

APPENDIX 2. EXAMPLE OF GRAPHIC REPORT PROPOSED

INTRODUCTION

As identified by the Government in 2017, housing delivery has become a national priority in Britain as a way to fix the broken housing market and tackle the affordability issues related to housing.

In order to monitor housing delivery in Local Authorities the Government is introducing a new tool, the 'Housing Delivery Test'. This mechanism measures the net number of homes delivered over three year period against the number of homes required over three year period and it is shown as a percentage. There are three different scenarios if a Local Authority does not reach the 95% threshold as stated in the revised NPPF. All of them would require the production of an Action Plan. As introduced by the NPPF, an Action Plan should identify challenges and actions to address under-delivery in order to reduce the risk of ongoing under-delivery issues and to improve the housing delivery in an area.

The Housing Delivery Test is an annual measurement of housing delivery in the area of relevant plan-making authorities and its results will be published annually in November by the Ministry for Housing, Communities and Local Government



Melton Borough Council | INTRODUCTION 1

PLANNING POLICY PROFILE IN MELTON

MELTON LOCAL PLAN

Adopted in October 2018, the Local Plan is one of the key elements of the Development Plan in the Borough.

STRATEGIC GROWTH PLAN

Endorsed by all the constituent Local Planning Authorities and approved by Melton Borough Full Council in December 2018.



Supplementary Planning Documents (SPDs) are documents that provide further guidance about policies in the Local Plan

HOUSING MIX AND AFFORDABLE HOUSING SPD

Consultation on the draft closed in February 2019. Currently working in the final version.

DESIGN SPD

Currently scoping a consultation to help inform the content of the document.

MADE NEIGHBOURHOOD PLANS

Waltham, Wyndonham, Broughton and Dalby, Clawson, Hase and Harby and Erisby, Ab Kettleby is currently being examined.



Melton Borough Council | PLANNING POLICY PROFILE IN MELTON 2



3 Local Plan in place

Identified in previous workshops with stakeholders as one of the key issues affecting delivery in the Borough, having an adopted Local Plan was a pressing need for developers in order to increase the certainty around the deliverability of large sites and allocations.

4 Efficiency to manage planning applications

In different sort of exercises and meetings, the Council has received concerns from stakeholders regarding the efficiency of the Council to process planning applications. These concerns relate to several aspects, which can be summarized in four broad areas:



- There is a need for more resources and training in the Local Authority
- Development Management responses and decisions need to be quicker
- The pre-application advice needs to be enhanced
- There is a need to change planning committee procedures

5 Deliverability of Sustainable Neighbourhoods

The allocation of the Sustainable Neighbourhoods, for 1500 and 1700 dwellings will need to be primarily developed by volume housebuilders. Depending on the capacity of these volume housebuilders, developing the Sustainable Neighbourhoods brings the issue of competing with other Local Authorities across the Housing Market area. Concerns are arisen when taking into account some handicaps (i.e. relatively low property costs) related to the housing market in this particular local authority.

Melton Borough Council | ISSUES AND CHALLENGES 4

ACTIONS

Deliverability of Sustainable Neighbourhoods

1 Actions

- A** Preparation of a comprehensive plan that is realistic and deliverable and to facilitate planning applications to come forward
- B** Preparation of a delivery mechanism identifying phasing, funding and partnerships to deliver the plan
- C** Preparation of an equalisation agreement that all stakeholders buy into and accommodates all contributions for infrastructure including highways, education, open spaces and community facilities

Further information

It is expected that upon completion the Masterplan and apportionment / equalisation agreement that it will be adopted as a Supplementary Planning Document (SPD). All planning applications in the SNs will be assessed against the SPD to inform decision making in the future, and all s106 will be expected to be in accordance with the approved equalisation / apportionment agreement



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