

Item 3H - Appendix 2

**Melton Borough Council
Five Year Land Supply and Housing Trajectory Position
30th May 2017**

1.0 Introduction

- 1.1 This statement sets out the position with regard to the five year housing supply requirement and trajectory for Melton Borough as at the 30th May 2017 as the Draft Local Plan is being prepared for submission to the Planning Inspectorate for examination. **It also sets out the housing trajectory for the whole of the plan period. As such, it supersedes the five year land supply and housing trajectory position statement dated 2nd November 2016.**
- 1.2 Paragraph 47 of the National Planning Policy Framework (NPPF) states that in order to boost significantly the supply of housing, the 'Local Planning Authority should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. In addition, due to a persistent under delivery of housing completions in Melton Borough over the last 10 years, a 20% buffer should be moved forward in to the five year requirement from later in the plan period.
- 1.3 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular, that development of the site is viable.
- 1.4 The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. And consideration must be given to the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply. This is particularly relevant with regard to the two Sustainable Neighbourhoods identified in Melton Mowbray, which due to size and infrastructure requirements will only start to deliver new homes towards the end of the first five year period. Since November 2016, further engagement with agents who are working on bringing the Sustainable Neighbourhoods forward has been carried out to fully understand the timescales and expected delivery rates.
- 1.5 The Planning Practice Guide (PPG) states that 'local planning authorities should ensure that they carry out their annual assessment of five year housing land supply in a robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record'. All agents or landowners acting on the allocated sites in the Draft Melton Local Plan and large sites with planning permission have been contacted to establish the intentions of developers/ landowners and their proposed timescales and plans for the sites. The information that has informed this position statement was collected between November 2016 and April 2017, but it will continue to be updated on a rolling basis so we are aware of the latest position of all of the sites involved in the housing trajectory.
- 1.6 To gain more understanding of housing delivery in the Borough a Housing Delivery Workshop was held on the 5th December 2016. 33 people attended the workshop including stakeholders representing site owners, landowners, affordable housing providers, Homes and Community Agency, planning agents, developers, housebuilders and estate agents. An introductory session explained the rates of housing delivery so far and went on to discuss the importance of the five year land supply and what makes a site available, suitable, viable and deliverable. Ian Martin, from the Homes and Community Agency gave a presentation on the Home Building

- Fund and the opportunities available to developers, providing a different source of funding, where traditional finance options could not be relied upon.
- 1.7 Three workshops followed the introductory sessions, on deliverability, the housing market and viability and finally on what can be done to boost the supply of housing in the Borough. These workshops provided very useful information which has informed this five year land supply and housing trajectory update. In particular, the deliverability workshop provided further information on the likely delivery rate for the Borough updating the previous assumption of 50 dwellings per year on larger sites to an average of 3 dwellings per month, giving 36 dwellings per year as the new more accurate assumption. A consensus was achieved on the fact that small sites are able to come forward much quicker than larger sites and that whilst in some areas (particularly some of the villages) there is high demand for new housing, there is a general demand across the Borough which needs to be met.
- 1.8 The housing requirement figure proposed, and its breakdown into annual requirements in the November 2016 update was based on the most up to date evidence from the Leicester and Leicestershire Strategic Housing Market Assessment 2014 (SHMA) which provides an objective assessment of current and future housing needs within the District.
- 1.9 However, in January 2017 the SHMA was superseded by the publication of the Housing and Economic Development Needs Assessment (HEDNA) prepared on behalf of the Leicester and Leicestershire Authorities and the Leicester and Leicestershire Enterprise Partnership and the Housing Requirement Report, Towards a Housing requirement for Melton Borough. The HEDNA sets out the overall housing and economic needs of the housing market area as a whole and then identifies the objectively assessed housing need for each local planning authority area. The Housing Requirement Report furthers this and builds a more in depth picture for Melton Borough in terms of the need for housing to meet economic and affordable housing priorities, resulting in a range for housing delivery of between 230 and 280 dwellings per annum. The requirement of 245 per annum is based on the requirements set out in the draft Melton Local Plan resulting in an overall requirement of 6125 dwellings across the plan period.
- 1.10 Local planning authorities should identify a five year housing supply at all points during the plan period. However a point that remains highlighted in both the National Planning Policy Framework and the National Planning Guidance is that plans, whilst they must be aspirational, must be realistic.

2.0 Five Year Supply Requirement – Starting Point

2.1 Total Requirement 2011-2036

The Housing Requirement Report, Towards a Housing requirement for Melton Borough published in January 2017 which builds on the Housing and Economic Development Needs Assessment (HEDNA) identifies a range of between 230 and 280 dwellings per annum. The figure of 245 per annum is identified as the housing requirement based on the contents of the draft Melton Local Plan generating a requirement of 6125 homes to be built in the Borough over the 25 years between 2011 and 2036.

2.2 Completions 2011-present

The dwellings completed between 2011 and 31st March 2017 along with the

estimated delivery for the current monitoring period between 1st April 2017 and the 31st March 2018 can be deducted from this total requirement as this is the supply that has been delivered so far and those expected to be completed in the current monitoring year of the plan period. The following monitoring period figures for 2018/19 have been estimated to enable a longer term view to be prepared. These figures include new dwelling units created as a result of change of use, conversions and sub-division permissions. Demolitions and loss of dwellings due to change of use and conversion have been deducted to provide the net number of dwellings completed. The expected completions for the 2017/18 monitoring period are identified in the Tables set out in Appendix A below.

Table 1 – Dwelling Completions

Year	Completions
2011/12	157
2012/13	64
2013/14	52
2014/15	78
2015/16	141
2016/17	147
2017/18	111 (estimated)
Total	2016/17 – 639 2017/18 – 750 (estimate)

2.3 **Net Requirement 2018/19-2036**

The net requirement for the remainder of the plan period is the total requirement minus the net completions so far. With a starting point of 2018/19, this equates to **5375** dwellings.

2.4 **Buffer Requirement and Shortfall of Delivery**

It is recognised that a 20% buffer has to be applied due to the persistent under delivery of housing in the Borough. The chosen approach is to deal with the shortfall of development across the plan period. The reasoning behind this approach is set out below. It is accepted that historically there has been an under delivery of housing, part of this is attributed to the impact of the recession and the housing market crash in 2007, but the lack of delivery is not all down to the national economic situation, as the undersupply also existed outside of this time period. There are varying reasons for the under delivery of housing from place to place and for Melton Borough it is considered that the shortfall can partly be attributed to the lack of housing land allocated through policy which provides more certainty for developers.

2.5 The majority of the Borough is located in the Melton Mowbray Local Housing Market Area however there is a small area of land to the north of the Borough which falls within the Nottingham Local Housing Market Area and an area to the north east which is within the Grantham Local Housing Market Area.

2.6 No requirements have been raised through the Duty to Co-operate work carried out to identify that neighbouring authorities need to provide for their housing supply requirements in Melton Borough. No other authorities have identified that they would be able to accommodate any of the housing supply required by Melton Borough. Any issues raised about housing supply provision through the continuous

process of Duty to Cooperate will be identified in an update to this statement at submission stage of the Plan. In addition to this, the availability of land within Melton Borough is not considered to be a constraint. There is enough land being allocated to meet the overall housing land supply requirements, and a surplus to enable reserve site allocations to be identified which provide flexibility. In order to implement and achieve the step change in completion rates necessary to meet housing needs, and to encourage development to support the local economy, it is important that the housing needs of Melton are met within the Borough.

- 2.7 Whilst the PPG states that authorities should aim to deal with any shortfall of development within the first five years, this level of frontloading of development would be unrealistic in the current situation within Melton Borough due to several reasons including the lead in times for development, the low proportion of sites which currently have the benefit of planning permission, the anticipated build out rates and the ability of the housing market to absorb the level of new build dwellings immediately.
- 2.8 The strategy proposed by the Plan and the accompanying trajectory intends to concentrate development on the main town of Melton Mowbray, mainly through the provision of two urban extensions, the North Melton Sustainable Neighbourhood and the Melton South Sustainable Neighbourhood, and to provide further housing delivery in the most sustainable settlements. The two urban extensions equate to a total of 3200 dwellings within the plan period. However, due to the scale of the urban extensions, the lead in times for commencement of development is expected in the latter years of the five year period with developers indicating they will commence in late 2018. This therefore impacts on the ability of these two key sites to deliver a significant amount of development within the first five years, but they do provide for and underpin the spatial strategy over the longer term, concentrating development within the most sustainable settlement in the Borough, Melton Mowbray.
- 2.9 The number of allocated sites and large sites (not allocated) which have planning permission or have been granted subject to s106 agreements being concluded make up a capacity of 1477 dwellings of the 5295 capacity (28%) identified in Draft Melton Local Plan. The make up of the capacity by settlement category and those with planning permission are identified below in Table 2. Whilst this identifies there is sufficient land to meet the housing requirement over the plan period, it does demonstrate that the lead in times for the allocated sites will be staggered and certainly with the majority of sites, the time taken to get planning permission in place needs to be taken into account.
- 2.10 If an average target was taken of 379 dwellings per year over the next five years to meet the five year requirement of 1897 dwellings, and a build out rate of 36 dwellings per year for volume housebuilders was used, it would need at least 11 sites to be operating at the same time and at the same capacity for the full five year period in order to meet the target. This is not considered to be achievable or realistic, based on the historic completion data and our understanding of developer preparations. A staggered approach building up the delivery rate is considered to be a more realistic approach that would see a step change in housing supply over the five year period and the necessary uplift of supply to meet the 5 year supply requirement.

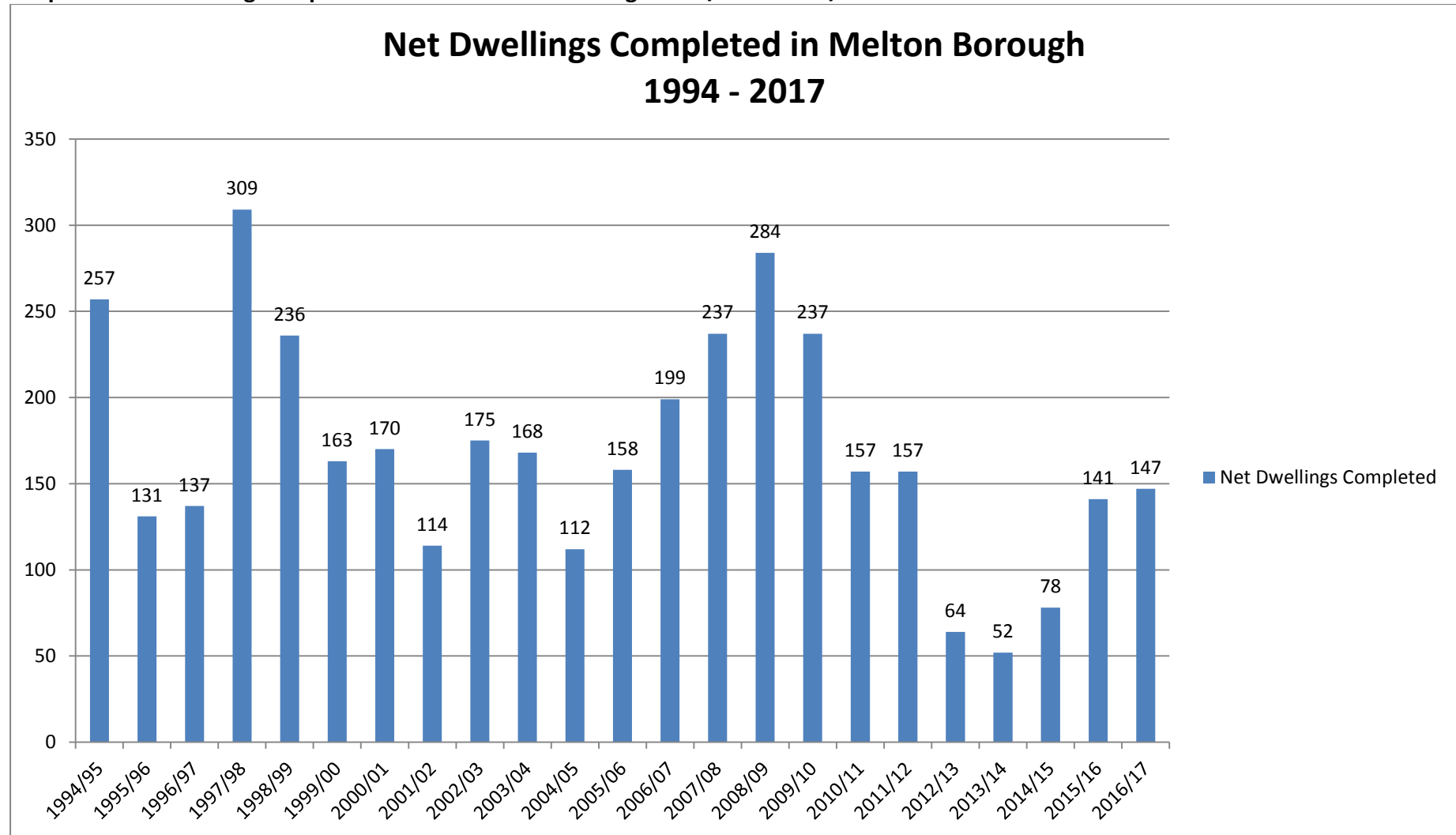
Table 2 – Number of dwellings with planning permission compared with total allocations at 30th May 2017

Settlement Category	Total no. of sites to be allocated	Total Capacity of allocated sites	Sites allocated which have Planning Permissions or are granted subject to s106	No. of dwellings permitted by Planning Permission	No. Large Sites with Planning Permission but not proposed to be allocated	Remaining Capacity of Large Sites with Planning Permission but not proposed to be allocated	Total Remaining Capacity of Sites with Planning Permission (includes permissions subject to s106 agreements)
Melton Mowbray	12	3676	4 (SMSN, MEL1, MEL2, MEL3)	770	5 (07/00733/FUL; 16/00290/FUL; 15/00178/FUL; 14/00626/COU; 08/00380/FUL)	251	1021
Service Centres	30	1267	10 (ASF1, HAR1, HAR2, HAR3, HOS1, LONG1, OLD1, WAL1, WAL2, WYM1)	316	0	0	316
Rural Hubs	14	352	4 (ASFH1, EAST1, FRIS1, GADD1)	86	1 (14/00954/OUT)	15	101
Rural Settlements	0	0	0	0	1 (15/00017/OUT)	39	39
Totals	56	5295	18	1172	7	305	1477

- 2.11 One method to boost development is to allocate significantly more land than is required to provide more sites for development within the first five years. However this entirely frontloaded approach would not guarantee that the land would be developed within the first five years. The reasons for this are, firstly because historically the completion rates (identified in graph A below) have shown to be limited and any significant jump in forecast net completions would be unrealistic, something the NPPF does not support. Secondly, developers may well be operating at capacity and will have timescales and plans on where they will concentrate their operations and thirdly the expectations are informed by feedback provided by developers.
- 2.12 In these circumstances, dealing with the past shortfall of delivery against needs across the longer term is considered the only viable, deliverable and realistic option

for Melton. Through Melton's approach a requirement of 379 dwellings per annum is identified as the requirement for the first five years followed by an annual average of 316 dwellings per annum for the remaining eleven years of the plan period. This still provides an aspirational position for the Borough and will significantly boost the number of dwellings being provided compared with the current and recent housing delivery. The completion figures for 2006/07 were 199 dwellings and the average completions per year over the last 10 years since 2006/07 is 162 dwellings per year. Moving forward, the new Local Plan 2011-2036 aims to significantly boost the supply of housing in the Borough by positively allocating land for residential purposes in both the main town of Melton Mowbray and many of the villages.

Graph A – Net Dwelling Completion Rates in Melton Borough 1994/95 to 2015/16



2.13 Windfall Sites

Windfall developments have made up a significant proportion of the developments completed in the last five years since the beginning of the plan period, due to the age of the previous Melton Local Plan and lack of allocated sites. Site allocations within the emerging Plan were only made on larger sites of 9 dwellings or more and consequently supply from smaller sites, whilst not allocated, would be dealt with under the policy set out to allow for small scale developments, and would still be regarded as windfalls. Paragraph 48 of the NPPF states that 'local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply'.

2.14 Therefore, providing that the windfall site figure expectations are realistic for the Borough these can be included in the five year land supply calculations. A small proportion of the overall requirement is identified as being for windfall sites. Over the last 10 years an average of 70 dwellings per year have been built out on a windfall basis (see Table 3). The quantity of large windfall sites which have previously come forward will not continue to, as the allocations will be in place once the Plan is adopted, however the small sites are likely to continue to come forward with the support of draft Local Plan Policy SS3.

Table 3 – Windfall Completions 2006 - 2016

Settlement Category	Total	Average per year over last 10 years
Melton Mowbray	186	19
Service Centres	293	29
Rural Hubs	80	8
Rural Settlements	148	15
Total	707	70

2.15 The proposed windfall development figures identified in the plan going forward are set out in Table 4 below and equate to 34 dwellings per year over the remaining plan period. This is a limited number which is considered to be realistic going forward. These are expected to mostly come forward as small sites of between 1 and 10 dwellings. Draft Policy SS3 allows for up to 3 dwellings on small sites in Rural Settlements, up to 5 dwellings in Rural Hubs and up to 10 dwellings on small sites in both Service Centres and Melton Mowbray.

Table 4 – Windfall Allowance over draft Plan period 2016 - 2036

	Requirement (2011-2036)	Windfall allowance	Residual to be identified
Melton Mowbray	3981	200 (5%)	3781
Rural Area	2144	322 (15%)	1822
Borough Total	6125	522 (9%)	5603

3.0 Five Year Requirement – Melton’s Approach

3.1 In order to identify the required supply in the next five years the objectively assessed need is taken as the starting point. Completions so far are deducted. The first five year requirement is then calculated by dividing this figure by 19 (years left in the remaining plan period) and then multiplying by 5 to get the first five year requirement. The 20% buffer for persistent under delivery is then added to this figure. Along with the reasons identified above, as there has been no adopted Local Plan in place over the last five years with a target figure, it assumes that any remaining development required is spread out over the remaining plan period (known as the ‘Liverpool approach’). The 20% buffer provides a certain degree of frontloading but is more realistic and sensible than frontloading the shortfall in addition to this.

3.2 It is accepted practice to utilise the first full monitoring period after the point at which a position statement is published to indicate the starting point of for the five year land supply requirement, therefore in Table 5, Table 6 and Graph B below, the position uses 2017/2018 and 2018/19 as the starting point for calculations in order to provide more certainty over a longer period in terms of the housing land supply.

4.0 The Trajectory

4.1 The trajectory therefore identifies the net completions so far in the plan period, and the forecasted delivery rates of new dwellings, based on discussions with land owners and agents on the timescales for deliverability of sites. Windfall completions are also factored in, initially in the first three years using figures based on planning permissions already granted on small sites, and then going forward, an estimated average per year (estimated completions are set out in the tables included in Appendix A below). The trajectory also identifies the target completion rates which are staggered across the first five years to show a realistic step change in delivery building up from the current delivery completion rate.

4.2 For sites where a reasonable level of certainty on deliverability has not been provided by landowners/ agents these sites has been excluded from the five year land supply and have been identified as being delivered over the longer term of the plan period. Following the Housing Delivery Workshop held in December 2016, the accepted build out rate on larger sites built by volume house builders has been reduced from 50 to 36 per year to allow for a more realistic delivery of sites for the circumstances of the Borough. Responses from developers and landowners have been used along with information relating to the status of planning permissions in terms of whether it is detailed or outline consent to identify the point at which sites will come forward. The trajectory figures are set out per year in Table 5 below which demonstrates that the five year requirement of 1897 dwellings is met by 2022/23 using the start point of 2018/19.

Table 5 - Proposed Figures in Trajectory

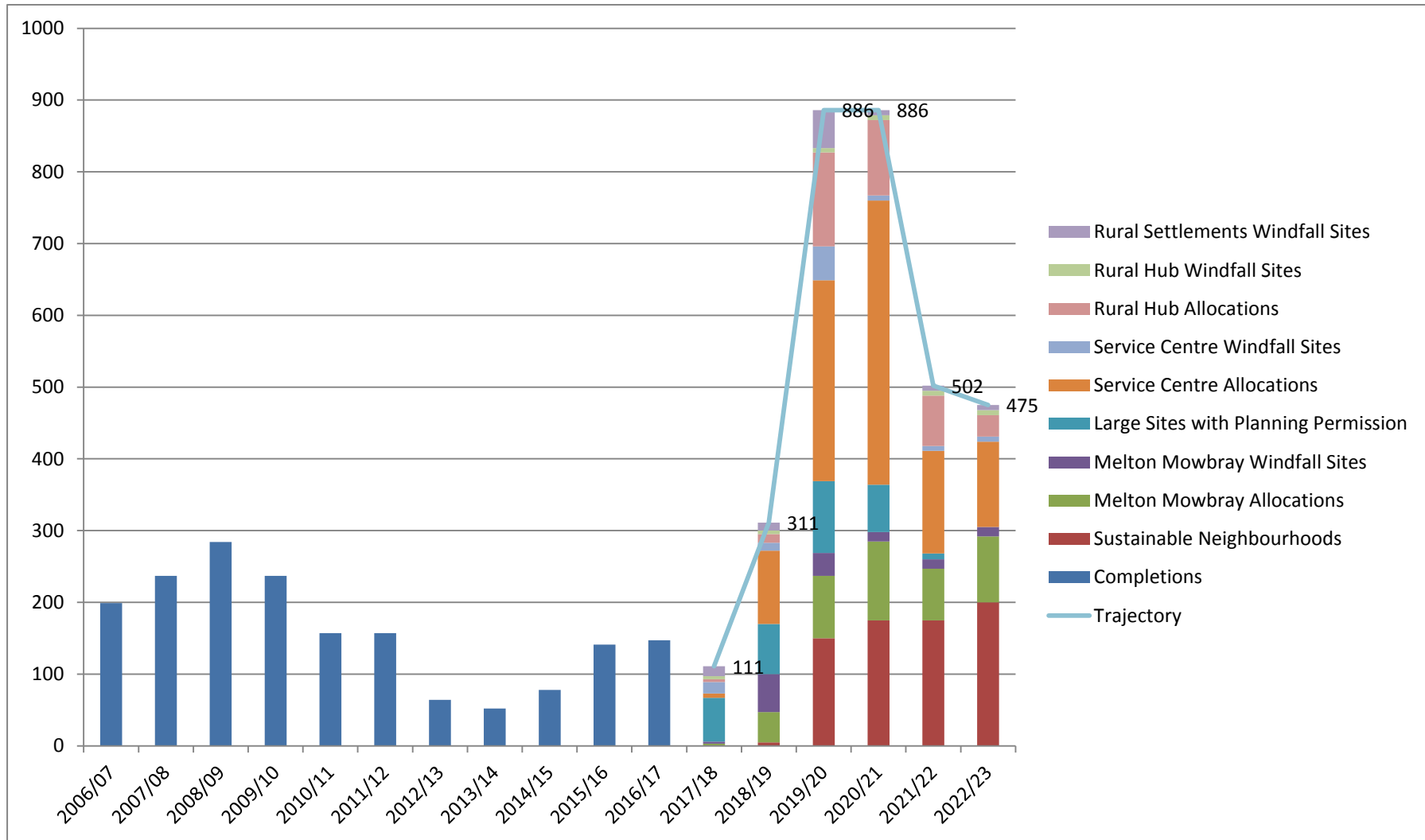
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Totals
Start Point 2017/18 - Delivery Rates (no of dwellings)	111	311	886	886	502	-	2696
Start Point 2018/19 - Delivery Rates (no of dwellings)	-	311	886	886	602	475	3060

- 4.3 The breakdown of the kinds of sites where these are expected to be delivered are set out in Table 6 below and detail of the specific sites accounted for in this are set out in Appendix A.

Table 6 - Trajectory as at 30th May 2017 – Forecast completions data from 2017/18

Monitoring Period	Melton Mowbray Sustainable Neighbourhoods	Melton Mowbray Allocated Sites	Melton Mowbray Windfall Sites	Large Sites with PP - not allocated	Service Centre Allocated Sites	Service Centre Windfall Sites	Rural Hub Allocated Sites	Rural Hub Windfall Sites	Rural Settlements Windfall Sites	Completions	Totals
2011/12										157	157
2012/13										64	64
2013/14										52	52
2014/15										78	78
2015/16										151	151
2016/17										147	147
2017/18	0	3	3	61	6	16	4	4	14		111
2018/19	5	42	53	70	102	11	12	5	11		311
2019/20	150	87	32	100	280	47	131	6	53		886
2020/21	175	110	13	66	396	7	105	7	7		886
2021/22	175	72	13	8	143	7	70	7	7		502
2022/23	200	92	13	0	119	7	30	7	7		475
										Total with start point of 2017/18	2696
										Total with start point of 2018/19	3060

Graph B – Melton Local Plan – Trajectory Graph as at 30th May 2017



- 4.4 The projected completions exceed the trajectory line from 2019/20 (identified in Graph B above) and continue to be significantly higher in 2020/21. Completions start to level out and become more in line with the trajectory in 2021/22. The requirement in the trajectory drops in 2022/23 with projected completions therefore being slightly higher again at this point. The spike in the expected completions in 2019/20 and 2020/21 is due to these sites being discussed with agents and landowners and being considered deliverable within the first five years. However, it is possible that not all of these sites will be completed due to issues of marketability and of a significant increase in the number of houses for sale in the supply. This situation however, provides flexibility with a wide variety of sites in different settlements that could come forward within the first five years.
- 4.5 Therefore the trajectory demonstrates that the full requirement of 1897 dwellings with a starting point of 2018/19 and 1828 dwellings with a starting point of 2017/18 can both be delivered, and that the delivery is adequately planned for in a way which sees the staggered increase of completions to reflect the step change in the level of housing delivery in Melton Borough, and acknowledges the planning and site preparation lead in time that elapses on all sites before any new homes are actually built.
- 4.6 **Sites used in evidencing the five year land supply**
Allocated sites and sites with planning permission are not the only sites that can be used in providing a five year housing supply. The National Planning Practice Guide states that ‘planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply’. Providing that there is robust and up to date evidence demonstrating deliverability of sites, they can be identified in order to demonstrate a five year land supply. The sites that make up the five year land supply but which do not have planning permission are all sites submitted in response to the Strategic Housing Land Availability Assessment (SHLAA). All sites have been through a thorough assessment process which identified any relevant constraints and assessed the acceptability of each site, using desk-based research, a site visit and a site assessment.
- 4.7 Following on from the site assessments, contact has been made with agents and landowners to discuss the intentions for the sites, any infrastructure constraints and the proposed timescales that the owners of the sites are working to in terms of delivering homes, to update on the last discussions carried out in August 2016. Where this information has not been confirmed, these sites have been factored in to the latter timescales of the plan period, beyond the first five year period. This information will be reviewed and an updated position provided at the submission stage of the plan with further details about deliverability.
- 4.8 Through the assessment process, more sites than the number required were found to be acceptable and therefore sites were ranked on their suitability in order to identify those that should be allocated. Therefore there are more sites that could also be included in the current five year land supply as the plan is not yet adopted which equate to a further 2209 dwellings over 23 sites. 7 of the 23 sites listed in this table are identified as Reserve Sites in the Local Plan providing 562 dwellings which provide further flexibility in the delivery of housing over the plan period. These additional sites have been added into a table located in appendix B to demonstrate the entire supply possible at this point in time. As the sites identified in the

allocations are adequate to demonstrate a five year land supply, these additional sites are not included in table 6 and Graph B above.

5.0 Five Year Land Supply in Melton Borough

Of the total housing supply of 5875 identified in appendix A through housing allocations, large sites with planning permission and windfall sites, 2696 are expected to be delivered by 2021/22. This equates to 7.7 years supply against an average annual target of 347 dwellings per annum. This includes the 20% buffer requirement whilst making good the shortfall of delivery so far over the remainder of the plan period. The full calculation details are identified in table 7 below. The calculations have also been completed with a start date of 2018/19 in order to future proof the five year land supply and identify that there is in fact adequate supply for at least the next 6 years. The details of the five year land supply from 2018/19 to 2022/23 are identified in Table 8 below.

A	Local Plan Requirement 2011-2036		6125
B	Net completions 2011/12 to 2016/17		639
C	Remaining Local Plan requirement	A – B	5486
D	Average per year	C / 19	289
E	Five Year requirement	D x 5	1445
F	20% Buffer	E x 0.20	289
G	Total five year requirement	E + F	1734
H	Average per year with 20% buffer	G / 5	347
I	Estimate supply over five year period	Appendix A	2696
J	Five year land supply as a % of requirement	I / G	155%
K	Five year land supply expressed in years	I / H	7.7 years

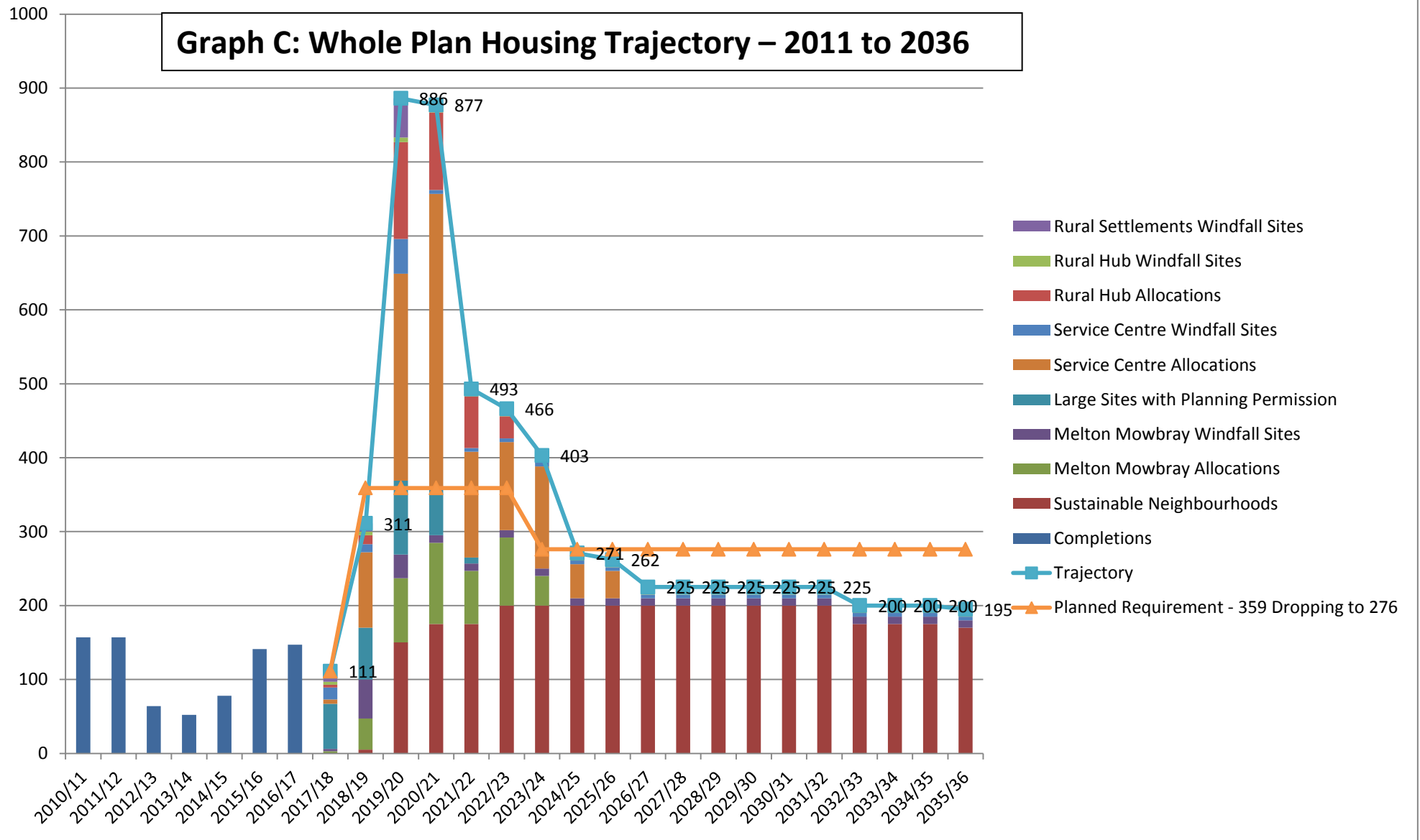
A	Local Plan Requirement 2011-2036		6125
B	Net completions 2011/12 to 2017/18 (estimate used for 2017/18)		750
C	Remaining Local Plan requirement	A – B	5375
D	Average per year	C / 18	299
E	Five Year requirement	D x 5	1495
F	20% Buffer	E x 0.20	299
G	Total five year requirement	E + F	1794
H	Average per year with 20% buffer	G / 5	359
I	Estimate supply over five year period	Appendix A	3060
J	Five year land supply as a % of requirement	I / G	171%

K	Five year land supply expressed in years	I / H	8.5 years
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6.0 Whole Plan Trajectory

6.1 The appendices to this report contain all the information that provides a trajectory of the actual, estimated and anticipated development for the whole of the plan period. For ease of reference, this is displayed graphically in Graph C.

Graph C: Whole Plan Housing Trajectory – 2011 to 2036



7.0 Conclusion

This statement sets out the current position in terms of housing land supply in Melton Borough. The approach taken is to use the Liverpool approach in setting out the five year land supply requirements, spreading the shortfall of delivery between 2011 and 2017 over the remainder of the plan period along with a 20% buffer, moving this requirement from later in the plan period to the first five years. This approach is aspirational for Melton and plans for a step change in the delivery of new dwellings in the Borough. It builds up to then exceeds the rate of housing delivery achieved in 2008/09 when the housing market was most recently buoyant. The sites identified in the supply have all been assessed for availability, suitability, sustainability and deliverability and provide for 7.7 years of housing land supply. An update to this position statement will be prepared alongside the plan at examination stage and will include further information on each of the specific sites identified.

Appendix A - Specific Sites included in the Five Year Land Supply and Trajectory at 30th May 2017

Table A.1 - Allocated Sites in Draft Melton Local Plan

Updated Site Reference June 2017	Pre-sub Draft Plan Site Reference	Address	Capacity updated	Planning Refs	Discussion with agent?	Expected start date	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
MNSN	MNSN	Melton North Sustainable Neighbourhood	1500	14/00808/OUT for 200 dwellings pending consideration	Yes	2019/20			50	75	75	100	100	100	100	100	100	100	100	100	100	75	75	75	75	1500
SMSN	SMSN	South Melton Sustainable Neighbourhood	1700	15/00910/OUT for 520 dwellings granted. 16/00515/OUT for 1500 dwellings pending consideration, 15/00127/OUT for 175 dwellings pending consideration	Yes	2018/19		5	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	95	1700
MEL1	MEL1	Land at Nottingham Road	85	14/00078/OUT and 16/00259/REM approved for 85 dwellings.	Yes	2017/18	3	36	36	10																85
MEL2	MEL2	Site of King Edward VII school, Burton Road	120	13/00877/OUT granted 27/10/2016 for 120 dwellings	Yes	2018/19		6	36	36	36	6														120
MEL3	MEL4	Hilltop Farm, Nottingham Road	45	16/00281/OUT granted for 15 dwellings; 15/00593/OUT granted for 30; 17/00281/OUT pending consideration for an additional 30 dwellings.	Yes	2019/20			15	30																45
MEL4	Not allocated	Top End, Cattle Market	26	None	Yes	2021/22						26														26
MEL5	MEL7	Silverdale, Scalford Road	16	None	Yes	2022/23						16														16

MEL6	MEL8	Land fronting Dieppe Way, Scaford Road	37	None	Awaiting info from MBC	2022/23							17	20												37
MEL7	MEL3	Land at Thorpe Road	16	None	Yes	2020/21			16																	16
MEL8	MEL10	Beeby's Yard, Burton Street	11	08/00326/FUL currently pending	Yes - Phone call	2022/23							11													11
MEL9	MEL11	Wycliffe House, Snow Hill	20	None	Yes	2023/24								20												20
MEL10	MEL5	Land adjacent to St Bartholomew's Way and Horseguards Way	70	None	Yes	2020/21			18	36	16															70
3676 Melton Mowbray Total							3	47	237	285	247	292	240	200	200	200	200	200	200	200	200	175	175	175	170	3646
Service Centres																										
ASF1	ASF1	Land east of Station Lane & south of Klondyke Way	100	14/00980/OUT granted for 100 dwellings; 16/00373/REM approved subject to s106	Yes	2018/19		28	36	36																100
ASF2	ASF2	Fields south of Bypass and north of Regency Road	60	16/00539/OUT currently pending for 55 dwellings	Yes	2019/20			6	36	18															60
BOT1	BOT2	Land rear of Daybell's Farm Grantham Road & land adjacent 18 Grantham Road	41	17/00250/OUT pending consideration for 18 dwellings	Yes	2018/19		3	15				3	20												41
BOT2	BOT3	Land off Grantham Road	65	None	Yes	2019/20			12	20			13	20												65
BOT3	BOT4	Rectory Farm	163	None	Yes	2021/22					18	36	36	36	37											163
BOT4	BOT5	Land at bottom of Beacon Hill, Normanton Lane	55	None	Yes	2019/20			25	30																55
CROX1	CROX1	Land west of Saltby Road east of Highfields Farm	35	17/00299/OUT pending consideration for 39 dwellings	Yes	2020/21				12	23															35
CROX2	CROX2	Land east of Saltby Road & south of A607	10	None	Yes	2020/21				10																10
CROX3	CROX3	Land south of Main Street (A607) and west of the Nook	10	None	Yes	2024/25								10												10

OLD1	OLD1	North Lodge Farm, Longcliffe Hill	28	16/00184/OUT granted for 20 dwellings and 16/00911/OUT for a further 8 dwellings pending consideration	Yes	2019/20			10	18															28	
SCAL1	Not allocated - MBC/018/17	Land south of Melton Road	23	None	Yes	2023/24							23												23	
SOM1	SOM1	Football field at Somerby	27	16/00100/OUT for 32 dwellings refused 28/04/2017	Yes	2020/21				10	17														27	
SOM2	SOM2	Land off High Street	42	None	Yes	2019/20			12	30															42	
STAT1	STAT1 + MBC/029/17	Point Farm, Main Street	65	None	Yes	2021/22					20	27	18												65	
STAT2	STAT2	Land adjacent Lavesley House 14 City Road Stathern	17	None	Yes	2019/20			5	12															17	
WAL1	WAL1	Land rear of 48 High Street	26	14/00777/FUL granted for 26 dwellings on 24/11/2016	Yes	2018/19		5	18	3															26	
WAL2	WAL2	Land east of Melton Road	88	16/00847/OUT for 60 dwellings pending to south. 15/01011/OUT for 45 dwellings granted 18/07/2016 to north. 17/00391/REM pending consideration	Yes	2017/18	2	36	7	20	23														88	
WYM1	WYM1	Glebe Road	12	15/00832/OUT for 12 dwellings granted 28/07/2016	Yes	2019/20			12																12	
WYM2	WYM2	Land off Butt Lane	21	None	Yes	2019/20			5	16															21	
WYM3	WYM3	Land known as Brickyard Lane	22	None	Yes	2019/20			2	20															22	
1267 Service Centres Total							6	102	280	396	143	119	138	46	37	0	0	0	0	0	0	0	0	0	0	1267

**Table A.2 - Large Sites with Planning Permission in Melton Mowbray (not allocated)
Updated with information where available - 30th May 2017**

Site Ref	Address	Capacity		Number completed prior to April 2017	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
07/00733/FUL	War Memorial Hospital, Ankle Hill, Melton Mowbray	98	Yes	10	31	17	30	10			98
16/00290/FUL	Land West Of Bowling Green, Leicester Road, Melton Mowbray	97	E-mailed Graham Price 03/05/2017; chased 30/05/2017	0		17	36	36	8		97
15/00178/FUL	Field No. 3310, Scalford Road, Melton Mowbray	80	Yes	40	30	10					80
15/00017/OUT	Land West Of Marquis Road and North Of Station Road, Old Dalby	39	E-mailed Wilbram Associates 03/05/2017; Chased 30/05/2017	0			19	20			39
14/00954/OUT	Land Adjacent The Woodlands, Station Road, Old Dalby	15		0			15				15
14/00626/COU	The George Hotel, 8 High Street, Melton Mowbray	14	E-mailed EM Architecture 03/05/2017; Chased 30/05/2017	0		14					14
08/00380/FUL	36 - 44 Thorpe End, Melton Mowbray	12	E-mailed HSSP 03/05/2017; Chased 30/05/2017	0		12					12
Totals		355		50	61	70	100	66	8		355

Table A.3 - Windfall Sites (All small sites across the Borough and all large sites outside of Melton Mowbray with Planning Permission 2016/17 – 2019/20) (Projected windfall completions 2020/21 onwards) as at 31st March 2017

Reference Number	Settlement	Capacity	Status	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
13/00212/FUL	Melton Mowbray	9	Under construction		9				

14/00496/FUL	Melton Mowbray	9	Not started			9			
15/00894/FUL	Melton Mowbray	8	Under construction		8				
16/00838/OUT	Melton Mowbray	7	Not started			7			
16/00898/OUT	Melton Mowbray	7	Under construction		7				
15/00028/OUT	Melton Mowbray	6	Under construction		6				
16/00116/FUL	Melton Mowbray	6	Not started			6			
16/00724/FUL	Melton Mowbray	6	Under construction		6				
13/00373/OUT	Melton Mowbray	5	Under construction		5				
15/00630/FUL	Melton Mowbray	4	Not started			4			
13/00233/OUT	Melton Mowbray	3	Under construction		3				
15/00137/GDOCOU	Melton Mowbray	3	Not started			3			
16/00232/FUL	Melton Mowbray	3	Not started			3			
14/00760/FUL	Melton Mowbray	2	Not started		2				
15/00874/FUL	Melton Mowbray	2	Not started		2				
13/00186/OUT	Melton Mowbray	1	Under construction	1					
14/00128/FUL	Melton Mowbray	1	Under construction	1					
14/00100/FUL	Melton Mowbray	1	Not started		1				
15/00286/OUT	Melton Mowbray	1	Not started		1				
15/00380/OUT	Melton Mowbray	1	Not started		1				
15/00885/FUL	Melton Mowbray	1	Not started		1				
15/00941/FUL	Melton Mowbray	1	Not started		1				
16/00489/FUL	Melton Mowbray	1	Under construction	1					
Melton Mowbray	Total	88		3	53	32			
15/00854/OUT	Bottesford	5	Not started			5			
16/00121/FUL	Bottesford	4	Not started			4			
16/00221/FUL	Bottesford	2	Under construction	2					
15/00808/OUT	Bottesford	1	Not started			1			
15/00590/OUT	Bottesford	1	Not started			1			
05/00767/FUL	Croxton Kerrial	1	Under construction	1					
12/00806/FUL	Harby	4	1 built 4 under construction	4					
13/00556/OUT	Harby	2	Under construction	2					
17/00037/FUL	Harby	1	Not started			1			
15/00441/FUL	Hose	1	Not started			1			
08/00703/OUT	Long Clawson	3	Not started			3			
11/00632/FUL	Long Clawson	1	1 built 1 under construction	1					
14/00069/FUL	Long Clawson	1	Under construction	1					
14/00897/FUL	Long Clawson	1	Not started			1			
15/00881/FUL	Old Dalby	4	Not started			4			
14/00422/FUL	Old Dalby	1	Not started			1			
14/00064/GDOCOU	Old Dalby	1	Not started			1			
16/00441/FUL	Old Dalby	1	Not started			1			
16/00622/FUL	Old Dalby	1	Not started			1			
14/00327/FUL	Scalford	1	Under construction	1					
14/00395/FUL	Scalford	0	Not started			0			
15/01018/FUL	Scalford	1	Under construction	1					

16/00305/FUL	Scalford	1	Not started			1			
15/00149/FUL	Somerby	4	Not started			4			
12/00732/FUL	Somerby	1	Under construction			1			
14/01015/FUL	Somerby	1	Not started			1			
16/00679/FUL	Somerby	1	Not started			1			
16/00776/FUL	Somerby	1	Not started			1			
16/00384/OUT	Stathern	5	Not started			5			
15/00569/OUT	Stathern	1	Not started			1			
16/00710/OUT	Stathern	1	Not started			1			
16/00874/FUL	Stathern	0	Not started			0			
16/00870/FUL	Stathern	1	Not started			1			
14/00136/OUT	Waltham	8	Under construction		8				
06/00361/OUT	Waltham	3	Under construction		3				
13/00290/FUL	Waltham	2	Under construction	2					
14/00769/FUL	Waltham	2	Not started			2			
15/00347/FUL	Waltham	1	Not started			1			
16/00502/FUL	Waltham	0	Not started			0			
16/00631/FUL	Wyndham	2	Not started			2			
16/00235/FUL	Wyndham	1	Under construction	1					
Service Centres	Total	74		16	11	47			
15/00397/OUT	Ab Kettleby	1	Under construction	1					
16/00833/FUL	Ab Kettleby	1	Under construction	1					
06/00302/FUL	Asfordby Hill	1	Under construction	1					
15/00135/FUL	Easthorpe	1	Under construction	1					
15/00824/FUL	Frisby on the Wreake	1	Not started			1			
16/00639/FUL	Frisby on the Wreake	1	Not started			1			
12/00530/FUL	Gaddesby	5	Under construction		5				
16/00202/FUL	Gaddesby	2	Not started			2			
15/00826/FUL	Gaddesby	1	Not started			1			
16/00883/OUT	Great Dalby	1	Not started			1			
Rural Hubs	Total	15		4	5	6			
16/00435/FUL	Ashby Folville	2	Not started			2			
15/00470/FULHH	Barsby	1	Not started			1			
16/00142/OUT	Barsby	1	Not started			1			
16/00143/OUT	Barsby	1	Not started			1			
16/00765/FUL	Branston	2	Not started			2			
16/00360/FUL	Branston	1	Under construction	1					
14/00731/FUL	Brooksby	1	Under construction	1					
16/00711/FUL	Burrough on the Hill	1	Not started			1			
04/00030/FUL	Coston	1	Under construction	1					
15/00191/FUL	Eaton	1	Not started			1			
16/00849/FUL	Eaton	1	Under construction	1					
00/00499/FUL	Edmondthorpe	1	Under construction	1					
08/00019/FUL	Goadby Marwood	3	Under construction		3				

07/01249/OUT	Grimston	2	3 built, 2 under construction	2					
16/00672/OUT	Hoby	1	Not started			1			
16/00025/FUL	Holwell	1	Not started			1			
16/00330/FUL	Holwell	1	Not started			1			
15/00889/FUL	Kirby Bellars	0	Under construction	0					
16/00770/COU	Kirby Bellars	1	Not started			1			
15/00120/GDOCOU	Little Dalby	1	Under construction	1					
16/00692/FUL	Muston	1	Not started			1			
15/00220/OUT	Nether Broughton	4	Not started			4			
16/00137/FUL	Nether Broughton	2	Not started			2			
16/00055/FUL	Nether Broughton	1	Not started			1			
16/00563/OUT	Pickwell	6	Not started			6			
15/00649/FUL	Pickwell	1	Under construction	1					
16/00424/OUT	Pickwell	1	Under construction	1					
13/00683/FUL	Plungar	5	Under construction		5				
14/00579/GDOAGR	Redmile	1	Not started			1			
16/00698/FUL	Saltby	1	Not started			1			
15/00311/FUL	Saxelby	2	Not started			2			
16/00596/OUT	Sewstern	3	Not started			3			
07/00636/FUL	Sewstern	1	Under construction	1					
16/00789/FUL	Sewstern	1	Under construction	1					
16/00538/FUL	Sproxton	3	Not started			3			
16/00536/FUL	Sproxton	2	Not started			2			
14/00978/OUT	Sproxton	1	Under construction	1					
15/00873/OUT	Sproxton	1	Not started			1			
16/00797/FUL	Sproxton	1	Not started			1			
16/00113/FUL	Stonesby	1	Under construction	1					
16/00120/FUL	Thorpe Satchville	1	Not started			1			
15/00935/FUL	Twyford	8	Not started			8			
13/00691/OUT	Twyford	3	Under construction		3				
15/00752/FUL	Twyford	1	Not started			1			
15/00959/FUL	Twyford	1	Not started			1			
16/00497/FUL	Wartnaby	1	Not started			1			
Rural Settlements	Total	78		14	11	53			
Totals * Windfall allowance used for 20/21, 21/22, 22/23		255		37	80	138	34*	34*	34*

Table A.4 - Totals from Tables A.1, A.2 and A.3 including allocations, large sites with planning permission and windfall sites

	Estimated Completions for 2017/18	Five Year Supply Calculation	2018/19	2019/20	2020/21	2021/22	Total 2017/18 – 2021/22	2022/23	Total 2018/19 – 2022/23
Allocations	13		161	648	786	460	2068	441	2496
Large Sites with Planning Permission	61		70	100	66	8	305	0	244
Windfall Sites (All small sites with Planning Permission and projected windfall figure used in year 2020/21,	37		80	138	34	34	323	34	320

2021/22 & 2022/23)									
Total	111		311	886	886	502	2696	475	3060

Appendix B - Sites put forward in the Strategic Housing Land Availability Assessment which were considered potentially suitable or suitable for development but were ranked lower and therefore not put forward for allocation

SHLAA Site Reference	Site Address	Settlement Category	Planning History	Capacity	Rating (Green or Amber)	Identified as Reserve Site in Allocations?
MBC/049/13	Spreckley's Farm, Burton Road, Melton Mowbray	Melton Mowbray	None	1259	Amber	No
MBC/0153/15	Land at Snow Hill, Melton Mowbray	Melton Mowbray	None	240	Amber	Yes (MEL11)
MBC/012/17	Land south of Colston Lane, Harby	Service Centre	None	13	Amber	Yes (HAR5)
MBC/008/16	Land off Canal Lane, Hose	Service Centre	None	15	Amber	No
MBC/024/13	Land to the rear of Ferndale, 41 Bolton Lane, Hose	Service Centre	None	9	Amber	No
MBC/169/15	Canal Farm, Long Clawson	Service Centre	16/00303/OUT for 40 dwellings pending consideration	40	Green	Yes (LONG5)
MBC/026/13	Field south of Coronation Avenue, Long Clawson (part)	Service Centre	None	10	Amber	No
MBC/027/13	Land north of East End, Long Clawson	Service Centre	None	15	Amber	No
MBC/026/17	Land Off Waltham Lane, Long Clawson	Service Centre	None	13	Amber	No
MBC/171/15	Debdale Hill Field, Old Dalby	Service Centre	None	23	Green	Yes (OLD2)
MBC/048/13	Land off Burrough Road, Somerby	Service Centre	16/00615/OUT for residential development pending	33	Amber	Yes (SOM3)
MBC/030/16	Mill Hill, Stathern	Service Centre	16/00223/FUL refused for 2 dwellings- appeal in progress	2	Amber	No
MBC/006/17	Land north of Stathern (part)	Service Centre	None	45	Amber	Yes (STAT3)
MBC/053/13	Land rear of 19 High Street, Waltham on the Wolds	Service Centre	None	10	Green	No
MBC/192/15	Land east of Melton Road, Waltham on the Wolds	Service Centre	16/00971/OUT for 124 dwellings pending	168	Green	Yes (WAL3)

MBC/20/16	Land west of Mere Road, Waltham on the Wolds	Service Centre	17/00080/OUT submitted for up to 99 dwellings	67	Green	No
MBC/055/13	Land at Bescaby Lane, Waltham on the Wolds (part)	Service Centre	16/00793/OUT for 45 dwellings pending	30	Amber	No
MBC8/008/17	Land off Quorn Avenue, Ab Kettleby	Rural Hub	None	45	Amber	No
MBC/036/16a	Rotherby Lane, Frisby on the Wreake	Rural Hub	None	24	Amber	No
MBC/037/16	Rotherby Lane, Frisby on the Wreake	Rural Hub	None	19	Amber	No
MBC/036/16b	Rotherby Lane, Frisby on the Wreake	Rural Hub	None	47	Amber	No
MBC/161/15	Land to the north west of Thorpe Road (A607) Thorpe Arnold (part)	Rural Hub	None	37	Amber	No
MBC/174/15	The Holding, Waltham Road, Thorpe Arnold	Rural Hub	None	45	Amber	No
Total Potential Additional Capacity				2209	Total Capacity identified as Reserve Sites	562