



Five-years' housing land supply and housing trajectory report

July 2023



Melton
Borough
Council

Contents

1. Introduction.....	2
2. Site Visits.....	2
3. Components of the five-year housing land supply	2
3.1. Basic requirement	2
3.2. Completions and shortfall.....	3
3.3. Distribution of shortfall.....	4
3.4. 5% buffer.....	4
3.5. Lapse rate	5
3.6. Identified supply in the first five years	6
3.7. Windfall allowance	6
4. Five-years' housing land supply calculation.....	7
4.1. Main calculation	7
4.2. Scenario testing	8
5. Housing trajectory and methodology applied.....	10
6. New dwellings' distribution.....	11
7. External impacts	12
7.1. Context.....	12
7.2. Survey.....	13
Appendices	14
Appendix 1. Five-year housing land supply and trajectory (June 2018).....	14
Appendix 2. Detailed housing trajectory	17
Appendix 3. New dwellings and historic distribution	18
Number of dwellings by settlement category	20
Percentage of dwellings by settlement category.....	20
Appendix 4. Impact of Covid-19, Brexit, Ukraine Crisis etc – promoters' survey ..	21

1. Introduction

- 1.1. This document provides the latest 5-years' housing land supply (5YHLS) position and housing trajectory for Melton Borough Council. This paper considers that the adopted Local Plan (October 2018) and the methodologies associated with the calculation of the 5YHLS as stated in the MBC/HS1c document (Appendix 1) are still relevant for the production of this paper.
- 1.2. The adopted Local Plan's stepped housing trajectory is a key element to understand the content in this report. This approach splits the housing requirement in two different periods: the first one until March 2026 with 245 dwellings per annum (dpa), and then 320 for the last 10 years of the Local Plan. This approach gives the council room to adjust to the significant step change in housing delivery that the adopted plan requires. The stepped approach allocates the current shortfall in an identical proportion in each of the remaining years of the Local Plan (until 2036) in the same way as the Liverpool approach. Additionally, a 5% buffer is applied to the requirement in order to ensure choice and competition in the market for land and as a consequence of the 2020 Housing Delivery Test results. Finally, a 3.99% lapse rate on sites with planning permission is applied.
- 1.3. By taking into consideration all these elements, Melton Borough Council has identified 9.1 years' worth of housing against their housing requirement. Further details are explored in this paper.

2. Site Visits

- 2.1. Due to the success of last year's partial remote site visits, this year most sites were assessed on a remote basis utilising a mix of GIS and in-house information. In 2019 we declared a climate emergency, whereby we recognised the magnitude of the issue and, as a local authority, the role we must play in tackling climate change and so in this method we proactively seek to reduce our teams' impact on the environment.
- 2.2. Where a dwelling or site was evidently deemed visibly complete, with an address and council tax being paid for this was recorded as built. Where a dwelling was deemed potentially complete but with no address or council tax being paid for, this was marked as under construction. Dwellings that had no physical structure on site and no address were marked as not started. This method was not fixed, and each dwelling/site was assessed on a case-by-case basis.
- 2.3. A small number of larger sites were visited where appropriate, but no extra effort for travel was made for this and was only partaken on a 'passing by' basis.

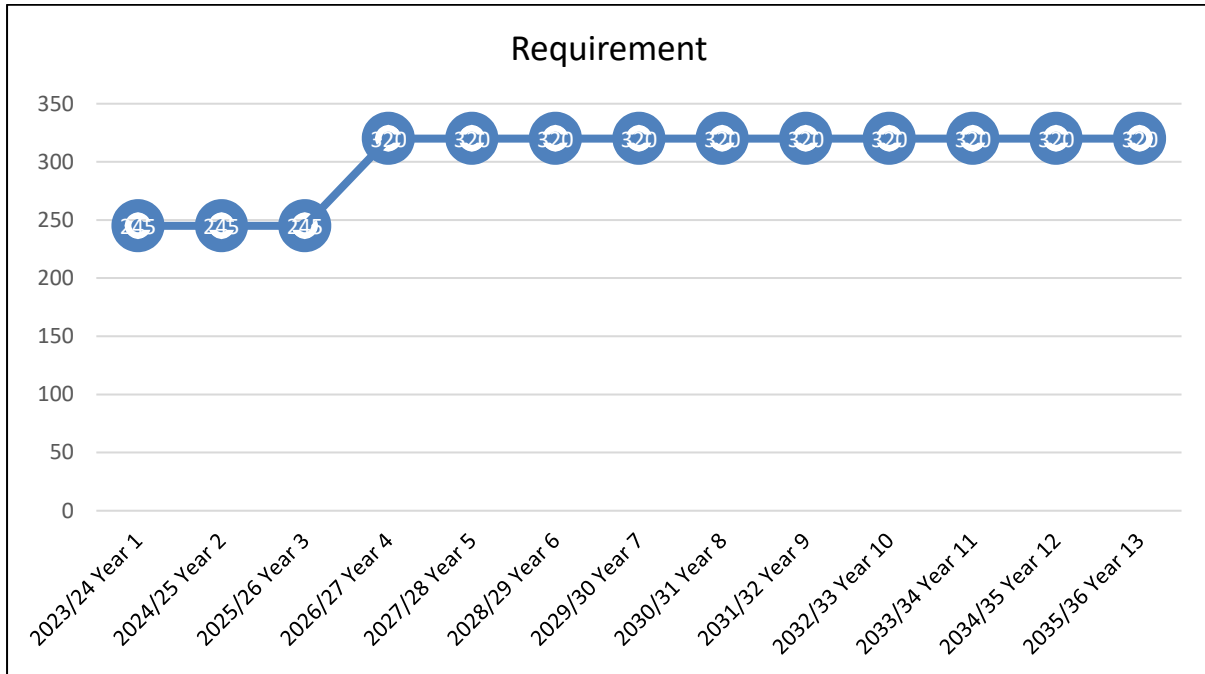
3. Components of the five-year housing land supply

3.1. Basic requirement

- 3.1.1. The housing requirement is illustrated in Figure 1 below. As explored during the local plan's examination, a stepped requirement is the best approach, allowing the Council and developers time to build up to the significant step change in housing

delivery that the adopted plan requires. The basic requirement for the next five years, without taking into consideration any surplus or shortfall, is 245 dpa for the period 2023/24-2025/26 and then 320 dpa for 2026/27 & 2027/28, a total of 1,375 dwellings.

Figure 1: Annual housing requirement (Local Plan period)



3.2. Completions and shortfall

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

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

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Completions	157	64	52	78	141	147	138	222	334	310	365	368
Cumulative completions	157	221	273	351	492	639	777	999	1333	1643	2008	2376
Requirement	170	170	170	170	170	170	170	170	170	170	245	245
Cumulative requirement	170	340	510	680	850	1020	1190	1360	1530	1700	1945	2190
Shortfall/surplus	13	106	118	92	29	23	32	-52	-164	-140	-120	-123
Cumulative shortfall/surplus	13	119	237	329	358	381	413	361	197	57	-63	-186

3.2.2. 368 net completions have been recorded during the period of April 2022-March 2023, 123 dwellings above the annual housing requirement. The cumulative surplus has now risen to 186 dwellings.

3.3. Distribution of shortfall

3.3.1. As stated in June 2018 in the MBC/HS1c document (Appendix 1), the cumulative shortfall is distributed in an equal manner amongst the remainder of the years of the Local Plan; in this case there are 14 years to 2036. There is now a cumulative surplus of 186 dwellings.

3.3.2. The lack of guidance makes it unclear how to address the surplus in the calculation. Although the surplus will influence next year's shortfall/surplus balance, it has not been discounted from the basic housing requirement for the next five years, which is 1,375 dwellings.

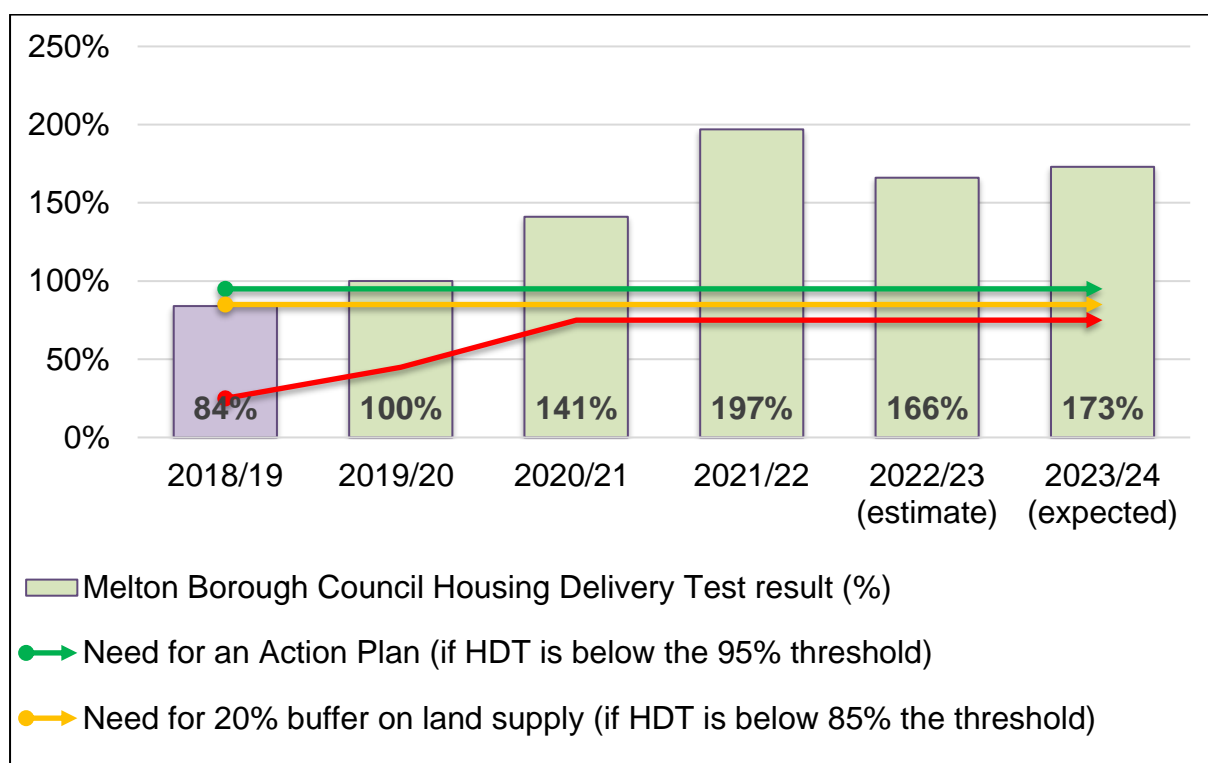
3.4. 5% buffer

3.4.1. The Ministry of Housing, Communities & Local Government (MHCLG) addressed the impacts of the first national lockdown in the local authority's planning services and the construction sector by reducing the requirement for 2019/20 in relation to the Housing Delivery Test (HDT).

3.4.2. Currently, at time of writing this report (June 2023) the updated housing delivery test results have not been published, and will only likely to be released following outcome of the [Levelling-up and Regeneration Bill: reforms to national planning policy](#) consultation (Q.18-21). An extract from the proposals says *"It remains our intention to publish the 2022 Housing Delivery Test results. However, given our proposed changes and consultation on the workings of the Housing Delivery Test, we would like to receive views on whether the test's consequences should follow from the publication of the 2022 Test or if they should be amended, suspended until the publication of the 2023 Housing Delivery Test, or frozen to reflect the 2021 Housing Delivery Test results while work continues on our proposals to improve it. We will take a decision on the approach to the Housing Delivery Test and the implementation of any the proposed changes in due course, once we have analysed consultation responses."*

3.4.3. Considering the current annual housing completions, the Council is expected to achieve a HDT for 2023/24 of 173%, allowing the Council to keep using a 5% buffer on supply as explained in paragraph 73 of the National Planning Policy Framework (NPPF) and associated guidance. This buffer ensures choice and competition in the market for land. Figure 2 below shows the evolution of the HDT results and the thresholds for different actions.

Figure 2: Housing Delivery Test results and expected results for 2023/24



3.5. Lapse rate

3.5.1. The lapse rate is updated in this paper, and it takes into consideration the last five years of lapsed dwellings. As shown in Table 2 below, the updated lapse rate is now 3.99%.

Table 2: Lapse rate calculation

	Number of applications approved for dwellings	Number of dwellings approved	Number of these approved applications that expired without implementation	Number of dwellings that lapsed	Lapse rate based on number of lapsed dwellings
2015/16	70	255	4	8	3.14%
2016/17	82	1181	6	6	0.51%
2017/18	82	425	4	11	2.59%
2018/19	68	433	16	44	10.16%
2019/20	70	531	8	19	3.58%
Totals	372	2825	38	88	3.12%
				5-year average:	3.99%

- 3.5.2. The calculation considers any site with planning permission granted for a specific year which has expired three years later without implementation, commencement, or additional planning permissions. In this specific case 2019/20 permissions that have expired in 2022/23 are added into the calculation.
- 3.5.3. The method used to calculate the lapse rate follows the same one used during the examination, using a different approach (using totals) would give a lower number (3.12%) and consequently a slightly higher number of years' worth of housing supply.
- 3.5.4. The 3.99% 5-year average used is therefore considered robust and a likely overestimate, given the high proportion of larger sites within the 5-year trajectory. The lapse rate is applied to the dwellings with planning permission allocated in the first five years of the trajectory. 2,727 dwellings associated with sites with planning permission allocated in the first five years of the trajectory have been identified. The lapse rate is applied to this figure, meaning that 100 dwellings need to be discounted from the total supply.

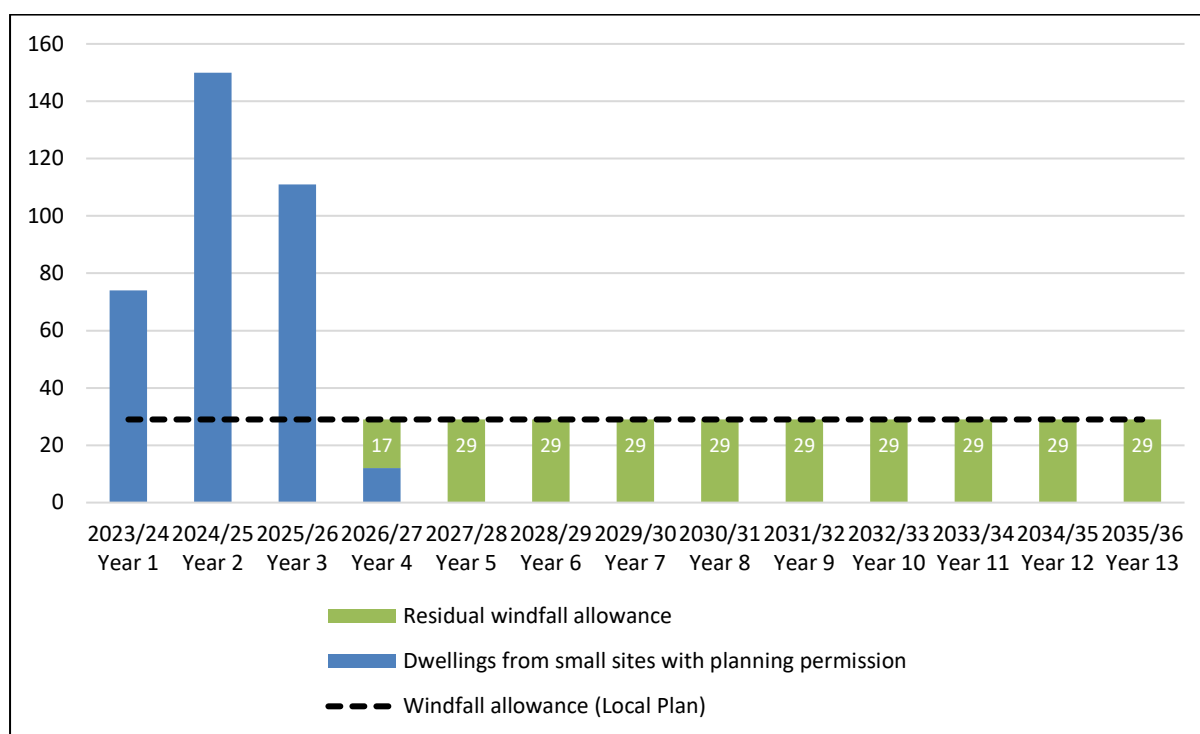
3.6. Identified supply in the first five years.

- 3.6.1. As identified in the detailed housing trajectory (Appendix 2) there are a total of 2,727 dwellings that are expected to be delivered in the next five years. Further information about the trajectory and the identified supply can be found on section 3 of this document.

3.7. Windfall allowance

- 3.7.1. A windfall allowance of 29 dwellings per annum has been applied to the trajectory in accordance with the adopted Local Plan (see appendix 1). To avoid double counting, this has then been adjusted to reflect expected delivery of approved planning permissions from small 'windfall' sites which are already included within the trajectory, see figure 3. This means in years 1-3 of the trajectory the windfall allowance is reduced to zero, in year 4 it is reduced to 17 and in year 5 to 29.
- 3.7.2. Based on permissions already granted, the windfall allowance is expected to continue to understate housing delivery from small sites over the next five years

Figure 3: Windfall allowance calculation and trajectory



4. Five-years' housing land supply calculation

4.1. Main calculation

4.1.1. With the elements associated with the calculation already explored in section 2 of this report, Table 3 below shows how the number of years' worth of housing supply have been calculated. Melton Borough Council has identified 9.1 years' worth of housing against their housing requirement. It is expected that through the course of the plan period, the number of years housing supply will gradually reduce.

Table 3: Five-year housing land supply calculation

Reference		Jul-21	May-22	Apr-23	Comments
REQUIREMENT					
A	Housing Requirement over plan period	6125	6125	6125	245dpa*25yrs
A1	Average per annum 2011-2021	170	170	170	Stepped requirement
A2	Average per annum 2021-2026	245	245	245	
A3	Average per annum 2026-2036	320	320	320	
B = A2*5	Basic Five Year Requirement	1225	1300	1375	245 for 3 years, 320 for 2 years
C	Completions (1st April 2011 to 31st March 2022)	1643	2008	2376	2008+368
D	Number of years (so far)	10	11	12	(current year - 2011)
E = A1*D	Target delivery (12 year period)	1700	1945	2190	(170*10+245*2)
F = E-C	Shortfall (12 year period)	57	0	0	(170*10+245*2) - completions

$G = B + (F/15 * 5)$	Five year requirement including proportion of shortfall	1244	1300	1375	13 yrs to 2036
$H = G/5$	Annual requirement for first five years inc shortfall	249	260	275	
$I = G * 0.05$	5% buffer (20% in May 2019)	62	65	69	
$J = G + I$	Five year requirement inc shortfall and buffer	1306	1365	1444	
$K = J/5$	Annual requirement inc shortfall and buffer	261	273	289	
SUPPLY					
L	Identified supply in next five years	3144	2393	2727	
M	Dwellings permitted on sites with planning permission	2889	2155	2512	
N	Lapse rate	3.36%	4.54%	3.99%	
$O = N * M$	Lapse rate applied to sites with planning permission	97	98	100	In the first 5 yrs
P	Covid-19/Brexit allowance	24	0	0	
$Q = L - O - P$	Supply identified taking into account lapse rate	3023	2295	2627	
FIVE YEAR SUPPLY CALCULATION					
$R = Q - J$	Five year supply compared with requirement	1717	930	1183	
$S = Q/K$	Number of years of supply	11.6	8.4	9.1	

4.2. Scenario testing

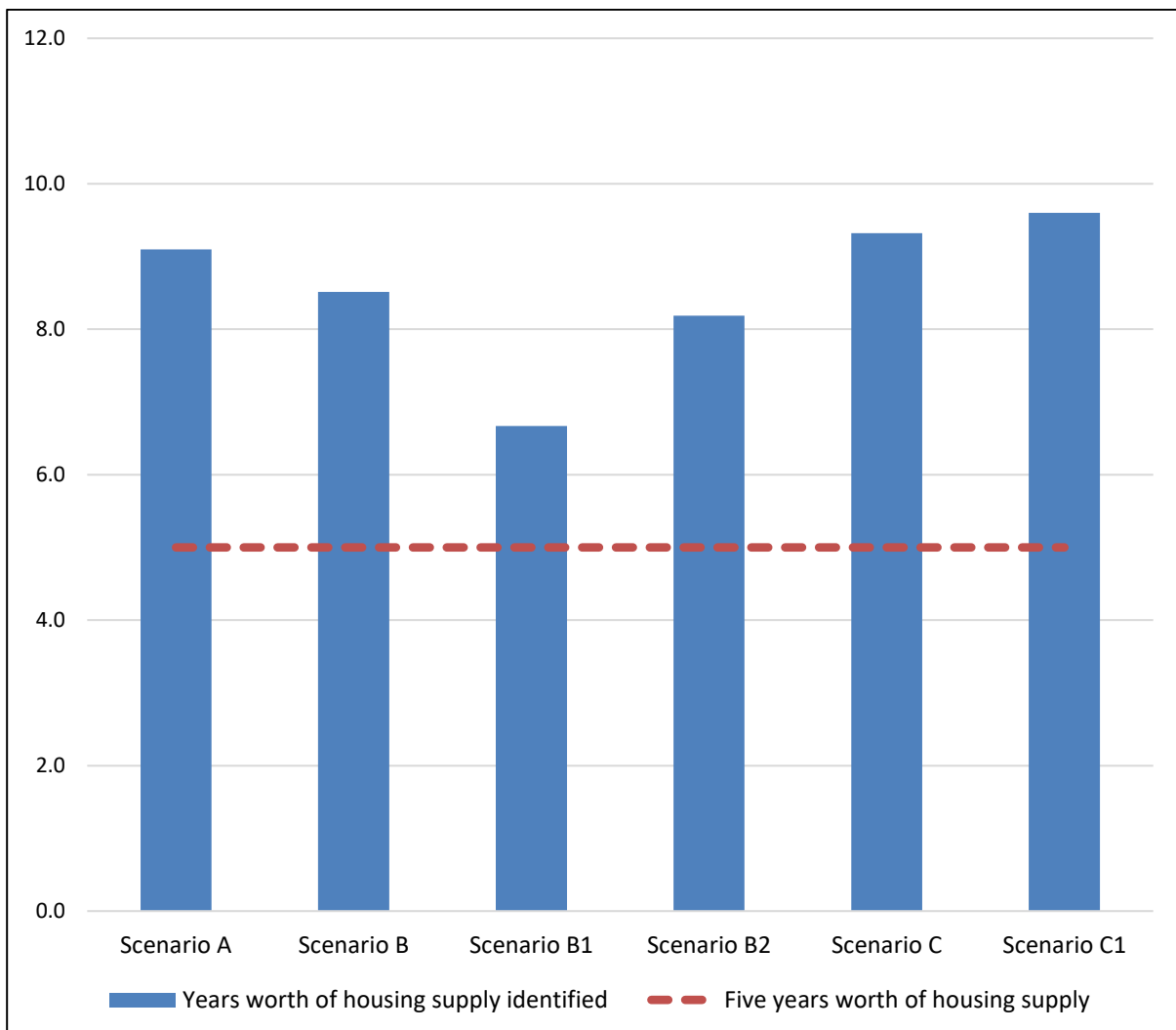
- 4.2.1. The 2019 NPFF and associated guidance tightened up the definition of deliverable sites and this has been taken into consideration when producing the trajectory. Although the Council considers that the above calculation is robust (scenario A), different scenarios are explored below and shown in figure 4.
- 4.2.2. As identified in Appendix 2, the number of dwellings without planning permission that are included in the first 5 years of the housing supply are 169. The inclusion of some of these sites as deliverable sites is justified and there are realistic prospects that they will deliver within the first 5 years.
- 4.2.3. Understanding that this could be an ambiguous element in the calculation it should be noted that delaying the first completion in all these sites to year 6 or beyond would result in having 8.5 years of supply instead of 9.1 years (scenario B).
- 4.2.4. Perhaps less controversial is the inclusion of outline permissions within the first five years when there is evidence suggesting realistic prospects that the sites will deliver within this timeframe. 701 dwellings are in this category, which would result in having 6.7 years of supply (scenario B1, as para 3.4 also applies); Modification of where sites with only outline permissions and no submission of reserved

matters or full applications are removed, would result in a reduction of supply by 263 dwellings (in addition to para 3.4), resulting in having 8.2 years of supply (scenario B2).

4.2.5. Conversely, there several planning applications associated with housing allocations that are pending consideration and that could impact delivery across the next 5 years. If all the current pending consideration/decision were permitted this would result in an extra 65 dwellings to be delivered within the next five years. Considering this additional supply would result in having 9.3 years of supply (scenario C).

4.2.6. Also, reserve sites with applications/appeals pending consideration could be considered as it is the case for MEL11 (Snow Hill, application reference 21/00405/FUL for 313 dwellings). This could increase the delivery across the next 5 years by 145 units. Considering this additional supply in addition to what it is stated in para 3.6, the resulting in having 9.6 years of supply (scenario C1).

Figure 4: Housing supply identified in different scenarios.



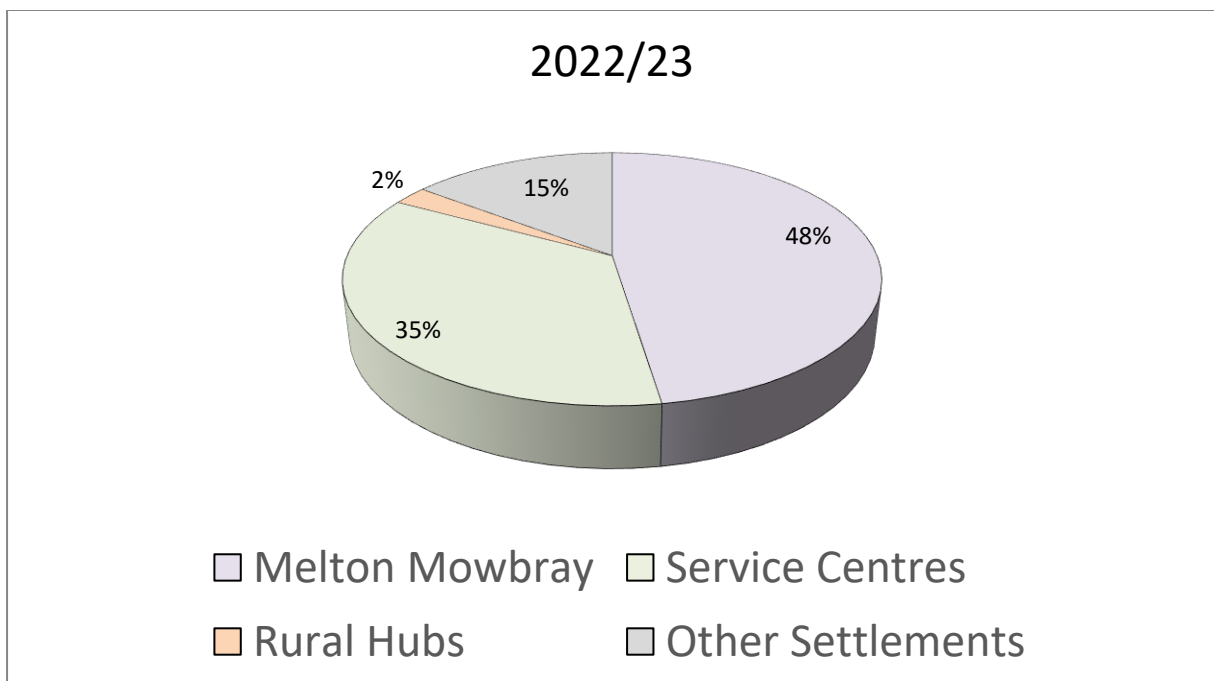
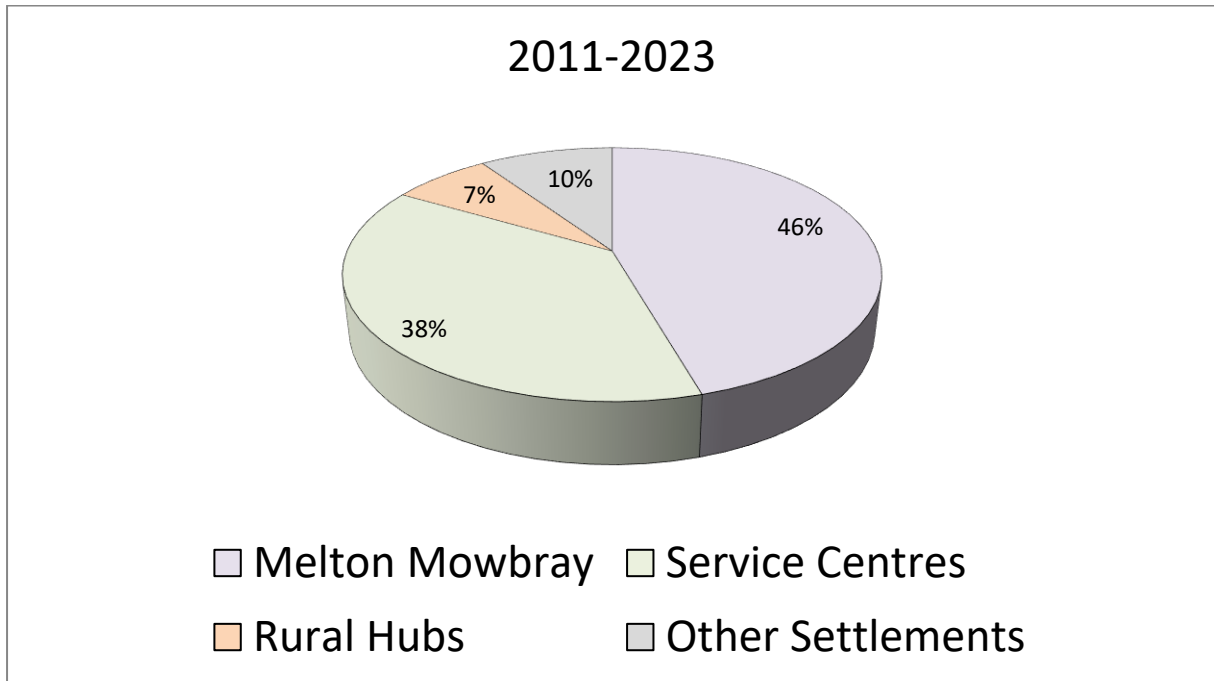
5. Housing trajectory and methodology applied.

- 5.1. The detailed housing trajectory can be found in Appendix 2 and a site-by-site trajectory will be published on our website in due course.
- 5.2. Land promoters, housebuilders, developers, or agents promoting large sites with planning permission or housing allocations were sent a questionnaire on the 25th of April, with submissions closing week ending 26th of May. A total of 44 relevant responses were collected (61% of the targeted sample).
- 5.3. The response from promoters included information in relation to the progress with the site and an annual trajectory showing the first completion's year and the build-up rates for that specific site.
- 5.4. These details are a valuable resource for the Council in enabling us to produce a well-informed trajectory, and we appreciate the efforts that have been done across the sector to send us this information in time.
- 5.5. The information received has not always been added to the final trajectory without been altered, particularly when this suggested trajectory was considered too optimistic or when divergent information was received from the case officer or gathered from our internal records.
- 5.6. As a general rule, sites under construction, with detailed permission or small sites with planning permission have realistic prospects to deliver within the first five years and consequently they have been included, or partially included, within this timeframe.
- 5.7. Outline permissions and allocations without permissions for large sites are considered deliverable when there is progress to approve the reserve matters. Also, when there is a confirmation about the viability of the site and evidence site assessment work. Finally, if there is progress towards the submission of an application and the information provided by the developer supports the inclusion of the site within the first 5 years, the site or part of the site is included in this period.
- 5.8. In line with the Local Plan, a total of 500 dwellings have been identified to be delivered beyond the Local Plan period.

6. New dwellings' distribution

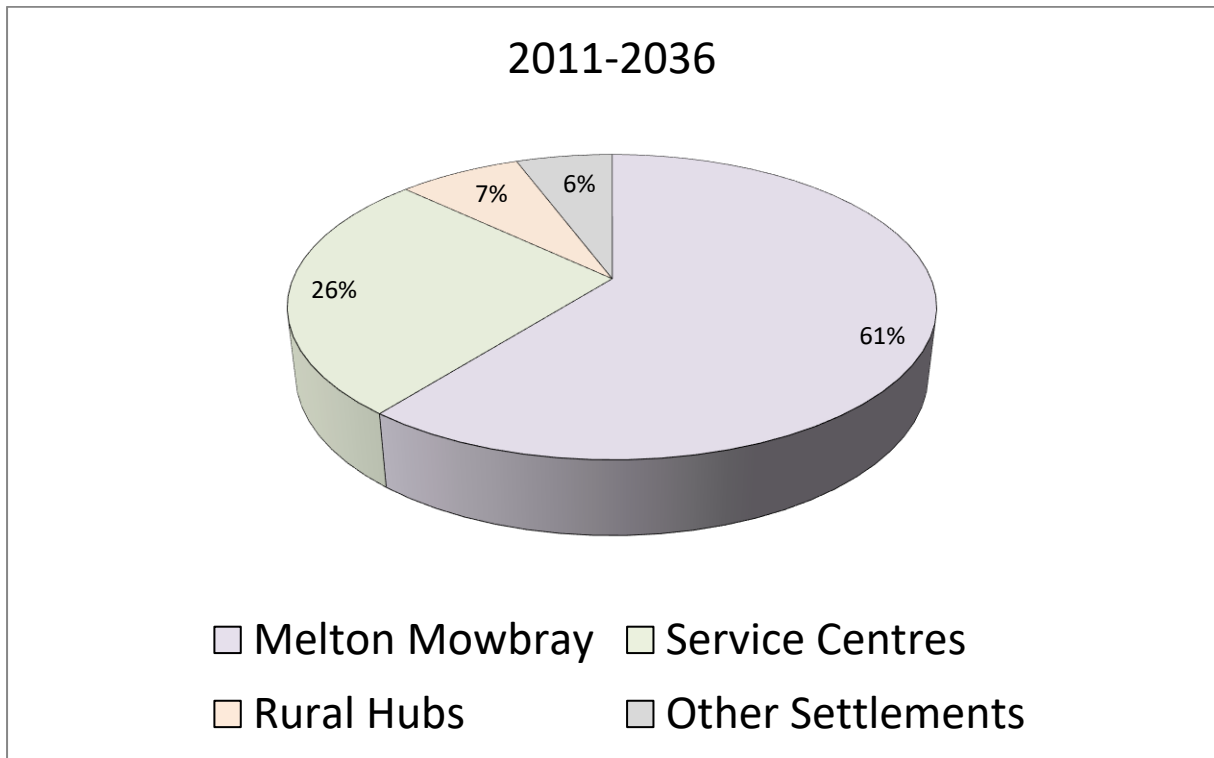
6.1. Appendix 3 contains information about the number of completions per settlement, including a 1991-2011 historic series, the 2011-2023 series and this year's numbers. Figure 5 below shows the distribution of net completions according to the adopted settlement hierarchy.

Figure 5: Distribution of completions between 2011-2023 (above) and in 2022/23 (below)



- 6.2. The Local Plan identifies Melton Mowbray as the priority location for growth where approximately 65% of the Borough’s housing need will be accommodated. Equally, around 35% of the requirement is expected to be accommodated in the sustainable settlements (Service Centres and Rural Hubs). Rural Settlements are expected to accommodate a proportion of the Borough’s need as ‘windfall’ sites.

Figure 6: Distribution of completions + commitments 2011-2036



7. External impacts

7.1. Context

- 7.1.1. Several events of recent times have caused big impact affecting delivery of new housing and the overall planning process itself, with financial and workforce impacts continuing to cause significant issues.
- 7.1.2. Alongside the global pandemic, Brexit, Ukraine Crisis and other potential financial impacts and uncertainties might be also altering the preceding reality of the housing market in the UK.
- 7.1.3. As consequence of the above, the Council aimed to gain some insights of the perception of risks by the local housing industry, while gaining information about the impacts experienced during the last year. To do this, a survey was sent to promoters of large sites and housing allocations alongside the housing trajectory questionnaire.

7.2. Survey

- 7.2.1. A total of 44 relevant responses were collected (61% of the targeted sample). These responses show a wide variety of development types and different categories of land promoter. The findings of the survey are summarised in Appendix 4.
- 7.2.2. 51% of the respondents said that they experienced delays of some sort during the previous year. Primary issues raised as the main cause of delay from respondents were supply and cost of materials/labour, delays in the planning system, utility issues and financial viability.
- 7.2.3. The survey also sought to gather information on housing demand for the sites. 38% of respondents considered that demand was as expected, with 14% stating demand was somewhat stronger than expected, 2% somewhat stronger than expected and 5% somewhat less than expected.
- 7.2.4. Finally, respondents were invited to indicate the type of assistance (if any) they would like to see from the Council in order to help with the delivery of the site. Just under one third (30%) of the respondents considered that they would benefit from some help from the Council to deliver their sites. Areas of concern raised in which the respondents claimed they would benefit help from include issues with Section 106, affordable housing requirements, assistance with utility issues and improvements in the planning system.

Appendices

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

MBC/HS1c

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

MBC 21st June 2018.

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

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

It comprises of two tables:

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

Table 1: Five Year Supply Calculation Methodology

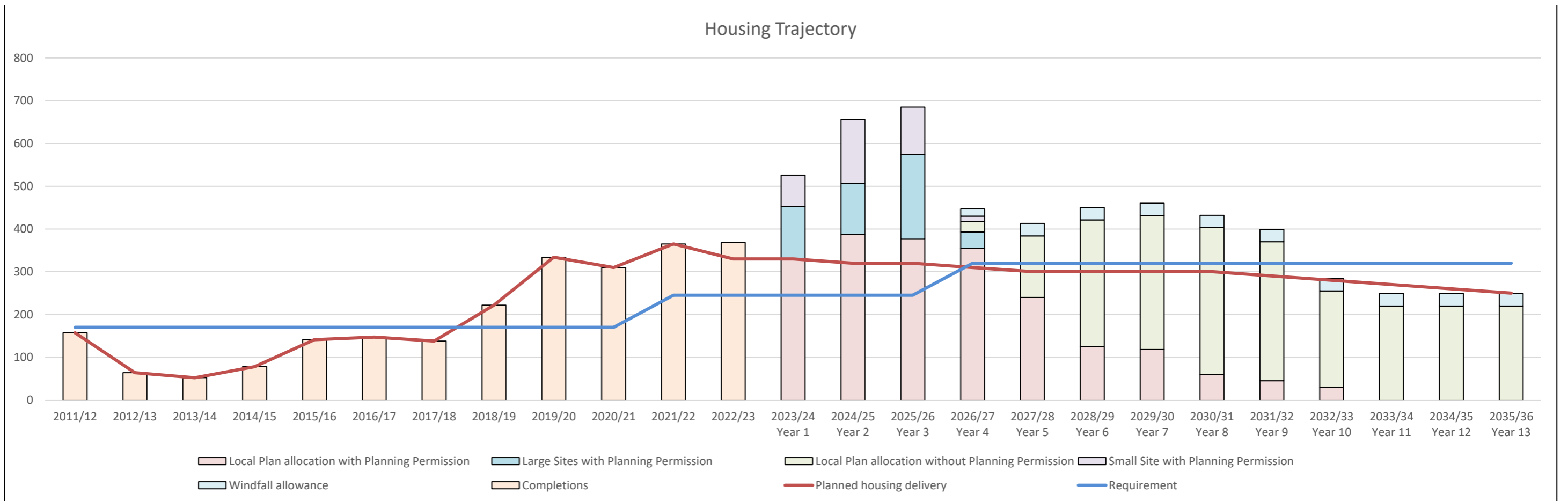
	Methodology 7 - original	Methodology 7 - updated	Comments where changes made
Requirement			
Housing Requirement over plan period to March 2036	6125 (Three phases 1700, 1225 and 3200)	6125 (Three phases 1700, 1225 and 3200)	
Average per annum	Step 1: 170 for initial 10 years until 31st March 2021; Step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

Table 2: Melton Stepped Approach Trajectory

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

Appendix 2. Detailed housing trajectory

Type	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24 Year 1	2024/25 Year 2	2025/26 Year 3	2026/27 Year 4	2027/28 Year 5	2028/29 Year 6	2029/30 Year 7	2030/31 Year 8	2031/32 Year 9	2032/33 Year 10	2033/34 Year 11	2034/35 Year 12	2035/36 Year 13	Total	Beyond 2036
Large Sites with Planning Permission													124	118	198	38	0	0	0	0	0	0	0	0	0	478	0
Local Plan allocation with Planning Permission													328	388	376	355	240	125	118	60	45	30	0	0	0	2065	0
Local Plan allocation without Planning Permission													0	0	0	25	144	296	313	343	325	225	220	220	220	2331	500
Small Site with Planning Permission													74	150	111	12	0	0	0	0	0	0	0	0	0	347	0
Windfall allowance													0	0	0	17	29	29	29	29	29	29	29	29	29	278	0
Completions	157	64	52	78	141	147	138	222	334	310	365	368													2376		
Total supply	157	64	52	78	141	147	138	222	334	310	365	368	526	656	685	447	413	450	460	432	399	284	249	249	249	7875	500
Requirement	170	170	170	170	170	170	170	170	170	170	245	245	245	245	245	320	320	320	320	320	320	320	320	320	320	6125	0
Planned housing delivery	157	64	52	78	141	147	138	222	334	310	365	330	330	320	320	310	300	300	300	300	290	280	270	260	250	6168	0



Appendix 3. New dwellings and historic distribution

MM: Melton Mowbray, SC: Service Centre, RH: Rural Hub, O: Other Settlements

Settlement	22-23	1991-2011	2011-2023	Category
Ab Kettleby	0	11	18	RH
Asfordby	49	162	243	SC
Asfordby Hill	0	31	32	RH
Asfordby Valley	0	31	0	O
Ashby Folville	0	1	7	O
Barkestone le Vale	0	53	1	O
Barsby	3	25	10	O
Belvoir	0	0	0	O
Bescaby	0	1	1	O
Bottesford	17	320	239	SC
Branston	0	8	2	O
Brentingby	0	2	0	O
Brooksby	2	1	3	O
Buckminster	0	1	0	O
Burrough on the Hill	0	5	2	O
Burton Lazars	0	24	2	O
Cold Overton	0	4	4	O
Coston	0	2	0	O
Croxtan Kerrial	0	44	4	SC
Easthorpe	0	5	10	RH
Eastwell	0	12	4	O
Eaton	0	19	13	O
Edmondthorpe	0	5	1	O
Eye Kettleby	0	2	10	O
Freeby	0	0	0	O
Frisby on the Wreake	0	23	56	RH
Gaddesby	8	16	10	RH
Garthope	0	0	-1	O
Goadby Marwood	0	9	9	O
Great Dalby	0	45	13	RH
Grimston	0	10	6	O
Harby	11	48	52	SC
Harston	0	3	0	O
Hoby	0	21	4	O
Holwell	0	8	5	O
Hose	0	44	7	SC
John O'Gaunt	0	0	2	O
Kirby Bellars	3	29	9	O

Knipton	0	0	-1	O
Knossington	0	7	1	O
Little Dalby	0	1	3	O
Long Clawson	3	146	30	SC
Melton Mowbray	175	2207	1081	MM
Muston	0	16	5	O
Nether Broughton	27	21	47	O
Normanton	0	9	4	O
Old Dalby	10	41	44	SC
Pickwell	-1	18	7	O
Plungar	0	29	0	O
Queensway	18	0	23	O
Ragdale	0	7	-2	O
Redmile	0	15	12	O
Rotherby	0	13	0	O
Saltby	0	15	3	O
Saxby	0	0	0	O
Saxelby	0	1	0	O
Scalford	3	31	18	SC
Sewstern	0	2	7	O
Shoby	0	2	2	O
Six Hills	0	1	0	O
Somerby	2	41	19	SC
Sproxton	0	11	1	O
Stapleford	0	1	0	O
Stathern	0	40	34	SC
Stonesby	0	7	0	O
Thorpe Arnold	1	12	29	RH
Thorpe Satchville	1	16	4	O
Twynford	1	19	16	O
Waltham	31	75	163	SC
Wartnaby	0	1	1	O
Welby	0	0	1	O
Wycomb	0	3	0	O
Wyfordby	0	1	0	O
Wymondham	4	47	46	SC
TOTAL	368	3881	2376	

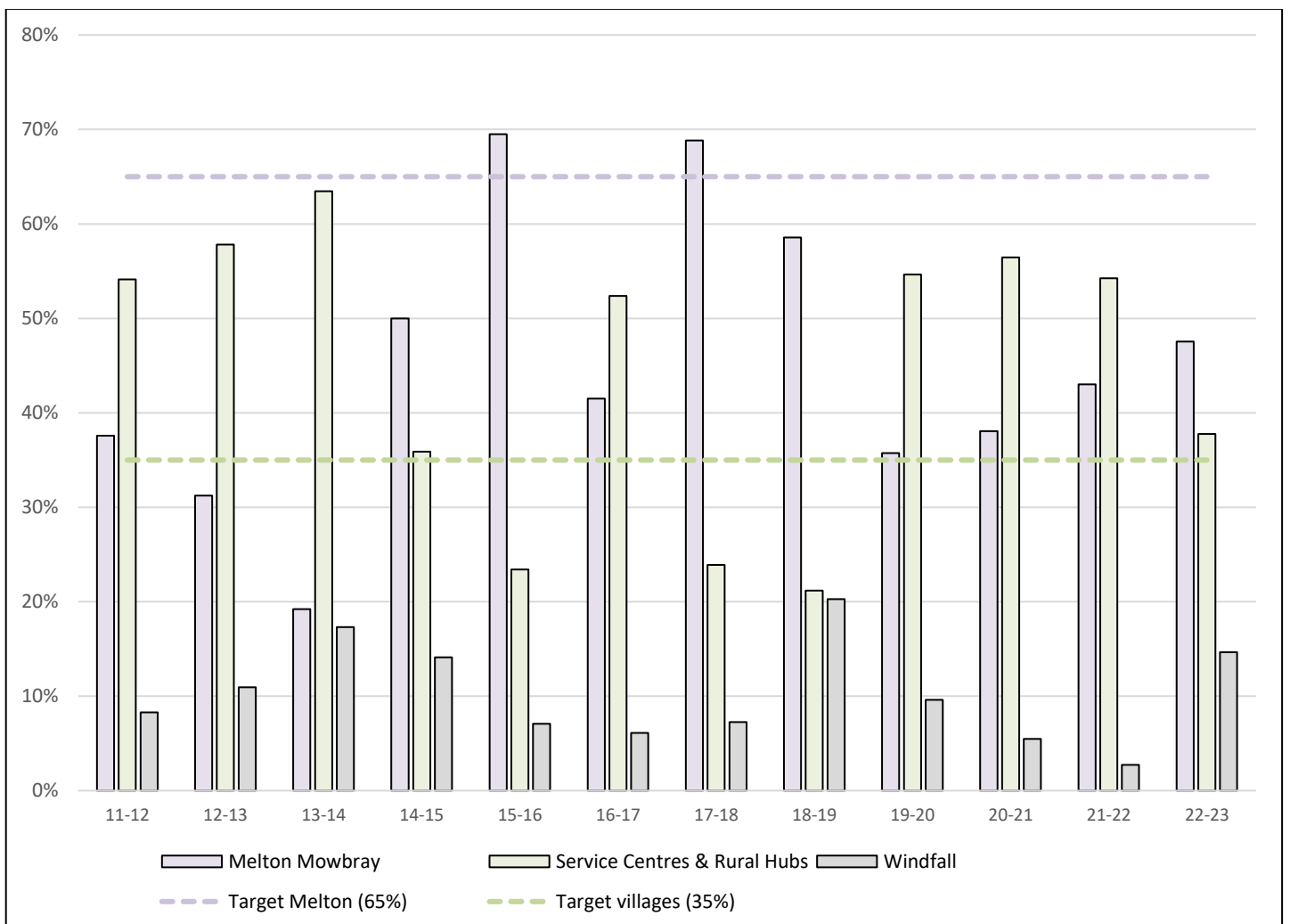
Number of dwellings by settlement category

Settlement	2022/23	1991-2011	2011-2023
Melton Mowbray	175	2207	1081
Service Centres	130	1039	899
Rural Hubs	9	143	168
Other Settlements	54	492	228

Percentage of dwellings by settlement category

Settlement	2022/23	1991-2011	2011-2023
Melton Mowbray	48%	57%	46%
Service Centres	35%	27%	38%
Rural Hubs	2%	4%	7%
Other Settlements	15%	13%	10%

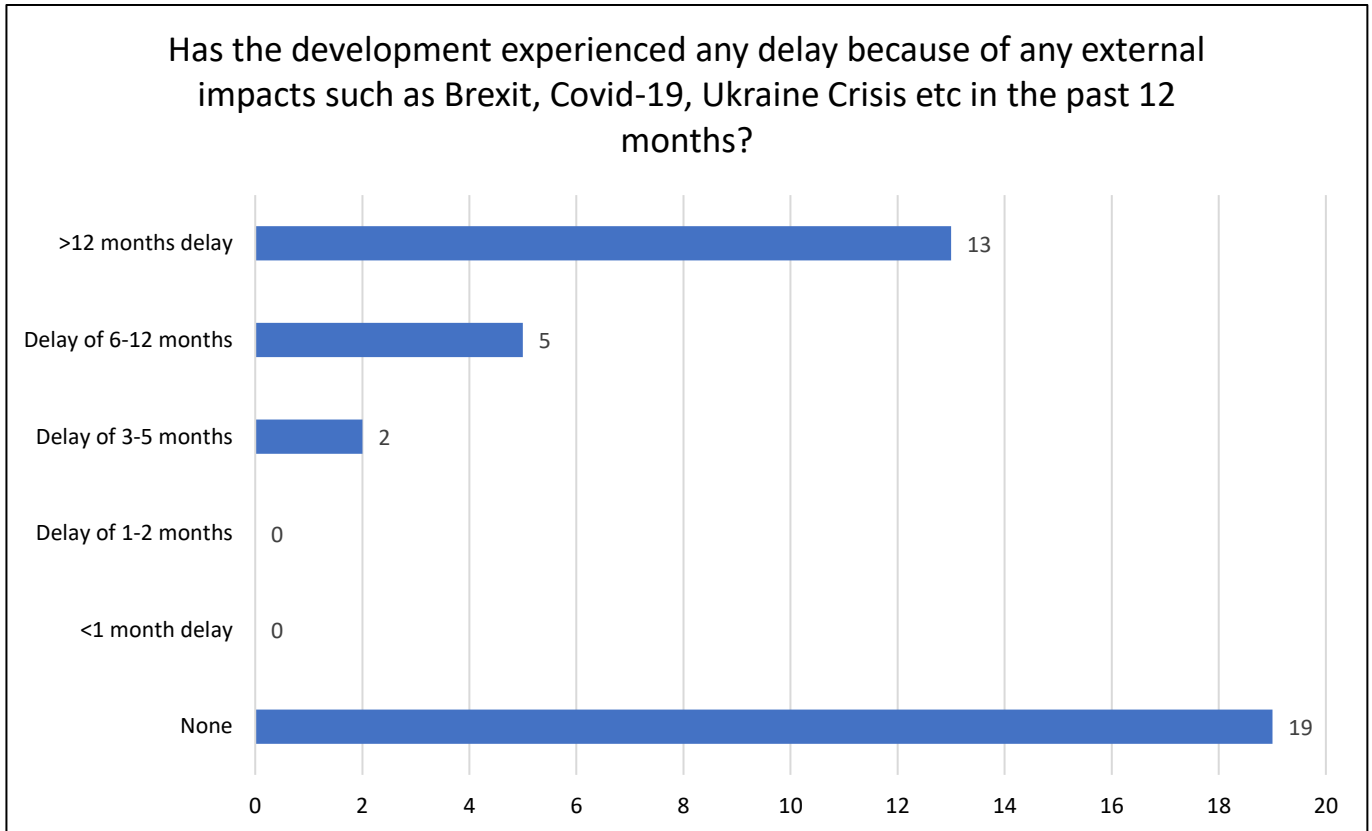
Figure 7: Completions by category 2011-2023



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

Total sites targeted: 72

Responses received: 44

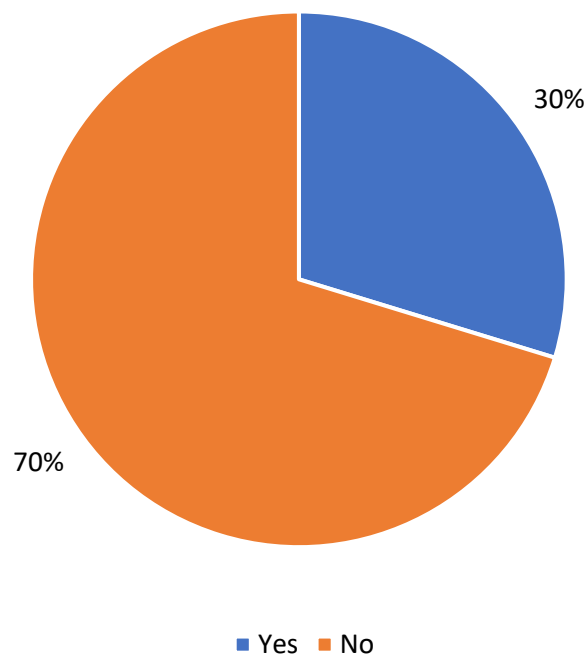


Additional information (specific responses)

- “Supply and cost of materials due to Ukraine crisis and inflation”
- “Rights of Way (now resolved). Also, STW had approved the OPP ans have now stated that they have no capacity to service the site and that there are no short term plans to fund the capital upgrade works. Could be 5-8 years away”
- “Post Prime minister Truss / chancellor Kwarteng corrections in the housing market in late 2022.”
- “There was a significant delay obtaining reserved matters approval”
- “Delay has been down to land value and discussions are ongoing”
- “still waiting on MBC to take affordable housing”
- “building has changes hands several times since original approvals granted - financial viability issues stated.”
- “Issues with MBC on determining the planning consent.”
- “Failure of Leicestershire County Council to bring forward HIF funding for the delivery of the South Melton distributor.”

- “Delays caused by STW.”
- “MBC being very slow in dealing with the planning application.”
- “Cost of materials/ availability of materials/ availability of labour”
- “Slowness in the market”
- “The site was previously marketted with little response”
- “MBC not dealing with the planning application in a timely manner.”

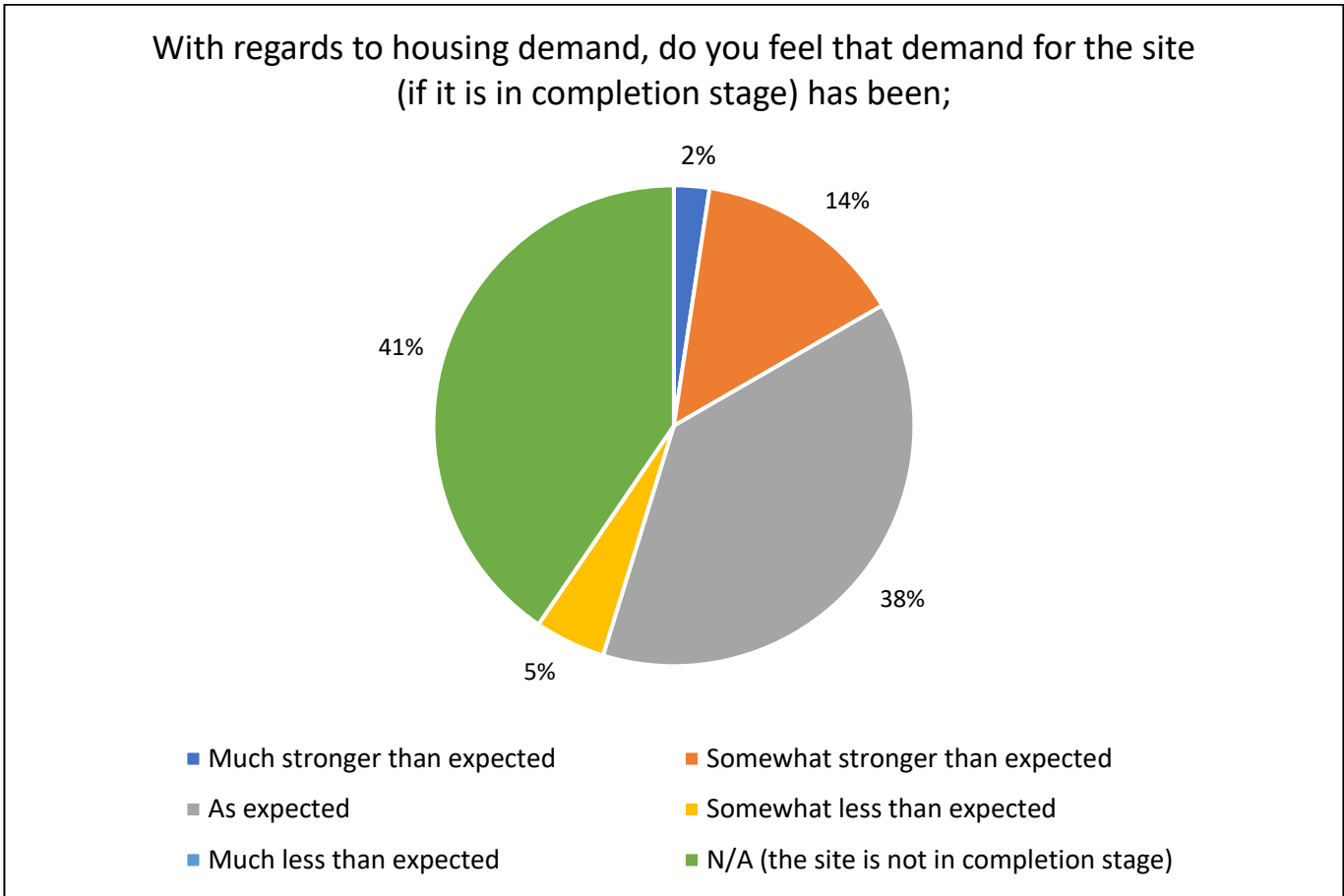
Is there anything that you would like Melton Borough Council to do to help with delivery of this site, such as assistance with grant applications, or finding a delivery partner?



Additional information (specific responses)

- “Assist in discussions with STW to provide infrastructure for the site.”
- “Expedite the removal of unviable affordable housing requirements (application submitted). Expedite general planning admin procedures”.
- “Assistance with finding a delivery partner could be helpful.”
- “THOR2 is close to the new MMDR and the roundabout that will link the MMDR with the A607. Part of the MMDR plans cover much of the frontage of THOR2, and in addition there is a working area requirement impacting the field. Some help with clarifying the land take of the MMDR with LCC Highways would be helpful.”
- “Still waiting on MBC to get their act together to take over affordable housing”.

- “Swift approval of resubmission when this comes in - pre-app would be useful to arrange. not apply s106 contributions - 9 units proposed in new scheme.”
- “Discharge the planning conditions in a more timely manner”.
- “Work with LCC to ensure delivery of Southern Distributor.”
- “A more proactive approach in working with STW to resolve these issues so that the allocated site can be brought forward.”
- “We have a current s106 viability contest in, due to unprecedented inflation rises this is essential to enable delivery.”
- “Planning workload issues resolve”.



Additional information (specific responses)

- “Due to failure to bring forward the key allocation to the south of Melton.”
- “The demand is there for the houses to be built, but the planning process has held the site up.”
- “Numerous smaller developers making contact to enquire about the sites availability for development.”

