. Several responses link the impacts in housing supply/delivery to delayed responses from the Development Management department. The department is now fully staffed, and no additional delays are expected in this regard.

7.3.2. Additionally, the following has been considered when assessing the need to amend the housing trajectory numbers in response to external impacts:

- The impacts are reflected as delays, and not as lapsed permissions. The number of dwellings delayed from year 5 to year 6 is likely to be negligible. Last year's impact was equivalent to 24 dwellings, which meant a reduction of 0.1 years' worth of housing supply in the calculation.
- Although still present, the impacts from the pandemic are reduced in comparison to other years. The ripple effect from the lockdown periods is diminishing.
- In terms of housing delivery, the Housing Delivery Test calculation has been amended in response to these impacts by discounting 4 months from the housing requirement in the past calculation (2020/21), and one month in 2019/20. A potential reduction in the requirement could mean that the number of years' worth of housing supply is higher.

7.3.3. For the reasons described above, external impacts have not been factored into the 5-years' housing land supply calculation.

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 19th 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 19th February 2018, which can be found on the following link:
    2. https://www.meltonplan.co.uk/examination .

Table 1: Five Year Supply Calculation Methodology

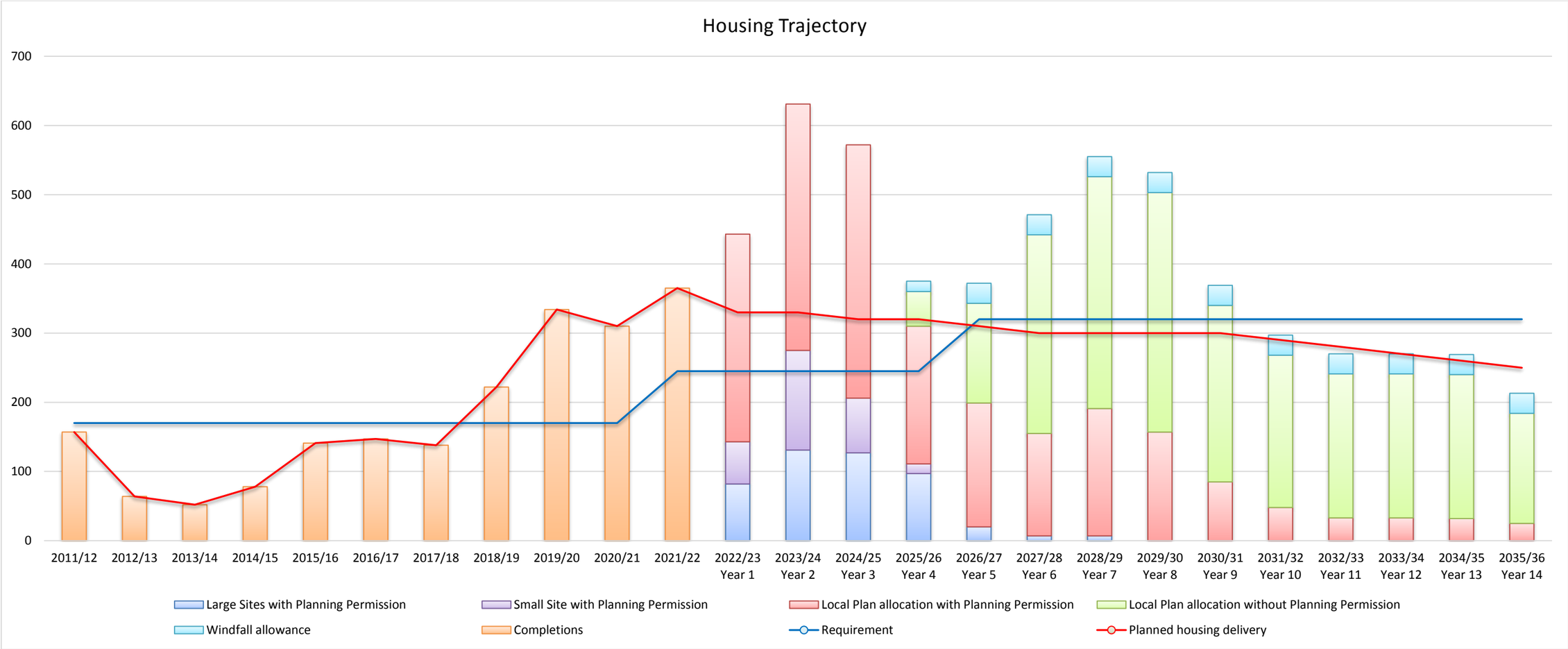
	Methodology 7 - original	**Methodology 7 - updated**	**Comments where changes made**
Requirement			
Housing Requirement over plan period to March 2036	6125 (Three phases 1700, 1225 and 3200)	6125 (Three phases 1700, 1225 and 3200)	
Average per annum	Step 1: 170 for initial 10 years until 31st March 2021; 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	**1.** Original estimate for 2017/18 updated with actuals.
Target Delivery for period 1st April 2011 to 31st March 2018 (7 year period)	1190	1190	
Shortfall from 1st April 2011 to 31st March 2018	422	413	**2**. 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	**3.** 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	
Supply			
Identified Supply in first five years	2563	2779	**4.** Updated in March 2018 for planning appeals
Lapse rate (9%) applied to planning permissions including those on allocated sites = 2622 dwellings	201	236	**5.** 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	**6.** Total supply on allocated and unallocated sites updated in March 2018 for planning appeals.
Five Year Supply calculation			
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

Type	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	**2022/23 Year 1**	**2023/24 Year 2**	**2024/25 Year 3**	**2025/26 Year 4**	**2026/27 Year 5**	2027/28 Year 6	2028/29 Year 7	2029/30 Year 8	2030/31 Year 9	2031/32 Year 10	2032/33 Year 11	2033/34 Year 12	2034/35 Year 13	2035/36 Year 14	Total	Beyond 2036
Large Sites with Planning Permission												82	131	127	97	20	7	7	0	0	0	0	0	0	0	471	0
Local Plan allocation with Planning Permission												300	356	366	199	179	148	184	157	85	48	33	33	32	25	2145	50
Local Plan allocation without Planning Permission												0	0	0	50	144	287	335	346	255	220	208	208	208	159	2420	450
Small Site with Planning Permission												61	144	79	14	0	0	0	0	0	0	0	0	0	0	298	0
Windfall allowance												0	0	0	15	29	29	29	29	29	29	29	29	29	29	305	0
Completions	157	64	52	78	141	147	138	222	334	310	365															2008	0
Total supply	157	64	52	78	141	147	138	222	334	310	365	443	631	572	375	372	471	555	532	369	297	270	270	269	213	7647	500
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	6125	0
Planned housing delivery	157	64	52	78	141	147	138	222	334	310	365	330	330	320	320	310	300	300	300	300	290	280	270	260	250	6168	0


Housing Trajectory
700
600
500
400
300
200
100
0
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23 Year 1
2023/24 Year 2
2024/25 Year 3
2025/26 Year 4
2026/27 Year 5
2027/28 Year 6
2028/29 Year 7
2029/30 Year 8
2030/31 Year 9
2031/32 Year 10
2032/33 Year 11
2033/34 Year 12
2034/35 Year 13
2035/36 Year 14
Large Sites with Planning Permission
Small Site with Planning Permission
Local Plan allocation with Planning Permission
Local Plan allocation without Planning Permission
Windfall allowance
Completions
Requirement
Planned housing delivery

Appendix 3. New dwellings and historic distribution

Settlement	2021-22	1991-2011	2011-2022	Category
Ab Kettleby	2	11	**18**	RH
Asfordby	26	162	**194**	SC
Asfordby Hill	0	31	**32**	RH
Asfordby Valley	0	31	**0**	O
Ashby Folville	0	1	**7**	O
Barkestone le Vale	0	53	**1**	O
Barsby	0	25	**7**	O
Belvoir	0	0	**0**	O
Bescaby	0	1	**1**	O
Bottesford	92	320	**222**	SC
Branston	0	8	**2**	O
Brentingby	0	2	**0**	O
Brooksby	0	1	**1**	O
Buckminster	0	1	**0**	O
Burrough on the Hill	0	5	**1**	O
Burton Lazars	1	24	**2**	O
Cold Overton	0	4	**4**	O
Coston	0	2	**0**	O
Croxton Kerrial	0	44	**4**	SC
Easthorpe	4	5	**10**	RH
Eastwell	2	12	**4**	O
Eaton	1	19	**13**	O
Edmondthorpe	0	5	**1**	O
Eye Kettleby	0	2	**10**	O
Freeby	0	0	**0**	O
Frisby on the Wreake	0	23	**56**	RH
Gaddesby	0	16	**2**	RH
Garthope	0	0	**-1**	O
Goadby Marwood	0	9	**9**	O
Great Dalby	5	45	**13**	RH
Grimston	0	10	**6**	O
Harby	3	48	**41**	SC
Harston	0	3	**0**	O
Hoby	0	21	**4**	O
Holwell	0	8	**5**	O
Hose	0	44	**7**	SC
John O'Gaunt	0	0	**2**	O
Kirby Bellars	0	29	**6**	O
Knipton	0	0	**-1**	O
Knossington	0	7	**1**	O
Little Dalby	0	1	**3**	O
Long Clawson	2	146	**27**	SC

Melton Mowbray	157	2207	**906**	MM
Muston	0	16	**5**	O
Nether Broughton	3	21	**20**	O
Normanton	0	9	**4**	O
Old Dalby	14	41	**34**	SC
Pickwell	0	18	**8**	O
Plungar	0	29	**0**	O
Queensway	5	0	**5**	O
Ragdale	0	7	**-2**	O
Redmile	0	15	**12**	O
Rotherby	0	13	**0**	O
Saltby	0	15	**3**	O
Saxby	0	0	**0**	O
Saxelby	0	1	**0**	O
Scalford	3	31	**15**	SC
Sewstern	0	2	**7**	O
Shoby	0	2	**2**	O
Six Hills	0	1	**0**	O
Somerby	0	41	**17**	SC
Sproxton	-1	11	**1**	O
Stapleford	0	1	**0**	O
Stathern	3	40	**34**	SC
Stonesby	0	7	**0**	O
Thorpe Arnold	0	12	**28**	RH
Thorpe Satchville	0	16	**3**	O
Twyford	-1	19	**15**	O
Waltham	37	75	**132**	SC
Wartnaby	0	1	**1**	O
Welby	0	0	**1**	O
Wycomb	0	3	**0**	O
Wyfordby	0	1	**0**	O
Wymondham	7	47	**42**	SC
TOTAL	365	3881	2007	

Number of dwellings by settlement category

Settlement	2021/22	1991-2011	2011-2022
Melton Mowbray	157	2207	906
Service Centres	187	1039	770
Rural Hubs	11	143	159
Other Settlements	10	492	173
Totals	365	3881	2008

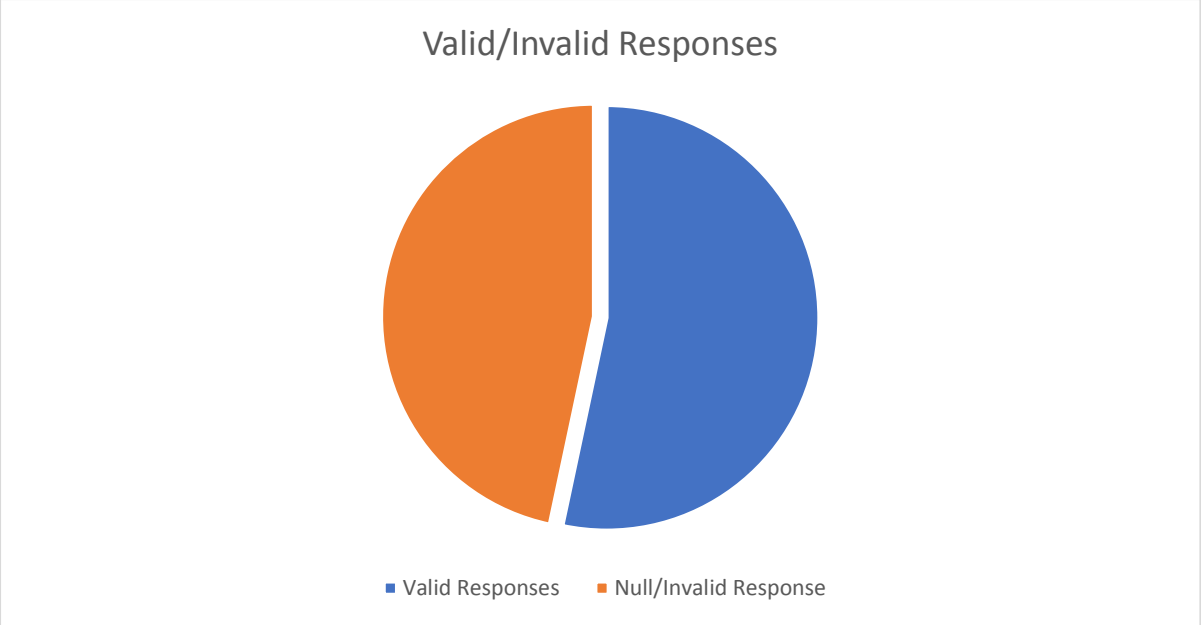
Percentage of dwellings by settlement category

Settlement	2021/22	1991-2011	2011-2022
Melton Mowbray	51%	57%	45%
Service Centres	60%	27%	38%
Rural Hubs	4%	4%	8%
Other Settlements	3%	13%	9%

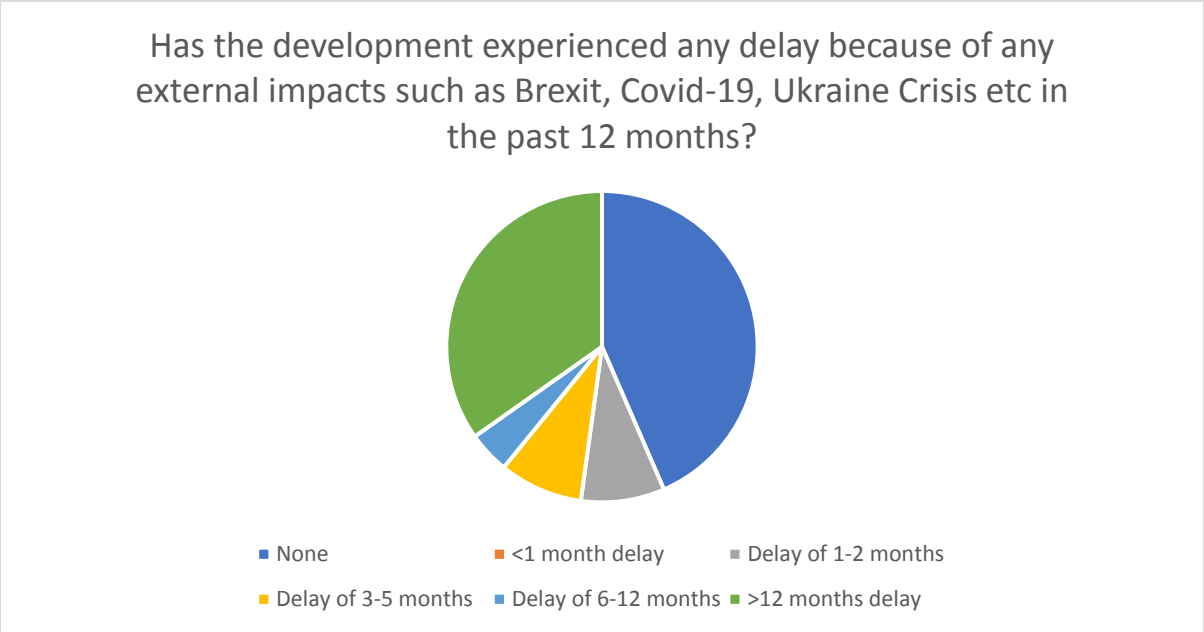
Appendix 4. Impact of Covid-19, Brexit, Ukraine war, etc – promoters' survey

Number of Responses

Total sites targeted	75
Valid responses received	40
Null/Invalid response	35



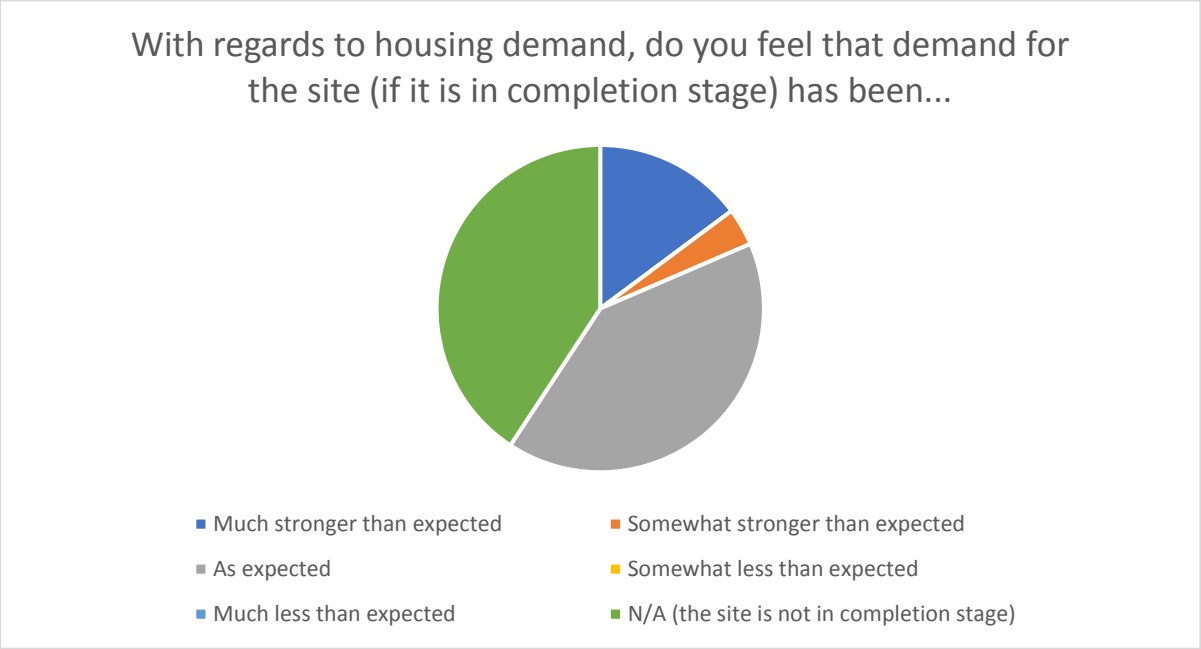
Q1. Has the development experienced any delay because of any external impacts such as Brexit, Covid-19, Ukraine Crisis etc in the past 12 months?



Additional information (specific responses)

- “Materials in short supply but progress continues”
- “Planning Consents, although improving are extremely slow”
- “We have had 5 different planning officers due to staff leaving and retirement. Consultation responses have been really slow and out of time.”
- “We are ready to proceed, just awaiting reserved matters permission, as a result of the delays our site is subject to a prosecution for fly tipping, brought by MBC.”
- “We haven’t been able to develop the site as we haven’t got reserved matters approval for the development due to planning matters – which you can put down in some respects to Covid/lockdown and lack of planning officers undertaking their duty within the usual timeframes allocated.”
- “Materials and labour shortages are impacting completions.”
- “Brexit: supply chain bottlenecks, late deliveries, shortages. COVID: large numbers of subcontractors have been off sick at once that staled the progress on site on several occasions.”
- “Due to cancelled planning committee, planning condition 20 'Details of Open Space' and 21 'Maintenance and management of Open Space' could not be varied in time and our client EMH are unable to sell affordable houses as planned.”
- “Delays mainly due to Covid and change of staff. Current case officer very pro-active.”
- “Materials supplies and cost inflation have caused delays.”
- “English Nature licencing for newt mitigation work.”
- “The expeditious determination of the live planning application to enable a housebuilder to acquire the land and commence development as soon as possible.”
- “Initial investigations have been carried out into the archaeological constraints on THOR1 and the findings are being analysed. It may be that the costs of dealing with the archaeology on site could make the scheme unviable – further investigation and analysis is continuing.”

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



Additional information (specific responses)

- "We have noticed a need for the larger properties within the local area."
- "According to EMH, they have seen a lot of demand for affordable housing in the area."
- "Overall the local housing market has performed well, in line with the national trend post pandemic. However, the market is facing a number of headwinds principally as a consequence of inflation and the fiscal response of increasing interest rates which will potentially slow future house growth and slow market activity."
- "Demand from small housebuilders to develop the sites has been as expected although as stated small housebuilders willing and able to develop small sites of 13 and 11 homes are quite rare."

Further information (specific responses)

- "The THOR 2 road frontage is also affected by the CPO for the construction of the Melton Mowbray Distributor Road (MMDR) which has created some uncertainty in smaller housebuilders looking at developing the site. The land take across the frontage of THOR 2 is quite significant, and limits where and how the access can be designed to accommodate the road widening leading up to the proposed new roundabout just beyond."
- "New building regulation requirements effective from 2023 have also increased likely build costs as has the requirement not to use gas boilers in any new homes post 2025."

- “Biggest problem in industry are soaring construction costs which is making funders nervous. MBC and other LPAs will need to get a real understanding of this in terms of the inevitable reduction in Affordable Housing and S106 contributions to make schemes viable and deliverable.”