



# 5 Year Supply Statement

April 2021

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## **1. Introduction**

This statement sets out North West Leicestershire District Council's (NWLDC) housing land supply position as of 31 March 2021 for the 5-year period from 1 April 2021 to 31 March 2026.

The Statement details the Council's approach to calculating the five-year housing land supply based on the relevant guidance in the: revised National Planning Policy Framework (NPPF) published in July 2021; updates to the National Planning Practice Guidance (NPPG) published 13 September 2018 and 22 July 2019; and the publication of the 2020 Housing Delivery Test results.

## **2. National and Local Policy**

The NPPF was revised and published in July 2021 and clarifies the position in relation to the calculation of 5 year housing land supply. Paragraphs 68 and 74 require local planning authorities to identify a 5 year supply of deliverable sites.

Paragraph 74 of the NPPF sets out local authorities' responsibility to:

*"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old".*

The NPPF and Planning Practice Guidance (PPG) make clear that the starting point for calculating the 5 year supply is the housing requirement figure identified in strategic policies provided that they are less than 5 years old or where more than 5 years old, they have been reviewed and are found not to need updating. In other circumstances the starting point for calculating the 5 year supply will be the Government's standard method for 'Local Housing Need' (LHN).

The North West Leicestershire Local Plan was adopted in 2017 and is less than 5 years old. The annual Local Plan housing requirement of 481 dwellings is the starting point for calculating the 5 year supply figure and is therefore not set against the Government's standard method for LHN.

## **3. The NPPF Buffer**

Paragraph 74 of the NPPF advises that:

"The supply of specific deliverable sites should also include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply".*

The buffer of 10% referred to at part b) of paragraph 74 does not apply to North West Leicestershire District Council at the present time. The appropriate buffer of 5% or 20% is determined via the Housing Delivery Test (HDT).

## The Housing Delivery Test (HDT)

The government introduced the Housing Delivery Test (HDT) to determine local authorities' performance using the standard method for Local Housing Need (LHN) or adopted plan housing requirement (whichever is the lower).

The HDT measures in percentage terms the net additional dwellings delivered in a local authority area<sup>1</sup> over the past three years. The Secretary of State published the 2020 HDT results for each local authority in England on 19 January 2021.

The HDT has the following policy consequences:

- If delivery falls below 95% then an Action Plan must be published (NPPF paragraph 76).
- If delivery falls below 85% then a 20% buffer should be added to the five year supply (NPPF footnote 41).
- If delivery falls below 75% then there is a presumption in favour of sustainable development (NPPF paragraph 222b).

### HDT Calculation

The HDT is a percentage measurement of the number of net homes delivered (the numerator) divided by the number of homes required (the denominator) over the last 3 years (2017-2020). The number of homes required is the lower of the latest adopted housing requirement or the minimum local housing need (LHN)<sup>2</sup>.

### 2020 HDT Measurement

The results of the 2020 Housing Delivery Test (published on 19 January 2021<sup>3</sup>) show that the Council delivered 2,466 homes between 2017 and 2020, against a requirement of 1,022 homes. This equates to a percentage of 241%, meaning there are no policy consequences and only a 5% buffer is required for the purposes of assessing the five year supply.

## 4. Deliverable Sites

The NPPF (2021) sets out the definition of 'deliverable' which applies to sites that can be identified in the 5 year housing land supply. This definition is set out in the Glossary at Annex 2 and states that:

*"To be considered deliverable, sites for housing 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. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

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<sup>1</sup> The number of net homes delivered is the National Statistic for net additional dwellings over a rolling three year period, with adjustments for net student and net other communal accommodation.

<sup>2</sup> The requirement for the number of homes is based on the lower of the annual housing requirement (based on the local plan status and characteristics) and annual average household growth adjusted for net unmet need.

<sup>3</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.*

The PPG provides additional guidance on what is meant by ‘clear evidence’ in relation to assessing whether sites with outline permission (major development - 10 dwellings and above), allocated in a development plan or identified on a brownfield register can be considered deliverable within the 5 year land supply. It states:

*“this evidence may include:*

- *Current planning status;*
- *Firm progress being made towards the submission of an application;*
- *Firm progress with the site assessment work; and*
- *Clear relevant information about site viability, ownership constraints or infrastructure provision.*

*For example:*

- *On larger sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.*
- *A written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build out rates. (Paragraph: 007 Reference ID: 68-007-20190722)*

The NWLDC assessment of sites has been produced on the basis of the requirements set out in the NPPF and PPG and those sites included in the 5 year supply are considered to meet the definition of deliverable.

In order to evidence the deliverability of sites in the 5 year supply the Council has liaised with developers, landowners and/or site promoters for each of the major sites included in the 5 year supply. The site proformas included at Appendix One provide an overview of each site and include reference to the correspondence received (where applicable).

Site developers, landowners and/or site promoters were contacted in June 2021 to ascertain:

- Likely timescales for the development of their site(s) (anticipated build out rates);
- Whether the ongoing Covid-19 pandemic was expected to impact on house building rates;
- Whether reported issues relating to a shortage of skills and materials were likely to affect house building rates.

The general consensus was that Covid-19 was unlikely to significantly affect building rates (and this is reflected in the housing completions figure of 702 dwellings for 2020/21; significantly higher than the annual housing requirement and broadly similar to the previous two years).

However, developers did acknowledge a recognisable issue with the availability of materials (and to some extent skilled workers). Whilst difficult to predict the extent to which this could delay build

rates, Appendix One provides more site-specific detail and describes how this has been factored into the anticipated five year supply.

The assessment of deliverability of sites also draws on information gathered as part of the Council's regular site visits and through communication with the Council's Development Control and Council Tax Officers.

In terms of the responses received, the Council considered each of the individual responses taking into account build-out rates to date where the site being assessed was already under construction, historic build out rates for the specific developer/s and the build out rates of comparable sites where development was yet to commence. There were instances where the Council considered responses from developers to be optimistic, given the rate of development that has taken place on site to date, and factors such as the market's ability to support the build rates suggested and as such the Council adjusted the figures to a more realistic development rate.

Where no response was received the Council have made a judgement of the deliverability of sites based on the status of the site, evidence of past trends of development, lead-in times and build-out rates.

It may be that based on more recent information that some sites previously identified in the 2020 supply have been moved out of the 5 year supply due to their progress or status changing since 2020 and the latest evidence on their delivery. Whilst delivery on some of these sites may well occur in the first 5 years, the evidence at this stage suggests delivery in the 5 year supply cannot be completely relied upon and therefore a cautious approach is taken and so they have been excluded from the 5-year supply. Should progress occur on these sites during the next 12 months then they could be brought back into the 5 year supply when the next assessment is undertaken if there is clear evidence to justify delivery.

The Housing Trajectory (April 2021) sets out the sites included within the five year housing land supply and the rate at which the sites are anticipated to be developed.

Small sites (i.e sites of less than 10 dwellings) have not been included in the five year supply for the purposes of this assessment. However, it should be noted that between 1 April 2011 and 1 April 2021, small sites made a net contribution of 783 dwellings to the Council's supply (an average of 78 dwellings per annum). As at 1 April 2021, 175 dwellings from small sites were under construction and a further 324 (net) dwellings had planning permission. It is reasonable to assume that a proportion of these small sites will contribute to the Council's supply between 2021 and 2026, further bolstering the number of years supply identified at Table 3 of this report.

## **5. 5 Year Supply at 1 April 2021**

The Council has an adopted Local Plan which is less than 5 years old and therefore the objectively assessed need as set out in the strategic policies of the adopted Local Plan will be used for the purposes of calculating the five year housing land supply. The Local Plan identifies a housing need of 9,620 dwellings over the plan period 2011-2031, which equates to 481 dwellings per annum.

At the 2021 monitoring point 6,192 dwellings (net) had been completed from the start of the plan period (2011) to 31 March 2020. This represents a surplus of 1,382 dwellings above the housing requirement (annualised) of 4,810 dwellings (481 x 10 years). 702 dwellings (net) were completed in the 2020/21 monitoring year.

The supply identified in the Housing Trajectory for the next 5 years (2021-2026) is 2,902 dwellings.

**Table 2: 5 year supply – Total net supply 2021-2026**

	2021-22	2022-23	2023-24	2024-25	2025-26	Total Supply (net) 2021-2026
NWLDC net new homes	706	712	647	493	344	2,902

Table 3 below sets out the years of supply against the adopted Local Plan housing requirement at the 2020 monitoring point.

**Table 3: NWLDC 5 year housing land supply summary as at 1 April 2021**

		As at 1 April 2021	Source
<b>Requirement 1 April 2011 to relevant date (a)</b>		4,810	Adopted Local Plan/HEDNA (481 per annum x 10)
<b>Completions 1 April 2011 to 31 March 2020 (b)</b>		6,192	Housing Trajectory
<b>Shortfall/over provision (c)</b>		-1,382	(a - b)
<b>Requirement for next 5 years (d)</b>		2,405	(481x 5)
<b>Plus allowance for shortfall (where exists) (e)</b>		1,023	(d + c)
<b>Plus buffer (f)</b>	5%	1,074	(e*1.05)
<b>Annual requirement for next 5 years (g)</b>		215*	(f/5)
<b>Projected completions next 5 years (h)</b>		2,902	Housing Trajectory
<b>No of years supply (i)</b>	5%	13.5	(h/g)

\*rounded up from 214.8

## 6. Conclusion

The Council has identified a supply of specific deliverable sites that are likely to deliver 2,902 dwellings in the five year period. When a 5% buffer is applied for plan making purposes it represents a supply of 13.5 years.

## APPENDIX ONE

### LOCAL PLAN - HOUSING DELIVERABILITY ASSESSMENT

<b>Site</b>	Holywell Spring Farm, Burton Road, Ashby
<b>Site Capacity</b>	409
<b>Status @ April 2021</b>	Under Construction: 228 Complete 114 Under construction 67 Not started
<b>No of dwellings remaining</b>	181
<b>Developer</b>	Davidsons (344 dwellings) & emh group (65 unit development for over 55's)
<b>Deliverability issues</b>	N/A
<b>Is the site considered to be deliverable?<sup>4</sup></b>	Yes
<b>Is the site considered to be developable?<sup>5</sup></b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	110
<b>2022/23</b>	45
<b>2023/24</b>	26
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	181
<b>Total number anticipated 2011 to 2031</b>	409
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	<p>The site has detailed permission for 344 dwellings and a 65 unit extra care facility. Both elements of the scheme are under construction.</p> <p>In an email dated 14 June 2021, Davidsons confirmed that they expect to complete the development in 2023. Whilst they are encountering more difficulties with labour and materials, at present they are working to manage the situation where possible to seek to avoid any potential delays in build rates.</p> <p>Emh's website confirms that they started marketing the apartments in Spring 2020 and that the development is due to complete in 2021.</p>

<sup>4</sup> Reference to deliverable in proformas is as defined in Annex 2 of NPPF 2021

<sup>5</sup> Reference to developable in proformas is as defined in Annex 2 of NPPF 2021

	<p>In an email dated 23 June 2021, EMH confirmed they are on track to complete in summer 2021, with occupation from September 2021. All 65 units are therefore expected to be completed in the 2021/22 monitoring year.</p>
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<b>Site</b>	Land between Burton Road and Moira Road, Shellbrook, Ashby
<b>Site Capacity</b>	281
<b>Status @ April 2021</b>	Under Construction 267 Complete 11 Under construction 3 Not started
<b>No of dwellings remaining</b>	14
<b>Developer</b>	Bellway and Ashberry Homes (part of Bellway)
<b>Deliverability issues</b>	N/A
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	14
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	14
<b>Total number anticipated 2011 to 2031</b>	267
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is split between Bellway East Midlands and Bellway West Midlands. There are 14 dwellings left to complete and based upon previous completion rates, it is reasonable to expect that these will be completed in 2021/22.

<b>Site</b>	Money Hill, Ashby
<b>Site Capacity</b>	2,050
<b>Status @ April 2021</b>	Under Construction 121 Complete 11 Under Construction 1,918 Not started
<b>No of dwellings remaining</b>	1,918
<b>Developer</b>	Miller Homes and Crest Nicholson. Bloor Homes, Taylor Wimpey and Redrow all have an interest.
<b>Deliverability issues</b>	The site is in the River Mease catchment. There is no capacity left in the Developer Contribution Scheme 2 (DCS2) for the parts of the site without planning permission. However, deliverability issue is due to be resolve by 2027 when treated foul water flows will be pumped out of the River Mease catchment.
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	34
<b>2022/23</b>	48
<b>2023/24</b>	123
<b>2024/25</b>	105
<b>2025/26</b>	105
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	705
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	750
<b>Years 15+</b>	59
<b>Total number anticipated within 5 years</b>	415
<b>Total number anticipated 2011 to 2031</b>	1,241
<b>Total number anticipated post 2031</b>	809
<b>Notes</b>	<ul style="list-style-type: none"> <li>• The site is allocated for a total of about 2,050 dwellings in the adopted Local Plan (Policy H3).</li> <li>• Miller Homes has completed 70 dwellings (Woodcock Way).</li> <li>• Crest Nicholson has detailed approval for 153 dwellings (Arla Dairies). Phase 1 is currently under construction and Crest Nicholson confirmed by email on 21 June 2021 that they anticipate completing the development by 2023. A full application for an amended Phase 2 (61 dwellings) was submitted in June 2020 is pending determination (20/00807/FULM). If approved, this will result in an additional 5 units overall (i.e. 158 dwellings). The case officer anticipates determination of the Phase 2 application in 2021, but as it is still undetermined, we have not factored in the additional 5 dwellings into this year’s housing land supply assessment.</li> </ul>

	<ul style="list-style-type: none"><li>• A reserved matters application for 605 dwellings was submitted in December 2020 on behalf of Taylor Wimpey and Bloor Homes (20/01662/REMM). There are unresolved design issues and as such, the reserved matters application is expected to be determined in autumn 2021. Both Bloor and Taylor Wimpey have confirmed they expect the first completions on site in 2023, with completions of 55 and 50 dwellings a year respectively. Based on completion rates by these developers elsewhere in the District, these rates are considered achievable.</li><li>• The remainder of the site equates to around 1,200 dwellings, no applications have been submitted to date, due to the River Mease drainage constraint identified above, these are expected to come forward from 2027/28 onwards.</li></ul>
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<b>Site</b>	York House, Smisby Road, Ashby
<b>Site Capacity</b>	11
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	11
<b>Developer</b>	
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	11
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	11
<b>Total number anticipated 2011 to 2031</b>	11
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site has prior approval for the conversion of existing offices to 11 flats (September 2020). A pre-commencement condition requiring a Land Contamination Assessment and pre-occupation conditions relating to cycle parking and noise mitigation have been discharged (February 2021). An application to vary the noise condition was submitted in May 2021 and is pending determination, meaning there are some outstanding noise issues to be determined. To take account of this, we have pushed the anticipated completions back to 2023/24, but the scheme is still considered deliverable in five years.

<b>Site</b>	Land north and south of Park Lane, Castle Donington
<b>Site Capacity</b>	895
<b>Status @ April 2021</b>	Under construction 181 Complete 35 Under construction 679 Not started
<b>No of dwellings remaining</b>	716
<b>Developer</b>	Miller Homes, Redrow and William Davis
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	131
<b>2022/23</b>	122
<b>2023/24</b>	122
<b>2024/25</b>	123
<b>2025/26</b>	87
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	129
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	585
<b>Total number anticipated 2011 to 2031</b>	895
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	<ul style="list-style-type: none"> <li>• The site has outline planning permission for 895 dwellings.</li> <li>• Miller Homes has detailed approval for a total of 372 dwellings (159 Phase 1 and 213 Phase 2). To date they have completed 121 dwellings. Miller Homes advised via email (dated 18 June 2021) that they anticipate building 50 dwellings a year. Based on previous completion rates at the site this is deemed achievable.</li> <li>• Redrow has detailed approval for 214 dwellings and to date have completed 60 dwellings. The developer advised via email (dated 18 June 2021) that the development is due to be completed by June 2025. Their anticipated completion rates are considered realistic based on their completion rates to date.</li> <li>• William Davis has detailed approval for 183 dwellings. Part of the development is subject to a replan which is pending determination; if approved this would reduce the total number of dwellings for William Davis to 180. In an email dated 6 August 2021, the developer confirmed that construction started on 4 January 2021, with the first completions anticipated in October/November 2021. Thereafter, a completion rate of 3</li> </ul>

	<p>dwelling a month is anticipated (36dpa). Completion of this phase is anticipated in June 2025 (i.e. within the next five years). The trajectory allows for 9 months potential slippage (i.e. until 31 March 2026).</p> <ul style="list-style-type: none"><li>• The remainder of the development is anticipated to come forward in years 6-10.</li></ul>
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<b>Site</b>	The Spittal, Castle Donington
<b>Site Capacity</b>	13
<b>Status @ April 2021</b>	Under Construction 4 Under Construction 9 Not Started
<b>No of dwellings remaining</b>	13
<b>Developer</b>	Ikon Residence
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	4
<b>2022/23</b>	9
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	13
<b>Total number anticipated 2011 to 2031</b>	13
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is under construction and is being marketed as Spittal Heights. As at July 2021, eight properties (five forming Phase 1 and three forming Phase 2) were for sale. The online marketing material states that Phase 3 (the remaining five dwellings) will be available in September 2021. The development is expected to be complete within the next five years.

<b>Site</b>	Land north of Standard Hill and west of Highfield Street, Coalville
<b>Site Capacity</b>	400
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	400
<b>Developer</b>	Jelson Limited and East Midlands Housing
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	25
<b>2023/24</b>	55
<b>2024/25</b>	55
<b>2025/26</b>	55
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	210
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	190
<b>Total number anticipated 2011 to 2031</b>	400
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	<p>The site has outline planning permission and will be delivered by Jelson (250 dwellings) and East Midlands Housing (150 dwellings). The reserved matters details (18/00707/REMM) are pending determination. In general terms, Jelson acknowledged that completions have been slowed ever so slightly due to Covid working restrictions and that a slight delay has been experienced on some materials (along with significant price increases).</p> <p>Jelson anticipate starting on site in November 2021 with the first completions in May 2022 with the two developers cumulatively delivering 70 dwellings per annum.</p> <p>Given that there are outstanding design matters to resolve, we have pushed back completions a further six months (i.e. from May to November 2022). We have also reduced the anticipated completion rate to factor in any potential delay to the anticipated build rate.</p>

<b>Site</b>	South East Coalville
<b>Site Capacity</b>	3,500 (gross) / 3,496 (net)
<b>Status @ April 2021</b>	Under construction 4 dwellings demolished 191 Completed (net gain of 187) 89 Under Construction 3,220 Not started
<b>No of dwellings remaining</b>	3,309
<b>Developer</b>	Davidsons, David Wilson/Barratt, Cadeby Homes and Redrow
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	162
<b>2022/23</b>	199
<b>2023/24</b>	169
<b>2024/25</b>	149
<b>2025/26</b>	66
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	750
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	750
<b>Years 15+</b>	1,064
<b>Total number anticipated within 5 years</b>	745
<b>Total number anticipated 2011 to 2031</b>	1,682
<b>Total number anticipated post 2031</b>	1,814
<b>Notes</b>	<ul style="list-style-type: none"> <li>• There is outline permission for a total of 3,500 dwellings (via two outline planning permissions).</li> <li>• Davidsons currently has detailed approval for 596 dwellings – 124 are complete, 210 are anticipated in the next five years with the remainder between 2026 and 2031 (as confirmed by the developer in an email dated 14 June 2021).</li> <li>• David Wilson Homes and Barratt have detailed approval for 360 dwellings – 61 are complete and the remainder is anticipated to be complete by 2025 (as confirmed by the developer in an email dated 11 June 2021).</li> <li>• Redrow has detailed approval for 203 dwellings, 193 of which are anticipated within the next five years (based on an email from the developer dated 18 June 2021).</li> <li>• Cadeby has detailed approval for 49 dwellings which are anticipated to be complete by the end of 2022 (as confirmed by the developer in an email dated 9 June 2021).</li> <li>• From years 6 onwards, the anticipated completion rate is 150dpa</li> </ul>

<b>Site</b>	South of Grange Road
<b>Site Capacity</b>	105
<b>Status @ April 2021</b>	Under Construction 103 Complete 2 Under construction
<b>No of dwellings remaining</b>	2
<b>Developer</b>	Taylor Wimpey UK Limited
<b>Deliverability issues</b>	N/A
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	2
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	2
<b>Total number anticipated 2011 to 2031</b>	105
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The final 2 dwellings are under construction and will expected to be completed in 2021/22.

<b>Site</b>	Waterworks Road, Coalville
<b>Site Capacity</b>	95
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	95
<b>Developer</b>	Allocation – NWLDC applicants
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	101
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	
<b>Total number anticipated 2011 to 2031</b>	101
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is allocated for housing in the adopted Local Plan (Policy H3b). An outline application has been submitted for up to 101 dwellings and is pending determination (20/00831/OUTM). As there are outstanding matters to be resolved before the outline application can be determined, it is anticipated that completions on site will be in years 6-10.

<b>Site</b>	224a Bardon Road Coalville
<b>Site Capacity</b>	10 (gross) 9 (net)
<b>Status @ April 2021</b>	Under construction 1 Demolition 3 Under Construction 7 Not Started
<b>No of dwellings remaining</b>	9 (net)
<b>Developer</b>	Hammond Homes
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	2
<b>2022/23</b>	4
<b>2023/24</b>	3
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	9
<b>Total number anticipated 2011 to 2031</b>	9
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is under construction and is expected to be complete within five years.

<b>Site</b>	Land south of Greenhill Road, Coalville
<b>Site Capacity</b>	171
<b>Status @ April 2021</b>	71 Complete 14 Under construction 86 Not started
<b>No of dwellings remaining</b>	100
<b>Developer</b>	Avant Homes
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	35
<b>2022/23</b>	35
<b>2023/24</b>	30
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	100
<b>Total number anticipated 2011 to 2031</b>	171
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	In an email dated 9 June 2021, Avant confirmed they are due to finish on site by June 2022. In terms of potential for delay, Avant highlighted issues relating to tree works and potential changes to material lead in times. Taking into account the potential for delays as well as historic completion rates on the site, we have estimated completion in 2023 for the purposes of the trajectory.

<b>Site</b>	117 London Road, Coalville
<b>Site Capacity</b>	15
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	15
<b>Developer</b>	
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	15
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	
<b>Total number anticipated 2011 to 2031</b>	15
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site has prior approval for the change of use of offices to 15 self-contained apartments. No information available from the landowner therefore the site has not been included in the first 5 years.

<b>Site</b>	Land south of The Green, Donington le Heath
<b>Site Capacity</b>	34
<b>Status @ April 2021</b>	Under Construction 10 Under Construction 24 Not Started
<b>No of dwellings remaining</b>	34
<b>Developer</b>	Williams Homes
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	23
<b>2022/23</b>	11
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	34
<b>Total number anticipated 2011 to 2031</b>	34
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	In an email dated 7 June 2021, Williams Homes confirmed they are expecting to complete all 34 dwellings by the end of 2021/early 2022. In terms of potential for delay, the developer has advised that shortage of materials and labour has delayed the build programme. We have based our build rates on a completed site by the same developer elsewhere in the District and have pushed back around a third of the development later into 2022 (and into the 2022/23 monitoring year).

<b>Site</b>	Snibston Discovery Park, Ashby Road, Coalville
<b>Site Capacity</b>	144
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	144
<b>Developer</b>	
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	144
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	
<b>Total number anticipated 2011 to 2031</b>	144
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site has outline planning permission for up to 144 dwellings. The landowner has advised that the site will be sold to a developer who will then submit the reserved matters. The landowner has advised that bids are currently being assessed. Given that there is no developer identified at present and the time required to finalise contracts, submit and determine reserved matters and start on site, completions are anticipated in years 6-10.

<b>Site</b>	Jackson Street/Wentworth Road, Coalville
<b>Site Capacity</b>	130 (gross) / 129 (net)
<b>Status @ April 2021</b>	Under Construction 1 demolition 20 completed (19 net) 32 Under Construction 78 Not Started
<b>No of dwellings remaining</b>	110
<b>Developer</b>	Countryside Properties
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	50
<b>2022/23</b>	40
<b>2023/24</b>	20
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	110
<b>Total number anticipated 2011 to 2031</b>	129
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The development is 100% affordable housing. In addition to those already completed, the developer has confirmed that the next phase of development (a further 40 dwellings, the majority of which are already under construction) is anticipated to be completed by the end of October 2021. In terms of potential delays, the developer has highlighted brick supplies as a particular issue. In 2020, the developer anticipated completion by the end of 2022, we have pushed this into 2023 to factor in any potential delays.

<b>Site</b>	Land adjoining Clare Farm, Station Road, Ibstock
<b>Site Capacity</b>	142
<b>Status @ April 2021</b>	Under construction 98 complete 26 Under construction 18 Not started
<b>No of dwellings remaining</b>	44
<b>Developer</b>	Kier Living
<b>Deliverability issues</b>	N/A
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	30
<b>2022/23</b>	14
<b>2023/24</b>	
<b>2024/25</b>	
<b>2024/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	44
<b>Total number anticipated 2011 to 2031</b>	142
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	No information on the anticipated completion of this site was received from the developer. The site is under construction with around 70% of the site complete. Our estimates have been based on build rates to date. The site is anticipated to be completed by 2022/23.

<b>Site</b>	Land adjoining 90 Ashby Road, Kegworth
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	110
<b>Developer</b>	Unknown since Persimmon Homes confirmed in 2019 that they would not be going ahead with development on the site.
<b>Deliverability issues</b>	Site is potentially impacted by route of HS2
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2020/21</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Year 11-15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	
<b>Total number anticipated 2011 to 2031</b>	
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site has detailed planning permission for 110 dwellings. The permission has been implemented. However, the site is impacted by the route of HS2 and the previous developer confirmed (via email, dated 15 May 2019) that they would not be going ahead with development on the site. Due to this uncertainty, the site is not included in the housing land supply for the time being.

<b>Site</b>	Slack and Parr Ltd, Long Lane, Kegworth
<b>Site Capacity</b>	188
<b>Status @ April 2021</b>	Under Construction 32 Completed 25 Under Construction 131 Not Started
<b>No of dwellings remaining</b>	156
<b>Developer</b>	Crest Nicholson
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	32
<b>2022/23</b>	31
<b>2023/24</b>	31
<b>2024/25</b>	31
<b>2025/26</b>	31
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	156
<b>Total number anticipated 2011 to 2031</b>	188
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	Development has commenced on site. In an email dated 21 June 2021, the developer confirmed they expected to complete the development over the next four years at a rate of 45-50 dwellings per annum (i.e. completion by June 2025). In order to factor in a potential risk of delay, we have spread the development over the five year period (i.e. completion by 31 March 2026).

<b>Site</b>	Adjacent to Computer Centre and J24, Packington Hill, Kegworth
<b>Site Capacity</b>	141
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	141
<b>Developer</b>	
<b>Deliverability issues</b>	Site potentially impacted by route of HS2
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	
<b>Total number anticipated 2011 to 2031</b>	
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	Reserved matters approval was granted in June 2020. This was for two separate phases comprising 37 and 104 dwellings respectively. As the site is potentially impacted by the route of HS2 and it is not clear who would develop the site, we have not included the site in the housing land supply for the time being.

<b>Site</b>	118 Station Road, Kegworth
<b>Site Capacity</b>	13
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	13
<b>Developer</b>	Platform Housing Group
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	6
<b>2023/24</b>	7
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	13
<b>Total number anticipated 2011 to 2031</b>	13
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	A reserved matters application for 13 dwellings was approved on 5 March 2021. Since that time, the developer has had: a variation of condition application approved (10 June 2021), a pre-commencement condition relating to ground and finished floor levels discharged (24 May 2021) and has submitted an application to discharge conditions relating to land contamination and surface water drainage. This demonstrates an intention to develop and as such, all dwellings are expected to be completed in the next five years.

<b>Site</b>	Land at Molehill Farm, Kegworth
<b>Site Capacity</b>	110
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	110
<b>Developer</b>	
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	
<b>Total number anticipated 2011 to 2031</b>	
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is identified in the adopted Local Plan as a reserve site in Kegworth to compensate for the loss of two other sites as a result of the proposed route of HS2. Development of the site cannot proceed until there is certainty regarding the confirmation of the route of HS2. Such confirmation is expected in the Government’s Integrated Rail Plan, but it is not known when this will be published. Due to the current uncertainty, we have not included this site in the housing land supply for the time being.

<b>Site</b>	Strategic Site, Measham
<b>Site Capacity</b>	426
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	426
<b>Developer</b>	
<b>Deliverability issues</b>	Site is partially impacted by the route of HS2.
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	
<b>Total number anticipated 2011 to 2031</b>	
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The strategic site is also known as the Measham Waterside development. Reserved matters approval was granted on 22 May 2020 for 426 dwellings. Part of the site is potentially impacted by HS2 and due to uncertainty with the remainder of the site should HS2 be delivered, the site has not been included in the trajectory for the time being.

<b>Site</b>	Land adjoining Greenacres, Bosworth Road, Measham
<b>Site Capacity</b>	27
<b>Status @ April 2021</b>	Under construction 23 Complete 4 Under construction
<b>No of dwellings remaining</b>	4
<b>Developer</b>	Peveril Homes Limited
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	4
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	4
<b>Total number anticipated 2011 to 2031</b>	27
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is nearing completion, with 4 dwellings (under construction) left to complete. It is reasonable to assume the site will be completed in the next monitoring year.

<b>Site</b>	Butt Lane, Blackfordby
<b>Site Capacity</b>	106
<b>Status @ April 2021</b>	Under Construction 87 Complete 19 Under construction
<b>No of dwellings remaining</b>	19
<b>Developer</b>	Davidsons
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	19
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	19
<b>Total number anticipated 2011 to 2031</b>	106
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	There are 19 dwellings (which are currently under construction) left to complete. Based on previous build rates at the site, it is reasonable to assume these will all be completed in 2021/22 – this was confirmed by the developer in an email dated 14 June 2021.

<b>Site</b>	North of Butt Lane and east of Hepworth Road Woodville/Blackfordby
<b>Site Capacity</b>	91
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	91
<b>Developer</b>	Owl Homes
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	30
<b>2023/24</b>	31
<b>2024/25</b>	30
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	91
<b>Total number anticipated 2011 to 2031</b>	91
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	Reserved matters approval was permitted in October 2020. Since then, the delivery of the site has transferred from Orbit Homes to Owl Homes. Owl Homes has had non-material amendments to certain house types approved and submitted various discharge of conditions applications in May, June and July 2021. Subject to the approval of these conditions, Owl Homes confirmed in an email dated 7 June 2021 that they aimed to start on site in July 2021 and complete in 2023. In terms of potential for delay, the developer has highlighted that a shortage of materials is causing severe delays. To account for a potential delayed start on site (applications to discharge conditions are still pending determination) and delays relating to materials, we have pushed completion of the site back into the 2024/25 monitoring year.

<b>Site</b>	Breedon Priory Nursery, Ashby Road, Breedon on the Hill
<b>Site Capacity</b>	43
<b>Status @ April 2021</b>	Under Construction 4 Under Construction 39 Not Started
<b>No of dwellings remaining</b>	43
<b>Developer</b>	Cameron Homes
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	4
<b>2022/23</b>	20
<b>2023/24</b>	19
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	43
<b>Total number anticipated 2011 to 2031</b>	43
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site has detailed planning permission. No information was received from the developer, but as construction has started at the site and the company's website is advertising the development as opening in August 2021, the site is expected to be complete within the next 5 years.

<b>Site</b>	9 Lady Gate, Diseworth
<b>Site Capacity</b>	10
<b>Status @ April 2021</b>	10 Under Construction
<b>No of dwellings remaining</b>	10
<b>Developer</b>	Orchard Hall Developments
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	10
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	10
<b>Total number anticipated 2011 to 2031</b>	10
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is under construction. A pre-occupation condition relating to land contamination was discharged on 24 May 2021. This demonstrates an intention to complete and sell the properties in the near future. As such, the site is expected to be completed within the next five years.

<b>Site</b>	14 Grimes Gate, Diseworth
<b>Site Capacity</b>	10
<b>Status @ April 2021</b>	7 complete 3 Not started
<b>No of dwellings remaining</b>	7
<b>Developer</b>	
<b>Deliverability issues</b>	No
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	3
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	3
<b>Total number anticipated 2011 to 2031</b>	10
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The development comprises the erection of seven dwellings and the conversion of agricultural buildings to form three dwellings. The new dwellings have been built. With regards to the remaining three dwellings, permission for an amended scheme was granted in November 2020. The development is expected to be completed within five years.

<b>Site</b>	Land south of Drift Farm, Blackfordby Lane, Moira
<b>Site Capacity</b>	18
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	18
<b>Developer</b>	Cartwright Homes
<b>Deliverability issues</b>	No
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	18
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	18
<b>Total number anticipated 2011 to 2031</b>	18
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	A reserved matters application has been submitted but is yet to be determined. There is a degree of uncertainty as to when this site will be developed and as such, it is not expected to be completed within five years.

<b>Site</b>	Worthington Lane, Newbold
<b>Site Capacity</b>	16
<b>Status @ April 2021</b>	Under Construction 12 under construction 4 not started
<b>No of dwellings remaining</b>	16
<b>Developer</b>	Chevin Homes
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	6
<b>2022/23</b>	10
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	16
<b>Total number anticipated 2011 to 2031</b>	16
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	In an email dated 7 June 2021, Chevin Homes confirmed they are expecting to complete 6-7 dwellings in 2021 with the balance in the first half of 2022 (i.e. by 30 June 2022). In terms of potential for delay, the developer has advised that Covid lockdowns and material/labour shortages, together with issues relating to the discharge of planning conditions/highways agreements, have caused a delay of around 2-3 months over the past year. A potential shortage of materials and the need to finalise highways agreements with the county council could lead to further delay. The trajectory has allowed for additional potential delay (i.e. up to 31 March 2023).

<b>Site</b>	Crusher Yard, Pipeyard Lane Works, Pipeyard Lane, Newbold
<b>Site Capacity</b>	12
<b>Status @ April 2021</b>	Under Construction 6 Under Construction 6 Not Started
<b>No of dwellings remaining</b>	12
<b>Developer</b>	Oakgreen Design & Construct Ltd
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	6
<b>2022/23</b>	6
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	12
<b>Total number anticipated 2011 to 2031</b>	12
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is under construction, no information has been received from the developer. However, all properties are being marketed online and as such, it is expected that the site will be complete within the first five years.

<b>Site</b>	Home Farm, Oakthorpe
<b>Site Capacity</b>	28
<b>Status @ April 2021</b>	Under Construction 6 under construction 22 not started
<b>No of dwellings remaining</b>	28 (net)
<b>Developer</b>	James Madison Homes
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	6
<b>2022/23</b>	11
<b>2023/24</b>	11
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	28
<b>Total number anticipated 2011 to 2031</b>	28
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is under construction and properties are being marketed online (Thorpe Rise). As such, it is anticipated that the site will be complete within the first 5 years.

<b>Site</b>	Former Garden Centre, Heather Lane, Ravenstone
<b>Site Capacity</b>	35
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	35
<b>Developer</b>	Pevenil Homes
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2021/22</b>	12
<b>2022/23</b>	23
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	35
<b>Total number anticipated 2011 to 2031</b>	35
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	In an email dated 7 June 2021, Pevenil Homes confirmed they are expecting the first completions on site to be in November 2021 and all dwellings complete by January 2023. A detailed construction programme was provided and has informed the housing trajectory above. with the balance in the first half of 2022 (i.e. by 30 June 2022). In terms of potential for delay, the developer has highlighted that there is always a skills shortage and challenges with materials and that this will have a minor impact on the programme. Our trajectory allows for around two months slippage (i.e. until 31 March 2023).

<b>Site</b>	The Plough, Leicester Road, Ravenstone
<b>Site Capacity</b>	14
<b>Status @ April 2021</b>	Under Construction 14 Under Construction
<b>No of dwellings remaining</b>	14
<b>Developer</b>	Hello Homes (part of emh group)
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	7
<b>2022/23</b>	7
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	14
<b>Total number anticipated 2011 to 2031</b>	14
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	The site is under construction and properties are being marketed online. Several pre-occupation conditions were discharged on 29 April 2021. The development is expected to be complete within the first five years.

<b>Site</b>	Land off Hepworth Road, Woodville
<b>Site Capacity</b>	30
<b>Status @ April 2021</b>	Not Started
<b>No of dwellings remaining</b>	30
<b>Developer</b>	Custom Housebuilding Plots
<b>Deliverability issues</b>	
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2021/22</b>	
<b>2022/23</b>	
<b>2023/24</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>Year 6 – 10 (i.e. 2026/27 to 2030/31)</b>	30
<b>Years 11 – 15 (i.e. 2031/32 to 2035/36)</b>	
<b>Years 15+</b>	
<b>Total number anticipated within 5 years</b>	
<b>Total number anticipated 2011 to 2031</b>	30
<b>Total number anticipated post 2031</b>	
<b>Notes</b>	A condition requiring the approval of a Design Code prior to the submission of reserved matters has been discharged. An application for reserved matters approval was submitted in July 2021 and is pending determination. As there is no evidence of intended occupiers (plots will be completed by the developer on a sales basis to allow purchasers to customise internal and external elements of the properties), a cautious approach has been adopted, with all completions placed outside of the first five years.