



# **Five Year Housing Land Supply Statement 2024-2029**

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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 1 April 2024, for the five year period from 1 April 2024 to 31 March 2029. 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](#) (2023) and relevant sections in the [Planning Practice Guidance](#) (the most recent of which were published in February 2024).
- 1.2 If the Council cannot demonstrate a sufficient housing land supply, this has implications for the way planning applications for housing are determined. In line with NPPF paragraph 11 and footnote 8, a shortfall in housing land supply will mean that applications are determined using the presumption in favour of sustainable development at paragraph 11(d).

## 2. National and Local Planning Policy

- 2.1 The National Planning Policy Framework (NPPF) was updated in December 2023. This latest version includes some significant changes to the approach of assessing housing land supply.
- 2.2 Paragraph 69 requires planning policies to “*identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.*” The supply should be formed of:
- a) *Specific, deliverable sites for five years following the intended date of adoption, and*
  - b) *Specific, developable sites or broad locations for growth, for the subsequent years 6 to 10 and where possible, for years 11-15 of the remaining plan period.*
- 2.3 The terms ‘deliverable’ and ‘developable’ are defined in the NPPF glossary (Annex 2) and are dealt with in greater detail in Section 4 below.
- 2.4 NPPF paragraph 75 states:
- “Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies.”*
- 2.5 A key change to the 2023 NPPF is at paragraph 76, which confirms that LPAs are **not required to demonstrate a five year housing land supply where:**
- a) *Their adopted plan is less than five years old; and*
  - b) *That adopted plan is identified at least a five year supply of specific deliverable sites at the time that its examination concluded.*

- 2.6 The PPG confirms that paragraph 76 does not apply to planning applications made before 19 December 2023 (Reference ID: 68-056-20240205).
- 2.7 North West Leicestershire District Council undertook a partial review of the Local Plan and this was adopted on 16 March 2021, which is less than five years ago. A five year housing land supply could also be demonstrated at the time the examination of the Partial Review concluded. However, the Partial Review was not supported by a review of the Council's housing requirement. There is no national guidance on such circumstances but given that the Local Plan housing requirement is underpinned by evidence to the 2017 Local Plan, it is likely that the Council will have to demonstrate a five year housing land supply.
- 2.8 If a local planning authority does not meet the tests at NPPF paragraph 76, paragraph 77 stipulates that it should identify and update annually a supply of specific deliverable sites sufficient to provide either:
- A minimum of **five years'** worth of housing; or
  - A minimum of **four years'** worth of housing **if the provisions in paragraph 226 apply.**
- 2.9 NPPF paragraph 226 confirms that the four year requirement applies:
- “... to those authorities which have an emerging local plan that has either been for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need.”*
- 2.10 Paragraph 226 then confirms that the above “*will apply for a period of two years from the publication date of this revision of the Framework.*” (i.e. 20 December 2025).
- 2.11 The Council undertook consultation on the Regulation 18 stage of the Local Plan between February and March 2024. Both a policies map and proposed allocations for meeting housing need were the subject of that consultation, meaning the requirements of paragraph 226 are met.
- 2.12 In light of the above, for the purposes of decision making, this means that until 20 December 2025, **the Council will only need to demonstrate a minimum of four years' worth of housing.** In a letter dated 5 February 2024, the government's Chief Planner confirmed that this will be based on housing delivery over five years and would not be an alternative calculation.
- 2.13 NPPF paragraph 77 goes on to state that supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.
- 2.14 The local housing need for North West Leicestershire (2023 based) is **357 dwellings per annum** (dpa).

- 2.15 The requirement for 481 dpa was established in a Local Plan (2017) which is now more than five years old<sup>1</sup>. 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 of 481 dpa** because: a) the standard method figure of 357 dpa is 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 dpa<sup>2</sup> has now been agreed by the Council<sup>3</sup>. 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 stage<sup>4</sup> but using the standard method figure of 357 dpa in the light of such evidence would not represent positive planning.

### 3. The NPPF Buffer

- 3.1 The arrangements with regards to applying a buffer have also changed with the latest version of the NPPF.
- 3.2 In previous years, the Council has had to apply a 5% buffer to its five year housing requirement, but this is no longer a requirement of the 2023 NPPF.
- 3.3 Paragraph 77 of the NPPF advises that *“Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).”*
- 3.4 This question of whether a local planning authority has significantly under delivered is ascertained by the Housing Delivery Test<sup>5</sup>, where this shows that delivery was below 85% of the housing requirement for the relevant three year period (NPPF footnote 43).
- 3.5 The most recent Housing Delivery Test measurement was published on 19 December 2023 and covered the three years between 2019 and 2022. This shows that NWLDC had delivered 2,443 homes against a requirement of 954, equating to a figure of 256%. On this basis, **the Council does not need to apply 20% buffer to its housing land supply calculation.**

### 4. Deliverable Sites

- 4.1 The NPPF glossary (Annex 2) provides a definition of ‘deliverable’ for the purposes of housing land supply:

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<sup>1</sup> 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.

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

<sup>3</sup> 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.

<sup>4</sup> See paragraph 48 of the [National Planning Policy Framework](#) (2023).

<sup>5</sup> 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).

*“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.*
- *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 Council’s 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 2024 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 interest and mortgage rates.
- 4.6 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 Management team. The Council’s Council Tax team have been consulted in situations where it is unclear if a dwelling has been completed.
- 4.7 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.
- 4.8 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.
- 4.9 Some sites identified in the 2023 housing land supply have been moved out of the five year supply due to their progress or change in status and the latest evidence on their delivery. Whilst delivery on some of these sites may well occur in the next five years (2024-2029), 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.
- 4.10 The accompanying [housing trajectory](#) (April 2024) sets out the sites included within the five year housing land supply and the rate at which the sites are anticipated to be developed.
- 4.11 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 2024, small sites have made a net contribution of **1,012 dwellings** to the Council’s supply (an average of **78 dwellings per annum**). At 1 April 2024, 117 dwellings from small sites were under construction and a further 230 (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 2024 and 2029, further bolstering the number of years supply identified at Table 3 of this report.

## 5. Five Year Supply at 1 April 2024

### 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 8,499 dwellings (net) have been completed between the start of the plan period (1 April 2011) and 31 March 2024. This equates to an average of 654 per year. This represents a surplus of 2,196 dwellings above the housing requirement of 6,253 dwellings (481 x 13 years). 564 dwellings (net) were completed in the 2023/24 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 remains silent on the issue of oversupply.

- 5.4 In a letter dated 5 February 2024, the government’s Chief Planner wrote to local planning authorities confirming that (**our emphasis**):

*“We intend to publish further Housing Supply and Delivery guidance in due course **which will set out how past oversupply can be considered** by authorities who are calculating their 5-year housing land supply position, as well as wider updates to ensure that the position in the revised NPPF is fully reflected in guidance.”*

- 5.5 Until that guidance is published, oversupply remains a question of planning judgement which is not addressed by the NPPF or the PPG and for which there is no policy<sup>6</sup>. which there is no policy.

- 5.6 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 (357 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 **78 dwellings per annum**. Supply from small sites would bolster the supply in Table 2 below.

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<sup>6</sup> [2021] EWHC 2782 (Admin)



## Projected Supply

- 5.7 The supply identified in the accompanying Housing Trajectory for the next five years (2024-2029) is **3,100 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 2024-2029**

	2023-24	2024-25	2025-26	2026-27	2027-28	Total Supply (net) 2023-2028
<b>NWLDC new homes (net)</b>	597	697	620	626	560	<b>3,100</b>

## 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, 8,449 homes (net) have been delivered against a requirement of 6,253. This is an oversupply of 2,196 dwellings, which when subtracted from the requirement for the next five years (2,405 dwellings), results in a requirement of 209 dwellings. The projected supply for the next five years (3,100 dwellings) far exceeds this requirement.
- 5.10 Even if the oversupply was **not** subtracted from the five year requirement of 2,405 dwellings, the projected supply of 3,100 dwellings represents a supply of **6.4 years** (3,100 / 481). This exceeds the four years that the Council is now required to demonstrate.
- 5.11 It is also material to note that the Council would be able to demonstrate a sufficient supply of housing against the new Local Plan 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 3,100 dwellings between 2024 and 2029. This represents a **minimum supply of 6.4 years**, well in excess of the four years that the Council is now required to demonstrate.

## **APPENDIX 1 – HOUSING DELIVERABILITY ASSESSMENT**

<b>Site</b>	<b>Money Hill, Ashby de la Zouch</b>
<b>Site Capacity</b>	<b>2,050</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 2 Demolished 190 Completed 45 Under Construction 1,815 Not Started
<b>Dwellings remaining</b>	<b>598</b> (with planning permission) <b>1,217</b> (remainder of Local Plan allocation)
<b>Developer</b>	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.
<b>Is the site considered to be deliverable?</b>	The site is in the River Mease catchment. There is no capacity left in the Developer Contribution Scheme 2 (DCS2) for the parts of the site without planning permission. This deliverability issue is expected to be resolved in 2027 when treated foul water flows will be pumped out of the River Mease catchment.
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	128
<b>2025/26</b>	140
<b>2026/27</b>	121
<b>2027/28</b>	120
<b>2028/29</b>	110
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>619</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	774
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	467
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	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). 28 dwellings were completed in 2023/24, compared to an estimated 25 dwellings (Housing Land Supply Report, 2023). Of the remaining 38, 29 are under construction and 9 have not yet been started. The housebuilder did not respond to our request for an update on their build programme. Last year’s Housing Land Supply Assessment assumed that the development would be built out during the 2025/26 monitoring year and this is still considered appropriate.

Taylor Wimpey and Bloor Homes have permission for 302 and 303 dwellings respectively (20/01662/REMM). The 2023 Housing Land Supply Report estimated that 26 dwellings would be completed in 2023/24. Both sites are being marketed ([Castle Manor](#) and [Ashby Fields](#)) and homes are under construction but there have not been any completions to date meaning development of the site is slightly behind schedule. Taylor Wimpey confirmed by email on 3 May 2024 that they were still estimating that all 302 dwellings would be completed by 2028/29. Bloor Homes confirmed by email on 24 May 2024 that their phase is expected to be completed in 2029/30.

The remainder of the site equates to around 1,200 dwellings. Bloor and Taylor Wimpey submitted an EIA scoping opinion request (24/00590/EAS) for up to 1,200 dwellings in May 2025. No dwellings from this part of the site are expected to be built in the next five years.

Miller Homes 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.

<b>Site</b>	<b>The Royal Hotel, Station Road, Ashby de la Zouch</b>
<b>Site Capacity</b>	<b>17</b>
<b>Status @ 1 April 2024</b>	<b>Resolution to Grant Planning Permission</b> 0 Complete 0 Under Construction 17 Not Started
<b>Dwellings remaining</b>	<b>17</b>
<b>Developer</b>	Oakland Hotels Ltd
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	7
<b>2028/29</b>	10
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>17</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	Members of the Planning Committee resolved to grant permission for 17 dwellings on 28 March 2024 (22/01552/FULM). A Section 106 agreement needs to be finalised before planning permission can be granted. The planning case officer anticipates this will be done in June 2024. Development has been put towards the end of the five year period.

<b>Site</b>	<b>Land north and south of Park Lane, Castle Donington</b>
<b>Site Capacity</b>	<b>766</b> (reserved matters approvals)
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 547 Complete 31 Under construction 188 Not started
<b>Dwellings remaining</b>	<b>219</b>
<b>Developer</b>	Miller Homes, Redrow and William Davis
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	94
<b>2025/26</b>	100
<b>2026/27</b>	25
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>219</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<ul style="list-style-type: none"> <li>• The site had outline planning permission for 895 dwellings but the total number of dwellings approved at reserved matters stage equates to 766.</li> <li>• A total of 93 dwellings were completed in 2023/24, compared to an estimation of 120 (Housing Land Supply report 2023). There is a total of 219 dwellings to complete (across three housebuilders) and as in last year’s report, we anticipate the site will be built out in 2026/27.</li> <li>• 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 278 dwellings. Miller did not respond to our request for information. Based on the lower than anticipated delivery in 2023/24, we have dropped the delivery rate to 40dpa and pushed back completion of Phase 2 to 2026/27.</li> <li>• Redrow has detailed approval for 214 dwellings and to date has completed 170 dwellings. The developer advised via email (dated 7 May 2024) that the development is due to be completed by June 2026.</li> <li>• William Davis has detailed approval for 180 dwellings. To date, 99 have been completed. In an email dated 10 May 2024, the developer confirmed they anticipate completion of this phase</li> </ul>

	in May 2026. Based on completion rates to date, this is considered appropriate.
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<b>Site</b>	<b>The Spittal, Castle Donington</b>
<b>Site Capacity</b>	<b>13</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 11 Completed 2 Under Construction
<b>Dwellings remaining</b>	<b>2</b>
<b>Developer</b>	Ikon Residence
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	2
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>2</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	The site is under construction and is being marketed as Spittal Heights. 6 dwellings were completed in 2023/24 compared to an estimation of 2 (Housing Land Supply Report, 2023). The remaining 2 dwellings are at an advanced stage and it is reasonable to assume they will be completed in the next monitoring year.



<b>Site</b>	<b>Land north of Standard Hill and west of Highfield Street, Coalville</b>
<b>Site Capacity</b>	<b>400</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 0 Complete 0 Under Construction 400 Not Started
<b>Dwellings remaining</b>	<b>400</b>
<b>Developer</b>	Jelson Homes (250 dwellings) and emh (150 dwellings)
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	41
<b>2025/26</b>	85
<b>2026/27</b>	88
<b>2027/28</b>	65
<b>2028/29</b>	37
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>316</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	84
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<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.</p> <p>No dwellings were completed in 2023/24, which was in line with the Housing Land Supply Report (2023). However, the planning permission has been implemented and construction of the site is underway.</p> <p>In an email dated 10 May 2024, Jelson confirmed that the build programme was the same as last year where first completions were anticipated in November 2024 and the phase would be built out by March 2031.</p> <p>In an email dated 3 May 2024, emh said they were aiming to complete the site in 2026. We have pushed this back to 2027 given the limited progress on site to date.</p>

<b>Site</b>	<b>South East Coalville</b>
<b>Site Capacity</b>	<b>3,500 (gross) / 3,496 (net)</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 4 Demolished 670 Completed (net gain of 666) 191 Under Construction 2,639 Not Started
<b>Dwellings remaining</b>	<b>2,830</b>
<b>Developer</b>	Davidsons, David Wilson/Barratt, Cadeby Homes, Redrow, Bellway, Morris Homes, Lioncourt Homes, Strata Homes
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	234
<b>2025/26</b>	243
<b>2026/27</b>	338
<b>2027/28</b>	364
<b>2028/29</b>	294
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>1,473</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	1,102(final amount still to be confirmed through reserved matters)
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	
<b>Years 15+ (2039 onwards)</b>	
<b>Notes</b>	<ul style="list-style-type: none"> <li>• There is outline permission for a total of 3,500 dwellings (via two outline planning permissions, one for 2,700 dwellings and one 800 dwellings).</li> <li>• 255 dwellings were completed in 2023/24 compared to an estimation of 245 (Housing Land Supply Report, 2023). A total of 925 (gross) homes have been completed to date (921 net).</li> <li>• 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 September 2023 (23/00162/DIS).</li> </ul> <p><b>Phase A1</b></p> <ul style="list-style-type: none"> <li>• Redrow has permission for 203 dwellings (20/00726/REMM) and has completed 78 to date. Last year the developer confirmed they were working towards a build rate of 3 dwellings a month (36 dpa). Development rates appear to have slowed so we have adjusted this to between 25 and 30 dpa, with completion of this phase extending into 2028/29.</li> </ul>

**Phase A2**

- Bellway has permission for 164 dwellings (20/02030/REMM) and has built 52 dwellings to date. In an email dated 7 May 2024, the developer confirmed they anticipate completing this phase at an average of 34 dpa until completion in 2027. 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 14 to date. The developer did not respond to our request for information so we have assumed a build rate of 20/21 dpa until completion in 2028/29.

**Phase B1**

- Bellway has planning permission for 188 dwellings (22/00045/REMM). In an email dated 7 May 2024, the developer confirmed they anticipate the first completions on site will be in 2025 and that 137 dwellings will be built in the five year period.

**Phase B2**

- Lioncourt Homes submitted a reserved matters application for 146 dwellings (22/00045/REMM) which was validated in October 2022 and is now close to being determined.
- The developers did not respond to our request for information. On that basis, we have pushed back the trajectory for this phase from last year's assessment so that the first dwellings will be completed in 2025/26. 100 dwellings are included in the five year supply.

**Phase B3 & B4**

- An application for enabling works for these phases was submitted in June 2023 and has now been approved (23/00701/REMM).
- In last year's report, 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 kept the trajectories for these phases the same as last year's report; 210 dwellings from Phases B3 and B4 are included in the five year supply (from 2026/27 onwards).

**Phase B5**

- Strata Homes submitted reserved matters details for 160 dwellings on 11 April 2024.
- We have assumed that the first homes on this phase will be completed towards the end of 2026. 120 dwellings from this phase are included in the five year supply.

**Phases C1, C2, C3 and C4**

- The land promoter will submit enabling works applications for these parcels. Sales of the parcels will follow on yearly after the sale of B3/4.
- No dwellings from these phases are included in the five year supply.

**Phase D1**

- Cadeby Homes has completed this phase (49 dwellings).

**Phase E1**

- Cadeby Homes submitted a reserved matters application for 80 dwellings (23/00012/REMM) which was allowed on appeal in March 2024. An alternative scheme (also for 80 dwellings) is pending determination. (24/00022/REMM)
- In an email dated 7 May 2024, the developer confirmed they would build at a rate of 20 to 25 dpa and are due to start on site later this year. On that basis, we have included all 80 dwellings in the five year supply.

**Phases F1 & F2**

- 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 7 May 2024, the developers confirmed they are still on course to complete this phase in 2025. This is considered reasonable based on the completion rates on this phase to date.

**Phase G1**

- Davidsons has permission for 289 dwellings on this phase (via four permissions). 130 dwellings have been completed to date.
- The developer confirmed their anticipated delivery rates in an email dated 13 May 2024. The phase is still on course to be completed by 2027/28, meaning all remaining 159 dwellings are included in the five year supply.

	<p><b>Land south of Grange Road</b></p> <ul style="list-style-type: none"><li>• Davidsons has outline permission for 800 dwellings and reserved matters approval on various parcels. To date 311 dwellings have been completed.</li><li>• The developer confirmed their anticipated delivery rates in an email dated 13 May 2024. 259 dwellings have been included in the five year supply.</li></ul>
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<b>Site</b>	<b>Snibston Discovery Park, Ashby Road, Coalville</b>
<b>Site Capacity</b>	<b>144</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction / Reserved Matters Pending Determination</b> 0 Completed 14 Under Construction 130 Not Started
<b>Dwellings remaining</b>	<b>144</b>
<b>Developer</b>	St Modwen Homes
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	18
<b>2025/26</b>	24
<b>2026/27</b>	24
<b>2027/28</b>	24
<b>2028/29</b>	24
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>114</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	30
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<p>The site has outline permission for up to 144 dwellings (21/02192/VCUM).</p> <p>No dwellings were completed in 2023/24 which was in line with the 2023 Housing Land Supply Report.</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 (23/00390/VCUM). Part of the application seeks to vary some housetypes, materials etc. The case officer has confirmed that this application is still pending determination and as in last year's report, it is not known when this is likely to 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>Notwithstanding the delays in determining the above applications, construction of homes is underway. The site is being marketed as <a href="#">Snibston Mill</a>. St Modwen's sales website identifies 6</p>

	dwellings that will be completed in summer 2024, 7 in autumn 2024 and 6 in winter 2024. On this basis, we have assumed an average of 2 dwellings per month (24 dpa) for the development.
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<b>Site</b>	<b>Waterworks Road, Coalville</b>
<b>Site Capacity</b>	<b>101</b>
<b>Status @ 1 April 2024</b>	<b>Local Plan Allocation/Resolution to Approve Outline Planning Permission</b>
<b>Dwellings remaining</b>	<b>101</b>
<b>Developer</b>	William Davis
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	30
<b>2028/29</b>	30
<b>Total Years 0 - 5 (2024/25 to 2028/29)</b>	<b>60</b>
<b>Year 6 - 10 (2029/30 to 2033/34)</b>	41
<b>Years 11 - 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<p>The site is allocated for housing in the adopted Local Plan (Policy H3b) and is owned by the District Council. Members resolved to approve an outline application for up to 101 dwellings at planning committee on 8 February 2022 (20/00831/OUTM). Whilst the Section 106 has been agreed by the relevant parties, there has been no progress since last year's report in getting the legal agreement signed/planning permission granted.</p> <p>The Council is working with a housebuilder partner on the site, but given the delays in issuing the planning permission, we have pushed back the first completions of dwellings from 2026/27 to 2027/28.</p>



<b>Site</b>	<b>224a Bardon Road Coalville</b>
<b>Site Capacity</b>	<b>10 (gross) 9 (net)</b>
<b>Status @ 1 April 2024</b>	<b>Under construction</b> 1 Demolition 10 Under Construction 0 Not Started
<b>Dwellings remaining</b>	<b>9 (net)</b>
<b>Developer</b>	Hammond Homes
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	9
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>9</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<p>As the homes were at an advanced stage, the 2023 Housing Land Supply estimated that the site would be completed in 2023/24. However, the homes are yet to be completed and the housebuilder has not responded to requests for an update. The site was being marketed as Tigers Fields, but details can no longer be found online.</p> <p>There is some uncertainty over the status of the site. As the homes are close to completion we have included them in our completions figures for 2024/25, but will need to revisit this if no further progress is made in the next year.</p>

<b>Site</b>	<b>Wolsey Road, Coalville</b>
<b>Site Capacity</b>	<b>77</b>
<b>Status @ 1 April 2023</b>	<b>Under Construction</b> 0 Complete 77 Under Construction
<b>Dwellings remaining</b>	<b>77</b>
<b>Developer</b>	Midland Heart
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	77
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>77</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	The site has full permission for 77 dwellings (21/00596/FULM). All dwellings are under construction and we anticipate they will be complete in 2025.

<b>Site</b>	<b>34A Ashby Road, Coalville</b>
<b>Site Capacity</b>	<b>15</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 0 Complete 15 Under construction 0 Not started
<b>Dwellings remaining</b>	<b>15</b>
<b>Developer</b>	SSL Co1 Limited
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	15
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>15</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<p>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).</p> <p>No dwellings were completed in 2023/24 which was in line with the 2023 Housing Land Supply Report.</p> <p>Construction is at an advanced stage and it would be reasonable to assume that the development will be completed in the next monitoring year.</p>

<b>Site</b>	<b>Workspace 17, Highfield Street, Coalville</b>
<b>Site Capacity</b>	<b>22</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 0 Complete 22 Under Construction
<b>Dwellings remaining</b>	<b>22</b>
<b>Developer</b>	Unknown
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	22
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>22</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	Full planning permission was obtained in May 2023 (22/01513/FULM). A range of conditions have been discharged and construction of the site is underway. However, there are delivery issues with this site as an order to wind up Modus Partnerships was issued by the courts in April 2024. The scheme is due to be owned and managed by Nottingham Community Housing Association and Leicestershire County Council, but it is not clear who will build out the site. Given the uncertainty, we have pushed the delivery of this site towards the end of the five year period.

<b>Site</b>	<b>Land rear of 80 Forest Road, Coalville</b>
<b>Site Capacity</b>	<b>24</b>
<b>Status @ 1 April 2024</b>	<b>Full Planning Permission</b>
<b>Dwellings remaining</b>	<b>24</b>
<b>Developer</b>	P Bunce Developments Ltd
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	12
<b>2028/29</b>	12
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>24</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	Planning permission for the residential development of single storey dwellings was granted on 31 March 2023 (20/02040/FULM). There has been no change in circumstances since the 2023 Housing Land Supply Report and no up-to-date marketing information on the site can be found. The developer’s agent did not respond to the Council’s query on the anticipated build programme. We have pushed delivery back towards the end of the five year period.

<b>Site</b>	<b>Land adjoining 90 Ashby Road, Kegworth</b>
<b>Site Capacity</b>	110
<b>Status @ 1 April 2024</b>	<b>Reserved Matters Approval (Planning Permission Implemented)</b>
<b>Dwellings remaining</b>	110
<b>Developer</b>	Unknown
<b>Is the site considered to be deliverable?</b>	The eastern leg of HS2 has now been cancelled but the route is still safeguarded. The safeguarding is expected to be removed in summer 2024.
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>0</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	110
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<p>The site has detailed planning permission for 110 dwellings (16/00394/REMM). The permission has been implemented but has not been able to proceed because it is crossed by the safeguarded route of HS2.</p> <p>In October 2023, the government scrapped this leg of the HS2. When the safeguarded route is formally removed, the site will be available for development. The landowners confirmed in October 2023 that a housebuilder retains an interest in the site. As the safeguarding is still in place (it is expected to be removed in summer 2024) we have placed delivery of the site in years 6 to 10. Next year, the site may be able to form part of the Council’s five year supply, as there should be more certainty about the delivery programme.</p>

<b>Site</b>	<b>Slack and Parr Ltd, Long Lane, Kegworth</b>
<b>Site Capacity</b>	<b>188</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 150 Completed 8 Under Construction 30 Not Started
<b>Dwellings remaining</b>	<b>38</b>
<b>Developer</b>	Crest Nicholson
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	20
<b>2025/26</b>	18
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>38</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	In 2023/24, 36 dwellings were completed, compared to an estimated 30 (Housing Land Supply Report, 2023). The developer did not respond to our request for an update on the build programme. Given progress on the site to date, it is reasonable to include all remaining dwellings in the five year supply.

<b>Site</b>	<b>Adjacent to Computer Centre and J24, Packington Hill, Kegworth</b>
<b>Site Capacity</b>	<b>141</b>
<b>Status @ 1 April 2024</b>	<b>Reserved Matters Approval (Planning Permission Implemented)</b>
<b>Dwellings remaining</b>	<b>141</b>
<b>Developer</b>	Unknown
<b>Is the site considered to be deliverable?</b>	The eastern leg of HS2 has now been cancelled but the route is still safeguarded. The safeguarding is expected to be removed in summer 2024.
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>0</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	141
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<p>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.</p> <p>The permission has not been able to proceed because the site is crossed by the safeguarded route of HS2.</p> <p>In October 2023, the government scrapped this leg of the HS2. When the safeguarded route is formally removed, the site will be available for development. The landowners' agents confirmed in October 2023 that the site would be marketed for sale once the safeguarding is removed (this is expected in summer 2024). Until then, we have placed delivery of the site in years 6 to 10. Next year, the site may be able to form part of the Council's five year supply, as there should be more certainty about the delivery programme.</p>



<b>Site</b>	<b>Strategic Site (Measham Waterside), Measham</b>
<b>Site Capacity</b>	<b>426</b>
<b>Status @ 1 April 2024</b>	<b>Reserved Matters Approval (Planning Permission Implemented)</b>
<b>Dwellings remaining</b>	<b>426</b>
<b>Developer</b>	Unknown
<b>Is the site considered to be deliverable?</b>	The eastern leg of HS2 has now been cancelled but the route is still safeguarded. The safeguarding is expected to be removed in summer 2024.
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>0</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	200
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	200
<b>Years 15+ (2039 onwards)</b>	26
<b>Notes</b>	<p>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.</p> <p>The permission has not been able to proceed because the site is crossed by the safeguarded route of HS2.</p> <p>In October 2023, the government scrapped this leg of the HS2. When the safeguarded route is formally removed, the site will be available for development. The landowners' agents they would be taking the site to market in 2024. Until the safeguarding has been removed and a developer identified, we have placed delivery of the site from year 6 onwards. Next year, the site may be able to form part of the Council's five year supply, as there should be more certainty about the delivery programme.</p>

<b>Site</b>	<b>North of Butt Lane and east of Hepworth Road Woodville/Blackfordby</b>
<b>Site Capacity</b>	<b>91</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 36 Complete 28 Under Construction 27 Not Started
<b>Dwellings remaining</b>	<b>55</b>
<b>Developer</b>	Owl Homes
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	20
<b>2027/28</b>	20
<b>2028/29</b>	15
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>55</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	8 dwellings were completed in 2023/24, compared to an estimated 0 (Housing Land Supply Report, 2023). Delivery has slowed down due to ongoing enforcement issues at the site. A variation of condition application (23/01255/VCIM) was submitted in October 2023 and impacts the design of the whole site. The case officer confirmed that this is an ongoing process and it is not clear when it might be resolved. Construction of the site is still ongoing and it is reasonable to assume the remaining dwellings will be completed within the five year period, but we have pushed these towards the back end of the period.

<b>Site</b>	<b>Land rear of 31 Main Street, Blackfordby</b>
<b>Site Capacity</b>	14
<b>Status @ 1 April 2024</b>	<b>Neighbourhood Plan Allocation</b>
<b>Dwellings remaining</b>	14
<b>Developer</b>	
<b>Is the site considered to be deliverable?</b>	The site is in the catchment of the River Mease and currently there is no space left in the developer contribution schemes.
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>0</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	14
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	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 drainage solution. For the time being, delivery of the site has been placed outside of the five year period.

<b>Site</b>	<b>Masons Arms, 1 Church Street, Donisthorpe</b>
<b>Site Capacity</b>	<b>11</b>
<b>Status @ 1 April 2024</b>	<b>Reserved Matters Approval</b> 0 Complete 0 Under Construction 11 Not Started
<b>Dwellings remaining</b>	<b>11</b>
<b>Developer</b>	KMG Partnership
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	5
<b>2028/29</b>	6
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>11</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	Reserved matters were approved at this site on 23 February 2024 (23/01558/REMM). Condition 26 of the outline planning permission (21/01379/OUTM) states that the public house cannot be demolished until a contract for the redevelopment works and/or a detailed redevelopment timetable has been submitted to and approved by the local planning authority. No application to discharge this condition has been made to date. As a result we have pushed development of the site towards the end of the five year period.

<b>Site</b>	<b>St Christophers Park, St Christophers Road, Ellistown</b>
<b>Site Capacity</b>	<b>13</b>
<b>Status @ 1 April 2024</b>	<b>Full Planning Permission</b> 0 Complete 0 Under Construction 13 Not Started
<b>Dwellings remaining</b>	<b>13</b>
<b>Developer</b>	Unknown
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	7
<b>2025/26</b>	6
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>13</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	A full application for 13 park homes was approved on 28 June 2021 (20/01896/FULM). The application is due to lapse on 28 June 2024. The owner of the site contacted the Council in April 2024 stating the intention to commence works before the June 2024 expiry date. The 2023 Housing Land Supply Report estimated that the homes would be delivered in 2024/25 but we have extended this by a year.

<b>Site</b>	<b>MTS Logistics, Mill Lane, Heather</b>
<b>Site Capacity</b>	14
<b>Status @ 1 April 2024</b>	<b>Full Planning Permission</b> 0 Completed 0 Under Construction 14 Not Started
<b>Dwellings remaining</b>	14
<b>Developer</b>	Unknown
<b>Is the site considered to be deliverable?</b>	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.
<b>Is the site considered to be developable?</b>	
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>0</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	14
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Noes</b>	<p>Permission was granted on 21 September 2021 (19/00824/FULM) and is due to lapse on 21 September 2024.</p> <p>On 30 April 2024, the applicant submitted an application to vary condition 25 of the permission (24/00550/VCUM). This condition requires archaeological works to be done prior to commencement of development. The applicant states they cannot comply with the condition prior to any development taking place, because there are tenants on the site and are seeking a reworded condition which allows some development to take place before the condition has to be complied with. The county archaeologist has accepted the principle of the proposed variation of condition.</p> <p>The applicant is seeking to implement the permission before it lapses, but it is unclear when housing will be delivered at this site, as it is currently occupied by business tenants.</p> <p>This development has not been included in the five year supply because clearer evidence about the deliverability of the site is required.</p>

<b>Site</b>	<b>Home Farm, Oakthorpe</b>
<b>Site Capacity</b>	<b>28</b>
<b>Status @ 1 April 2024</b>	<b>Under Construction</b> 12 Completed 16 Under Construction
<b>Dwellings remaining</b>	<b>16</b>
<b>Developer</b>	James Madison Homes
<b>Is the site considered to be deliverable?</b>	Yes
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	4
<b>2025/26</b>	4
<b>2026/27</b>	4
<b>2027/28</b>	4
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>16</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	
<b>Years 15+ (2039 onwards)</b>	
<b>Notes</b>	The site is under construction and properties are being marketed online ( <a href="#">Thorpe Rise</a> ). The developer did not respond to the Council’s query about delivery rates. Delivery of this site continues to progress slowly (2 last year compared to an estimation of 4 in the 2023 Housing Land Supply Report). All remaining dwellings are now under construction and these have been divided out over the remainder of the five year period.

<b>Site</b>	<b>Land at St George's Hill, Swannington</b>
<b>Site Capacity</b>	<b>14</b>
<b>Status @ 1 April 2024</b>	<b>Neighbourhood Plan Allocation/Outline Planning Application Pending Determination</b>
<b>Dwellings remaining</b>	<b>14</b>
<b>Developer</b>	Unknown
<b>Is the site considered to be deliverable?</b>	
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 - 5 (2024/25 to 2028/29)</b>	<b>0</b>
<b>Year 6 - 10 (2029/30 to 2033/34)</b>	14
<b>Years 11 - 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<p>The site is allocated for development in the Swannington Neighbourhood Plan for around 12 dwellings. An outline planning application for up to 14 dwellings was validated on 15 December 2023 and is pending determination (23/01390/OUTM). It is understood that there are some drainage issues that need to be resolved and then the application can be determined by delegated decision.</p> <p>The application is in outline and is made on behalf of the landowners. Upon receipt of outline planning permission, the site would need to be sold on to be a developer who would need to submit reserved matters for approval. Until there is clearer evidence on who would develop the site, delivery has been placed in years 6 to 10 of the trajectory.</p>



<b>Site</b>	<b>Land off Hepworth Road, Woodville</b>
<b>Site Capacity</b>	<b>30</b>
<b>Status @ 1 April 2024</b>	<b>Reserved Matters Approval</b>
<b>Dwellings remaining</b>	<b>30</b>
<b>Developer</b>	Custom Housebuilding Plots
<b>Is the site considered to be deliverable?</b>	Unknown
<b>Is the site considered to be developable?</b>	Yes
<b>Anticipated build rates</b>	
<b>2024/25</b>	
<b>2025/26</b>	
<b>2026/27</b>	
<b>2027/28</b>	
<b>2028/29</b>	
<b>Total Years 0 – 5 (2024/25 to 2028/29)</b>	<b>0</b>
<b>Year 6 – 10 (2029/30 to 2033/34)</b>	n/a
<b>Years 11 – 15 (i.e. 2034/35 to 2038/39)</b>	n/a
<b>Years 15+ (2039 onwards)</b>	n/a
<b>Notes</b>	<p>This outline planning permission (16/01191/OUTM) has been implemented, as confirmed by a certificate of lawful use determined on 26 January 2024 (23/01616/CLP).</p> <p>As confirmed in the 2023 Housing Land Supply Report, the site (and additional land to the east) is currently the subject of another planning application (23/00489/FULM) by a housebuilder with an option on the site. It is uncertain whether the permission for 30 dwellings will be built and as a result, the site has not been included in the five year supply or beyond.</p>