



5 Year Supply Statement

01 April 2022

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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 2022, for the five year period from 1 April 2022 to 31 March 2027. 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); updates to the Planning Practice Guidance (PPG) published 13 September 2018 and 22 July 2019; and the publication of the 2022 Housing Delivery Test results on 14 January 2022.

2. National and Local Planning Policy

- 2.1 The NPPF was revised and published in July 2021. Paragraphs 68 and 74 require local planning authorities to identify a five year supply of deliverable 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 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).

- 2.4 The North West Leicestershire Local Plan was adopted on 21 November 2017. As at 1 April 2022, the Plan is less than 5 years old.¹ 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.²

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*

¹ The Local Plan was amended by a Partial Review (adopted 16 March 2021) which reviewed and updated Policy S1 (and supporting text) only. The Substantive Review, which will identify a new housing requirement for NWLDC, is at an early stage of production.

² In any event, the standard method for LHN results in an annual requirement of 372 dwellings (2022 based), which is lower than the adopted Local Plan requirement.

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”.

- 3.2 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.
- 3.3 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)

- 3.4 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).
- 3.5 The HDT measures in percentage terms the net additional dwellings delivered in a local authority area³ over the past three years. The Secretary of State published the 2021 HDT results for each local authority in England on 14 January 2022.
- 3.6 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 paragraph 222b).

HDT Calculation

- 3.7 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 (2018-2021). The number of homes required is the lower of the latest adopted housing requirement or the minimum local housing need (LHN)⁴.

³ 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.

⁴ 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.

2021 HDT Measurement

- 3.8 The results of the 2021 Housing Delivery Test (published on 14 January 2022) show that the Council delivered 2,169 homes between 2018 and 2021, against a requirement of 954⁵ homes. This equates to a percentage of **227%**. On this basis, planning applications 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*
- *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.*

⁵ In NWLDC’s case, the requirement is based on the lower standard method figure.

- *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 5 year supply are considered to meet the definition of deliverable.
- 4.4 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 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/June 2022 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 shortage of skills/materials or the cost of living crisis.
- 4.6 Some developers did acknowledge a recognisable issue with the availability of materials (and to some extent skilled workers) and others highlighted the planning process as a reason for a delayed start on site. Whilst difficult to predict the extent to which this could delay build rates, **Appendix 1** provides more site-specific detail and describes how these have been factored into the anticipated five year supply.
- 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 have been 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 and as such the Council 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 It may be that based on more recent information that some sites identified in the 2021 supply have been moved out of the 5 year supply due to their progress or status changing since 2021 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.

- 4.11 The Housing Trajectory (April 2022) 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 2022, small sites have made a net contribution of 862 dwellings to the Council's supply (an average of 78 dwellings per annum). At 1 April 2022, 143 dwellings from small sites were under construction and a further 270 (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 2022 and 2027, further bolstering the number of years supply identified at Table 3 of this report.

5. Five Year Supply at 1 April 2022

Requirement

- 5.1 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.

Completions

- 5.2 At the 2022 monitoring point, 7,179 dwellings (net) had been completed from the start of the plan period (2011) to 31 March 2022 (an average of 652.6 per year). This represents a surplus of 1,888 dwellings above the housing requirement of 5,291 dwellings (481 x 11 years). 987 dwellings (net) were completed in the 2021/22 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 judgement⁶, 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.
- 5.5 The following considerations could justify factoring in past oversupply into the five year supply calculation:
- The adopted Local Plan annual requirement (481 dwellings) is already higher than the standard method (372 dwellings).

⁶ [2021] EWHC 2782 (Admin)

- Whilst the Council has evidence that would support a higher housing requirement (Leicester and Leicestershire Statement of Common Ground) this has yet to be tested at examination.
- The Council is currently working to identify sites which will meet its future need through a plan-led system.
- The Council has not historically factored in the supply from small sites into the trajectory. Between 2011 and 2022 this has equated to an average 78 dwellings per annum. Supply from small sites would bolster the supply in Table 2 below.

Projected Supply

5.6 The supply identified in the Housing Trajectory for the next 5 years (2022-2027) is 2,476 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 2022-2027

	2022-23	2023-24	2024-25	2025-26	2026-27	Total Supply (net) 2022-2027
NWLDC net new homes	637	619	513	409	346	2,524

Housing Land Supply Summary

5.7 Table 3 below sets out the years of supply against the adopted Local Plan housing requirement at the 2022 monitoring point.

Table 3: NWLDC 5 year housing land supply summary at 1 April 2022

			At 1 April 2022	Source
a	Requirement 1 April 2011 to 31 March 2022		5,291	Adopted Local Plan (481 per annum x 11 years)
b	Net completions 1 April 2011 to 31 March 2020		7,179	Housing Trajectory
c	Shortfall/over provision		-1,888	(a - b)
d	Requirement for next 5 years		2,405	(481x 5)
e	Plus allowance for shortfall (where exists)		517	(d + c)
f	Plus buffer	5%	543	(e*1.05)
g	Annual requirement for next 5 years		109*	(f/5)
h	Projected completions next 5 years		2,524	Housing Trajectory
i	No of years supply	5%	23.2	(h/g)

*rounded up from 108.6

6. Conclusion

- 6.1 The Council has identified a supply of specific deliverable sites that are expected to deliver 2,523 dwellings between 2022 and 2027. When a 5% buffer is applied to ensure choice and competition in the market for land, it represents a supply of 23.2 years.

LOCAL PLAN - HOUSING DELIVERABILITY ASSESSMENT

Site	Holywell Spring Farm, Burton Road, Ashby
Site Capacity	410
Status @ 1 April 2022	Under Construction: 357 Complete 27 Under construction 26 Not started
No of dwellings remaining	181
Developer	Davidsons (345 dwellings) & emh group (65 unit development for over 55's)
Deliverability issues	N/A
Is the site considered to be deliverable?⁷	Yes
Is the site considered to be developable?⁸	Yes
Anticipated build rates	
2022/23	53
2023/24	
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	53
Total number anticipated 2011 to 2031	410
Total number anticipated post 2031	0
Notes	<p>Completions in 2021/22 were 129 compared to an estimation of 110. This included the completion of the 65 unit extra care facility by emh group (Springfields).</p> <p>For the remainder of the site, detailed permission was granted for the erection of 1 dwelling and the substitution of 69 house types in March 2022. This increase of 1 dwelling has resulted in a total of 410 dwellings on the site.</p> <p>In an email dated 7 June 2022, Davidsons confirmed that they expect to complete the development in February 2023. Based on historic build rates at this site, this is deemed achievable.</p>

⁷ Reference to deliverable in proformas is as defined in Annex 2 of NPPF 2021

⁸ Reference to developable in proformas is as defined in Annex 2 of NPPF 2021

Site	Money Hill, Ashby
Site Capacity	2,050
Status @ 1 April 2022	Under Construction 132 Complete 22 Under Construction 679 Not started (with planning permission) 1,217 Not started (remainder of allocation)
No of dwellings remaining	1,918
Developer	Miller Homes and Crest Nicholson. Bloor Homes, Taylor Wimpey and Redrow all have an interest.
Deliverability issues	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.
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	38
2023/24	42
2024/25	30
2025/26	89
2026/27	105
Year 6 – 10 (i.e. 2027/28 to 2031/32)	647
Years 11 – 15 (i.e. 2032/33 to 2036/37)	750
Years 15+	217
Total number anticipated within 5 years	304
Total number anticipated 2011 to 2031	1,023
Total number anticipated post 2031	1,027
Notes	<ul style="list-style-type: none"> • 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 2021/22 were 11 dwellings compared to an estimated 34. In an email dated 15 June 2022, Crest Nicholson confirmed that dwellings are expected to be completed in 2023. Given that there are 96 dwellings left to complete and based on historic completion rates, we have pushed this back to 2024/25. • A reserved matters application for 605 dwellings was submitted in December 2020 on behalf of Taylor Wimpey and Bloor Homes

	<p>(20/01662/REMM) and given a resolution to grant committee at the 5 July 2022 Planning Committee. A variation of condition application (21/02089/VCUM) was approved on 5 November 2021 to enable the construction of the vehicular access.</p> <ul style="list-style-type: none">• Due to the time taken to approve the reserved matters, we have pushed back last year’s projections by a year (i.e. first completions in 2024). <p>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 at the earliest.</p>
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Site	Land north and south of Park Lane, Castle Donington
Site Capacity	766 (reserved matters approvals)
Status @ 1 April 2022	Under construction 321 Complete 35 Under construction 410 Not started
No of dwellings remaining	445
Developer	Miller Homes, Redrow and William Davis
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	136
2023/24	143
2024/25	100
2025/26	66
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	445
Total number anticipated 2011 to 2031	766
Total number anticipated post 2031	
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 140 dwellings were completed in 2020/21, compared to an estimation of 131 (Housing Land Supply report 2021). • Miller Homes has detailed approval for a total of 372 dwellings (159 Phase 1 and 213 Phase 2). To date they have completed 187 dwellings. No response was received from Miller Homes so their previous estimation of 50 dwellings per year was carried forward, with completion of their phases therefore estimated for 2025/26. • Redrow has detailed approval for 214 dwellings and to date have completed 106 dwellings. The developer advised via email (dated 7 June 2022) that the development is due to be completed by June 2025, with an average completion of 4 dwellings per month. Their anticipated completion rates are considered realistic based on their completion rates to date. • William Davis has detailed approval for 180 dwellings. To date, 28 have been completed. In an email dated 15 June 2022, the

	developer confirmed they anticipate completion of this phase by December 2025. Their projections are considered acceptable.
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Site	The Spittal, Castle Donington
Site Capacity	13
Status @ 1 April 2022	Under Construction 5 Completed 1 Under Construction 7 Not Started
No of dwellings remaining	13
Developer	Ikon Residence
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	1
2023/24	3
2024/25	4
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	8
Total number anticipated 2011 to 2031	13
Total number anticipated post 2031	
Notes	The site is under construction and is being marketed as Spittal Heights. 5 dwellings were completed in 2021/22 compared to an estimation of 4. Only 1 dwelling is currently under construction. Given the scale of the dwellings and the rate of completion so far, we have pushed back anticipated completion of the site to 2024/25.

Site	Land north of Standard Hill and west of Highfield Street, Coalville
Site Capacity	400
Status @ 1 April 2022	Not Started
No of dwellings remaining	400
Developer	Jelson Limited and East Midlands Housing
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	15
2023/24	36
2024/25	76
2025/26	76
2026/27	76
Year 6 – 10 (i.e. 2027/28 to 2031/32)	121
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	279
Total number anticipated 2011 to 2031	400
Total number anticipated post 2031	
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. In the 2021 HLS report, we anticipated that the first completions would occur in November 2022.</p> <p>In an email dated 6 June 2022, Jelson confirmed the first completions on site would take place by March 2023, with a rate of 36 dwellings per annum thereafter. The developer was not aware of any external factors that would impact delay.</p> <p>In an email dated 10 June 2022, emh confirmed they were out to tender for their part of the site and expected construction to start in December 2022/early 2023. They estimated construction would take 3 years; we have extended this to 4 years (2024/25 to 2027/28) to factor in any delay with the tender process/starting on site.</p>

Site	South East Coalville
Site Capacity	3,500 (gross) / 3,496 (net)
Status @ 1 April 2022	Under construction 4 dwellings demolished 463 Completed (net gain of 459) 104 Under Construction 2,929 Not started
No of dwellings remaining	3,033
Developer	Davidsons, David Wilson/Barratt, Cadeby Homes, Redrow, Bellway, Morris Homes
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	203
2023/24	218
2024/25	231
2025/26	166
2026/27	123
Year 6 – 10 (i.e. 2027/28 to 2031/32)	750
Years 11 – 15 (i.e. 2032/33 to 2036/37)	750
Years 15+	592
Total number anticipated within 5 years	941
Total number anticipated 2011 to 2031	2,004
Total number anticipated post 2031	1,492
Notes	<ul style="list-style-type: none"> • There is outline permission for a total of 3,500 dwellings (via two outline planning permissions). • 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). • 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). • 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). • 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).

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| | <ul style="list-style-type: none">• Bellway has detailed approval for 164 dwellings, all of which are anticipated in the next five years.• Morris Homes has detailed approval for 123 dwellings, all of which are anticipated in the next five years. |
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From years 6 onwards, an anticipated completion rate of 150dpa has been applied, although evidence suggests this is likely to be higher.

Site	Land south of Greenhill Road, Coalville
Site Capacity	171
Status @ 1 April 2022	100 Complete 32 Under construction 39 Not started
No of dwellings remaining	100
Developer	Avant Homes
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	32
2023/24	32
2024/25	7
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	71
Total number anticipated 2011 to 2031	171
Total number anticipated post 2031	
Notes	No response was received from the developer. However, completion of the site is well underway with 58% of the site built. Based on historic completion rates, it is reasonable to assume that the remaining 71 dwellings can be completed by 2024.

Site	Snibston Discovery Park, Ashby Road, Coalville
Site Capacity	144
Status @ 1 April 2022	Not Started
No of dwellings remaining	116
Developer	St Modwen Homes
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	30
Year 6 – 10 (i.e. 2027/28 to 2031/32)	86
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	30
Total number anticipated 2011 to 2031	116
Total number anticipated post 2031	
Notes	<p>The site has outline planning permission for up to 144 dwellings (21/02192/VCUM).</p> <p>The site is now in the control of a developer and an application for reserved matters approval (22/00508/REMM) was submitted in March 2022 and is pending determination. The latest submitted layout is for 116 dwellings but there are several design and technical issues to overcome. It is anticipated that delivery will start in the next five years, but this has been pushed back to 2026/27 to err on the side of caution.</p>

Site	Waterworks Road, Coalville
Site Capacity	95
Status @ 1 April 2022	Not Started
No of dwellings remaining	95
Developer	Allocation – NWLDC applicants
Deliverability issues	
Is the site considered to be deliverable?	No
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	101
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	
Total number anticipated 2011 to 2031	101
Total number anticipated post 2031	
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). Given that outline planning permission has not yet been granted, completions at this site have been placed between 2027/28 and 2030/31.

Site	224a Bardon Road Coalville
Site Capacity	10 (gross) 9 (net)
Status @ 1 April 2022	Under construction 1 Demolition 8 Under Construction 2 Not Started
No of dwellings remaining	9 (net)
Developer	Hammond Homes
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	5
2023/24	4
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	9
Total number anticipated 2011 to 2031	9
Total number anticipated post 2031	
Notes	The site is under construction and is expected to be complete within five years.

Site	Land adjoining Clare Farm, Station Road, Ibstock
Site Capacity	142
Status @ 1 April 2022	Under construction 127 complete 15 Under construction
No of dwellings remaining	15
Developer	Kier Living
Deliverability issues	N/A
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	15
2023/24	
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	15
Total number anticipated 2011 to 2031	142
Total number anticipated post 2031	
Notes	In 2021/22, 29 dwellings were completed compared to an estimation of 30 dwellings (Housing Land Supply Report, 2021). There are just 15 dwellings to complete, all which are under construction. It is reasonable to assume the site will be completed by 31 March 2023.

Site	Land adjoining 90 Ashby Road, Kegworth
Site Capacity	Not Started
Status @ 1 April 2022	110
No of dwellings remaining	Unknown since Persimmon Homes confirmed in 2019 that they would not be going ahead with development on the site.
Developer	Site is potentially impacted by route of HS2
Deliverability issues	No
Is the site considered to be deliverable?	Not until there is clarity regarding HS2
Is the site considered to be developable?	
Anticipated build rates	
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	
Total number anticipated 2011 to 2031	
Total number anticipated post 2031	
Notes	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.

Site	Slack and Parr Ltd, Long Lane, Kegworth
Site Capacity	188
Status @ 1 April 2022	Under Construction 74 Completed 19 Under Construction 95 Not Started
No of dwellings remaining	114
Developer	Crest Nicholson
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	44
2023/24	50
2024/25	20
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	114
Total number anticipated 2011 to 2031	188
Total number anticipated post 2031	
Notes	In 2021/22, 42 dwellings were completed, compared to an estimated 32 (Housing Land Supply Report, 2021). In an email dated 15 June 2022, the developer confirmed they anticipate building works to be complete in 2023/24. To reflect past completion rates, we have pushed development back slightly into 2024/25.

Site	Adjacent to Computer Centre and J24, Packington Hill, Kegworth
Site Capacity	141
Status @ 1 April 2022	Not Started
No of dwellings remaining	141
Developer	
Deliverability issues	Site potentially impacted by route of HS2
Is the site considered to be deliverable?	Not until there is certainty on HS2
Is the site considered to be developable?	
Anticipated build rates	
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 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. However, as the site is potentially impacted by the route of HS2 and there is no known housebuilder involved with the site, we have not included the site in the housing land supply for the time being.

Site	118 Station Road, Kegworth
Site Capacity	13
Status @ 1 April 2022	Reserved Matters approval Demolition works undertaken
No of dwellings remaining	13
Developer	Platform Housing Group
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	
2023/24	13
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	13
Total number anticipated 2011 to 2031	13
Total number anticipated post 2031	
Notes	<p>A reserved matters application for 13 dwellings was approved on 5 March 2021 (20/00688/REMM). Since that time, the developer has had pre-commencement conditions discharged. A further application to discharge conditions was made in April 2022. These need to be approved before dwellings can be built above damp proof course level.</p> <p>Demolition works have taken place. In the 2021 HLS report, we anticipated 6 completions in 2022/23. Progress has been made since 1 April 2021, however, to err on the side of caution, all 13 dwellings have been pushed back to 2023/24.</p>

Site	Land at Molehill Farm, Kegworth
Site Capacity	110
Status @ 1 April 2022	Reserve Local Plan Allocation
No of dwellings remaining	110
Developer	
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	
Total number anticipated 2011 to 2031	
Total number anticipated post 2031	
Notes	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.

Site	Strategic Site, Measham
Site Capacity	426
Status @ April 2021	Not Started
No of dwellings remaining	426
Developer	
Deliverability issues	Site is partially impacted by the route of HS2.
Is the site considered to be deliverable?	Not until there is certainty on HS2
Is the site considered to be developable?	
Anticipated build rates	
2021/22	
2022/23	
2023/24	
2024/25	
2025/26	
Year 6 – 10 (i.e. 2026/27 to 2030/31)	
Years 11 – 15 (i.e. 2031/32 to 2035/36)	
Years 15+	
Total number anticipated within 5 years	
Total number anticipated 2011 to 2031	
Total number anticipated post 2031	
Notes	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.

Site	North of Butt Lane and east of Hepworth Road Woodville/Blackfordby
Site Capacity	91
Status @ 1 April 2022	Under Construction 9 Under Construction 82 Not Started
No of dwellings remaining	91
Developer	Owl Homes
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	30
2023/24	30
2024/25	31
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	91
Total number anticipated 2011 to 2031	91
Total number anticipated post 2031	
Notes	Construction of the site has started. In the 2021 HLS, we anticipated that the first completions would take place in 2022/23 and that the site would be completed in 2024/25. In an email dated 15 June 2022, the developer said that the first completions were anticipated in mid July 2022 and that the site would be fully completed in 2024. The developer highlighted materials shortages and price increases as potential issues facing them as a small housebuilder. There have also been some planning issues which have delayed construction. We have therefore pushed back delivery to 2024/25 to factor in potential for delay.

Site	Breedon Priory Nursery, Ashby Road, Breedon on the Hill
Site Capacity	52
Status @ 1 April 2022	Under Construction 17 Completed 10 Under Construction 25 Not Started
No of dwellings remaining	35
Developer	Cameron Homes
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	18
2023/24	17
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	35
Total number anticipated 2011 to 2031	52
Total number anticipated post 2031	
Notes	<p>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.</p> <p>Completions were higher in 2021/22 than anticipated in the 2021 HLS Report and the site is around a third complete. No response was received by the developer so we have split the remainder over the next two years to reflect the 2021/22 completion rate.</p>

Site	14 Grimes Gate, Diseworth
Site Capacity	10
Status @ 1 April 2022	Under Construction 7 Completed 1 Under Construction 2 Not Started
No of dwellings remaining	3
Developer	
Deliverability issues	No
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	
2023/24	1
2024/25	2
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	3
Total number anticipated 2011 to 2031	10
Total number anticipated post 2031	
Notes	The development comprises the erection of seven dwellings and the conversion of agricultural buildings to form three dwellings. The new dwellings were completed in 2020/21. Progress on the conversion is slow and none of these three dwellings were completed in 2021/22 (although one is under construction). We have pushed back completion to 2024/25.

Site	St Christophers Park, St Christophers Road, Ellistown
Site Capacity	13
Status @ 1 April 2022	
No of dwellings remaining	
Developer	
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	
2023/24	13
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	13
Total number anticipated 2011 to 2031	13
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). There is no evidence of construction / sale of these homes to date, although given the type of homes, they can be delivered in a short space of time. We have pushed back completion to 2023/24 to err on the side of caution.

Site	MTS Logistics, Mill Lane, Heather
Site Capacity	14
Status @ 1 April 2022	
No of dwellings remaining	
Developer	
Deliverability issues	A previous permission for 14 dwellings on the site (14/00396/FULM), granted on 4 March 2016, was never implemented and the permission lapsed.
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	
2023/24	
2024/25	
2025/26	7
2026/27	7
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	
Total number anticipated 2011 to 2031	
Total number anticipated post 2031	
Notes	Full permission was granted on 21 September 2021 (19/00824/FULM). There are several conditions attached to the permission which require details of a construction management plan, surface water drainage scheme, foul drainage scheme and archaeological investigation scheme to be submitted and approved prior to commencement of development. No application to discharge these conditions has been made to date. As such we have pushed back development to the end of the five year period.

Site	Worthington Lane, Newbold
Site Capacity	16
Status @ 1 April 2022	Under Construction 5 Completed 11 Under Construction
No of dwellings remaining	11
Developer	Chevin Homes
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	11
2023/24	
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	11
Total number anticipated 2011 to 2031	16
Total number anticipated post 2031	
Notes	The 11 homes under construction on this site are almost complete. As a result, the site is expected to be completed in 2022/23. This was confirmed by the developer (in an email dated 1 June 2022) who stated they were aiming to complete all plots by the end of July 2022.

Site	Crusher Yard, Pipeyard Lane Works, Pipeyard Lane, Newbold
Site Capacity	17
Status @ 1 April 2022	Under Construction
No of dwellings remaining	17
Developer	Oakgreen Design & Construct Ltd
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	
Total number anticipated 2011 to 2031	
Total number anticipated post 2031	
Notes	There is planning permission for 11 dwellings (21/00248/VCIM) and 6 dwellings (21/01567/FUL) at this site. However, whilst some dwellings have been completed and others are under construction, there are ongoing enforcement issues. Until these issues are resolved, dwellings have been removed from the trajectory.

Site	Home Farm, Oakthorpe
Site Capacity	28
Status @ 1 April 2022	Under Construction 7 Completed 8 Under Construction 13 not started
No of dwellings remaining	28
Developer	James Madison Homes
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	8
2023/24	6
2024/25	7
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	21
Total number anticipated 2011 to 2031	28
Total number anticipated post 2031	
Notes	The site is under construction and properties are being marketed online (Thorpe Rise). Building rates have been based on the completion rate in 2021/22 and reflect that the developer is a small housebuilder.

Site	Former Garden Centre, Heather Lane, Ravenstone
Site Capacity	35
Status @ 1 April 2022	Under Construction 2 Completed 22 Under Construction 11 Not Started
No of dwellings remaining	33
Developer	Peveril Homes
Deliverability issues	
Is the site considered to be deliverable?	Yes
Is the site considered to be developable?	Yes
Anticipated build rates	
2022/23	23
2023/24	10
2024/25	
2025/26	
2026/27	
Year 6 – 10 (i.e. 2027/28 to 2031/32)	
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	33
Total number anticipated 2011 to 2031	35
Total number anticipated post 2031	
Notes	In an email dated 1 June 2022, Peveril Homes confirmed they are expecting 16 plots to be completed by 31 August 2022, with a rate of 3 dwellings per month thereafter. This means completion of the site is expected by the end of March 2023. The developer highlighted shortages of quality trades, consultants and materials, but states that the biggest constraint to delivery was the planning process. We have pushed development back slightly into the following monitoring year to account for any delays.

Site	Land off Hepworth Road, Woodville
Site Capacity	30
Status @ 1 April 2022	Not Started
No of dwellings remaining	30
Developer	Custom Housebuilding Plots
Deliverability issues	
Is the site considered to be deliverable?	
Is the site considered to be developable?	
Anticipated build rates	
2022/23	
2023/24	
2024/25	5
2025/26	5
2026/27	5
Year 6 – 10 (i.e. 2027/28 to 2031/32)	15
Years 11 – 15 (i.e. 2032/33 to 2036/37)	
Years 15+	
Total number anticipated within 5 years	15
Total number anticipated 2011 to 2031	30
Total number anticipated post 2031	
Notes	A condition requiring the approval of a Design Code prior to the submission of reserved matters has been discharged. Reserved matters approval was issued on 23 December 2021 (21/01380/REM). Plots will be completed by the developer on a sales basis to allow purchasers to customise internal and external elements of the properties. There is currently no online evidence that the site is being marketed to prospective occupiers. A cautious approach has been adopted, with the first completions expected in 2024/25 and a slow building rate of 5 dwellings per annum applied.