EXAMINATION OF THE MELTON LOCAL PLAN

HEARING STATEMENT

MATTER 6 - HOUSING LAND SUPPLY

SUBMISSIONS ON BEHALF OF GLADMAN DEVELOPMENTS

REPRESENTOR REFERENCE NUMBER: 443

4 JANUARY 2018



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1. INTRODUCTION

1.1 This Hearing Statement is submitted on behalf of Gladman Developments and responds to questions raised by the Inspector in relation to Matter 6 – Housing Land Supply.

1.2 This document was originally prepared having regard to Melton Borough Council (MBC) Document: MBC/HS1 – Five Year Supply And Housing Trajectory Position (30 May 2017). However, on the evening of 20 December 2017 the Council's Five Year Housing Land Supply And Housing Trajectory Position Update (20 December 2017) was published (MBC/HS1A)¹. On 20 December 2017 the Council also issued a response to the Inspector's Initial Question 4 – Housing Land Supply (ID1) in the form of Examination Document: ID1D. This Hearing Statement therefore responds to the Council's latest documents on the subject of housing land supply; it also cross refers to Gladman Developments' position on housing requirement which is dealt with under Matter 3.

¹ It is noted that MBC/HS1A does not have a revised whole Plan housing trajectory for allocated sites contained within it in the same way that MBC/HS1 does. The Council was asked to explain this in an email dated 2 January 2018 but at the time of writing only a holding response had been received.



2. MATTER 6.2 (I)

IS THERE ROBUST EVIDENCE UNDERPINNING THE CALCULATION OF THE LAND SUPPLY FOR THE PLAN PERIOD? IN PARTICULAR:

I) ARE THE ALLOWANCES FOR EXISTING COMMITMENTS AND FOR WINDFALLS ADEQUATELY JUSTIFIED? HAS APPROPRIATE CONSIDERATION BEEN GIVEN TO LAPSE RATES FOR PLANNING PERMISSIONS?

RESPONSE

- 2.1 MBC made no provision for lapse rates in MBC/HS1. In MBC/HS1A a lapse rate² of 9% is applied to small and large sites with planning permission only³.
- 2.2 In respect of allocated sites the Council states at Paragraph 4.20 of MBC/HS1A:

"It is also a standard approach not to apply a lapse or discount rate to allocated sites, because they are identified as housing sites within a development plan document".

- 2.3 However, the Council's approach fails to recognise that some of the allocated sites now have planning permission. Clearly there are occasions when allocated sites with planning permission do lapse. By way of example applying a 9% lapse rate (for the 5 year period) to all allocations set out in Table 4.4 of MBC/HS1A would have the following outcome for the 5 year supply of deliverable dwellings:
 - MBC Total identified supply 1 April 2017⁴ 31 March 2022 = 2,091 dwellings, apply lapse rate of 9% to small/large sites with planning permission (632 in total x 9% = 57 to discount) = 2,034 identified supply. Total allocations for period = 1,315 dwellings, 9% lapse rate = 118 dwellings. Sub total = 1,916 dwellings (2,034 118). Add in 29 dwellings for Year 4 windfall. Deliverable supply = 1,945 dwellings (1,916 + 29).

⁴ 1 April 2017 is Gladman Developments' preferred base date – see below.



² The Council's definition of a lapse rate is given in Paragraphs 4.20 – 4.22 of MBC/HLS1A. Our understanding is that the rate reflects the likelihood of a portion of planning permissions lapsing and therefore not contributing to the supply of new homes. This is distinguishable from slippage which in our views refers to developments delivering housing later than the point envisaged by the Council.

³ See MBC/HS1A – Paragraphs 2.7, 2.8, 3.3 and 4.20 – 4.22 where a lapse rate of 9% is applied to 632 dwellings resulting in a reduction of 57 dwellings to 575 dwellings. For reference Table 4.4 of MBC/HLS1A comprises unadjusted figures i.e. before the application of a 9% lapse rate on small and large sites with planning permission only. MBC's adjusted figure for 2018 – 2023 appears at Row Q of Table 3.1 (2,506 dwellings) of MBC/HLS1A.

- MBC Total identified supply 1 April 2018 31 March 2023 = 2,506 dwellings (including 9% lapse rate applied to small/large sites with planning permission).
 Total allocations for period = 1,873 dwellings, 9% lapse rate = 169 dwellings.
 Deliverable supply = 2,337 dwellings (2,506 169).
- 2.4 However, as this Hearing Statement demonstrates (see Appendix A and B) the position with regards to allocations for the 5 year period is far worse than a 9% discount. Indeed, reference to **Appendix A** demonstrates that the Council acknowledges that allocated sites are slipping; that much is evident from a comparison of MBC/HS1 (projected completions from allocations for 2017/2022 = 2,071 dwellings) and MBC/HS1A where the figure has dropped to 1,315 for the same period.
- 2.5 Acknowledgement by MBC that planning permissions do lapse is welcome but it raises a wider issue as to how housing requirements will be met over the Plan period having regard to lapsing planning permissions and slippage (i.e. where planning permissions do not lapse but sites do not perform as expected). In that respect the Local Plans Expert Group (LPEG) Report to the Communities Secretary and Minister of Housing and Planning of March 2016 is relevant. Their recommendations in relation to boosting housing supply were as follows (Page 53):

"Local Plans should identify a housing requirement with sufficient deliverable or developable sites or broad locations to meet full objectively assessed housing need (FOAHN) over the full plan period for their local area, including any unmet need from within or beyond the Housing Market Area, plus an additional allowance for flexibility appropriate to local circumstances, as far as is consistent with the policies set out in this Framework.

Local Plans should make a further allowance; equivalent to 20% of their housing requirement, in developable reserve sites as far as is consistent with the policies set out in this Framework, for a minimum fifteen-year period from the date of plan adoption, including the first five years (this recommendation does not apply where it has been demonstrated that a local authority does not have sufficient environmental capacity to exceed its local plan requirement). The purpose of reserve sites is to provide extra flexibility to respond to change (for example, to address unmet needs) and/or to help address any actions required as a result of the Government's proposed housing delivery test.

2.6 Adopting the LPEG recommendation would mean that the Council would need to identify land for **7,350 dwellings in total** (6,125 x 120%). If Gladman Developments' position on housing requirement is accepted (7,000 dwellings over the period 1 April 2011 – 31 March 2036) then the Plan would need to find a further 1,400 dwellings giving **8,400 dwellings in total.**



3. MATTER 6.2 (II)

II) IS THERE ANY DISPUTE THAT A 20% BUFFER SHOULD BE ADDED TO THE SUPPLY TO ADDRESS PERSISTENT UNDER-DELIVERY?

RESPONSE

- 3.1 Paragraph 2.5 of MBC/HS1A confirms the Council accepts that a 20% buffer is appropriate.
- 3.2 Table 1 sets out actual completions against the Local Plan annual housing target and accumulated shortfall.

Table 1

Year	Net Completions	Local Plan Housing Requirement (245 dpa)	Shortfall Against Local Plan Housing Requirement (245 dpa)
2011/2012	157	245	88
2012/2013	64	245	181
2013/2014	52	245	193
2014/2015	78	245	167
2015/2016	141	245	104
2016/2017	147	245	98
TOTAL	639	1,470	831

3.3 The backlog over the previous six years is of 831 units, which is in excess of 3.3 year's supply.



139

133

1,041

Table 2

Year	Net Completions	Gladman Housing Requirement (280 dpa)	Shortfall Against Gladman Housing Requirement (280 dpa)
2011/2012	157	280	123
2012/2013	64	280	216
2013/2014	52	280	228
2014/2015	78	280	202

280

280

1,680

The backlog increases to 1,041 units, equivalent to 3.7 years supply using Gladman Developments' preferred housing requirement.

141

147

639

- 3.5 The backlog position will continue to grow if only 129 dwellings materialise in 2017/2018 as suggested in Table 2.2 of MBC/HS1A.
- 3.6 A 20% buffer is appropriate.

2015/2016

2016/2017

TOTAL



4. MATTER 6.2 (III)

III) IS IT JUSTIFIED TO MAKE GOOD THE SHORTFALL IN DELIVERY SINCE 2011 OVER THE REMAINDER OF THE PLAN PERIOD (THE `LIVERPOOL APPROACH')?

RESPONSE

BASE DATE

4.1 Gladman Developments object to the use of an estimate for completions for the year 2017/18, and the use of 1 April 2018 as the base date for the assessment of five year deliverable housing land supply. The Planning Practice Guidance (Paragraph: 033 Reference ID: 3-033-20150327) provides advice on the point of updating evidence and states:

"Local planning authorities should ensure that they carry out their annual assessment 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. Such assessment, including the evidence used, should be realistic and made publicly available in an accessible format."

- 4.2 Having a consistent base date (between requirement and supply) has been recognised as a key principle in appeal decisions, one example of which is outlined below.
- 4.3 In April 2014, an Inspector considered an appeal for 60 dwellings on land west of Cody Road, Waterbeach, South Cambridgeshire District⁵. The Inquiry opened on 8 April 2014, however, evidence had been exchanged prior to the end of the 2013/14 monitoring year. The Council had, therefore, been reliant on projected completions data for 2013/14 to adopt a future base date of 1 April 2014 for its five year assessment.
- 4.4 On the matter of the base date, the Inspector stated:

"20. The issue between the parties is whether the 5-year supply requirement should use a base date of 1 April 2013 or 1 April 2014. As a general rule I accept the Council's submission that a more recent base date is to be preferred but only where I can be confident that it captures information on actual progress over the previous

⁵ PINS Ref: APP/W0530/A/13/2207961 Land to the west of Cody Road, Waterbeach, Cambridge, CB25 9LS.



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year. In this case I am concerned that I only have a partial data set rather than a full set of the figures for the full year, April 2013-March 2014. Amongst other things the "March AMR update" says the figure for housing completions records "...predicted completions to 31/3/2014. These predicted completions are based on the housing trajectory in the plan where there is no better information and otherwise on what developers have told us are their actual completions and planned completions to 31/3/2014. This information was gathered between October 2013 and January 2014 for major sites and others down to sites of 9 homes" [my emphasis]. In other words it is only for part of the accounting year and otherwise based on a prediction.

- 21. In cross-examination Mr Hyde referred to other ways in which the data set was incomplete by reference to Figure 4.7 of the February 2014 AMR. In particular the table records planning permissions granted for windfall sites between 1 April and 31 December 2013 rather than for the full year. These commitments have the effect of increasing the supply side but the flip side is that no account has been taken of any planning permissions that lapsed after 31 March 2013.
- 22. The base date of 1 April 2013 ensures the housing land supply requirement figure is based on known completions because the actual level of historic completions is published in the 2012-13 AMR. This is the most up-to-date figure of known completions and anything else is conjecture. The Council's approach is therefore less robust since it projects further into the future. For these reasons I find the Appellant's approach is the most robust and reliable".
- 4.5 In light of the foregoing appeal decision, it is evident that there are significant risks on either relying on a future base date or projected completions, or adding sites to the supply pursuant to a past base date without also accounting for completions over the same period. Clearly consistency between both elements of the calculation is essential for a fair and robust supply calculation to be undertaken and for that reason a 1 April 2017 base date is preferred.



5 YEAR SUPPLY METHODOLOGY

- 4.6 Section 3 (Page 10) and Tables 7 and 8 (Page 15) of MBC/HS1 set out MBC's previously preferred position using the Liverpool method.
- 4.7 In Paragraph 2.8 of MBC/HS1A MBC briefly explore what the 5 year housing requirement might be if the Sedgefield method were used⁶. The approach adopted by MBC applies the buffer to the housing requirement only. We are firmly of the view that the buffer should apply to both requirement and previous underperformance in line with numerous appeal decisions⁷ and it is noted that the Council applies the buffer to under-performance in the Liverpool variant method it now adopts in MBC/HS1A.
- 4.8 The Planning Practice Guidance (Paragraph: 035 Reference ID: 3-035-20140306) addresses the issue of how Local Planning Authorities should deal with past under-supply, and states:

"Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the duty to cooperate."

The PPG is clear that local planning authorities should aim to deal with any undersupply within the first five years of the Plan period where possible (known as the Sedgefield approach). The PPG explicitly states that where this cannot be met in the first five years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate'; it makes no reference to the shortfall being addressed over the remainder of the Plan period. A literal reading of the PPG would appear to exclude the Liverpool method in its entirety; either the shortfall is met in the first five years or it is met in another authority under the duty to co-operate.

PINS Ref: APP/H1840/A/13/2199085 (Appeal A) & APP/H1840/A/13/2199426 (Appeal B) Land at Pulley Lane, Droitwich, Wychavon – 2 July 2014 (Paragraph 8.46 of the Inspector's Report and Paragraph 14 of the Secretary of State's Decision Letter).

PINS Ref: APP/P0240/A/14/2228154 - Land to the East of Station Road, Langford, Bedfordshire - 29 June 2015 (Paragraph 16).

PINS Ref: APP/W1715/W/15/3063753 - Land off Bubb Lane, Hedge End, Eastleigh, Hampshire, SO30 2UN - 24 May 2016 (Paragraph 43).

PINS Ref: APP/W1715/W/15/ 3139371 - Land off Botley Road, West End, Eastleigh, Hampshire - 7 October 2016 (Paragraph 9).

PINS Ref: APP/W1715/W/15/ 3130073 - Land To The North West Of Boorley Green, Winchester Road, Boorley Green, Eastleigh – 30 November 2016 (Paragraph 12.14 of the Inspector's Report and Paragraph 17 of the Secretary of State's Decision Letter).



⁶ Assuming a base date of 1 April 2018 – which is not agreed for the reasons already stated.

⁷ See

- In Section 3.2 (Page 8) of MBC/HS1A MBC abandon the previously adopted Liverpool method in favour of a Liverpool variant method which results in a 5 year requirement of 1,788 dwellings or 358 dwellings per annum⁸. MBC's justification for the new approach appears at Sections 3.5 to 3.7 of MBC/HS1A and in summary terms it advances a case that the annual housing requirement derived from the Sedgefield approach cannot be achieved in this Borough. However, that is in stark contrast to the housing trajectory in Table 4.4 of MBC/HS1A which illustrates an annual average of 513 dwellings. Indeed, delivery is expected to reach 632 dwellings in 2021/2022' this being the high point of the whole Plan period according to Graph C (Trajectory) on Page 25 of MBC/HS1A.
- 4.11 There does not appear to be any credible evidence available as to why the Borough could not exceed previous deliver rates. MBC Document: ID1D demonstrates that the Borough could significantly increase new house production with many house builders already being active locally and they have an appetite for more land to deliver new homes. Furthermore, there isn't any credible evidence available that suggests other volume house builders (in addition to those listed in Appendix 2 of ID1D) would not enter the market if opportunities were available. Clearly in that respect our client's site at Six Hills could assist in that regard (see Hearing Statement relating to Matter 5).
- 4.12 Tables 3 and 4 below provide a summary of the five year requirement position, using MBC's Liverpool variant method and the Sedgefield method.



⁸ Assuming a base date of 1 April 2018.

Table 3

Five Year Housing Requirement - <u>Base Date 1 April 2017 (Sedgefield - 20% Buffer Applied To Strategic Requirement & Previous Under-Performance)</u>

Component of Requirement	Local Plan Housing Requirement (245 dpa)	Gladman Housing Requirement (280 dpa)
5 Year Requirement	1,225	1,400
Previous Under Performance (1 April 2011 - 31 March 2017) To Be Addressed Over The Next 5 Years	831	1,041
Sub Total	2,056	2,441
Buffer 20% of Sub Total	411	488
5 Year Housing Requirement For MBC	2,467	2,929
Annual Requirement For Melton	493	586



Table 4

Five Year Housing Requirement - <u>Base Date 1 April 2017</u> (Liverpool Variant As Per MBC/HS1A - Table 3.1 Methodology)

		_
Component of Requirement	Local Plan Housing Requirement (245 dpa)	Gladman Housing Requirement (280 dpa)
5 Year Requirement	1,225	1,400
Previous Under Performance (1 April 2011 - 31 March 2017 Based On 245 Per Annum = 831 Dwellings) To Be Addressed Over Remaining Plan Period (19 Years) (831 / 19 x 5 = 219 dwellings). Previous Under Performance (1 April 2011 - 31 March 2017 Based On 280 Per Annum = 1,041 Dwellings) To Be Addressed Over Remaining Plan Period (19 Years) (1,041 / 19 x 5 = 274 Dwellings).	219	274
Sub Total	1,444	1,674
Buffer 20% of Sub Total	289	335
5 Year Housing Requirement For MBC	1,733	2,009
Annual Requirement For Melton	347	402



5. MATTER 6.2 (IV)

IV) DOES THE EVIDENCE INDICATE THAT REASONABLE CONCLUSIONS HAVE BEEN DRAWN ABOUT SITE CAPACITIES, HAVING REGARD TO ANY SPECIFIC VIABILITY, INFRASTRUCTURE OR OTHER BARRIERS TO DELIVERY? [NOTE: THE DETAILS OF INDIVIDUAL SITES WILL BE CONSIDERED UNDER MATTERS 4 AND 5]

RESPONSE

We have concerns about the identified supply for both the five year period and the Plan period as evidenced in **Appendix A and B**.



MATTER 6.3 6.

IS THE HOUSING TRAJECTORY AS SET OUT IN MBC/HS1 (DATED 30 MAY 2017) BASED ON ROBUST EVIDENCE ABOUT DELIVERABILITY AND ACHIEVABILITY OF DEVELOPMENT OF THE SITES OVER THE PLAN PERIOD? IN PARTICULAR, HAS IT BEEN SHOWN THAT IT IS REALISTIC TO PLAN FOR DELIVERY OF AN AVERAGE OF 347 DPA OVER THE FIVE YEAR PERIOD STARTING 2017/18 OR AN AVERAGE OF 359 DPA OVER THE 5 YEAR PERIOD 2018/19? STARTING Is **THERE** ROBUST. **CREDIBLE** DEMONSTRATING THE CAPACITY OF THE DEVELOPMENT SECTOR TO COMPLETE AND SELL THIS QUANTITY OF HOUSING IN THE BOROUGH IN THE NEXT 5/6 YEARS? IF NOT, HOW SHOULD THE PLAN BE CHANGED TO ENSURE THAT IT IS DELIVERABLE AND THEREFORE EFFECTIVE?

RESPONSE

- 6.1 Paragraph 47 of the NPPF requires local planning authorities to perform several tasks, two of which are:
 - Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.
 - For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period.
- 6.2 Footnote 11 NPPF of the Framework sets out the government's definition:

"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."

- 6.3 A recent judgment of the Court of Appeal⁹ provides further assistance in interpreting the meaning of the Framework. The Judgment goes to the heart of defining 'deliverable' and 'delivery'.
- Paragraph 38 confirmed the view of Lord Justice Lindblom (LJL) in relation to the term 6.4 'deliverable':

⁹ St Modwen v SSCLG & ERYC [2017] EWCA Civ 1643



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"....Sites may be included in the five-year supply if the likelihood of housing being delivered on them within the five-year period is no greater than a "realistic prospect" – the third element of the definition in footnote 11 (my emphasis). This does not mean that for a site properly to be regarded as "deliverable" it must necessarily be certain or probable that housing will in fact be delivered upon it, or delivered to the fullest extent possible, within five years....."

6.5 Whilst 'realistic prospect' remains central to the test of whether a site is deliverable, the Judgment is clear to differentiate between delivery and an expected rate of delivery. In responding to the claimant's case LJL states (at Paragraph 35):

"....Its fatal defect lies in its misreading of the policy in paragraph 47 of the NPPF. It misses the essential distinction between the concept of deliverability, in the sense in which it is used in the policy, and the concept of an "expected rate of delivery". These two concepts are not synonymous, or incompatible. Deliverability is not the same thing as delivery. The fact that a particular site is capable of being delivered within five years does not mean that it necessarily will be."

6.6 Whilst a site has to have a realistic prospect of delivery to be included within the 5 year supply insofar as a Local Plan Examination is concerned in looking at a much longer time period there needs to be a genuine and strong measure of assurance that allocated sites will deliver as expected otherwise the Plan is likely to fail.

Hourigan Connolly has looked at the allocated sites included within the emerging Melton Local Plan. We have assessed each of the allocated sites and the results are in **Appendix A and B**. Taking these results into account the overall five year supply position is set out in Tables 5 and 6.



Table 5

Summary Five Year Housing Land Supply Position - Base Date <u>1 April 2017</u> (Sedgefield -

20% Buffer Applied To Shortfall & Requirement)

		• ,
Component of Requirement	Local Plan Housing Requirement (245 dpa)	Gladman Housing Requirement (280 dpa)
5 Year Requirement	2,467	2,929
Annual Requirement	493	586
Supply Identified By MBC See Table 4.4 of MBC/HS1A For Base Information (9% Lapse Rate Applied to Large and Small Sites with Planning Permission (- 57 Units))	2,034	2,034
Melton Supply (Years)	4.12	3.47
Difference (Units)	-433	-895
HC Analysis of Supply With No 9% Lapse Rate Applied To Allocations But Critical Assessment of Allocations As Per Appendix A and B.	1,763	1,763
HC Supply Years	3.57	3.01
Difference (Units)	-704	-1,166



Table 6

Five Year Housing Requirement - <u>Base Da</u> <u>MBC/HS1A - Table</u>		
Component of Requirement	Local Plan Housing Requirement (245 dpa)	Gladman Housing Requirement (280 dpa)
5 Year Requirement	1,225	1,400
Previous Under Performance (1 April 2011 - 31 March 2017 Based On 245 Per Annum = 831 Dwellings) To Be Addressed Over Remaining Plan Period (19 Years) (831 / 19 x 5 = 219 dwellings). Previous Under Performance (1 April 2011 - 31 March 2017 Based On 280 Per Annum = 1,041 Dwellings) To Be Addressed Over Remaining Plan Period (19 Years) (1,041 / 19 x 5 = 274 Dwellings).	219	274
Sub Total	1,444	1,674
Buffer 20% of Sub Total	289	335
5 Year Housing Requirement For MBC	1,733	2,009
Annual Requirement For Melton	347	402
Supply Identified By MBC See Table 4.4 of MBC/HS1A For Base Information (9% Lapse Rate Applied to Large and Small Sites with Planning Permission (-57 Units))	2,034	2,034
Melton Supply (Years)	5.87	5.06
Difference (Units)	301	25
HC Analysis of Supply With No 9% Lapse Rate Applied To Allocations But Critical Assessment of Allocations As Per Appendix A and B.	1,763	1,763
HC Supply Years	5.09	4.39
Difference (Units)	30	-246



6.8 The position with regard to the whole Plan period is set out in Table 7.

Table 7

Melton Local Plan Period 2011 - 2036	
Completions 2011 - 2017	639
MBC Total Identified Supply (2017 - 2036) - See Table 4.5 MBC/HS1A (7,091 - 639)	6,452
Dwellings On Allocations To Be Discounted For Remainder Of Plan Period (2017 - 2036) - See Hearing Statement Appendix A & B	409
HC Total Identified Supply 2017 - 2036	6,043
Plus Completions 2011 - 2017	639
HC Total 2011 - 2036	6,682
Melton Local Plan Requirement	6,125
Plus 20% LPEG	1,225
Total	7,350
Shortfall	-668
Gladman Local Plan Requirement	7,000
Plus 20% LPEG	1,400
Total	8,400
Shortfall	-1,718



EXAMINATION OF THE MELTON LOCAL PLAN

APPENDICES TO THE HEARING STATEMENT

MATTER 6 - HOUSING LAND SUPPLY

SUBMISSIONS ON BEHALF OF GLADMAN DEVELOPMENTS

REPRESENTOR REFERENCE NUMBER: 443

4 JANUARY 2018



Melton Local Plan Examination Matter 6 – Housing Land Supply Appendices To The Hearing Statement On Behalf of Gladman Developments Representor Reference Number: 443

APPENDICIES

Appendix A Housing Trajectory Analysis.

Appendix B Individual Site Assessments.

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APPENDIX A



		MBC: Append	lix A - Specifi	ic Sites included i	n the Five Year	Land Supply a	and Trajecto	ory at 30th	May 2017 T	able (Refer	ence: MBC/H	HS1) (A.1 - /	Allocated Si	tes in Draft N	lelton Loca	il Plan)									Но	ourigan Co	nnolly Po	osition						мі	MBC: Appendix A - Specific Sites	included in the MBC/HS1A) (e Five Year Land S A.1 - Allocated Site	upply and Trajec s in Draft Melton	tory at 20th De Local Plan)	cember 20°	17 Table (F	eference:
Updated Site Reference June 2017	Pre-Sub Draft Plan Site Reference	Address Melton M	Capactity Updated	Planning Refs	Discussion with Agent?	Expected Start date	2017/ 201 2018 201	18/ 2019 / 19 2020	2020/ 2021 20	21/ 2022/ 22 2023	2023/ 2024/ 2024 2025	/ 2025/ 2 i 2026 2	026/ 2027/ 027 2028	2028/ 202 2029 203	9/ 2030/ 2 0 2031	2031/ 203 2032 303	2/ 2033/ 2 33 2034	2034/ 20 2035 20	035/ 036 Total	HC Comment	s 2017/ 2	2018/ 201 2019 202	19/ 2020/ 20 2021	2021/ 202 2022 202	22/ 2023/ 23 2024	2024/ 20 2025 20	025/ 202 026 202	6/ 2027/ 2 7 2028	2028/ 202 2029 203	9/ 2030/ 2 0 2031 2	031/ 2032 032 3033	/ 2033/ 2034 3 2034 2035	/ 2035/ i 2036	Total prov	BC Notes on any amendment to in time as a result of information voided by Site Promoter (5 Yar und Supply Housing Trajectory Update 20.12.17)	Capactity Updated	First delivery of dwellings in accordance with Site Promoter, more ambitious of more cautious?	start on site	2017/ 2018/ 2 2018 2019 2	020/ 2021/ 2021 2022	2022/ 2 2023 2	123/ Total
MNSN	MNSN	Melton North Sustainable Neighbourhood	1,500	14/00808/OUT for 200 dwellings pending consideration	Yes	2019/20		50	75 7	5 100	100 100	100	100 100	100 100) 100	100 75	5 75	75 7	75 1500	See Appendix B	51			50	0 75	75 1	00 100	0 100	100 10	0 100	100 100	100 100	75	on delive but no is in justice all in the	promoter has provided timescales delivery including a breakdown of livery to 2032 with a start date for yor 2019/20. This is encouraging no full planning application approval a place and therefore the estimated livery has been pushed back by 1 liotring year firstly due to the size of liocation and to allow additional time trajectory for the site to commence chalso allows for any delays in the site coming forward.	1,500	More cautious by monitoring year	2020/21		25	75	200
SMSN	SMSN	South Melton Sustainable Neighbourhood	1,700	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	5 100	100 10	0 100	100 100	100	100 100	100 100	0 100	100 100	0 100	100 §	95 1700	See Appendix B	12			80 10	100	100 1	00 100	0 100	100 10	0 100	100 100	100 100	95	planni ne pl prome for the planr 33 4475 de devele the n n condit perm	e promoter on the area of land with ning permission in place is currently egoldating an application to vary planning conditions. Further site noter has set out revised timescales se area of land in their control due to inning application progress slipping. 86 dwellings now expected to be delivered in 2020/21 rather than lopment starting in 2018/19. Due to need to gain reserved matters and negotiate a variation of planning lins, the area of land with planning mission is not identified as coming ard any sooner than 2020/21 at this to have a more cautious approach to delivery	1,700	In accordance with Site Promoter	2020/21		36	72	110 218
MEL1	MEL1	Land at Nottingham Road	85	14/00078/OUT and 16/00259/REM approved for 85 dwellings - Expires - 25.08.18	Yes	2017/18	3 3	6 36	10										85	No Comment (updated to align v reference: MBC/HS1A)	with 3	36 36	6 10											85	N/A	85	N/A	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 3	6 6									120	No Comment (updated to align v reference: MBC/HS1A)	with		5	36 36	6 36	7								120	No conversation	120	More cautious by monitoring year	2020/21		5	36	36 77
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	No Comment (updated to align v reference: MBC/HS1A)	with			20 20	0 20	15								75 develo whole delive per ye site pi	scussions between landowner and loper are at advanced stages for the les site. Site promoter has identified every starting in 2021 at a rate of 20 year. Updated trajectory to align with promoter's information, delaying the sing delivery start date from 2019/20 102021/22	75	In accordance with Site Promoter	2021/22			20	20 40
MEL4	Not allocated	Top End, Cattle Market	26	None	Yes	2021/22				26									26	No Comment (updated to align v reference: MBC/HS1A)	with			13 13	3									26	No conversation	26	More cautious by monitoring year	2021/22			13	13 26
MEL5	MEL7	Silverdale, Scalford Road	16	None	Yes	2022/23				16									16	No Comment (updated to align v reference: MBC/HS1A)	with				16									deve 16 year has b	promoter has confirmed that the site is available and they intend for elopment to come forward within 5 ars however no further information been provided, therefore delivery is ed beyond the 5VLS in order to be cautious	16	More cautious by monitoring year					0
MEL6	MEL8	Land fronting Dieppe Way, Scalford Road	37	None		2022/23				17	20								37	No Comment (updated to align reference: MBC/HS1A)	with					1	17 20							on the Furth with times bey need time taking to the through the taking the through the taking the through the taking the through the taking the	al site promoter is no longer working this site as at 1st December 2017. There work is needed to touch best with land owner to identify delivery secales so this site is pushed back yound the SYLS to account for the affor more information on delivery sescales. MBC are still working on give stip of land that allows access the site (under MBC ownership) with the relevant committees to get approval to dispose to enable slopment, this should happen in the next 6-7 months.	37	Pushed back beyond 5YLS peric	d 2025/26				o
MEL7	MEL3	Land at Thorpe Road	16	None	Yes	2020/21			16										16	No Comment (updated to align v reference: MBC/HS1A)	with				16									devel pro Nove The statin next 5 being	tile is currently being marketed for elopment but unable to contact site romoter to discuss between 20th vermber and 12th December 2017. e last update provided information ing that delivery would be within the 5 years. However due to no update received at this point, pushed back and 5 year period in order to follow a cautious approach	16	Pushed back beyond the 5YLS period	2023/24				0
MEL8	MEL10	Beeby's Yard, Burton Street	11	08/00326/FUL currently pending	Yes	2022/23				11									11	No Comment (updated to align v reference: MBC/HS1A)	with		11											11	None	11	More cautious by monitoring year	2020/21		11		11
MEL9	MEL11	Wycliffe House, Snow Hill	20	None	Yes	2023/24					20								20	No Comment (updated to align v reference: MBC/HS1A)	with					20								20 and	Vhilst confirmation received from downer that the land is still available ad will be progressed, uncertain of ery timescales so moved beyond the 5YLS period	20	In accordance with the site promoter					0

		MBC: Appendi	ix A - Specific	c Sites included i	n the Five Year	Land Supply a	and Trajecto	ory at 30th	May 2017	Table (Ref	erence: MB	C/HS1) (A.1 -	Allocated Si	tes in Draft Me	elton Local P	Plan)									Hourigan	Connolly I	Position						МВ	BC: Appendix A - Specific Sites			pply and Trajectory in Draft Melton Loc		ember 20	17 Table (F	eference:
Updated Site Reference June 2017	Pre-Sub Draft Plan Site Reference	Address	Capactity Updated	Planning Refs	Discussion with Agent?	Expected Start date	2017/ 201 2018 201	18/ 2019 / 19 2020	2020/ 2021 2	021/ 2022 022 2023	// 2023/ 20 3 2024 20	24/ 2025/ 2 25 2026	2026/ 2027/ 2027 2028	2028/ 2029 2029 2030	7 2030/ 203 2031 203	31/ 2032/ 32 3033	// 2033/ 203 3 2034 203	35 2036	Total HC Com	ments	2017/ 2018/ 2018 2019	2019/ 2/ 2020 2	2020/ 2021/ 2021 2022	2022/ 2 2023 2	023/ 2024/ 024 2025	2025/ 20 2026 20	126/ 2027/ 127 2028	2028/ 2029 2029 203	9/ 2030/ 2 0 2031 2	031/ 2032/ 032 3033	2033/ 2034/ 2034 2035	2035/ 2036	lead in provi	C Notes on any amendment to in time as a result of information vided by Site Promoter (5 Year nd Supply Housing Trajectory Update 20.12.17)		First delivery of dwellings in accordance with Site Promoter, more ambitious o more cautious?	Expected 201' start on site 201	7/ 2018/ 20 8 2019 2	020/ 2021/ 021 2022	/ 2022/ 2 2023 2)23/ 024 Total
MEL10	MEL5	Land adjacent to St Bartholomew's Way and Horseguards Way	70	None	Yes	2020/21			18	36 16									70 No Con (updated to refere MBC/H	align with nce:						18 3	36 16					1	landov the ca not av 70 2017 a upo delive	hilst confirmation received from owner that the land is still available case officer for this MOD site was variable between 20th November and 12th December 2017 to clarify dated position on trajectory for very. Therefore it is pushed back on the 5VLS to follow a cautious approach to delivery.	70	Pushed back beyond the 5YLS period	2024/25				o
, A	elton Mowbray 1	Total: Service C	3,646 entres				3 4	7 237	285 2	247 292	240 2	200	200 200	200 200	200 20	00 175	175 175	5 170	3646		3 36	36	26 149	219	263 217	235 2	56 216	200 200	200	200 200	200 200	170 3	3226		3,676		3	36	36 87	216 2	279 657
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	2019/20	21	8 36	36										No Con (updated to refere MBC/H	align with nce:	18	36	36 10									1	prepara and tha 100 be Oct forwa dwelli	eveloper has confirmed that site ration works are already under way hat the first delivery of dwellings will tobber 2018 so 18 dwellings moved ard into 2018/19 on the basis of 3 llings per months being complete een October 2018 and March 2019	100	In accordance with site promotor	2018/19	18 :	36 36	10	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 See Appe	ndix B3				26	29							:	forward gain re sold to grad 55 vill trajec this s market dwellin	promoter identifies site as coming rd in 2019 but the site still needs to reserved matters approval and be to a developer. To allow for a more adual delivery of dwellings in the illage this site is delayed in the clory to provide additional time for site to come forward and for the to about the increased supply of ings. This has been delayed in the sjectory by one year to 2021/22.	55	More cautious by two monitoring year	2021/22			26	29 55
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	3 15		3 20									No Con (updated to refere MBC/H	align with nce:			6	8	4 10	10 :	3						of 6 in: the par plannir The se remain the c app influen informa	promoter has identified a build rate 12020, 8 in 2021 and 4 in 2022 on and 1 of the site which currently has a injug application in for consideration expensaries the promoter acting on the sinking area of the site has said that outcome of the current planning polication on part of the site will not be the site has been provided so this partie said has been provided so this partie of the site has been moved beyond the 5YLS period.	41	More cautious by one monitoring year	2021/22			6	8 14
BOT2	вотз	Land off Grantham Road	65	None	Yes	2019/20		12	20	13	20								No Con (updated to refere MBC/H	align with nce:			36	29									prom intend the first starti includ and i 65 allov dwe dela add forware increa	formation provided by both site motters involved in this site. Both dt to submit planning applications in st quarter of 2018 with lirst delivery from the side of the 3-5 year business plan is deal in the 3-5 year business plan is being actively progressed. To ow for a more gradual delivery of veillelings in the villages this site is layed in the trajectory to provide dictional time for this sile to come rid and for the market to absorb the assed supply of develings. This has no delayed in the trajectory by one year to 2021/22.	65	More cautious by to monitoring year	2021/22			36 :	29 65
вотз	BOT4	Rectory Farm	163	None	Yes	2021/22				18 36	36 3	6 37							163 See Appe	ndix B4					18 36	36 3	36 37					1	applic They of matte 2021. 163 for an in the trajecthis; market dwellin	e promoter has confirmed that an outline cation is to be submitted in spring 200 even 2010 to 18 to 200 but and the spring 2010 with a start on site by 2020 with a start on site site site site site and the cours to provide additional time for site to come forward and for the at the absorb the increased supply of ings. This has been delayed in the ajectory by one year to 2022/23.	163	In accordance with site promotor	2022/23				15 15
BOT4	BOT5	Land at bottom of Beacon Hill, Normanton Lane	55	None	Yes	2019/20		25	30										No Con (updated to refere MBC/H	align with nce:	9	36	36 7										on th c house 88 have dwellin this ba been b	ning permission has been granted his site and the site promoter has confirmed that there is strong sebuilder interest in the site. They identified that the first delivery of ings will be by the end of 2018. On basis the delivery imescales have brought forward with 9 identified as being delivered in 2018/19	88	In accordance with the site promoter	2018/19	9 :	36 36	7	88
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									No Con (updated to refere MBC/H	align with nce:			10 10	10	9							:	which is start do 39 a slow this si	rmation provided by site promoter is in line with the assumed delivery date, however they have estimated wer build out rate. The trajectory for site has therefore been updated to ct this to allow for a more cautious approach	39	In accordance with the site promoter	2020/21		10	10	10 30
CROX2	CROX2	Land east of Saltby Road & south of A607	10	None	Yes	2020/21			10										No Con (updated to refere MBC/H	align with nce:			10									1	10 cor plar Assum	mation provided by site promoter to onfirm they will look to apply for anning permission during 2018. med site delivery start date is in line with site promoters information	10	In accordance with the site promoter	2020/21		10		10

		MBC: Append	lix A - Specifi	c Sites included i	n the Five Year	Land Supply	and Traject	tory at 30	Oth May 20	17 Table ((Reference:	: MBC/HS1) (A.1 - Allo	ocated Sites	s in Draft Me	elton Local	l Plan)									Н	ourigan Co	onnolly Po	osition						T	MBC: Appendix A - Specific Sites			upply and Trajector s in Draft Melton Lo		ecember 20	17 Table (í	Reference:
Updated Site Reference June 2017	Pre-Sub Draft Plan Site Reference	Address	Capactity Updated	Planning Refs	Discussion with Agent?	Expected Start date	2017/ 20 2018 2	018/ 201: 019 202	9 / 2020/ 20 2021	2021/ 2 2022 2	2022/ 2023 2023 2024	/ 2024/ 2 1 2025 2	2025/ 2026 2026 2027	5/ 2027/ 2 7 2028 2	2028/ 2029/ 2029 2030	/ 2030/ 2) 2031 2	2031/ 203: 2032 303	2/ 2033/ 33 2034	2034/ 20 2035 20	035/ 036 Total	HC Comments	2017/ 2018	2018/ 201 2019 202	19/ 2020/ 20 2021	2021/ 202 2022 202	22/ 2023/ 23 2024	2024/ 20 2025 20	025/ 202 026 202	6/ 2027/ : 27 2028	2028/ 2029 2029 2030	/ 2030/ 20 2031 20	31/ 2032/ 32 3033	2033/ 203 2034 203	// 2035/ 5 2036	Total p	MBC Notes on any amendment to ad in time as a result of information provided by Site Promoter (5 Year Land Supply Housing Trajectory Update 20.12.17)		First delivery of dwellings in accordance with Site Promoter, more ambitious of more cautious 2		17/ 2018/ : 18 2019	2020/ 2021 2021 2022	/ 2022/ 2 : 2023 :	023/ 2024 Total
CROX3	CROX3	Land south of Main Street (A607) and west of the Nook	10	None	Yes	2024/25						10								10	See Appendix B5						10								10 pl	formation provided by site promoter to confirm they will look to apply for latening permission during 2019. Site stromoter has identified a delivery start date of one year after the assumed delivery rate so this has been pushed ck by one monitoring year to align with site promoters information	10	In accordance wit the site promoter				10	10
HAR1	HAR1	Allotment Gardens, Boyers Orchard	15	15/00942/OUT granted for 15 dwellings subject to s106	Yes	2019/20		15	5											15	No Comment (updated to align with reference: MBC/HS1A)	h	5	5 5	5										di:	Information provided by site promoter confirming that they are looking to iscuss with purchasers for the land in the next 16 months. They have unfirmed that they are fairly certain that welcopment within five years. Slower letivery rate identified by site promoter so trajectory updated to align with site promoter.	15	In accordance wit the site promoter			5 5	5	15
HAR2	HAR2	Former Cheese Producing Dairy, Langar Lane	10	15/00933/FUL granted	Yes	2017/18	4	6												10	No Comment (updated to align with reference: MBC/HS1A)	h 7	3												10 rer	formation provided by site promoter, 7 dwellings will be completed during 2017/18 and the remaining will follow. There is a current application in under 17/0104/FUL which re-plans the maining three plots and adds a further or dwellings to the layout. Currently the didditional 2 are left out of the trajectory until the application is determined.	10	In accordance wit the site promoter		7 3			10
HAR3	HAR6 Reserve	Former Millway Foods, Colston Lane	53	16/00664/OUT for 31 dwellings and 10,000ft of employmentspace e currently pending; 15/00673/OUT - 53 dwellings. Appeal Allowed	Yes	2019/20		17	7 36											53	No Comment (updated to align with reference: MBC/HS1A)	h	17	7 36											53 su	Site promoter has confirmed that the served matters will be submitted during 2018/19 and that delivery will start 2019/20. Unli an application is ubmitted cautious approach taken. To agger delivery in the village this site is delayed by one monitoring year from 2020/21 to 2021/22 to ensure that gradual delivery within Harby can be achieved.	53	More cautious by two monitoring yea				17	36 53
HAR4	HAR4 & HAR5	Land at Colston lane	61	16/00318/OUT for 50 dwellings which includes HAR4 and HAR5 sites pending	Yes	2019/20		21	1 31	9										61	No Comment (updated to align with reference: MBC/HS1A)	h	21	1 29											quu 4th be adju 1 n 50 a m b dw st tha	te promoter has identified that reserved matters will be submitted in the first unafter of 2016, construction will start in th quarter of 2018 construction will start in th quarter of 2018 and that the site will completed by 4th quarter of 2020. On this basis the trajectory has been justed to bring forward development by monitoring year to 2019/20. This is still once cautious approach than identified by the site promoter by one year. To allow for a more gradual delivery of vellings in the village this site has been allowed for the promoter by one of the promoter by one year. To still site in the village this site has been supplied to the promoter by the pro		More cautious by one monitoring years	2019/20		14 20	16	50
HOS1	HOS1 + MBC/27/17	Land off Canal Lane	42	15/00944/OUT granted for 25 dwellings subject to \$106 agreement; 17/00401/OUT pending consideration for 16 dwellings	Yes	2018/19		9 16	6 17											42	No Comment (updated to align with reference: MBC/HS1A)	h	15	5 20	6										ru ne 41 [ac m	itle promoter has confirmed that site is urrently being marketed and reserved matters application is expected in the ext six months with delivery starting in December 2018. Delivery start date digusted to bring delivery forward valusted to bring delivery forward you monitoring year. This remains a more autious approach than identified by the site promoter by 2 years.	41	More cautious by two monitoring yea	s 2019/20		15 20	6	41
HOS2	Not allocated MBC/010/17	Land west of Harby lane	35	None	Yes	2021/22				15	20									35	See Appendix B6					15	20								35 de as	Site promoter has confirmed that all ackground reports have been prepared order to submit a planning application in early 2018. They have identified elivery commencing in 2019, however the application is yet to be submitted sumed delivery estimate is maintained until the site is progressed further.	35	More cautious by two monitoring yea	s 2021/22			15	20 35
LONG1	LONG1	Land at Melton Road	10	15/00547/OUT granted for 10 dwellings 03/03/2017	Yes	2018/19		10												10	No Comment (updated to align with reference: MBC/HS1A)	h	10	0											is who are a second of the sec	te promoter has confirmed that the site is currently being sold to a developer no intend to progress an application for 3 dwellings. However as no application is submitted at this stage, a more audious approach is taken to allow for more time for a detailed scheme to be prepared and considered. Assumed believery start date is therefore pushed ck by 1 monitoring year compared with the estimated assumption to allow for this.	10	More cautious by two monitoring yea	s 2023/24		10		10
LONG2	Not allocated MBC/144/13	Corner of Broughton Lane & Hickling Lane	35	16/00810/OUT for 31 dwellings pending	Yes	2019/20		10	0 25											35	No Comment (updated to align with reference: MBC/HS1A)	ħ			30	0 1									ma of di app is g	te promoter has identified that reserved atters will be submitted within 6 months digalining outline planning permission. And first housing expected to be believed by December 2018. Current plication has yet to be determined. Site delayed in trajectory to allow for more gradual nousing delivery in the village and to stagger the sites coming floward. te is therefore delayed from 2021/22 to 2022/23.		More cautious by three monitoring years					30 30

		MBC: Append	dix A - Specif	ic Sites included i	n the Five Year	Land Supply a	and Trajector	ry at 30th M	lay 2017	Table (Refe	erence: MBC	/HS1) (A.1 - A	Allocated Sit	ites in Draft M	leiton Local i	Plan)									Hourigan	Connolly P	osition						MBC: Appendix A - Sp			e Five Year Land Su A.1 - Allocated Sites			mber 2017	7 Table (Re	ference:
Updated Site Reference June 2017	Pre-Sub Draft Plan Site Reference	Address	Capactity Updated	Planning Refs	Discussion with Agent?	Expected Start date	2017/ 2018 2018 2019	8/ 2019 / : 9 2020	2020/ 20 2021 20	21/ 2022/ 022 2023	2023/ 2024 20	4/ 2025/ 2/ 25 2026 2	026/ 2027/ 1027 2028	2028/ 2029 2029 203	9/ 2030/ 20 0 2031 20	031/ 2032/ 032 3033	// 2033/ 203 8 2034 203	34/ 2035/ 135 2036	/ Total	HC Comments	2017/ 2 2018 2	2018/ 2019/ 2019 2020	2020/ 2021 2021 2022	/ 2022/ 2 2023 2	023/ 2024/ 2024 2025	2025/ 202 2026 203	26/ 2027/ 27 2028	2028/ 2029 2029 203	9/ 2030/ 20 0 2031 20	31/ 2032/ 32 3033	2033/ 2034 2035	2035/ 2036	MBC Notes on any ame lead in time as a result of provided by Site Promo Land Supply Housing T Update 20.12.1	nformation er (5 Year rajectory	Capactity Updated	First delivery of dwellings in accordance with Site Promoter, more ambitious or more cautious?	start on site 201	7/ 2018/ 20 8 2019 20	20/ 2021/ 21 2022	2022/ 20 2023 20	13/ 24 Total
LONG3	LONG3	Birleys Garage, Waltham Lane	41	16/00560/OUT for 45 dwellings pending	Yes	2022/23				20	21								41 (u	No Comment updated to align wi reference: MBC/HS1A)	th		30 15									4	Site promoter confirms the interest in the site already, whight come forward more thave identified a housing date of 2020/21 with a delivery evar. Aligns with estimate delivery start date.	hilst the site uickly they elivery start ry rate of 30 ed assumed	45	In accordance with Site Promoter	2020/21		30	15	45
LONG4	LONG4	Land off Sandpit Lane	55	16/00032/OUT for 55 dwellings pending	Yes	2018/19	5	36	14										55 ^{(u}	No Comment updated to align wi reference: MBC/HS1A)	th				5	36 1	4					5	Site promoter has confirm would expect to start deliver 2019. however as the recer was refused the estimate delivery start date will be p beyond 5YLS until an app planning application is programmed to the start of	ng in Spring application assumed shed back al or fresh	49	More cautious by three monitoring years	2023/24				0
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 ^{(u}	No Comment updated to align wi reference: MBC/HS1A)	th		8 20									2	Site promoter has confirmed buyer interest in the site at are awaiting the signing of agreement to progress the land. Site promoter estimate in 2019/20.	d that they the s106 sale of the	28	More cautious by one monitoring year			8	20	28
SCAL1	Not allocated - MBC/018/17	Land south of Melton Road	23	None	Yes	2023/24					23								23 (u	No Comment updated to align wi reference: MBC/HS1A)	th							23				2	Site promoter has confirmed longer term site that is expe line with the landowners retinave identified a delivery 2028 so trajectory has beau align with this inform	ted to fall in ement. They art date of updated to	23	In accordance with the site promoter	2028/29				0
SOM1	SOM1	Football Field at Somerby	27	16/00100/OUT for 32 dwellings refused 28/04/2017	Yes	2020/21			10 1	17									27 (u	No Comment updated to align wi reference: MBC/HS1A)	th				10	17						2	Issues need to be resolved refusal of planning application time we have no information to potential timescales for opushed back beyond the 5\text{value} allow for discussions and rake place.	n and at this regarding livery so S period to	27	Pushed back beyond the five yea period	2024/25				0
SOM2	SOM2	Land off High Street	42	None	Yes	2019/20		12	30										42	See Appendix B7					12 30							4	Site promoter confirm archaeological dig is curre carried out to inform plannin submission due to be sub 2018. Delivery is identified 2020. Estimated assumed maintained until planning a progressed furthe	ntly being application nitted late s starting in elivery rate aplication is	42	More cautious by one monitoring year	2021/22			19 2	3 42
STAT1	STAT1+ MBC/029/17	Point Farm, Main Street	65	None	Yes	2021/22			2	20 27	18								65	See Appendix B8					20 27	18						6	Site promoter confirms th housebuildern interest in th have identified delivery cor 2018 however until a papilication is progressed or estimated assumed delivery maintained.	e site. They mencing in anning the site the	65	More cautious by three monitoring years	2021/22			29 3	6 65
STAT2	STAT2	Land adjacent Lavesley House 14 City Road, Stathern	17	None	Yes	2019/20		5	12										17	See Appendix B9			5 5									1	Site promoter has confirr granted, the scheme for 1 formed of self-build plots a would be sold on a plot by 1 They expect that all plots completed by the end of M Unitl application is further prestimated assumed deliver, maintained.	would be d that they plot basis. would be arch 2019. gressed the	17		2020/21		12	5	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 ^{(u}	No Comment updated to align w reference: MBC/HS1A)	th		13 13									2	The initial developer is no lon however it is currently being by another developer who delivery to be complete by be complete by the complete by the complete by the complete of the complete	progressed s expecting July 2019. plan but this ad therefore ry start date to 2020/21 ork to take	26	More cautious by one monitoring year	. 2020/21		13	13	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 2	23									88 ^{(u}	No Comment updated to align wi reference: MBC/HS1A)	th	36 36	33									11	Site promoter confirms that with RESM in place is expedelivering in 2018 and the it the scheme will follow on a rate of 36 dwellings per a reserved matters is approvable it is expected that it will in line with site promoter in delivery start date is brough 1 year to align.	etted to start emainder of a build out num. As d on part of ome forward ormation so	105	In accordance with site promoter	2018/19	36 3	36 33		105
WYM1	WYM1	Glebe Road	12	15/00832/OUT for 12 dwellings granted 28/07/2016	Yes	2019/20		12											12 (u	No Comment updated to allign wi reference: MBC/HS1A)	th	12										1	Site promoter has confirm matters application will be: February 2018. Once d approved they expect to c site within 18 months. This the estimated assumed de date.	ubmitted in tails are mplete the aligns with	12	In accordance with site promoter	2019/20	1	12		12
WYM2	WYM2	Land off Butt Lane	21	None	Yes	2019/20		5	16										Ş	See Appendix B10					11 10							2	Site promoter has confirmed and developer are in plachope to got planning per of March 2018, stating on s 2018 with completions by 2018. Until a planning app further progressed the e assumed delivery rate is r	and they ission by e summer the end of cation has stimated	21	More cautious by three monitoring years	2021/22			11 1	0 21

	MBC: Appendix A - Specific Sites included in the Five Year Land Supply and Trajectory at 30th May 2017 Table (Reference: MBC/HS1) (A.1 - Allocated Sites in Draft Melton Local Plan)														on Local Pl					Hourigan Connolly Position												MBC: Appendix A - Specific Sites included in the Five Year Land Supply and Trajectory at 20th December 2017 Table (Reference: MBC/HS1A) (A.1 - Allocated Sites in Draft Melton Local Plan)												
Updated Site Reference June 2017	Pre-Sub Draft Plan Site Reference	Address	Capactity Updated	Planning Refs	Discussion with Agent?	Expected Start date	2017/ 2 2018 2	2018/ 201 2019 202	19 / 2020/ 20 2021	2021/ 2022 2022	2/ 2023/ 2 23 2024 2	024/ 2025 1025 2026	5/ 2026/ 2 6 2027 2	2027/ 2028, 2028 2029	3/ 2029/ : 9 2030	2030/ 203 2031 203	2032/ 32 3033	2033/ 203 2034 203	34/ 2035/ 35 2036	Total	HC Comments	2017/ 2 2018 2	2018/ 2019 2019 2020	9/ 2020/ 0 2021	2021/ 2022 2022 2023	/ 2023/ 20 3 2024 20	024/ 2025/ 025 2026	/ 2026/ : 2027	2027/ 2028 2028 2029	/ 2029/ 2 2030 2	030/ 2031/ 1031 2032	/ 2032/ 2 3033	2033/ 2034/ 2034 2035	2035/ 2036 To	MBC Notes on any an lead in time as a result lat provided by Site Pron Land Supply Housing Update 20.12	f information oter (5 Year Trajectory	n Connectitu	First delivery o dwellings in accordance wit Site Promoter, more ambitious more cautious?	h Expecte start on s	ed 2017/ site 2018	2018/ 2020/ 2019 2021	2021/ 2 2022 2	2022/ 2023 2023 2024	Total
WYM3	WYM3	Land known as Brickyard Lane	22	None	Yes	2019/20		2	2 20											22	No Comment updated to align with reference: MBC/HS1A)					22								2	Sie promoter has conf planning application is b and that there is develope site. Identified delivery c 2019. Until a planning a progressed further th assumed delivery st maintained. To stagger village, this site is del trajectory by 2 monitorit z021/22 to 202	ing prepared interest in the mmencing in plication has estimated art date is elivery in the yed in the g years from	e 22	More cautious by five monitoring year	y ars					0
Service Centres Total: 1,267 6 102 280 396 146 136 118 46 37 0 0 0 0 0 0 0 0 0 0 1267 Rural Hubs													7	66 188	3 271	133 103	141 1	58 117	53	37 23	0	0 0	0	0 0	0 12	97		1302			7	66 164	233	276 246	992									
ABK1	ABK1	Land off A606	10	None	Yes	2019/20		10	0											10	See Appendix B11					10								11	Site promoter has providing landowner confirming in land for development in delivery to commence in planning application is further estimated assume is maintaine	ention to sell nd expects 2019. Until progressed d delivery rate	10	More cautious by one monitoring ye	y 2020/2	1	10			10
ASFH1	ASFH1	Land off Houghton Close & Glebe Road	40	15/00201/FUL granted on part of the site for 15 dwellings which are built out. None on remainder of site	Yes	2017/19	4	22 14	4											40	No Comment updated to align with reference: MBC/HS1A)	4			22 14									41	Site promoter has confi application has been subr 2 of the site with the firs built out. They have ider commencing in 2019. Un application is further pr estimated assumed deliv maintained	itted on phase phase being ified delivery il the planning gressed the ry start date is	40	More cautious by one monitoring ye		2 4			22 14	40
ASFH2	ASFH2	Land of Stanton Road	47	None	Yes	2019/20		14	4 23	10										47	No Comment updated to align with reference: MBC/HS1A)				11	20 1	16							4	The site promoter has cor would follow the secon ASFH1 as they are adja the same landowner so commence in 2020. To f phase of ASFH1 this has 1 monitoring year compestimated assumed deliwallow for phasing to t	d phase of ent sites with elivery would illow the latter been put back ared with the ry start date to	47	More cautious by two monitoring ye		3			11	11
EAST1	EAST1	Land east of Green Lane	9	15/01016/OUT granted for 9 dwellings	Yes	2018/19		9												g (t	No Comment updated to align with reference: MBC/HS1A)			9										g	Site promoter has ident intend to sell the site by to 2018 with the reserver submitted by the en Commencement of dexpected by end of 2019 delivered by 2020. Trajel to delay the delivery by for site promoters tin	ne 3rd quarter matters being of 2018. velopment with dwellings tory amended year to allow	9	In accordance will Site Promoter	th 2020/2	1		9		9
EAST2	EAST2	Land west of Green Lane	12	None	Yes	2019/20		12	2											12	No Comment updated to align with reference: MBC/HS1A)				12									1:	Site promoter has ident intend to sell the site by in 2018 with reserved matters being sign and of 2018. Comme development expected by with dwellings delivered site has been delayed in it in monitoring year to allow housing delivery in the vill delayed from 2020/21	ne 3rd quarter the bmitted by the cement of end of 2019 by 2020. This the trajectory by a more gradua tige. The site i	12	In accordance will Site Promoter		2			12	12
FRIS1	FRIS1	Land off Great Lane	48	16/00491/OUT for residential development (up to 48 dwellings) granted 24/03/2017	Yes	2018/19		3 34	6 9											48 (1	No Comment updated to align with reference: MBC/HS1A)			12	25 11									4	Developer on board a matters to be submitted 2018. They have an exp rate of at least 30 dwellin Trajectory adjusted to expected delivery of the s monitoring year for the st maintained in line with 1 assumed delivery start reserved matters applicate and progressed furthe Matters is currently being 53 dwellings. 48 is maintained is a consent in place.	by February icted delivery is per annum. reflect the e however that of delivery is the estimated late until the on is submitter. Reserved considered for ned until them.	e s 48	More cautious by two monitoring yea		1		12	25 11	48
FRIS2	FRIS2	Water Lane	22	16/00740/OUT submitted for 30 dwellings pending	Yes	2019/20		8	3 14											22	No Comment updated to align with reference: MBC/HS1A)					1	8 14							2	Site promoter has confisignificant housebuilder site but the sale of the progress until planning p place. Expected that the by 2020. To allow more g delivery in the village this delayed in the trajectory t years from 2021/22 t	nterest in the and cannot emission is in ite will deliver adual dwelling site has been y 2 monitoring	22	More cautious by three monitoring years		4				0

		MBC: Appendix A - Specific Sites included in the Five Year Land Supply and Trajectory at 30th May 2017 Table (Reference: MBC/HS1) (A.1 - Allocated Sites in Draft Melton Local Plan)															Hourigan Connolly Position													м	MBC: Appendix A - Specific Sites included in the Five Year Land Supply and Trajectory at 20th December 2017 Table (Reference: MBC/HS1A) (A.1 - Allocated Sites in Draft Melton Local Plan)											
Updated Site Reference June 2017	Pre-Sub Draft Plan Site Reference	Address	Capactity Updated	Planning Refs	Discussion with Agent?	Expected Start date	2017/ 2018 20	18/ 2019 / 19 2020	2020/ 2021 20	121/ 2022/ 122 2023	2023/ 2024/ 2024 2025	/ 2025/ 20 i 2026 20	026/ 2027/ 027 2028	2028/ 2029 2029 203	9/ 2030/ 2 0 2031 2	2031/ 2032 2032 303	2/ 2033/ 2 3 2034 2	2034/ 2035 2035 2036	5/ Total	HC Comments	2017/ 20 2018 20)18/ 2019/ 019 2020	/ 2020/ 2 0 2021 2	2021/ 2022 2022 2023	2/ 2023/ 2 3 2024	2024/ 202 2025 202	2026/ 26 2027	2027/ 20 2028 20	2029/ 029 2030	2030/ 203 2031 20	31/ 2032/ 32 3033	2033/ 2034 2034 2035	/ 2035/ 2036	lead i	BC Notes on any amendment to in time as a result of information ovided by Site Promoter (5 Year and Supply Housing Trajectory Update 20.12.17)	Capactity Updated	First delivery of dwellings in accordance with Site Promoter, more ambitious of more cautious?	Expected 201 start on site 201 r	7/ 2018/ 8 2019	2020/ 202 2021 202	1/ 2022/ 12 2023	2023/ 2024 Total
FRIS3	FRIS3	Land south of village	67	16/00704/OUT for 48 dwellings pending	Yes	2019/20		4	20 2	24 19									67	See Appendix B12				4	20	24								stror and the by the application considerate than than than than than the sign that the sign community community that the sign community community that the sign community that the sign community that the sign community than the sign community that the sign community tha	promoter has confirmed that there is non housebuilder interest in the site that they expect delivery of dwellings the end of 2018. As the site has an ilication granted subject to s106 it is sisdered that the delivery of this sis- sidered that the delivery of this sis- isdered that the delivery of this side Id start one monitoring year sooner in the estimated assumed delivery date. This is still more cautious than site promoters information by 1 year. allow for a more gradual delivery of lings in the village that itemfled as having a prilicant number of dwellings being prileted in one monitoring year and allows for the market to adjust.	48	More cautious by one monitoring yes	r 2019/20		36 12		48
GADD1	GADD1	Holme Farm	14	15/00361/OUT granted for 14 dwellings	Yes	2019/20		14											14	No Comment (updated to align with reference: MBC/HS1A)			14											201 14 end o 2020	te promoter has confirmed that the nd will be marketed for sale in early 118 hoping that it will be sold by the of 2018 with delivery of dwellings by 20. Delivery start date delayed by 1 year to align with site promoters information	14	In accordance with Site Promoter	2020/21		14	+	14
GADD2	GADD2	Land off Pasture Lane	11	None	Yes	2019/20		11											11	See Appendix B13					11									subn to g delive has allow	te promoter confirms they intend to mit a planning application and hope get approval by March 2018 with rey starting in Spring 2019. This site is been delayed in the trajectory to vfor more gradual delivery within the village by 1 monitoring year from 2020/21 to 2021/22	11	More cautious by two monitoring year	s 2021/22			11	11
GADD3	Not allocated MBC/005/17	Land north of Pasture Lane	11	None	Yes	2022/23				11									11	No Comment (updated to align with reference: MBC/HS1A)				11										are w Pi app comm with d delaye grad	e promoter has confirmed that they waiting for the adoption of the Local Plan before submitting a planning optication. They expect delivery to immence quickly once this is resolved delivery in 2019. This site has been yet in the trajectory to allow for more dual delivery within the village by 2 nonintoring years from 2020/21 to 2022/23	11	More cautious by one monitoring year					11 11
GREA1	Not allocated MBC/003/17	Land off Burdett Close	37	None	Yes	2020/21		12	25										37	No Comment (updated to align with reference: MBC/HS1A)						12	2 25							that inten Howe be Dec posi ba	te promoter confirmed in May 2017 at the site is available and that they not to deliver the site within 5 years. eveer unable to contact site promoter etween 20th November and 12th cember 2017 for an update on this sition. Therefore delivery is pushed sack beyond the SVLS to follow a countious approach until further information received.	37		2025/26				0
THOR1	THOR1	Land to the South East of Thorpe Road, (A607)	13	None	Yes	2020/21			13										13	See Appendix B14					13									del subm ident 13 2 rema	site promoter has confirmed that a etailed planning application will be strided by March 2016 and they have ntified that 1 until will be delivered in 2019/20 period followed by the naining in the following year. Until a lanning application is progressed her the estimated assumed delivery start date is maintained.	13	More cautious by one monitoring year			13		13
THOR2	Reserve	Land to the west of Thorpe Road	11	None	Yes	2021/22			1	11										See Appendix B15						11								11 Site THO phas start o	promoter has confirmed that as this te is under the same ownership as ONR1 that it will follow as a second use. Therefore the assumed delivery to date is pushed back by one year to account for this phasing.	11	More cautious by one monitoring year	r 2021/22			11	11
	Rural Hubs Total:		352 5265				4 3 13 18	652	104 4 785 4	45 30 38 458	0 0 358 246	237 2	0 0	0 0 200 200	0 200	0 0 200 175	0 5 175	0 0 175 170	352 5265		14 1	02 234	353									0 0 200 200				333 5311		1-	102	246 38		47 238 572 1887
I				5 Ye	ear Supply Tota	ıl:		2071												5 Year Supply Total:		1044	1														5 Year Sup	oly Total:		1315		

Number of dwellings to be dicounted from the supply of allocations for the Period 1/04/2017 to 31/03/2036 against MBC/HS1:

Number of dwellings to be dicounted from the supply of allocations for the Period 1/04/2017 to 31/03/2022 against MBC/HS1: Number of dwellings to be dicounted from the supply of allocations for the Period 1/04/2017 to 31/03/2036 against MBC/HS1A:

409

Number of dwellings to be dicounted from the supply of allocations for the Period 1/04/2017 to 31/03/2022 against MBC/HS1A:

271

APPENDIX B



APPENDIX B1 - MNSN: MELTON NORTH SUSTAINABLE NEIGHBOURHOOD

- 1.1 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 200 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.2 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 300 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.3 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 1500 dwellings can be delivered within the plan period.
- 1.4 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 100 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.5 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 200 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.6 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

- 1.7 MNSN is a large strategic allocation. An Outline Planning Application (14/00808/OUT) was submitted by Taylor Wimpey on part of the site in relation to the first 200 dwellings on 1 October 2014, with Savills as agent.
- The Outline Planning Application is still pending over three years after it was submitted. The email from Celia Brown the Housing Policy Officer on 29 November 2017 identified that there remain unresolved issues in relation to viability by stating:

"I have read through the viability assessment, dated 1st Nov 2017, for Melton Spinney Road, MM (14/00808/OUT) - 200 units and the initial conclusion is that affordable housing is not viable to be delivered on the site. However, the valuer then applied sensitivity testing and the conclusion (on page 10 of the report) is that 17% AH is viable and can be delivered in the following tenure and size mix:

Affordable Rent

15x2 bed houses

12x3 bed houses



Shared Ownership

4x 2 beds

3x3 beds

Total: 34 units"

- 1.9 Elinor George, Senior Planner at Hourigan Connolly had a telephone conversation with Roger Smith, Director of Planning at Savills on 20 December 2017. Mr Smith, who is agent in respect of the Outline Planning Application, said he thought that an agreement may have been reached with the Council in respect of the viability. Mr Smith also said that currently they were anticipating the application being heard at Planning Committee early in 2018 with a resolution to grant planning permission subject to the signing of a Section 106 Agreement.
- 1.10 Though the information from Savills is positive there is no correspondence from the Council on the Application Portal which corroborates this and there is no committee date scheduled.
- 1.11 The Outline Planning Application is therefore not currently viable and cannot yet be considered suitable for development now and subsequently it should not be considered deliverable within five years.
- 1.12 The Council's trajectory for the wider site is overly optimistic and highly unrealistic. The length of time that the current Outline Planning Application has been under consideration demonstrates that large sites such as this are complex and there are often issues which can delay a start on site.



APPENDIX B2 - SOUTH MELTON SUSTAINABLE NEIGHBOURHOOD

- 1.13 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 305 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.14 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 405 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.15 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 states that 1700 dwellings can be delivered within the plan period.
- 1.16 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 108 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.17 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 218 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.18 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

1.19 Gladman Developments secured outline planning permission (15/00910/OUT) for development of up to 520 dwellings and associated convenient shop, public open space and landscaping, with all matters reserved, except for access by Notice dated 13 October 2016. The outline planning permission expires in October 2019. On 29 June 2017 the Council validated an application by Gladman Developments to vary Condition Number(s): 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 18, 19, 20, 24, 25 in respect of the outline planning permission. In summary terms the variations to conditions are intended to allow a phased start on the southern part of the site whilst significant archaeological work is undertaken in respect of the northern part of the site. The County Council (in its capacity as highways authority) objected to the application in its response of 18 August 2017 on multiple grounds. On the basis of the County Council's response Gladman Developments are of the view that no more than 88 dwellings should be allocated to the 5 year period, although it should be noted that the variation of condition application will need to be approved quickly and subsequent applications to approve reserved matters will need to be made to prevent the outline planning permission from lapsing in circa 10 months time.



- 1.20 On 28 July 2016 the Council validated an outline planning application (16/00515) for the provision of up to 1,500 dwellings, a new local centre, primary school, areas of public open space including children's' play space and informal recreation, storm water balancing and a new link road between Burton Road and Dalby Road and Kirby Lane and Leicester Road. The applicants are Davidsons Developments Limited and Melton Mowbray Town Estate.
- 1.21 It is noted that in its response of 4 December 2017 Leicestershire County Council (in its capacity as Lead Local Flood Risk Authority) states that the application documents as submitted are insufficient for the LLFA to provide a detailed response at this stage.
- 1.22 In addition Sport England in its response of 8 December 2017 states that it is unable to support the application.
- 1.23 It is also noted that the County Ecologist is also unable to support the application at this time. The response dated 11 December 2017 notes that there are still a large number of outstanding matters as detailed in the ecologist's response of 20 September 2017 which have still not been resolved.
- 1.24 Just on the basis of the December 2017 responses alone it is clear that outline planning application 16/00515/OUT is far from being agreed. It cannot be reasonable to assume the delivery of any dwellings from this site in the 5 year period at this time.



APPENDIX B3 - ASF2: FIELDS SOUTH OF BYPASS AND NORTH OF REGENCY ROAD

- 1.25 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 60 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.26 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 60 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.27 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 60 dwellings can be delivered within the plan period.
- 1.28 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 26 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.29 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 55 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.30 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

- 1.31 The Site Assessments (Evidence Base Reference: MBC/HA1b) identifies that this 3.19ha site is owned by 9 separate land owners.
- 1.32 An Outline Planning Application (16/00539/OUT) for 55 dwellings was submitted on 2 August 2016 and achieved a resolution to approve at Planning Committee on 27 July 2017 subject to the signing of a Section 106 Agreement.
- 1.33 The site has not yet achieved Outline Planning Permission and is not currently being marketed. The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 confirms that there is no developer attached to the site. The site is owned by 9 separate land owners, which may result in a protracted period of sale.
- 1.34 The site can therefore not be considered available now with a realistic prospect of delivery within 5 years as is required within Footnote 11 of the Framework.



APPENDIX B4 - BOT3: RECTORY FARM

- 1.35 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 18 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.36 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 54 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.37 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 163 dwellings can be delivered within the plan period.
- 1.38 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 0 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.39 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 15 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.40 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

1.41 The Site Assessments (Evidence Base Reference: MBC/HA1b) identifies the following within the deliverability of the site:

"The site has several constraints to be mitigated for including flood risk, access works, contaminated land and heritage. The agent has confirmed that a planning application will be submitted mid 2017 but that the site would not be delivered until 2021/22."

1.42 There have been no Planning Applications made on the site and the promoter states within the MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) that an application will be submitted in Spring 2018. The text within the trajectory table continues to state the following:

"Complex site with various issues to resolve in the mean time and to allow for a more gradual delivery of dwellings in the villages this site is delayed in the trajectory to provide additional time for this site to come forward and for the market to absorb the increased supply of dwellings."



- 1.43 The site clearly has unresolved technical constraints comprising contaminated land, flood risk, access and heritage assets; it is not yet demonstrated that these can be overcome without impacting on the sites viability and therefore the site does not offer a suitable location for development now.
- 1.44 We assert that this site is not available in accordance with Footnote 11 of the Framework. There is no developer attached to the site and there have been no planning applications on the site. The site is therefore not available now with a realistic prospect of delivery on the site within five years as is required by Footnote 11 of the Framework. The 15 dwellings included within the first six years within the Council's Housing Trajectory for this site should be removed.

APPENDIX B5 – CROX3: LAND SOUTH OF MAIN STREET A607) AND WEST OF THE NOOK

- 1.45 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 0 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.46 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 0 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.47 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 10 dwellings can be delivered within the plan period.
- 1.48 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 10 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.49 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 10 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.50 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

- 1.51 The site has not been subject to any Planning Applications to date and the site is not controlled by a developer. The site cannot therefore be deemed available now with a realistic prospect of delivery within 5 years as required by Footnote 11 of the Framework and the 10 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.
- 1.52 The update to the Site Assessments (Evidence Base Reference: MBC/HA1b) indicates that the site is also required to make provision for the hospital carpark and has constraints relating to topography and drainage. It has not been demonstrated that these constraints have been overcome and subsequently the site can therefore not be deemed suitable now as required by Footnote 11 of the Framework.



APPENDIX B6 - HOS2: LAND WEST OF HARBY LANE

- 1.53 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 15 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.54 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 35 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.55 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 35 dwellings can be delivered within the plan period.
- 1.56 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 15 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.57 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 35 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.58 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

- The site has not been subject to any Planning Applications to date and the site is not controlled by a developer. The update to the Site Assessments (Evidence Base Reference: MBC/HA1b) indicated that an application would be submitted in August 2017, which has not occurred and indicates that the agent was being overly optimistic. The site cannot be deemed available now with a realistic prospect of delivery within 5 years and the 15 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.
- The site also has visual impact and archaeological constraints as well as a pressurised sewer running through the site. Although these may be constraints which can be overcome in time, it is not yet demonstrated that these can be overcome without impacting on the sites viability and therefore the site does not offer a suitable location for development now.



APPENDIX B7 - SOM2: LAND OFF HIGH STREET

- 1.61 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 42 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.62 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 42 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.63 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 42 dwellings can be delivered within the plan period.
- 1.64 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 19 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.65 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 23 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.66 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

- The site has not been subject to any Planning Applications to date, there is no developer attached and the site is currently being used for agricultural purposes. The update to the Site Assessments (Evidence Base Reference: MBC/HA1b) indicated that an application would be submitted in August 2017, which has not occurred and indicates that the agent was being overly optimistic. The site cannot therefore be deemed available now with a realistic prospect of delivery within 5 years and the 42 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.
- The update to the Site Assessments (Evidence Base Reference: MBC/HA1b) states that the site has visual impact and heritage constraints as well as being Grade 3a agricultural land which is currently in use. Appendix A of the MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) identifies that an archaeological dig is currently ongoing on site. Although these may be constraints which could be over-come in time, it is not yet demonstrated that these can be overcome without impacting on the sites viability and therefore the site does not offer a suitable location for development now in accordance with Footnote 11 of the Framework.



APPENDIX B8 - STAT1: POINT FARM, MAIN STREET

- 1.69 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 20 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.70 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 47 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.71 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 65 dwellings can be delivered within the plan period.
- 1.72 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1) states that 29 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.73 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1) states that 65 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.74 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

- 1.75 The update to the Site Assessments (Evidence Base Reference: MBC/HA1b) identified that the landowner is seeking to submit a Planning Application in 'the near future' and that there would need to be a developer identified. A reduced developable area is considered within the Site Assessment to avoid development within Flood Zone 3b, this provides a potential dwelling yield of 47 dwellings. The assessment was updated in January 2017 and there has been no application submitted to date.
- 1.76 The 2017 SHLAA includes a SHLAA Proforma which extends STAT 1 (Site ID: MBC/029/17) and provides an increased capacity of 65 dwellings for the site. It is identified within the SHLAA Proforma that the extended site is within multiple ownership and there are legal constraints on the site.
- 1.77 There is no developer attached to the site, the site is within multiple ownership and has legal constraints. The site cannot therefore be deemed available now with a realistic prospect of delivery within 5 years as required by Footnote 11 of the Framework and the 29 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.



APPENDIX B9 - STAT2: LAND ADJACENT LAVESLEY HOUSE 14 CITY ROAD, STATHERN

- 1.78 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 17 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.79 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 17 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.80 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 17 dwellings can be delivered within the plan period.
- 1.81 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 17 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.82 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 17 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.83 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

- 1.84 An Outline Planning Application (17/01212/OUT) for 10 dwellings by Redmile Stathern Limited on the entire allocated site was validated 26 October 2017.
- 1.85 Appendix A of the MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states:

"Site promoter has confirmed that if granted, the scheme for 10 would be formed of self-build plots and that they would be sold on a plot by plot basis. They expect that all plots would be completed by the end of March 2019. Until application is further progressed the estimated assumed delivery start date is maintained."

1.86 The Council's Trajectory for the site still comprises 17 dwellings. This should be reduced to reflect the Outline Planning Application. The 7 additional dwellings should be removed from the supply completely and the trajectory has been amended to reflect this.



APPENDIX B10 - WYM2: LAND OFF BUTT LANE

- 1.88 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 21 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.89 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 21 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.90 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 21 dwellings can be delivered within the plan period.
- 1.91 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 11 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.92 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 21 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.93 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

- 1.94 The site has not been subject to any Planning Applications to date and the site is within multiple ownership (as referenced within Evidence Base Reference: MBC/HA1b).
- The update to the Site Assessments (indicated that an application would be submitted by July 2017, which has not occurred and indicates that the agent was being overly optimistic. Appendix A of the MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) identifies that the promoter's time scales are again overly optimistic as it is anticipated that Planning Permission will be achieved by March 2018.
- 1.96 The Site Assessment (Evidence Base Reference: MBC/HA1b) also identifies that there is no written agreement between both parties regarding the deliverability of the site. The site cannot therefore be deemed available now with a realistic prospect of delivery within 5 years and the 21 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.
- 1.97 The update to the Site Assessments (Evidence Base Reference: MBC/HA1b) identifies the following:



"Site almost entirely in Oil Pipeline buffer, which may require additional work to show no mitigation is needed."

1.98 The additional work has not been provided and therefore the site is not 'suitable now' in accordance with Footnote 11 of the Framework.



APPENDIX B11 - ABK1: LAND OFF A606

- 1.99 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1A) states that 10 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.100 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 10 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.101 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 10 dwellings can be delivered within the plan period.
- 1.102 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 10 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.103 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 10 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.104 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

1.105 The site has not been subject to any Planning Applications to date and there is no developer attached. The update to the Site Assessments (Evidence Base Reference: MBC/HA1b) states the following in relation to the sites deliverability:

"Site is deliverable once planning permission is obtained."

1.106 The site cannot therefore be deemed available now with a realistic prospect of delivery within 5 years and the 10 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.



APPENDIX B12 - FRIS3: LAND SOUTH OF THE VILLAGE, FRISBY ON THE WREAKE

- 1.107 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 48 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.108 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 67 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.109 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 67 dwellings can be delivered within the plan period.
- 1.110 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 48 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.111 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 48 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.112 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

- 1.113 An Outline Planning Application (16/00704/OUT) for 48 dwellings was validated on 29 September 2016 and is still pending. The Location Plan and Illustrative Masterplan submitted with the Outline Planning Application identifies a site larger than the land allocated as FRIS3.
- 1.114 A letter from the Planning Inspectorate dated 22 November 2017 states:

"In exercise of his powers under Article 31(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Secretary of State hereby directs your Council not to grant permission on this application without specific authorisation. This Direction is issued to enable him to consider whether he should direct under Section 77 of the Town and Country Planning Act 1990 that the application should be referred to him for determination."

1.115 The site cannot be considered suitable now with a realistic prospect of delivery within five years as required by Footnote 11 of the Framework.



APPENDIX B13 - GADD2: LAND OFF PASTURE LANE, GADDESBURY

- 1.116 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 11 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.117 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 11 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.118 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 11 dwellings can be delivered within the plan period.
- 1.119 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 11 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.120 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 11 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.121 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

1.122 The site has not been subject to any Planning Applications to date. The update to the Site Assessments (Evidence Base Reference: MBC/HA1c) includes the following statement from the agent Robert Fiona from Fairyhill Ltd on 24 January 2017.

"Small site which has no significant infrastructure requirements or constraints. Expect to submit planning application shortly and start delivering the development in 2019/20."

- 1.123 The assessment proforma indicates that the landowner will also be the developer yet no application has been submitted.
- 1.124 The site cannot therefore be deemed available now with a realistic prospect of delivery within 5 years and the 14 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.



APPENDIX B14 - THOR1: LAND TO THE SOUTH EAST OF THORPE ROAD

- 1.125 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 13 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.126 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 13 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.127 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 13 dwellings can be delivered within the plan period.
- 1.128 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 13 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.129 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 13 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.130 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

1.131 The site has not been subject to any Planning Applications to date and the update to the Site Assessments (Evidence Base Reference: MBC/HA1c) includes the following statement from the landowner/agent Andrew Russel-Wilks on 30 January 2017:

"Planning application to be submitted 6 weeks after the adoption of the Local Plan. First dwelling to be delivered April 2019 and the scheme built out in 2 years."

1.132 The site is not controlled by a developer, no Planning Application has been submitted and the evidence provided by the land owner / agent indicates that the submission of a Planning Application is dependent on the adoption of the Local Plan. The site cannot therefore be deemed available now with a realistic prospect of delivery within 5 years and the 13 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.



APPENDIX B15 - THOR2: LAND TO THE WEST OF THORPE ROAD

- 1.133 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 11 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.134 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 11 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.135 The MBC Five Year Land Supply and Housing Trajectory Position 30th May 2017 (reference: MBC/HS1) states that 11 dwellings can be delivered within the plan period.
- 1.136 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 11 dwellings can be delivered between 1 April 2017 and 31 March 2022.
- 1.137 The MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states that 11 dwellings can be delivered between 1 April 2018 and 31 March 2023.
- 1.138 No whole plan position provided within MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A).

Hourigan Connolly's Response:

1.139 The site has not been subject to any Planning Applications to date and the update to the Site Assessments (Evidence Base Reference: MBC/HA1c) includes the following statement from the landowner/agent Andrew Russell-Wilks on 30/01/2017

"The land owners professional team comprising Godfrey Payton (development surveying) JMP Engineering (Highways, Transport, Civils, Drainage, Flood risk, and utilities) and FPCR (urban design, landscape and visual effects, ecology) have all reviewed the site and see no reason why the site is not readily developable. The site is generally flat and the topography presents no impediments to development."

1.140 Appendix A of the MBC Five Year Land Supply and Housing Trajectory Position 20th December 2017 (reference: MBC/HS1A) states the following:

"Site promoter has confirmed that as this site is under the same ownership as THOR1 that it will follow as a second phase. Therefore



the assumed delivery start date is pushed back by one year to account for this phasing."

1.141 THOR1 does not yet have Planning Permission and therefore the site cannot be deemed available now in accordance with Footnote 11 of the Framework as there is no Planning Application, the land is not controlled by a developer and there is no indication that a Detailed Planning Application is forthcoming. The 11 dwellings included within the Five Year Land Supply and Housing Trajectory for this site should be removed.