



Five Year Housing Land Supply Statement 2022/23

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Appendix 1 – Housing Delivery Assessment

1. Introduction

- 1.1 This statement sets out North West Leicestershire District Council's (NWLDC) housing land supply position at 31 March 2023, for the five year period from 1 April 2023 to 31 March 2028. It details the Council's approach to calculating the five year housing land supply based on relevant guidance in the revised [National Planning Policy Framework](#) (NPPF, 2021) and updates to the [Planning Practice Guidance](#) (PPG) published 13 September 2018 and 22 July 2019.
- 1.2 At the time of writing, the government has not published the 2022 Housing Delivery Test results. The 2021 Housing Delivery Test results were published on 14 January 2022.

2. National and Local Planning Policy

- 2.1 The National Planning Policy Framework (NPPF) was revised in July 2021. Paragraphs 68 and 74 require local planning authorities to identify a minimum five year supply of deliverable housing sites.

- 2.2 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”.

- 2.3 The NPPF and PPG confirm that the starting point for calculating the five year supply is the housing requirement figure identified in strategic policies, provided that they are less than five years old or, where more than five years old, they have been reviewed and are found not to need updating. In other circumstances, the starting point for calculating the five year supply will be the Government's standard method for 'Local Housing Need' (LHN). The local housing need for North West Leicestershire (2023 based) is **362 dwellings per annum** (dpa).
- 2.4 The requirement for 481 dpa was established in a Local Plan (2017) which is now more than five years old¹. In such circumstances, national policy directs the Council to use the standard method to calculate its housing land supply. However, it is considered reasonable for the Council to continue using the adopted Local Plan requirement because: a) the standard method figure of 362 dpa is significantly lower than the Local Plan requirement of 481 dpa; and b) evidence prepared for the new Local Plan, which supports a higher housing requirement of 686 dpa² has now been agreed by the Council³. The requirement of 686 dpa has not been used to calculate the supply because the new Local Plan is not yet at a sufficiently advanced stage⁴ but using the standard method figure of 362 dpa in the light of such evidence would not represent positive planning.

¹ A [Partial Review](#) of the Local Plan was adopted in March 2021 but the District's housing requirements were not reviewed as part of this process.

² [Leicester and Leicestershire Housing and Economic Needs Assessment](#) (HENA) (June 2022)

³ The Council resolved to sign the [Leicester & Leicestershire Authorities - Statement of Common Ground relating to Housing and Employment Land Needs](#) (June 2022) at its Council meeting on 6 September 2022.

⁴ See paragraph 48 of the [National Planning Policy Framework](#) (2021).

3. The NPPF Buffer

3.1 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 in part b) of paragraph 74 does not apply to North West Leicestershire District Council. The 20% buffer applies only when there has been significant under delivery of housing over the previous three years. NPPF Footnote 41 clarifies that this will be measured against the Housing Delivery Test (HDT), where this indicates that delivery was below 85% of the housing requirement. Whether the 5% or 20% buffer is required is therefore determined by the latest HDT measurement for NWLDC.

The Housing Delivery Test (HDT)

3.2 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).

3.3 The HDT measures in percentage terms the net additional dwellings delivered in a local authority area⁵ over the past three years. The Secretary of State published the 2021 HDT results for each local authority in England on 14 January 2022. To date, the 2022 HDT results have not been published.

3.4 The HDT has the following policy consequences:

- If delivery falls below 95% then the local planning authority should publish an Action Plan, to assess the causes of under-delivery and identify actions to increase delivery in future years (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 local planning authorities should determine planning applications in accordance with the presumption in favour of sustainable development at NPPF paragraph 11d (NPPF footnote 8 and NPPF paragraph 222b).

⁵ 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.

HDT Calculation

- 3.5 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 previous three years. The number of homes required is the lower of the latest adopted housing requirement or the minimum local housing need (LHN)⁶.
- 3.6 The last HDT measurement was published in January 2022 and covered the three years between 2018 and 2021. This showed that NWLDC had delivered 2,169 homes against a requirement of 954. The HDT measurement for 2019 to 2022 has not been published. However, given the supply of homes in North West Leicestershire in the 2022/23 monitoring year (707 homes net), the HDT measurement would continue to exceed 100%. On this basis, planning applications for housing will **not** need to be determined using the test at NPPF paragraph 11d. For the purposes of assessing the five year housing land supply, a 5% buffer should be applied in line with NPPF paragraph 74a.

4. Deliverable Sites

- 4.1 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).

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”.

- 4.2 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*

⁶ 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.

- *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).*

- 4.3 The NWLDC assessment of sites is informed by the requirements set out in the NPPF and PPG and those sites included in the five year supply are considered to meet the definition of deliverable.
- 4.4 In order to evidence the deliverability of sites in the five year supply the Council has liaised with developers, landowners and/or site promoters for each of the major sites included in the five year supply. The site proformas included at **Appendix 1** provide an overview of each site and include reference to the correspondence received (where applicable).
- 4.5 Site developers, landowners and/or site promoters were contacted in May 2023 to ascertain:
- Likely timescales for the development of their site(s) (anticipated build out rates);
 - Whether there were any external issues impacting delivery rates, such as the rise in interest/mortgage rates over the past year and the cost of living crisis.
- 4.6 Some developers did acknowledge a slowdown in sales due to rising interest rates and these have been factored into their projections. **Appendix 1** provides more site-specific detail.
- 4.7 The assessment of site deliverability also draws on information gathered as part of the Council's regular site visits and through communication with the Council's Development Control team. The Council's Council Tax team were consulted in situations where it is unclear if a dwelling has been completed.
- 4.8 In terms of the responses received, the Council considered each of the individual responses, taking into account build-out rates to date for sites 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. In such circumstances, the Council has adjusted the figures to a more realistic development rate.
- 4.9 Where no response was received, the Council has 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.

- 4.10 Some sites identified in the previous 2022 supply have been moved out of the five year supply due to their progress or status changing since 2022 and the latest evidence on their delivery. Whilst delivery on some of these sites may well occur in the next five years (2023-2028), the evidence at this stage suggests delivery in the five year supply cannot be completely relied upon and therefore a cautious approach has been taken. Should progress occur on these sites during the next 12 months then they could be brought back into the five year supply when the next assessment is undertaken if there is clear evidence to justify delivery.
- 4.11 The accompanying Housing Trajectory (April 2023) sets out the sites included within the five year housing land supply and the rate at which the sites are anticipated to be developed.
- 4.12 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 is of note that between 1 April 2011 and 1 April 2023, small sites have made a net contribution of **944 dwellings** to the Council's supply (an average of **79 dwellings per annum**). At 1 April 2023, 118 dwellings from small sites were under construction and a further 240 (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 2023 and 2028, further bolstering the number of years supply identified at Table 3 of this report.

5. Five Year Supply at 1 April 2023

Requirement

- 5.1 As confirmed above, the figure against which the Council's housing land supply should be assessed is 481 dwellings per annum.

Completions

- 5.2 A total of 7,886 dwellings (net) have been completed between the start of the plan period (1 April 2011) and 31 March 2023. This equates to an average of 657 per year. This represents a surplus of 2,114 dwellings above the housing requirement of 5,772 dwellings (481 x 12 years). 707 dwellings (net) were completed in the 2022/23 monitoring year.

Oversupply/Undersupply

- 5.3 Where a local planning authority has undersupplied against its housing target, the PPG makes clear that the total shortfall should be added to the requirements for the next five years (Paragraph: 031 Reference ID: 68-031-20190722). However, the NPPF is silent on the issue of oversupply.
- 5.4 In a 2021 High Court judgement⁷, Justice Dove concluded that the question of whether or not to take into account past oversupply **is a question of planning judgment** which is not addressed by the NPPF or the PPG and for which there is no policy.

⁷ [2021] EWHC 2782 (Admin)

5.5 The following considerations could justify factoring in past oversupply into the five year supply calculation:

- The Council is assessing its housing requirement against the adopted Local Plan annual requirement (481 dwellings), which is higher than the standard method (362 dwellings).
- The Council is currently working to identify sites which will meet its future housing need through a plan-led system. These new housing allocations are likely to bolster the projected supply beyond the five year period.
- The projected annual supply for 2023-28 (Table 2) is consistently above the adopted Local Plan housing requirement of 481dpa.
- The Council has not historically factored in the supply from small sites into the trajectory. Between 2011 and 2023 this has equated to an average **79 dwellings per annum**. Supply from small sites would bolster the supply in Table 2 below.

5.6 In addition to the above, the government has consulted on the possibility of bringing its position on oversupply in line with that on undersupply⁸. This proposal has not yet been formalised so cannot be afforded weight, although it is interesting to note this proposed direction of travel.

Projected Supply

5.7 The supply identified in the accompanying Housing Trajectory for the next five years (2023-2028) is **3,320 dwellings**. This is on sites of 10 or more dwellings and does not include any supply from small sites.

Table 2: Five year supply – Total net supply 2023-2028

| | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | Total Supply (net) 2023-2028 |
|-----------------------|---------|---------|---------|---------|---------|------------------------------|
| NWLDC new homes (net) | 562 | 762 | 753 | 670 | 573 | 3,320 |

Housing Land Supply Summary

5.8 In recent years the Council has oversupplied against its housing requirement and this oversupply has been subtracted from the five year requirement. Justification for this methodology is provided above at paragraphs 5.3 to 5.6.

5.9 Since 2011, 7,886 homes (net) have been delivered against a requirement of 5,772. This is an oversupply of 2,114 dwellings, which when subtracted from the requirement for the next five years (2,405 dwellings), results in a requirement of 291 dwellings (306 dwellings with a

⁸ [Levelling-up and Regeneration Bill: reforms to national planning policy](#) (22 December 2022)

5% buffer). The projected supply for the next five years (3,320 dwellings) far exceeds this requirement.

5.10 Even if the oversupply was **not** subtracted from the five year requirement of 2,405 dwellings (2,525 dwellings with a 5% buffer), the projected supply of 3,320 dwellings exceeds the requirement by some margin.

5.11 It is also material to note that the Council would be able to demonstrate a five year supply of housing using the proposed annual requirement of 686 dwellings and the new Local Plan Period of 2020-2040.

6. Conclusion

6.1 The Council has identified a supply of specific deliverable sites that are expected to deliver an estimated 3,320 dwellings between 2023 and 2028. This represents a supply well in excess of five years (+ 5% buffer).

APPENDIX 1 – HOUSING DELIVERABILITY ASSESSMENT

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| Site | Holywell Spring Farm, Burton Road, Ashby de la Zouch |
| Site Capacity | 410 |
| Status @ 1 April 2023 | Under Construction 408 Complete 2 Under construction 0 Not started |
| No of dwellings remaining | 2 |
| Developer | Davidsons (345 dwellings) & emh group (65 unit development for over 55's) |
| Is the site considered to be deliverable?⁹ | Yes |
| Is the site considered to be developable?¹⁰ | Yes |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | 2 |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 2 |
| Total number anticipated 2011 to 2031 | 410 |
| Total number anticipated post 2031 | n/a |
| Notes | The site is almost complete and will be finished imminently. |

⁹ Reference to *deliverable* in the proformas is as defined in Annex 2 of NPPF 2021

¹⁰ Reference to *developable* in the proformas is as defined in Annex 2 of NPPF 2021

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| Site | Money Hill, Ashby de la Zouch |
| Site Capacity | 2,050 |
| Status @ 1 April 2023 | Under Construction 162 Complete 22 Under Construction 649 Not started (with planning permission) 1,217 Not started (remainder of allocation) |
| No of dwellings remaining | 671 (with planning permission) 1,217 (remainder of allocation) |
| Developer | Miller Homes, Crest Nicholson, Bloor Homes and Taylor Wimpey have completed or are constructing dwellings. Bloor Homes, Taylor Wimpey, Redrow and Miller Homes have an interest in the remainder of the allocation site. |
| Is the site considered to be deliverable? | 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. This deliverability issue is expected to be resolved in 2027 when treated foul water flows will be pumped out of the River Mease catchment. |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 51 |
| 2024/25 | 127 |
| 2025/26 | 142 |
| 2026/27 | 126 |
| 2027/28 | 125 |
| Year 6 – 10 (2028/29 to 2032/33) | 700 |
| Years 11 – 15 (2032/33 to 2036/37) | 617 |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 571 |
| Total number anticipated 2011 to 2031 | 1,133 |
| Total number anticipated post 2031 | 917 |
| Notes | The site is allocated for a total of about 2,050 dwellings in the adopted Local Plan (Policy H3). Miller Homes has completed 70 dwellings (Woodcock Way). Crest Nicholson has detailed approval for 158 dwellings (Arla Dairies). Completions for 2022/23 were 30 dwellings compared to an estimated 38 (Housing Land Supply report 2022). In an email dated 19 May 2023, Crest Nicolson stated that they anticipated the |

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| | <p>development would be completed in January 2025 with an average completion of 30 dwellings per annum. The development programme has been delayed due to the slowdown in the sales market, linked with the cost of living crisis and mortgage interest rates. Crest Nicolson assumes that the remainder of the site will be completed at an average of 30 dwellings per annum; we have reduced this slightly but have assumed this phase will be completed by 31 March 2025.</p> <p>Taylor Wimpey and Bloor Homes have permission for 302 and 303 dwellings respectively (20/01662/REMM). Work on the access road is well underway and both sites are being marketed (Castle Manor and Ashby Fields). Bloor Homes and Taylor Wimpey provided their anticipated delivery rates to the Council on 4 May 2023. Both expect their phases to be completed by 31 March 2029.</p> <p>The remainder of the site equates to around 1,200 dwellings. Bloor and Taylor Wimpey have recently started work on an outline planning application, which could be submitted to the Council by the end of 2023. Miller and Redrow Homes also have an interest in part of the site. Redrow has confirmed that there are no ransom strips but that they are relying on the Bloor/TW element of the site to enable access to the Redrow/Miller phases. We have assumed a delivery rate of 150dpa, based on the combined Bloor and TW's estimate for Phase 1.</p> |
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| Site | Land north and south of Park Lane, Castle Donington |
| Site Capacity | 766 (reserved matters approvals) |
| Status @ 1 April 2023 | Under construction 454 Complete 44 Under construction 268 Not started |
| No of dwellings remaining | 312 |
| Developer | Miller Homes, Redrow and William Davis |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 120 |
| 2024/25 | 115 |
| 2025/26 | 74 |
| 2026/27 | 3 |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 312 |
| Total number anticipated 2011 to 2031 | 766 |
| Total number anticipated post 2031 | n/a |
| Notes | <ul style="list-style-type: none"> • The site had outline planning permission for 895 dwellings but the total number of dwellings approved at reserved matters stage equates to 766. • A total of 133 dwellings were completed in 2022/23, compared to an estimation of 136 (Housing Land Supply report 2022). • Miller Homes has detailed approval for a total of 372 dwellings (159 Phase 1 and 213 Phase 2). Phase 1 is complete and Phase 2 is under construction. To date they have completed a total of 241 dwellings. In 2022/23 Miller completed 56 dwellings. They did not respond to our request for information about their anticipated delivery rates so we have assumed a completion rate of 50 dpa until Phase 2 is completed in 2025/26. • Redrow has detailed approval for 214 dwellings and to date have completed 151 dwellings. The developer advised via email (dated 20 May 2023) that the development is due to be completed by June 2025, with an average completion of 3 |

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| | <p> dwellings per month. Their anticipated completion rates are considered realistic based on their completion rates to date.</p> <ul style="list-style-type: none">• William Davis has detailed approval for 180 dwellings. To date, 62 have been completed. In an email dated 12 May 2023, the developer confirmed they anticipate completion of this phase in early in 2024/25. Their projections are considered acceptable. |
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| Site | The Spittal, Castle Donington |
| Site Capacity | 13 |
| Status @ 1 April 2023 | Under Construction 5 Completed 6 Under Construction 2 Not Started |
| No of dwellings remaining | 8 |
| Developer | Ikon Residence |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 2 |
| 2024/25 | 2 |
| 2025/26 | 2 |
| 2026/27 | 2 |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 8 |
| Total number anticipated 2011 to 2031 | 13 |
| Total number anticipated post 2031 | n/a |
| Notes | The site is under construction and is being marketed as Spittal Heights. No dwellings were completed in 2022/23 compared to an estimation of 1 (Housing Land Supply Report, 2022). 6 dwellings are at various stages of construction and 2 have not been started. The remaining units are taking some time to complete; which is potentially a reflection of the increase in interest and mortgage rates. As a result, we have been cautious with the remaining completions. |

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| Site | Land north of Standard Hill and west of Highfield Street, Coalville |
| Site Capacity | 400 |
| Status @ 1 April 2023 | Reserved Matters Approval |
| No of dwellings remaining | 400 |
| Developer | Jelson Limited and East Midlands Housing |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | |
| 2024/25 | 66 |
| 2025/26 | 85 |
| 2026/27 | 88 |
| 2027/28 | 40 |
| Year 6 – 10 (2028/29 to 2032/33) | 121 |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 279 |
| Total number anticipated 2011 to 2031 | 400 |
| Total number anticipated post 2031 | n/a |
| Notes | <p>The site will be delivered by two developers: Jelson Homes (250 dwellings) and emh homes (150 dwellings). The reserved matters details (18/00707/REMM) were approved in March 2022. No dwellings were completed in 2022/23, compared to an estimation of 15 (Housing Land Supply Report, 2022).</p> <p>In an email dated 9 May 2023, Jelson confirmed that the build programme had been delayed again and the first completions were not anticipated to take place until November 2024. Completion of the Jelson phase is anticipated to take place in March 2031 (an average of 35 dwellings per annum).</p> <p>In an email dated 9 May 2023, emh said that ground works were due to start imminently and that their phase of the development was expected to be completed by the end of 2025. We have pushed this back to the end of March 2027 given the delay starting on site.</p> |

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| Site | South East Coalville |
| Site Capacity | 3,500 (gross) / 3,496 (net) |
| Status @ 1 April 2023 | Under construction 4 dwellings demolished 670 Completed (net gain of 666) 191 Under Construction 2,639 Not started |
| No of dwellings remaining | 2,830 |
| Developer | Davidsons, David Wilson/Barratt, Cadeby Homes, Redrow, Bellway, Morris Homes, Lioncourt Homes |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 245 |
| 2024/25 | 292 |
| 2025/26 | 346 |
| 2026/27 | 362 |
| 2027/28 | 332 |
| Year 6 – 10 (2028/29 to 2032/33) | 1,078 |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | 171 |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 1,577 |
| Total number anticipated 2011 to 2031 | 3,025 |
| Total number anticipated post 2031 | 471 |
| Notes | <ul style="list-style-type: none"> • There is outline permission for a total of 3,500 dwellings (via two outline planning permissions, one for 2,700 dwellings and one 800 dwellings). • 207 dwellings were completed in 2022/23 compared to an estimation of 203 (Housing Land Supply Report, 2022). A total of 670 (gross) have been completed to date (666 net). • A Masterplan Statement has been prepared on behalf of the land promoter to satisfy a condition of the outline permission. This includes a breakdown of the phases and a housing trajectory. The most recent version of this document was submitted and approved in November 2022. |

Phase A1

- Redrow has permission for 203 dwellings (20/00726/REMM) and has completed 57 to date. In an email dated 20 May 2023, the developer confirmed that they are anticipating a build rate of 36 dwellings per year (3 per month). On this basis, the phase will be finished by 2027/28 (i.e. before the end of the five year period) which is considered a reasonable assumption.

Phase A2

- Bellway has permission for 164 dwellings (20/02030/REMM) and has built 9 dwellings to date. In an email dated 18 May 2023, the developer confirmed they anticipate completing this phase by 2027/28 at an average of 37 dpa. This is considered reasonable given that the developer intends to build out Phase B1 at the same time.

Phase A3

- Morris Homes has permission for 116 dwellings (21/02227/REMM) and has built 3 to date. The developer did not respond to our request for information so we have assumed a relatively low build rate of 24 dpa (2 per month). We will review this next year when a full year of completions will have taken place, but in any case, this phase is expected to be completed before the end of the five year period.

Phase B1

- Bellway submitted a reserved matters application for 189 dwellings (22/00045/REMM) which was validated in June 2022 and which is pending determination. It is understood that there have been significant design issues and these have not been fully resolved.
- In an email dated 18 May 2023, the developer confirmed they plan to start on site within 2 months of getting planning approval. The first completions are anticipated in 2024/25 and the scheme will be built out at the same time as Phase A2. 136 dwellings from this phase are included in the five year supply.
- Assumed completions on this phase average at 34dpa and in combination with A2, reflect historic build rates by the same developer elsewhere in the district.

Phase B2

- Lioncourt Homes submitted a reserved matters application for 146 Build to Rent dwellings (22/00045/REMM) which was validated in October 2022 and is pending determination.

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| | <p>There are significant design issues which need to be resolved before the application can be determined.</p> <ul style="list-style-type: none"> • Because of the uncertain timescales for approving the reserved matters, we have assumed that the first completions will be in 2024/25 (pushed back two years from the agent's Masterplan Statement). 100 dwellings from this phase are included in the five year supply. <p>Phase B3 & B4</p> <ul style="list-style-type: none"> • An application for enabling works for these phases was submitted in June 2023 and is pending determination (23/00701/REMM). The land promoter has confirmed that due to market absorption, the phase will not be sold until 2025. They also said that housebuilders usually submitted their reserved matters within a year of agreeing purchase of the land. • We have therefore pushed back the anticipated start dates for these phases to 2027/28 (Phase B3) and 2026/27 (Phase B4) and used the assumptions in the promoter's Masterplan Statement. 114 dwellings from Phases B3 and B4 are included in the five year supply. <p>Phase B5</p> <ul style="list-style-type: none"> • The land promoter has confirmed that the site is being sold this year and that they are in the final stages of securing the preferred bidder. • We have pushed the trajectory in the Masterplan Statement back one year, assuming the first completions from this site will be in 2025/26 rather than 2024/25. We have used the build rates in the Masterplan Statement and 138 dwellings from this phase are included in the five year supply. <p>Phases C1, C2, C3 and C4</p> <ul style="list-style-type: none"> • The land promoter has confirmed that the enabling works application for these parcels will be submitted later in 2023 and that the sales for these parcels will follow on yearly from B3/4. • No dwellings from these phases are included in the five year supply. <p>Phase D1</p> <ul style="list-style-type: none"> • Cadeby Homes has completed this phase (49 dwellings). <p>Phase E1</p> <ul style="list-style-type: none"> • Cadeby Homes submitted a reserved matters application for 80 dwellings (23/00012/REMM) which was validated in January |
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| | <p>2023 and is pending determination. There are some design, highways and drainage issues which need to be resolved before the application can be determined.</p> <ul style="list-style-type: none"> • 70 dwellings from this phase are included in the five year supply. <p>Phases F1 & F2</p> <ul style="list-style-type: none"> • David Wilson Homes and Barratt Homes have permission for 360 dwellings (21/00857/VCIM) and have completed 211 dwellings to date. • In an email dated 12 May 2023, the developers confirmed they expect to complete the phase by 2025/26 and this is considered reasonable based on the completion rates on this phase to date. <p>Phase G1</p> <ul style="list-style-type: none"> • Davidsons has permission for 289 dwellings on this phase (via four permissions). 92 dwellings have been completed to date. • The developer confirmed their anticipated delivery rates in an email dated 31 May 2023. The development is expected to be completed by 2027/28, meaning all remaining 197 dwellings are included in the five year supply. <p>Land south of Grange Road</p> <ul style="list-style-type: none"> • Davidsons has outline permission for 800 dwellings and reserved matters approval on various parcels. To date 249 dwellings have been completed. • The developer confirmed their anticipated delivery rates in an email dated 31 May 2023. 259 dwellings have been included in the five year supply. |
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| Site | Land south of Greenhill Road, Coalville |
| Site Capacity | 171 |
| Status @ 1 April 2023 | Under Construction 149 Complete 19 Under construction 3 Not started |
| No of dwellings remaining | 22 |
| Developer | Avant Homes |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | 22 |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 22 |
| Total number anticipated 2011 to 2031 | 171 |
| Total number anticipated post 2031 | n/a |
| Notes | The site is almost complete. 49 dwellings were completed in 2022/23, compared to an estimation of 32 (Housing Land Supply Report, 2022). Given the historic completions rates on this site, it is reasonable to assume that the remaining 22 dwellings will be completed by 31 March 2024. |

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| Site | Snibston Discovery Park, Ashby Road, Coalville |
| Site Capacity | 144 |
| Status @ 1 April 2023 | Reserved Matters Approval / Reserved Matters Pending Determination |
| No of dwellings remaining | 144 |
| Developer | St Modwen Homes |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | |
| 2024/25 | 30 |
| 2025/26 | 30 |
| 2026/27 | 30 |
| 2027/28 | 30 |
| Year 6 – 10 (2028/29 to 2032/33) | 24 |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 120 |
| Total number anticipated 2011 to 2031 | 144 |
| Total number anticipated post 2031 | n/a |
| Notes | <p>The site has outline permission for up to 144 dwellings (21/02192/VCUM).</p> <p>Reserved matters approval for 116 dwellings was obtained in November 2022 (22/00508/REMM). An application to vary 22/00508/REMM was submitted in March 2023. The case officer has confirmed that the highways authority currently objects to the variation of condition 10 and it is not clear when this will be resolved.</p> <p>The remainder of the site (28 dwellings) is subject to a reserved matters application which was submitted in June 2022 and which is currently pending determination (22/00953/REMM). The case officer has confirmed that there are outstanding design issues which have not yet been resolved.</p> <p>The developer’s agent did not respond to our query on their anticipated build programme. The site is being marketed as Snibston Mill but details are limited at present. St Modwen built</p> |

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| | another scheme in Coalville at an average of 37dpa (between 2013 and 2018). We have reduced this to 30dpa and expect the first completions to be delivered in 2024/25. |
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| Site | Waterworks Road, Coalville |
| Site Capacity | 101 |
| Status @ 1 April 2023 | Local Plan Allocation |
| No of dwellings remaining | 101 |
| Developer | William Davis |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 - 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | 30 |
| 2027/28 | 30 |
| Year 6 - 10 (2028/29 to 2032/33) | 41 |
| Years 11 - 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 60 |
| Total number anticipated 2011 to 2031 | 101 |
| Total number anticipated post 2031 | n/a |
| Notes | The site is allocated for housing in the adopted Local Plan (Policy H3b). Members resolved to approve an outline application for up to 101 dwellings at planning committee on 8 February 2022 (20/00831/OUTM). Whilst the decision notice has still not been issued, the case officer has confirmed that the Section 106 agreement has now been agreed by all parties. On this basis, the decision notice should be issued shortly. A housebuilder has been identified for this site, but given the work that is required before the first dwellings can be completed, we have pushed development towards the end of the five year period. |

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| Site | 224a Bardon Road Coalville |
| Site Capacity | 10 (gross) 9 (net) |
| Status @ 1 April 2023 | Under construction 1 Demolition 10 Under Construction 0 Not Started |
| No of dwellings remaining | 9 (net) |
| Developer | Hammond Homes |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 10 (9 net) |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | Construction of this development (being marketed as Tigers Fields) is at an advanced stage and it is reasonable to assume that the site will be completed in the next monitoring year. |

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|--|---|
| Site | Wolsey Road, Coalville |
| Site Capacity | 77 |
| Status @ 1 April 2023 | Under Construction 0 Complete 20 Under construction 57 Not started |
| No of dwellings remaining | 77 |
| Developer | Midland Heart |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 20 |
| 2024/25 | 30 |
| 2025/26 | 27 |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 77 |
| Total number anticipated 2011 to 2031 | 77 |
| Total number anticipated post 2031 | n/a |
| Notes | The site has full permission for 77 dwellings (21/00596/FULM). The developer's agent did not respond to the Council's query on the anticipated build programme. Midland Heart's website makes reference to the first homes being available by Christmas 2023, we have assumed a fairly low delivery rate to err on the side of caution (in our experience, affordable housing schemes tend to be delivered quickly), but there is a chance that the site will be finished before 31 March 2026. Nonetheless, the site is expected to be completed within the next five years. |

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| Site | 34A Ashby Road, Coalville |
| Site Capacity | 15 |
| Status @ 1 April 2023 | Under Construction 0 Complete 15 Under construction 0 Not started |
| No of dwellings remaining | 15 |
| Developer | SSL Co1 Limited |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | |
| 2024/25 | 15 |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 15 |
| Total number anticipated 2011 to 2031 | 15 |
| Total number anticipated post 2031 | n/a |
| Notes | Permission for the erection of 15 no. 1 bedroom apartments for supported living (use class C3b) was granted on 30 November 2022 (21/02338/FULM). Construction has started and is in the early stages. Applications to discharge conditions (22/01919/DIS and 23/00243/DIS) have been submitted but not yet determined. These need to be approved before the development can be built above damp proof course level. As a result, we have pushed back the completion of this development into 2024/25. |

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| Site | Workspace 17, Highfield Street, Coalville |
| Site Capacity | 22 |
| Status @ 1 April 2023 | Full Planning Permission |
| No of dwellings remaining | 22 |
| Developer | Modus Partnerships |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 - 5 | |
| Anticipated build rates | |
| 2023/24 | 22 |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 - 10 (2028/29 to 2032/33) | n/a |
| Years 11 - 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 22 |
| Total number anticipated 2011 to 2031 | 22 |
| Total number anticipated post 2031 | n/a |
| Notes | This site will be delivered by an affordable housing provider. Full planning permission was obtained in May 2023 (22/01513/FULM). There are several conditions attached to the permission that need to be discharged before construction of the dwellings can proceed beyond damp proof course level but should be completed in this financial year in line with the terms of a Homes England grant agreement. |

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| Site | Land rear of 80 Forest Road, Coalville |
| Site Capacity | 24 |
| Status @ 1 April 2023 | Full Planning Permission |
| No of dwellings remaining | 24 |
| Developer | P Bunce Developments Ltd |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 - 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | 12 |
| 2027/28 | 12 |
| Year 6 - 10 (2028/29 to 2032/33) | n/a |
| Years 11 - 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 24 |
| Total number anticipated 2011 to 2031 | 24 |
| Total number anticipated post 2031 | n/a |
| Notes | <p>Planning permission for the residential development of single storey dwellings was granted on 31 March 2023 (20/02040/FULM). The developer's agent did not respond to the Council's query on the anticipated build programme. The site is being marketed as Church View Meadow. There are several conditions that are required to be discharged by the Council before the developer can build above damp proof course level. We have pushed construction of the development to the end of the five year period to allow for discharge of conditions, start on site and the fact that this is a smaller housebuilder.</p> |

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| Site | Land adjoining 90 Ashby Road, Kegworth |
| Site Capacity | 110 |
| Status @ 1 April 2023 | Reserved Matters Approval (Planning Permission Implemented) |
| No of dwellings remaining | 110 |
| Developer | Unknown since Persimmon Homes confirmed in 2019 that they would not be going ahead with development on the site. |
| Is the site considered to be deliverable? | Site is potentially impacted by route of HS2 |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | The site has detailed planning permission for 110 dwellings (16/00394/REMM). 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. |

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| Site | Slack and Parr Ltd, Long Lane, Kegworth |
| Site Capacity | 188 |
| Status @ 1 April 2023 | Under Construction 114 Completed 27 Under Construction 47 Not Started |
| No of dwellings remaining | 74 |
| Developer | Crest Nicholson |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 30 |
| 2024/25 | 30 |
| 2025/26 | 14 |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 74 |
| Total number anticipated 2011 to 2031 | 188 |
| Total number anticipated post 2031 | n/a |
| Notes | In 2022/23, 40 dwellings were completed, compared to an estimated 44 (Housing Land Supply Report, 2022). In an email dated 19 May 2023, the developer confirmed construction is due to complete in January 2025, at a rate of 30dpa. The developer also stated that the build programme has slowed in line with a slow down in sales (due to interest rates/mortgage rates). We have pushed the completion of development into 2025/26 to err on the side of caution. |

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| Site | Adjacent to Computer Centre and J24, Packington Hill, Kegworth |
| Site Capacity | 141 |
| Status @ 1 April 2023 | Reserved Matters Approval (Planning Permission Implemented) |
| No of dwellings remaining | 141 |
| Developer | Unknown |
| Is the site considered to be deliverable? | Site potentially impacted by route of HS2 |
| Is the site considered to be developable? | Site potentially impacted by route of HS2 |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | Reserved matters approval was granted in June 2020. This was for two separate phases comprising 37 (19/00878/REMM) and 104 dwellings (19/01757/REMM) respectively. A condition relating to foul drainage was discharged for the 37 dwelling phase in December 2021. Works on the access road have been undertaken on site and this has resulted in the implementation of the planning permissions granted under application references 14/00541/OUTM, 19/00878/REMM and 19/01757/REMM (confirmed in February 2023). This means these consents are extant albeit further certainty on HS2 is required before knowing if it's possible to deliver the approved housing. |

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| Site | 118 Station Road, Kegworth |
| Site Capacity | 13 |
| Status @ 1 April 2023 | Under Construction 0 Completed 13 Under Construction 0 Not Started |
| No of dwellings remaining | 13 |
| Developer | Platform Housing Group |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 13 |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 13 |
| Total number anticipated 2011 to 2031 | 13 |
| Total number anticipated post 2031 | n/a |
| Notes | All of the dwellings are at an advanced stage of construction. Although the developer didn't respond to our query about delivery rates, the 2022 Housing Land Supply Report anticipated completion in 2023/24 and this is considered to still be achievable. |

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| Site | Strategic Site (Measham Waterside), Measham |
| Site Capacity | 426 |
| Status @ 1 April 2023 | Reserved Matters Approval (Planning Permission Implemented) |
| No of dwellings remaining | 426 |
| Developer | |
| Is the site considered to be deliverable? | Site is partially impacted by the route of HS2. |
| Is the site considered to be developable? | Site is partially impacted by the route of HS2. |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | Reserved matters approval was granted on 22 May 2020 for 426 dwellings (19/02381/REMM). The planning permission has been implemented, meaning it is extant. 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. |

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| Site | North of Butt Lane and east of Hepworth Road Woodville/Blackfordby |
| Site Capacity | 91 |
| Status @ 1 April 2023 | Under Construction 28 Complete 28 Under Construction 35 Not Started |
| No of dwellings remaining | 63 |
| Developer | Owl Homes |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | |
| 2024/25 | 28 |
| 2025/26 | 28 |
| 2026/27 | 7 |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 63 |
| Total number anticipated 2011 to 2031 | 91 |
| Total number anticipated post 2031 | n/a |
| Notes | 28 dwellings were completed in 2022/23, compared to an estimated 30 (Housing Land Supply Report, 2022). In last year's Housing Land Supply Report, we pushed back completion of the site to 2024/25. There are ongoing enforcement issues at this site, the rectification of which may require the submission of a new planning application. Completions have slowed at the site and only 3 dwellings were completed in the six months between 1 October 2022 and 31 March 2023. As a result of the complexities at this site, we have pushed development back to 2026/27. |

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| Site | Land rear of 31 Main Street, Blackfordby |
| Site Capacity | 14 |
| Status @ 1 April 2023 | Neighbourhood Plan Allocation |
| No of dwellings remaining | 14 |
| Developer | |
| Is the site considered to be deliverable? | The site is in the catchment of the River Mease and there is no space left in the developer contribution schemes. |
| Is the site considered to be developable? | Yes |
| Years 0 - 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 - 10 (2028/29 to 2032/33) | 14 |
| Years 11 - 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 0 |
| Total number anticipated 2011 to 2031 | 14 |
| Total number anticipated post 2031 | n/a |
| Notes | The site is allocated for development in the Blackfordby Neighbourhood Plan. It is understood that there is housebuilder interest in the site, but no planning application has been made to date. The site is also in the River Mease catchment so would need to find an appropriate solution in drainage terms. For the time being, delivery of the site has been placed outside of the five year period. |

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| Site | Breedon Priory Nursery, Ashby Road, Breedon on the Hill |
| Site Capacity | 52 |
| Status @ 1 April 2023 | Under Construction 33 Completed 6 Under Construction 13 Not Started |
| No of dwellings remaining | 19 |
| Developer | Cameron Homes |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 Anticipated build rates | |
| 2023/24 | 10 |
| 2024/25 | 9 |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 19 |
| Total number anticipated 2011 to 2031 | 52 |
| Total number anticipated post 2031 | n/a |
| Notes | 43 dwellings were approved in December 2019 (18/02198/FULM). A further 9 dwellings were approved in December 2021 (20/01920/FUL), increasing the total number of dwellings at this site to 52. 16 dwellings were completed in 2022/23, compared to an estimated 18 (Housing Land Supply Report, 2022). Based on historic completion rates, the site could be completed in 2023/24, however given that of the 19 dwellings remaining, 13 have not yet started, we have pushed back the completion of the site into 2024/25. |

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| Site | St Christophers Park, St Christophers Road, Ellistown |
| Site Capacity | 13 |
| Status @ 1 April 2023 | Full Planning Permission 0 Complete 0 Under construction 13 Not started |
| No of dwellings remaining | 13 |
| Developer | Unknown |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | 13 |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | A full application for 13 park homes was approved on 28 June 2021 (20/01896/FULM). Several conditions were discharged on 15 February 2022 (21/01948/DIS). The developer is required to make S106 payments prior to the commencement of development. In an email dated 24 April, the developer’s agent said that they had queries regarding the S106 but were hoping to start development this summer. |

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| Site | MTS Logistics, Mill Lane, Heather |
| Site Capacity | 14 |
| Status @ 1 April 2023 | Full Planning Permission 0 Completed 0 Under Construction 14 Not Started |
| No of dwellings remaining | 14 |
| Developer | Unknown |
| Is the site considered to be deliverable? | A previous permission for 14 dwellings on the site (14/00396/FULM), granted on 4 March 2016, was never implemented and the permission lapsed, potentially indicating an issue with deliverability. |
| Is the site considered to be developable? | |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | Permission was granted on 21 September 2021 (19/00824/FULM). There are several pre-commencement conditions attached to this permission and no applications to discharge these have been made to date. It is understood that the site is currently in use as a self-storage facility. The agent for the applicant did not respond to the Council's query regarding the potential developer and delivery rates. This development has not been included in the five year supply because clearer evidence about the deliverability of the site is required. |

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|--|---|
| Site | Home Farm, Oakthorpe |
| Site Capacity | 28 |
| Status @ 1 April 2023 | Under Construction 10 Completed 16 Under Construction 2 Not Started |
| No of dwellings remaining | 18 |
| Developer | James Madison Homes |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 4 |
| 2024/25 | 4 |
| 2025/26 | 5 |
| 2026/27 | 5 |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 18 |
| Total number anticipated 2011 to 2031 | 28 |
| Total number anticipated post 2031 | n/a |
| Notes | The site is under construction and properties are being marketed online (Thorpe Rise). The developer did not respond to the Council's query about delivery rates. Delivery appears to have slowed in the last monitoring year (3 completions in 2022/23 compared to 7 in the previous year). Building rates have been based on completion rates to date and reflect that the developer is a small housebuilder. |

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| Site | Former Garden Centre, Heather Lane, Ravenstone |
| Site Capacity | 35 |
| Status @ 1 April 2023 | Under Construction 24 Completed 11 Under Construction 0 Not Started |
| No of dwellings remaining | 11 |
| Developer | Peveril Homes |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | 11 |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 – 10 (2028/29 to 2032/33) | n/a |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | n/a |
| Years 15+ | n/a |
| Total number anticipated in 5 years | 11 |
| Total number anticipated 2011 to 2031 | 35 |
| Total number anticipated post 2031 | n/a |
| Notes | 22 dwellings were completed in 2022/23, compared to an estimation of 23 (Housing Land Supply Report 2022). The 2022 HLS anticipated that the site would be completed in 2023/24 and based on completion rates to date, it is reasonable to assume this will still be the case. |

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|--|---|
| Site | 11 Fosbrooke Close, Ravenstone |
| Site Capacity | 10 (gross) / 9 (net) |
| Status @ 1 April 2023 | Outline Planning Permission / Full Application Pending Determination 0 Complete 0 Under construction 10 Not started |
| No of dwellings remaining | 10 (gross) / 9 (net) |
| Developer | Bau Street Ltd |
| Is the site considered to be deliverable? | Yes |
| Is the site considered to be developable? | Yes |
| Years 0 – 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | 5 |
| 2027/28 | 4 |
| Year 6 – 10 (2028/29 to 2032/33) | |
| Years 11 – 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | <p>Outline planning permission for the demolition of an existing bungalow to facilitate residential development (18/01428/OUTM) was approved on 4 November 2020. An illustrative plan accompanying this application showed a layout for 27 dwellings.</p> <p>A full application for 10 dwellings was validated on 8 February 2022. The case officer has advised that there have been design and layout issues with this application and that following a meeting with the applicants in April 2023, he is expected that revised plans will be submitted. To reflect the fact there are unresolved issues at this site, the completions have been pushed to later on in the plan period.</p> |

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|--|---|
| Site | Land at St George's Hill, Swannington |
| Site Capacity | 12 |
| Status @ 1 April 2023 | Neighbourhood Plan Allocation |
| No of dwellings remaining | 12 |
| Developer | Unknown |
| Is the site considered to be deliverable? | Unknown |
| Is the site considered to be developable? | |
| Years 0 - 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 - 10 (2028/29 to 2032/33) | |
| Years 11 - 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | The site is allocated for development in the Swannington Neighbourhood Plan. The site was promoted by the landowner through the Neighbourhood Plan process and it is not clear if there is a developer interested in developing the site. Further information/evidence on the delivery of the site is required so the site hasn't been included in the supply for the time being. |

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|--|---|
| Site | Land off Hepworth Road, Woodville |
| Site Capacity | 30 |
| Status @ 1 April 2023 | Reserved Matters Approval |
| No of dwellings remaining | 30 |
| Developer | Custom Housebuilding Plots |
| Is the site considered to be deliverable? | Unknown |
| Is the site considered to be developable? | Yes |
| Years 0 - 5 | |
| Anticipated build rates | |
| 2023/24 | |
| 2024/25 | |
| 2025/26 | |
| 2026/27 | |
| 2027/28 | |
| Year 6 - 10 (2028/29 to 2032/33) | |
| Years 11 - 15 (i.e. 2032/33 to 2036/37) | |
| Years 15+ | |
| Total number anticipated in 5 years | |
| Total number anticipated 2011 to 2031 | |
| Total number anticipated post 2031 | |
| Notes | This site has not come forward for custom build homes and this permission is due to lapse on 23 December 2023. The site is now the subject of a full application for 92 dwellings (80% affordable). The applicant is a housebuilder with an option on the site. Due to the uncertainty about whether the self and custom build homes will be delivered, the site has been removed from the supply entirely. |