The Melton SHLAA will not be regarded as planning policy. The inclusion of a potential site that is not allocated or does not have planning permission for housing will confirm only if it is suitable, available, achievable, developable and deliverable for development. The decision to allocate or grant planning permission will continue to be made by the Council under statutory planning legislation and with regard to current planning policy.

Planning Policy
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11 Assessing suitability
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17 Sites not considered suitable, available and achievable
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19 Monitoring and review

Appendix 1 Site survey form
Appendix 2 Pro forma for sites which are Deliverable within the first five years
Appendix 3 Sites which are not currently Deliverable and Developable
1 Introduction

1.1 This is the Council’s sixth Strategic Housing Land Availability Assessment. The National Planning Policy Framework (NPPF) sets out the Government’s approach to housing and requires all local planning authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) to evaluate the availability of land for housing within their area.

The primary role of a SHLAA is to:
- Identify sites with potential for housing;
- Assess their housing potential and capacity; and
- Assess when they are likely to be developed.

Completion of a SHLAA should enable local planning authorities to:
- Identify specific, deliverable sites for the first five years of a plan that accord with the NPPF;
- Identify specific, developable sites for years 6-10 and where possible years 11-15, in plans to enable the five year supply to be topped up. Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth; this may include large development opportunities such as urban extension or new settlements.

1.2 The guidance states that SHLAAAs should be regularly kept up to date (at least annually) as part of the Annual Monitoring Report exercise to support the updating of the housing trajectory and the five years supply of specific deliverable sites. The main information to be recorded is whether:
- sites under construction have now been developed, or individual stages have been developed;
- sites with planning permission are now under construction and what progress has been made;
- planning applications have been submitted or approved on sites and broad locations identified by the assessment;
- progress has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
- unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed; and
- the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.

1.3 The Melton SHLAA 2013 has been prepared to update the previous 2012 assessment using a forward looking approach with a start date of 1st April 2015. It looks at all the sites in the previous assessments together with any additional sites that have been identified.
2 The purpose of a SHLAA

2.1 A SHLAA should enable local planning authorities to:

- Identify specific sites for the first 5 years of a development plan that are available and can be delivered; and
- Identify specific developable sites for years 6-10 and ideally years 11-15 to enable the 5 years housing supply to be topped up. Where it is not possible to identify specific sites for years 11-15, the SHLAA may indicate broad locations for growth.

2.2 As a minimum an assessment should include:

- a list of potential sites, with maps showing locations and boundaries;
- an assessment of the deliverability of each site;
- the number of houses that could be built on each site;
- any constraints that could impede the delivery of housing at the site;
- recommendations on how identified constraints could be overcome.

3 Methodology

3.1 Melton Borough is in the Leicester and Leicestershire Housing Market Area. The local planning authorities in the housing market area agreed to work together and follow a joint methodology when preparing their first SHLAA in 2008.

3.2 The Joint Methodology follows closely the assessment process in the Government’s National Planning Practice Guidance 2013. The flowchart below sets out the stages of the SHLAA assessment set out by the DCLG (Assessment of Land Availability National Planning Policy Guidance DCLG 2013). The guidance “indicates what inputs and processes should lead to a robust assessment of land availability. Plan makers should have regard to the guidance in preparing their assessments”. The Leicestershire Local Planning Authorities will therefore conform closely with the standard methodology.
Source: Assessing Land Availability, National Planning Policy Guidance, DCLG 2013)
3.3 A key aspect of the assessment is the inclusion of key external stakeholders. Hence the Leicester and Leicestershire Local Planning Authorities will be working closely with:
- Local Communities
- Partner Organisations
- Local Enterprise Partnerships
- Businesses and business representative organisations
- Neighbourhood forums and
- Parish Councils in preparing Neighbourhood Plans

3.4 Input from the above is critical as it ensures that a robust and credible evidence base is developed. In addition, Developer Panels are encouraged by each Local Planning Authority to gain further knowledge from developers, land agents and landowners in their area.

4 Planning the assessment - Stage 1
4.1 The Leicester and Leicestershire Planning Authorities will carry out individual assessments. Each of which closely follow the following standardised methodology.

4.2 The majority of the assessment is carried out in house, the Local Planning Authorities within Leicester and Leicestershire Housing Market Area, have agreed a joint approach to the SHLAA and agreed common working arrangements in line with Duty to Cooperate requirements.

4.3 This approach also incorporates the views of house builders, land agents, land owners; gathered from the 4 week consultation period carried out during November/December 2007. Further Developer Panel meetings have been held by each Local Planning Authority since.

5 Sources of sites to be included in the assessment - Stage 2
5.1 The Joint Methodology reiterates the list of sources in part 4 of the guidance which states that, the assessment should cover the following types of sites:

- Existing housing and economic development allocations and site development briefs not yet with planning permission.
- Planning permissions for housing and economic development that are unimplemented or under construction.
- Planning applications that have been refused or withdrawn
- Land in the local authority’s ownership
- Surplus and likely to become surplus public sector land
- Vacant and derelict land and buildings (including redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential).
- Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)
• Business requirements and aspirations
• Sites in rural locations
• Large scale redevelopment and redesign of existing residential or economic areas
• Sites in and adjoining villages or rural settlements and rural exception sites.
• Potential urban extensions and new free standing settlements.

6 Desktop review - Stage 3
6.1 Investigations have been made on the additional sites identified to establish any previous planning history, designations, ownership, constraints and other information relevant to the assessment of the site. The comments of relevant agencies / bodies have been received on specific issues such as highways, ecology and conservation.

7 Sites to be surveyed - Stage 4
7.1 Melton Borough is primarily rural in character and contains some 70 small villages and the single market town of Melton Mowbray. Taking into account the nature of the area and the housing challenge, the Joint Methodology establishes a threshold of 5 dwellings or more as a basis for identifying sites that will be assessed in Melton Borough.

7.2 The SHLAAs will be controlled by the need to bring forward sufficient sites, to ensure that Leicester and Leicestershire Planning Authorities can meet rates of housing provision set out in the emerging Local Plan and the emerging Leicester and Leicestershire Strategic Housing Market Assessment (SHMA).

8 The survey - Stage 5
8.1 The sites identified and details are recorded on a standard survey form. A copy of the form is contained in Appendix 1.

8.2 The surveys were undertaken according to a consistent approach to record information agreed under the Joint Methodology. The details recorded include:
• Site size, boundaries, and location;
• Current land use and character;
• Land uses and character of surrounding area;
• Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of Infrastructure/ utilities);
• Potential environmental constraints;
• Where relevant, development progress (e.g. ground works completed, number of units started, number of units completed);
• Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

(Assessing Land Availability national Planning Policy Guidance, DCLG 2013)

8.3 The above have then be combined with further information obtained from a desktop review of each site.
8.4 The reviews have assessed a number of key factors for each site, in order to identify potential constraints on development, and how/ if they could be overcome. Key factors include:

- Planning policy;
- Previous planning history;
- Access/ highways;
- Landscape/ conservation;
- Flood risk
- Contaminated land; and
- Access to local services.

8.5 The vast majority of this work has been conducted by planning officers; however more technical issues such as highways and conservation have been discussed with the relevant agency/department.

8.6 In bringing together the information from the desk top review and surveys, the local planning authorities using the Joint Methodology have adopted a standard assessment pro forma for each site. The completed pro forma for all the sites considered to be potentially suitable, available and achievable for housing development within the next 15 years in Melton Borough are contained in Appendix 3 together with location plans.

9 Estimating the housing potential of each site - Stage 6

9.1 The Assessing Land Availability Guidance sets out that:

“The estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including local determined policies on density. Where plan policy is out of date or does not provide a sufficient basis to make local judgment than relevant existing development schemes can be used as the basis for assessment, adjusted for any individual site characteristics and physical constraints. The use of floor space densities for certain industries may also provide a useful guide. The development potential is a significant factor that affects economic viability of a site / broad location and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential”.

9.2 Throughout Leicester and Leicestershire HMA, the following gross to net development ratios have been agreed based on site size. These ratios have been drawn up and tested at subsequent Developer Panels.
### Site Size vs. Gross to Net Development Ratio

<table>
<thead>
<tr>
<th>Site Size</th>
<th>Gross to Net Development Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 0.4ha</td>
<td>100%</td>
</tr>
<tr>
<td>0.4 - 2ha</td>
<td>82.5%</td>
</tr>
<tr>
<td>2 - 35ha</td>
<td>62.5%</td>
</tr>
<tr>
<td>Over 35ha</td>
<td>50%</td>
</tr>
</tbody>
</table>

9.3 The assessment identifies the housing potential of each site by applying a relevant density target. Developments are required to look to achieve a minimum of 40 dwellings / hectare in Melton Mowbray town centre and 30 dwellings / hectare in other locations on sites of 0.3 hectares or more in area.

9.4 Evidence suggests that there has been no significant change in the density level anticipated for town centre schemes and until a new policy direction is established or new evidence is forthcoming we will continue to gauge density in the town at around 40 dwellings to the hectare for the purpose of monitoring these sites.

10 Assessing when and whether sites are likely to be developed - Stage 7

10.1 The SHLAA guidance states that;

“Assessing the suitability, availability and achievability of sites including whether the site is economically viable will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period”.

(Assessing Land Availability, National Planning Policy Guidance, DCLG 2013, section 5)

10.2 To be considered as:

**Deliverable** – To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

**Developable** – To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is
available and could be viably developed at the point envisaged.

Where it is unknown when a site could be developed, then it should be regarded as not currently developable. This may be, for example, because one of the constraints to development is severe, and it is not known when it might be overcome.

(NPPF, DCLG 2012, para.47)

10.3 To assess a site’s deliverability and developability, Stage 7 of the assessment incorporates information gathered by the site assessments, a desktop review, and the views gained from discussions with key consultees. A final conclusion is drawn together, from the investigations as outlined within Stages 7a to 7d.

11 Assessing suitability - Stage 7a

11.1 According to the guidance;

“Plan makers should assess the suitability of the identified use or mix of uses of a particular site or broad location including consideration of the types that may meet the needs of the community. These may include, but are not limited to: market housing, private rented, affordable housing, people wishing to build their own homes, housing for older people, or for economic development uses.”

(Assessing Land Availability, National Planning Policy Guidance, DCLG 2013, section 5)

11.2 To assess a site’s suitability for housing development, the Council considers that a site is not suitable if:

• Satisfactory vehicular access cannot be provided
• Satisfactory utilities cannot be provided
• It is significantly affected by flood zone 3;
• It is a non-interit landfill site;
• It is an active mineral extraction site
• It is affected by a hazardous installation;
• It is significantly affected by a high pressure gas pipeline or 400kv (National Grid) overhead electricity line;
• It is a Site of Special Scientific Interest or Scheduled Monument;
• It is identified as a ‘Good’ site in the Council’s Employment Land Study 2007.

12 Assessing availability - Stage 7b

12.1 The SHLAA guidance considers a site to be available for development;

“A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems”.

(Assessing Land Availability, National Planning Policy Guidance, DCLG 2013, section 5)
12.2 When assessing availability for housing, further information has been obtained from the stakeholders, who have submitted site suggestions as part of the assessment. Land ownership details for other sites, have obtained via desktop reviews, and discussions with external sources where necessary.
13 **Assessing achievability - Stage 7c**

13.1 According to the guidance;

“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the development over a certain period”

(Assessing Land Availability, National Planning Policy Guidance, DCLG 2013, section 5)

13.2 The guidance goes on to state that:

“Where constraints have been identified, the assessment should consider what action would be needed to remove them (along with when and how this could be undertaken and the likelihood of sites/broad locations being delivered). Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to review development plan policy, which is currently constraining development”.

14. **Windfalls - Stage 8**

14.1 The NPPF states that local planning authorities may make an allowance for windfall sites in the five – year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

14.2 Melton Borough is a largely rural area where historically a significant proportion of houses have been built on single plots or sites of less than 5 dwellings.

14.3 The average completion rate for small sites over the last ten years is 63 dwellings per annum

14.4 With regards to windfall sites, the guidance states that;

“A windfall allowance can be justified in the five-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework. Plan makers should not need to rely on windfall allowance in years 6-15. This is because local planning authorities have the ability to identify broad locations in years 6-15, allowing a degree of flexibility to meet development needs where specific sites cannot be identified”.

(Assessing Land Availability, National Planning Policy Guidance, DCLG 2013, section 6)
15. Review of the Assessment- Stage 9

15.1 “Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future. An overall risk assessment should be made as to whether sites will come forward as anticipated”.

(Assessing Land Availability, National Planning Policy Guidance, DCLG 2013, section 7)

15.2 If any shortfalls within the final projections are identified, then various elements of the scope of the assessment will be revisited.

15.3 An insufficient number of sites may require previously rejected sites and areas of investigation to be brought forward and include within the assessment. Any additional sites brought forward at this stage need to be assessed by the same procedure as the site originally included.

15.4 Following the survey and assessment of the expected deliverability/ developability of each site, the Practice Guidance expects local planning authorities to review the assessment to determine whether sufficient sites have been identified to meet the local authority’s housing requirement and to re-examine where necessary the assumptions made on deliverability/ developability.

15.5 The level of housing provision for the Borough was set at 170 dpa by the Regional Spatial Strategy (RSS); however, this was revoked on the 12th April 2013. The Borough Council had reflected this figure in the Melton Core Strategy which underwent Examination in early 2013. Following receipt of the Inspector’s preliminary conclusions, the Borough Council withdrew the Core Strategy on the 15th April 2013. As part of his preliminary conclusions the Inspector considered that the RSS figures were seriously out of date and suggested that a more realistic objectively assessed housing needs figure for the area would be 200 dpa.

15.6 The Borough Council is currently in the process of undertaking a Strategic Housing Market Assessment (SHMA) to provide the current housing requirements for the Borough, which provides the evidence base to suggest the objectively assessed need which is likely to be in the range of 200 to 250 dwellings per annum over the plan period. In order to prepare a five year housing land supply, the Borough Council will use the provisional targets of 200 dpa and 250 dwellings per annum, until a new housing requirement is adopted by the Borough Council. As can be seen from table 1 below this sets out the two different housing requirements for the next five years.
### Plan Period 2011-2036

<table>
<thead>
<tr>
<th>Housing Requirement</th>
<th>5 Year Supply + 5% Buffer Requirement from later in the plan period</th>
<th>5 Year Supply + 20% Buffer Requirement from later in the plan period</th>
</tr>
</thead>
<tbody>
<tr>
<td>200</td>
<td>1050</td>
<td>1200</td>
</tr>
<tr>
<td>250</td>
<td>1313</td>
<td>1500</td>
</tr>
</tbody>
</table>

16. **Housing Supply – Stage 10**

16.1 According to the guidance, the deliverability and developability impact on housing supply through;

“Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing. The definition of ‘deliverability’ and ‘developability’ in relation to housing supply is set out in footnote 11 and footnote 12 of the National Planning Policy Framework.

All aspects of a Local Plan must be realistic and deliverable but there are specific requirements in the Framework in relation to planned housing land supply.

(Assessing Land Availability, National Planning Policy Guidance, DCLG 2013, section 8)

17. **Sites not considered suitable, available and achievable**

17.1 The Practice Guidance says that a site is suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. When assessing the suitability of the sites accessibility, physical, environmental and ownership constraints were considered within the context of stage 7 of the process.

17.2 This year, the reassessment included sites that had previously been rejected on planning policy grounds through the development of the now withdrawn Core Strategy. The preparation of a new Melton Local Plan will provide the opportunity to review local policies which currently prevent development and could see some sites previously rejected for purely policy reasons, such as sites outside the settlement envelope or sites currently designated as Protection Open Areas or similar, being included in the SHLAA. This, however, would be dependent on revisions to the envelopes, changes to the approach to village envelopes in general or designations being agreed through the new Melton Local Plan or Neighbourhood Plans.
17.3 In order for such sites to be included, it was necessary to make a minor change to the criteria for assessing suitability that was used in previous years. Previously a site was considered not suitable if it was not within a defined settlement or it was not adjoining a settlement where development is anticipated to take place in the emerging Melton Core Strategy.

17.4 As a result of the fire at the Council Offices in 2008 records relating to some previously submitted SHLAA sites are incomplete. For some sites there is only a site address and no location plan; therefore these have been excluded from 2013 SHLAA. Officers contacted site proponents where they could, and have undertaken a number of public calls for sites since. The process is continuous and is open to sites being submitted up until later stages of Local Plan preparation.

18. Findings and Conclusions

18.1 Following the process outlined above 14 sites have been identified as being deliverable and developable within the first five years. These sites satisfy the requirements set out within the guidance above and are either currently under construction or are expected to be developed within five years.

Table 2

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Site Address</th>
<th>Number of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBC/114/13</td>
<td>Field No. 3310, Scalford Road, Melton Mowbray</td>
<td>91</td>
</tr>
<tr>
<td>MBC/115/13</td>
<td>Land Adjoining Belvoir Road and Green Lane, Belvoir Road, Bottesford</td>
<td>56</td>
</tr>
<tr>
<td>MBC/116/13</td>
<td>Travis Perkins trading Co Ltd, 59 Mill Street, Melton Mowbray</td>
<td>16</td>
</tr>
<tr>
<td>MBC/117/13</td>
<td>209 Asfordby Road, Melton Mowbray</td>
<td>5</td>
</tr>
<tr>
<td>MBC/120/13</td>
<td>Mill House, The Uplands, Melton Mowbray</td>
<td>5</td>
</tr>
<tr>
<td>MBC/121/13</td>
<td>Merrivale Farm, 18 Frog Lane, Plungar</td>
<td>5</td>
</tr>
<tr>
<td>MBC/123/13</td>
<td>War Memorial Hospital, Ankle Hill, Melton Mowbray</td>
<td>98</td>
</tr>
</tbody>
</table>
No sites have been identified for development within 6-10 and 11-15 years in order to not to pre determine the outcomes of the new Melton Local Plan. The Borough Council is currently in the early stages of preparing a new Local Plan for the Borough. As part of the preparation of the new plan, policy constraints such as village envelopes that sites would have been assessed against in previous SHLAA’s which would have potentially ruled out a site as not suitable will be reassessed as part of the new Local Plan.

The assessment has identified capacity for a total of 26,417 dwellings, the table below sets out the identified potential capacity through submitted SHLAA sites by settlement. An assessment of all the sites currently not developable and deliverable can viewed in Appendix C.

### Table 3

<table>
<thead>
<tr>
<th>Settlement</th>
<th>SHLAA (sites without planning consent)</th>
<th>All SHLAA Sites Submitted - No Policy Input</th>
</tr>
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<tbody>
<tr>
<td>Melton Mowbray</td>
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<td>Ab Kettleby</td>
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<td>Asfordby</td>
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<tr>
<td>Asfordby Hill</td>
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<tr>
<td>Asfordby Valley</td>
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<td></td>
</tr>
<tr>
<td>Village</td>
<td>Population</td>
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</tr>
<tr>
<td>-------------------------</td>
<td>------------</td>
<td></td>
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<tr>
<td>Barkestone le Vale</td>
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<td></td>
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<td>Barsby</td>
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<tr>
<td>Belvoir</td>
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<td>Bescaby</td>
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<td>Bottesford</td>
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<td>Eaton</td>
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<tr>
<td>Edmondthorpe</td>
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<tr>
<td>Frisby on the Wreake</td>
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<td>Gaddesby</td>
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<tr>
<td>Goadby Marwood</td>
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<tr>
<td>Great Dalby</td>
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<tr>
<td>Grimston</td>
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<td>Harby</td>
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<td>Hose</td>
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<tr>
<td>Kirby Bellars</td>
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<td>Knipton</td>
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<tr>
<td>Knossington</td>
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<tr>
<td>Little Dalby</td>
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<td>Long Clawson</td>
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<td>Old Dalby</td>
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<tr>
<td>Thorpe Arnold</td>
<td>15</td>
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</tr>
<tr>
<td>Thorpe Satchville</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
19. Monitoring and Review

19.1 The SHLAA will be updated annually in accordance with the Practice Guidance to inform the Council’s AMR residential land availability statement and five years supply of specific deliverable sites.

19.2 The SHLAA review in 2014-15 will look at the sites at the sites that have not been considered suitable, available or achievable in the current assessment in the light of any changes to their circumstances and planning policy.

<table>
<thead>
<tr>
<th>Location</th>
<th>Number</th>
</tr>
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<tr>
<td>Waltham</td>
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<tr>
<td>Welby</td>
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| **Total**    | 100    | 26417