

## 1. Executive Summary

- 1.1 Housing Land Supply and housing completions are monitored to ensure that the adopted plan is delivered and that housing needs are being met. The National Planning Policy Framework (NPPF) requires a presumption in favour of development where sufficient land supply cannot be demonstrated. Paragraph 49 states, “*relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*”.
- 1.2 This report sets out the calculation of Harborough District’s five-year housing supply position, taking into account the requirements of the NPPF and covers the period **from 01 April 2016 to 31 March 2021**.
- 1.3 The calculation is set out in detail on page 4 of this report. Table A below provides a summary.

20 Year Plan period	1 April 2011 to 31 March 2031
Annual housing requirement	475 dwellings per year
Total completions, 1 April 2015 to 31 March 2016	636 dwellings
Projected housing supply, 1 April 2016 to 31 March 2021	3,088 dwellings
5 Year Housing Land Supply, 1 April 2016 to 31 March 2021	4.66 years

Table A – 5 Year Supply Summary

## 2. Methodology

### 2.1. Plan period

The plan period presented is that of the emerging new **Local Plan 2011-2031**, corresponding with the latest housing requirement evidence.

### 2.2. Housing requirement

The adopted Core Strategy (2006 to 2028) sets a housing target of 350 dwellings per annum, based on the now revoked Regional Spatial Strategy. However, guidance within

the National Planning Practice Guidance at Paragraph: 030 Reference ID: 3-030-20140306 explains that, “evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs”. The latest evidence of objectively assessed housing need (OAN) is set out in the Leicester and Leicester Strategic Market Housing Assessment (SHMA) by GL Hearn. This recommends a total housing requirement of 9,500 dwellings for Harborough District between 2011 and 2031, or **475 dwellings per annum**.

### 2.3. Shortfall

Prior to 2014 Harborough District Council applied the Liverpool Method, which spreads any delivery shortfall of housing across the remainder of a plan period. However, the National Planning Practice Guidance Paragraph: 035 Reference ID: 3-035-20140306 states, “Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible”.

Therefore, the Council has applied the Sedgefield method which allows for any previous shortfall in housing delivery to be delivered within the next 5 years (this applies to all 5 Year Supply calculations dated 1 April 2014 onwards).

A shortfall of **385 dwellings** has been added to the housing requirement for the purposes of the 5 year supply calculation (refer to Table C, row F).

### 2.4. Buffer

Table B illustrates that the annual housing requirement has been delivered in only 5 out of the last 10 years (2006/07, 2007/08, 2009/10, 2014/15 and 2015/16). In addition to this, cumulative completions have been below the cumulative requirement for 3 consecutive years (2011/12, 2013/14 and 2014/15). Due to this under delivery the Council has applied a **20% buffer** to the 5 year supply calculation. Should housing delivery improve, the Council may review its position on using a 20% buffer in the future. The NPPF, paragraph 47 states, “Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Annual requirement	350	350	350	350	350	475	475	475	475	475
Total Completions	450	586	263	542	300	240	284	334	496	636
Number of dwellings above or below Annual Requirement (2006-2011 = 350pa, 2011-2014 = 475pa)	100	236	-87	192	-50	-235	-191	-141	21	161
Cumulative Requirement since 2006	350	700	1050	1400	1750	2225	2700	3175	3650	4125
Cumulative Completions since 2006	450	1036	1299	1841	2141	2381	2665	2999	3495	4131
Number of dwellings above or below Cumulative Requirement (2006 to 30 Sept 2015)	100	336	249	441	391	156	-35	-176	-389	6

**Table B** - Housing Delivery since 2003/04

### 2.5. Windfall allowance

The NPPF supports the inclusion of a Windfall allowance in the 5 year supply if there is compelling evidence that suggests this is a consistent and reliable source of land supply. Evidence presented in Appendix 5 of this report indicates that both past delivery and possible future supply could comfortably deliver at least **27 dwellings per year**. To allow for greater robustness, the annual previously developed land (PDL) windfall allowance does not apply to the first two years of the 5 Year Supply. This will ensure that any un-planned for sites will have adequate time to gain planning permission and deliver residential dwellings.

### Harborough District Council - 5 Year Housing Land Supply Calculation 1 April 2016 to 31 March 2021

Housing Requirements	Row	Total	Calculation
Strategic Housing Requirements for Harborough District 2011-2031	A	9,500	<i>n/a</i>
Annual Housing Requirement	B	475	<i>A / 20 years</i>
Housing Requirement to date (1 Apr 2011- 31 March 2016)	C	2,375	<i>B x 5 years</i>
Recorded housing completions 1 Apr 2011 to 31 March 2016	D	1,990	<i>n/a</i>
Shortfall to add to the next 5 years requirement	E	385	<i>C - D</i>
Shortfall as an annual requirement for the next 5 years	F	77	<i>E / 5 years</i>
Total Annual requirement for the next 5 years	G	552	<i>B + F</i>
Additional 20% Buffer	H	110	<i>G x 0.20</i>
Total Annual Requirement for the next 5 years, including buffer	I	662	<i>G + H</i>
<b>Total Five Year Housing Requirement</b>	<b>J</b>	<b>3,312</b>	<b><i>I x 5 years</i></b>
Supply of Sites: 1 April 2016 to 31 March 2021	Row	Total	Calculation
Projected delivery from Allocated sites with permission <i>(See Appendix 3, Table 1.)</i>	K	300	<i>n/a</i>
Projected delivery from Market Harborough SDA <i>(See Appendix 3, Table 2.)</i>	L	329	<i>n/a</i>
Projected delivery from large sites with planning permission <i>(See Appendix 3, Table 3.)</i>	M	1,374	<i>n/a</i>
Projected delivery from Neighbourhood Plan Allocated Sites <i>(see Appendix 3, Table 4.)</i>	N	417	<i>n/a</i>
Projected delivery from sites with planning permission, pending a Section 106 Agreement <i>(See Appendix 3, Table 5.)</i>	O	296	<i>n/a</i>
Projected delivery from small sites with planning permission <i>(Sites under construction and unimplemented, see Appendix 4)</i>	P	291	<i>n/a</i>
PDL Windfall allowance <i>(See Appendix 5.)</i>	Q	81	<i>n/a</i>
<b>Five Year Supply of deliverable sites</b>	<b>R</b>	<b>3,088</b>	<b><i>K + L + M + N + O + P + Q</i></b>
Five Year Assessment calculation: 1 April 2016 to 31 March 2021	Row	Total	Calculation
Annual requirement plus 20% buffer	S	662	<i>I</i>
Assessed Five Year Supply of Deliverable Dwellings	T	3,088	<i>R</i>
Supply of Land as a percentage of the requirement	U	93%	<i>R / J</i>
<b>Years Supply of Land</b>	<b>V</b>	<b>4.66</b>	<b><i>R / I</i></b>

**Table C** – Harborough District Council 5 Year Housing Land Supply

## **Appendices**

**Appendix 1:** 5 Year Housing Supply Summary & 2011-2031 Trajectory

**Appendix 2:** Housing Completions 01 April 2015 to 31 March 2016

**Appendix 3:** 5 Year Supply Site Assessments

**Appendix 4:** Current Capacity on Small Sites

**Appendix 5:** Justification of Windfall Allowance

**Appendix 1: 5 Year Housing Supply Summary & 2011-2031 Trajectory**

Scenario	Annual Requirement	Total Units in the 5 Years Supply	Next 5 Years: Over supply/shortfall	5 year supply (years)
District Requirement	475	3088	713	6.50
District Requirement incl' shortfall	552	3088	328	5.59
Requirement including 20% Buffer	662	3088	-222	4.66

		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
A	Completions on Allocated Sites	125	212	136	233	207															
B	Completions on Large Sites (5 dwellings and above)	61	28	147	197	387															
C	Completions on Small Sites (under 5 dwellings)	54	44	51	66	42															
D	Total Completions	240	284	334	496	636															
E	Projections for Market Harborough Strategic Development Area						0	36	46	116	131	110	110	110	110	110	110	110	110	110	110
F	Projections for Allocated Sites with Planning Permission						163	103	34	0	0	0	0	0	0	0	0	0	0	0	0
G	Projections for Large Sites with Planning Permission						333	394	294	198	155	132	88	44	0	0	0	0	0	0	0
H	Projections for Neighbourhood Plan Allocations						49	90	99	97	82	47	40	40	10	0	0	0	0	0	0
I	Projections for Large Sites awaiting a S106 agreement						8	43	115	90	40	40	40	30	0	0	0	0	0	0	0
J	Projections for Small Sites with Planning Permission						57	57	57	57	63	51	51	51	51	51	51	51	51	51	51
K	PDL Windfall Allowance						0	0	27	27	27	27	27	27	27	27	27	27	27	27	27
L	Total Projected Completions						610	723	672	585	498	407	356	302	198	188	188	188	188	188	188
M	Cumulative Completions	240	524	858	1354	1990	2600	3323	3995	4580	5078	5485	5841	6143	6341	6529	6717	6905	7093	7281	7469
N	Cumulative Requirement 11-31	475	950	1425	1900	2138	2850	3325	3800	4275	4513	5225	5700	6175	6650	7125	7600	8075	8550	9025	9500
O	Number of dwellings above or below Cumulative Requirement	-235	-426	-567	-546	-147.5	-250	-2	195	305	566	260	141	-32	-309	-596	-883	1170	1457	1744	2031
P	Number of completions above or below the annual requirement (475) or half annual requirement of (238)	-235	-191	-141	21	66	135	248	197	110	260	-68	-119	-173	-277	-287	-287	-287	-287	-287	-287
Q	Years remaining in the plan period	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

**Appendix 2:** Housing Completions 01 April 2015 to 31 March 2016

**Table 1:** Summary of completions

Allocated Sites	207
Large Sites	387
Small Sites	42
<b>Total</b>	<b>636</b>

**Table 2:** Completions on Local Plan Allocated Sites

Allocated Site	Green	Brown	Conversion	Dwellings Lost	Total Completions <small>(minus dwellings lost)</small>
KB/1 - Land at Warwick Rd, Kibworth	49	0	0	0	<b>49</b>
GG/2 - Stretton Rd, Great Glen	74	0	0	0	<b>74</b>
MH/3 - Farndon Rd, Market Harborough	84	0	0	0	<b>84</b>
<b>Grand total</b>					<b>207</b>

**Table 3:** Completions on Large Sites (of 5 dwellings or more)

Planning Ref	Settlement	Site Name	2015/16
13/00350/FUL	<b>Great Bowden</b>	The Works, Nether Green	<b>2</b>
13/00102/FUL	<b>Kibworth Beauchamp</b>	Land to the rear of 8-28 High Street	<b>4</b>
13/01223/REM	<b>Lutterworth</b>	Leaders Farm, Coventry Rd	<b>40</b>
13/01282/REM		Land north Bill Crane Way	<b>54</b>
12/01377/REM	<b>Market Harborough</b>	Land East of Northampton Rd	<b>91</b>
13/01488/REM		Land at Lathkill Street	<b>39</b>
13/00930/FUL		Land at Waterfield Place	<b>24</b>
12/00424/REM		Land at Glebe Rd	<b>45</b>
13/00608/FUL	<b>North Kilworth</b>	Former Gandys Roses site	<b>6</b>
12/01330/REM	<b>Scraptoft</b>	Land North of Scraptoft Campus	<b>35</b>
12/01797/FUL		Scraptoft Hall	<b>33</b>
12/01798/LBC			
13/00558/FUL			
13/01201/REM	<b>Thurnby</b>	Land south of the brook	<b>10</b>
14/01168/FUL	<b>Tur Langton</b>	Former Bulls Head Public House	<b>4</b>
<b>Total Large Site Completions</b>			<b>387</b>

**Appendix 2, Table 4: Completions on Small site (of less than 5 dwellings)**

<u>Parish</u>	<u>Site Address</u>	<u>5YS Status</u>	<u>Planning Reference</u>	<u>Green/Brown field?</u>	<u>Conversion?</u>	<u>Count of Plots Completed in Current Monitoring Year</u>
Billesdon	7 Leicester Road	Completed within monitoring year	12/00438/FUL	Green	No	1
Broughton Astley	29 The Pastures	Completed within monitoring year	14/01293/FUL 15/00063/FUL	Green	No	1
Broughton Astley	74 Station road	Completed within monitoring year	06/00356/OUT (31/5/06), 06/01176/REM (13/11/06)	Brown	No	1
Broughton Astley	Sutton Lodge Farm, Frolesworth Road	Completed within monitoring year	02/01354/FUL (29/11/02) 05/01374/FUL (28/10/05) 12/01589/VAC (09.01.13)	Brown	Yes	1
Bruntingthorpe	Old School Farm, Main Street	Completed within monitoring year	10/00032/ful (25.03.2010)	Green	No	1
Burton Overy	The Barns on Main Street	Completed within monitoring year	09/00231/FUL (24.04.2009) 09/00230/LBC (21.04.2009)	Green	Yes	2
Claybrooke Parva	Claybrooke Hall, Main Rd	Completed within monitoring year	06/01772/FUL (12.02.2007) 10/00208/ETF (22.04.2010) 12/01530/PDC (13.12.2012)	Green	Yes	1
Frolesworth	Corner House, 38 Main Street	Completed within monitoring year	08/01637/FUL (16/02/09), 10/01308/FUL (13/12/10)	Brown	No	2



Great Bowden	1 Upper Green Place	Completed within monitoring year	09/01556/CON (11/02/10) 13/00771/FUL (11.07.2013) 13/00772/FUL (11.07.2013) 13/01880/PCD (12.2.2014)	Brown	No	1
Great Easton	Land at Gatehouse Lane, Caldecott Road	Completed within monitoring year	14/01111/OUT (04.11.14) 15/00151/FUL 09/00752/OUT (allowed at appeal 25.10.2012) 13/01065/REM (05.09.2013) 14/01091/PCD (01.10.2014) 14/00244/FUL (14.04.2014) 15/00689/FUL (29.07.2015)	Green	No	2
Great Glen	Glengary, 43A Main Street	Completed within monitoring year	15/00465/CLU	Brown	Yes	1
Hallaton	Cow Close, Horninghold Road	Completed within monitoring year	01/00705/FUL (16/7/01), 04/01348/FUL (renewal - 13/10/04)	Brown	No	1
Husbands Bosworth	Woodside Farm, Theddingworth Road	Completed within monitoring year	09/00880/FUL (16/10/09), 11/00620/FUL (02/11/11)	Green	No	1
Keyham	Blackthorn Barn	Completed within monitoring year	15/00859/FUL 15/00860/LBC	Brown	Yes	1
Keyham	Long Meadow Farm, Ingarsby Rd	Completed within monitoring year	14/00671/FUL (15.07.2014)	Green	No	1
Kibworth Beauchamp	Land rear of 60 Springfield St	Completed within monitoring year	14/01461/FUL (23.12.2014)	Green	No	1

Kimcote & Walton	The Laurels, Poultney Lane, Kimcote	Completed within monitoring year	12/01552/FUL (17.01.2013) 13/00072/CON (01.03.2013)	Brown	No	<b>1</b>
Laughton	Lodge Farm	Completed within monitoring year	13/01320/FUL (19.12.2013)	Green	Yes	<b>1</b>
Leire	Framemaker's Cottage, Main street	Completed within monitoring year	13/00616/FUL (17.06.2013) 13/00617/LBC (17.06.2013)	Brown	Yes	<b>1</b>
Lowesby & Cold Newton	Streethill Farm	Completed within monitoring year	12/01342/FUL (07.11.12)	Green	Yes	<b>3</b>
Lutterworth	15 Tennyson Rd	Completed within monitoring year	15/00117/VAC	Brown	Yes	<b>1</b>
Lutterworth	Caretakers Bungalow, Moorbarns Lane	Completed within monitoring year	15/00436/FUL	Brown	Yes	<b>1</b>
Lutterworth	Smiths Timber & Joinery Co, Misterton Way	Completed within monitoring year	14/00048/OUT (14.04.2014)	Brown	No	<b>5</b>
Market Harborough	104 Northampton Road	Completed within monitoring year	11/01790/FUL (09/02/12)	Brown	Yes	<b>1</b>
Market Harborough	24-26 St Mary's Rd	Completed within monitoring year	n/a - internal alterations only: BC: 14/00493/INIT	Brown	Yes	<b>1</b>
Market Harborough	5 Patrick Street	Completed within monitoring year	13/01595/FUL (23.12.2013)	Green	No	<b>1</b>
Market Harborough	151 Northampton Road	Completed within monitoring year	14/00885/OUT (19.08.2014) 15/00121/FUL	Green	Non	<b>1</b>
Medbourne	The Old Hall, Rectory Lane	Completed within monitoring year	15/00179/VAC	Brown	Yes	<b>1</b>
Misterton & Walcote	16 Brook Street	Completed within monitoring year	15/00001/FUL	Brown	No	<b>2</b>

Misterton & Walcote	Tavern Inn, 21 Lutterworth Road, Walcote	Completed within monitoring year	14/00459/FUL (tbc)	Brown	Yes	1
North Kilworth	Evergreen Field Farm, Pincet Lane	Completed within monitoring year	15/01198/FUL	Green	Yes	1
Peatling Parva	Field Barn, Ashby Road	Completed within monitoring year	05/00833/FUL (26/9/05)	Green	Yes	1
Scraptoft	Manor Farmhouse, Stocks Rd	Completed within monitoring year	13/01443/FUL (Appeal allowed 04.07.2014) 14/01434/PCD (03.11.2014) 15/00102/FUL	Green	No	1
Swinford	Home Farm	Completed within monitoring year	10/00942/FUL (06/09/10), 12/00500/LBC (28.05.12) 10/00941/FUL (07/09/10) 12/00871/FUL (13.09.2012))	Green	Yes	1
Tilton on the Hill	Land OS 5275, Oakham Road	Completed within monitoring year	09/00893/FUL (18/09/09)	Green	No	1
Tugby and Keythorpe	1 Uppingham Road	Completed within monitoring year	13/00799/FUL (24.07.13)	Brown	No	1
<b>Net completions</b>						<b>46</b>

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2016 to 31 March 2021)

**Table 1.** Allocated sites (2001 Local Plan & Neighbourhood Plans) with Planning Consent

Planning reference	Site address	Site area (ha)	Comments	Total units permitted	Units built	Residual Units	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	Total Units in 5 Year Supply	
05/00853/OUT - 600 units 07/00360/REM - 629 units 10/01145/FUL - 8 units 10/01141/FUL - 99 units 11/01688/FUL - 59 units 12/01321/FUL - 64 units 13/01012/FUL - 116 units	MH/3 Land at Farndon Road, Market Harborough - currently 3 developers have planning consent.	25.1	a) David Wilson Homes (projection provided by developer 06.11.2014).	171	169	2	2	0	0	0	0	2	
			b) Ben Bailey (Gladedale) Homes	59	59	0	0	0	0	0	0	0	0
			c) Barratt Homes (build rate provided by developer 24.04.2015)	203	162	41	41	0	0	0	0	0	41
			d) Ben Bailey Homes: 15/01343/FUL, 101 units. Planning committee date: 01.12.2015	196	0	196	27	40	34	0	0	0	101
			<b>e) Total projections for site.</b>	629	390	239	70	40	34	0	0	0	144
06/01209/REM	KB/1 Land at Warwick Road, Kibworth	15.7	The developer has provided the following build rates on 20.04.2015. These have been updated by council officers to account for the latest residual figure. The developer confirmed a reduction in the expected total delivery on site, from 660 to 549 (dated 06.11.2014).	549	473	76	40	36	0	0	0	76	
10/00847/REM	GG/2 Land at Stretton Road, Great Glen	11.3	a) Miller Homes (projection provided by developer 07.06.16)	230	198	32	53	27	0	0	0	80	
			b) John Littlejohn Homes (projection included by Miller Homes as above)	53	0	53	0	0	0	0	0	0	
			<b>c) Total Projection for site.</b>	283	198	85	53	27	0	0	0	80	
<b>Total Units</b>				1461	1061	400	163	103	34	0	0	300	

**NB:** If there is a discrepancy between a site's build rate projection, the total units permitted, and the residual number of houses it is ordinarily due to a time lag in receiving completion notices. When this occurs, the difference is added into the 1<sup>st</sup> year of supply in the projection table (2015/16). The completion figures will be reviewed again in 6 months by which time they should tally. Any large discrepancies between the number of completion notices and the projected build rate, have been clarified by Officer site visits.

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2016 to 31 March 2021)

**Table 2.** Market Harborough Strategic Development Area

The Council has approved a Master Plan for the Strategic Development Area, as committed to in the Harborough District Core Strategy. Evidence from the developers indicates that some dwellings will be delivered within the next 5 years.

Planning reference	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	Total Units in 5 Year Supply
12/00044/FUL - Full planning consent granted 3rd March 2015	Land north of Lubenham Hill	6.14	Greenfield. The following build rate has been provided by the developer (09.06.16).  S106 agreed 18.01.2016	119	0	119	0	36	36	36	11	119
13/01483/OUT - OUTline Permission granted 3rd March 2015	Land to the west of Leicester Rd	35.17	Greenfield. Projections for this site will be sought when it becomes accessible - it is currently land-locked by the other 2 SDA sites.  S106 agreed 04.03.2016	450	0	450	0	0	0	0	0	0
11/00112/OUT - OUTline Permission granted 3rd March 2015	Land at Airfield Farm	55.78	Greenfield. Projection provided by developer 10.06.16. Subsequently lowered for the first year due to pre-commencement requirements.  S106 agreed 18.01.2016  The council awaits a reserved matters application for this site.	924	0	924	0	0	10	80	120	210
<b>Total Units</b>				<b>1500</b>	<b>0</b>	<b>1500</b>	<b>0</b>	<b>36</b>	<b>46</b>	<b>116</b>	<b>131</b>	<b>329</b>

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2016 to 31 March 2021)

**Table 3.** Large sites with Planning Consent

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	Total Units in 5 Year Supply
10/01137/FUL	Ashby Parva	Land rear of The Hollies	0.39	Greenfield. The developer has not provided a build rate projection, this has been estimated by the Council. Several planning conditions and a non-material amendment has recently been granted for the site.	6	0	6	0	3	3	0	0	<b>6</b>
15/01127/FUL	Billesdon	7-35 Knights Close	0.56	Redevelopment of existing sheltered housing site. The following build rate has been estimated.	18	0	18	6	12	0	0	0	<b>18</b>
10/01579/OUT & 15/01340/OUT	Broughton Astley	Land off Crowfoot Way	5.31	Greenfield. The following build rate has been provided by the agent (09.06.16).	50	0	50	0	20	20	10	0	<b>50</b>
13/01539/FUL	Broughton Astley	Land off Dunton Rd	1.04	Greenfield. The agent has provided the following build rate (07.06.16).	24	0	24	24	0	0	0	0	<b>24</b>
13/00211/FUL	Fleckney	Land to the east of Leicester Rd	1.12	Greenfield. The following build rate has been provided by the developer (15.04.2015).	28	0	28	24	4	0	0	0	<b>28</b>



13/00627/OUT & 14/01238/REM	Gilmorton	Goodmans Farm	0.68	Greenfield site. The following build rate was provided by the developer (15.04.2015) and has been updated by the Council based on site monitoring data.	20	0	20	9	8	3	0	0	<b>20</b>
13/00350/FUL & 13/00590/CON & 13/01785/PCD	Great Bowden	Works, Nether Green	0.48	PDL site being developed by Mulberry Property Developments. The following build rate has been provided by the developer (16.04.2015), with the site now completed.	5	5	0	0	0	0	0	0	<b>0</b>
09/00044/FUL & 12/01762/PCD & 13/00874/CLU	Great Easton	Rectory Farm, Church Bank	0.49	Greenfield. The site has commenced with creation of access and some conditions have been discharged. However, the agent has confirmed that no development is planned to complete in the next five years (16.04.2015).	6	0	6	0	0	0	0	0	<b>0</b>
13/01767/OUT allowed at Appeal 10.07.2014	Great Easton	Land rear of 28 Broadgate	0.6	The agent anticipates building work to commence in 2016/17, for a revised number of units (reduced from 13 to 9). The Council expects to receive the reserved matters application in 2015. Build rate provided by agent (29.04.2015).	13	0	13	0	4	5	0	0	<b>9</b>
14/01241/OUT	Great Glen	Land rear 26-30 London Rd	0.53	Erection of 9 dwellings (all matters reserved). The following build rate has been provided by the agent (23.04.2015) with application 16/00321/FUL currently pending.	9	0	9	0	9	0	0	0	<b>9</b>

15/00912/OUT	Great Glen	Land at London Rd	2.41	Outline planning application for a residential development for up to 40 dwellings. S106 agreed 08.01.2016. The following build rate has been estimated.	40	0	40	0	20	20	0	0	<b>40</b>
15/00176/OUT	Husbands Bosworth	Land at Welford Rd	2.45	Erection of up to 41 dwellings and doctors surgery. The following build rates have been estimated.	41	0	41	0	10	20	11	0	<b>41</b>
06/00124/REM 13/00179/FUL 15/00787/FUL	Kibworth	Former Railway Station	0.88	Previously developed land. Work has resumed on site. The developer has provided the following projected build rate (05.11.2014).	44	12	32	0	9	9	9	5	<b>32</b>
13/00102/FUL	Kibworth	Land Rear of 8-28 High Street	0.59	Greenfield site. The following build rate has been provided by the developer (31.10.2014).	13	4	9	7	2	0	0	0	<b>9</b>
15/00525/OUT	Kibworths	Land at Wistow Rd	2.67	Outline application for the erection of up to 61 dwellings. A reserved matters application is awaited. The following build rate has been estimated.	61	0	61	0	0	30	31	0	<b>61</b>
15/01471/OUT	Lubenham	Land south of Main Street	1.84	Outline application for up to 28 dwellings. The following build rate has been provided by the developer (08.06.16)	28	0	28	0	10	18	0	0	<b>28</b>
11/00117/OUT & 13/01282/REM	Lutterworth	Land north of Bill Crane Way	8	Greenfield. The developer provided the following build rate (10.06.16).	147	65	82	62	5	0	0	0	<b>67</b>

12/00900/OUT	Lutterworth	Leaders Farm	6.43	Greenfield. The following build rates have been provided by the developer (15.04.2015) and has been updated by council officers to reflect the updated residual.	130	59	71	55	16	0	0	0	<b>71</b>
13/01864/FUL & 13/01865/LBC	Lutterworth	18 Station Rd	0.3	Mixed site. The following build rate has been provided by the Agent (14.04.2015)	9	0	9	0	0	0	5	4	<b>9</b>
14/01667/FUL	Lutterworth	9b Misterton Way	0.09	Brownfield. The following build rate has been provided by the developer (09.04.2015).	8	0	8	8	0	0	0	0	<b>8</b>
14/00101/FUL & 14/1395/PCD	Lutterworth	Westerby Court		Brownfield. The following build rate has been provided the developer (09.04.2015).	22	0	22	6	16	0	0	0	<b>22</b>
14/00739/OUT 15/00661/REM	Lutterworth	Land East of Leicester Rd	3.73	Greenfield. The following build rate has been estimated by council officers.	84	0	84	0	20	20	20	20	<b>80</b>
15/01597/FUL	Lutterworth	Land north of Lutterworth bypass, Moorbarns Lane	0.23	Greenfield. The following build rate has been estimated.	9	0	9	9	0	0	0	0	<b>9</b>
10/01669/OUT & 13/01488/REM	Market Harborough	Land at Lathkill Street	1.29	Previously Developed Land located within the Limits to Development for Market Harborough. The developer has provided the following projection (13.04.2015) and has been updated by council officers to reflect the latest residual.	47	39	8	8	0	0	0	0	<b>8</b>

09/00589/OUT	Market Harborough	Land at Glebe Road	7.51	Greenfield. The developer provided a following build rate 18 months ago. The following build rate for the residual units has been estimated.	140	102	38	38	0	0	0	0	<b>38</b>
11/01709/OUT & 12/01377/REM	Market Harborough	Land east of Northampton Road	4.78	Greenfield. Site visits on 02.10.2015 and May 2016 confirmed 110 units have been completed.	110	110	0	0	0	0	0	0	<b>0</b>
12/00806/OUT	Market Harborough	Overstone House	2.7	Greenfield site. The following build rates have been provided by the developer (15.06.16).	48	0	48	10	38	0	0	0	<b>48</b>
07/01728/REM	Market Harborough	Harborough Rubber Site	2.14	Brownfield. The remainder of the site is under new ownership.No completions have been estimated within the next five years.	286	247	39	0	0	0	0	0	<b>0</b>
13/00930/FUL	Market Harborough	Land at Waterfield Place	1.26	Greenfield. The developer has provided the following build rate (15.04.2015), with the site completed.	24	24	0	0	0	0	0	0	<b>0</b>
15/00369/FUL	Market Harborough	Land to the rear of 40- 40A High Street	0.17	Erection of 7 dwellings. The following build rate has been estimated.	7	0	7	0	7	0	0	0	<b>7</b>
15/01342/FUL	Market Harborough	Clover Court, Hearth Street	0.26	Demolition of existing sheltered housing scheme and erection of 11 dwellings	11	0	11	3	8	0	0	0	<b>11</b>
14/01411/FUL	Medbourne	Paddock, Drayton Rd		Greenfield. The developer has provided the following build rate (23.04.2015).	6	0	6	0	6	0	0	0	<b>6</b>

11/01793/FUL	North Kilworth	Land Off Station Road	10.44	Change of use to form 220-berth marina, including up to 10 residential moorings. The following build rate has been estimated based on progress seen on site.	10	0	10	0	10	0	0	0	10
13/00806/FUL	North Kilworth	Former Gandys Roses plant nursery	0.86	The following build rate has been provided by the agent (09.04.2015) and updates by council officers based on progress seen on-site.	11	6	5	3	2	0	0	0	5
15/01647/FUL	North Kilworth	Quarry Farm Stables, Lutterworth Rd	1.08	Demolition of barn & stable block; erection of 2 detached bungalows and 4 detached dwellings. The following build rate has been estimated.	6	0	6	0	6	0	0	0	6
12/01330/REM	Scraptoft	Land north of Scraptoft Campus	6.95	Greenfield. The agent has provided the following build rates for a previous report - the council has estimated an updated forecast based on the current number of completions.	113	110	3	3	0	0	0	0	3
12/01797/FUL & 12/01798/LBC & 13/00558/FUL	Scraptoft	Scraptoft Hall, Church Lane	4.03	Mixed development. The developer provided build rates in December 2013, but none more recent. The following build rate for residual units has been estimated.	61	33	28	12	16	0	0	0	28
13/01465/OUT & 14/00669/OUT	Scraptoft	Land off Pulford Drive	6.2	Greenfield. The developer has provided the following build rates (07.06.16).	130	0	130	0	3	15	23	40	81

14/01637/OUT	Scraptoft	Land off Beeby Rd	8.32	Outline application for up to 178 dwellings (including up to 40% affordable housing). S106 agreed 11.02.2016. The developer has provided the following build rate (07.06.16).	178	0	178	0	35	35	35	35	<b>140</b>
14/01173/FUL 14/01174/LBC 14/01711/VAC	Tilton on the Hill	Rose & Crown	0.34	Mixed site. The following build rate has been estimated.	8	0	8	0	4	4	0	0	<b>8</b>
11/01080/OUT (Allowed on Appeal 16.08.12)	Thurnby	Land off Pulford Drive	5.98	Greenfield. The developer provided the following build rate (07.06.16).	128	10	118	40	40	22	16	0	<b>118</b>
14/01088/OUT	Thurnby	Land at Uppingham Rd (aka Charity Farm)	16.04	Greenfield. The following build rate has been provided by the developer (23.04.2015), and subsequently reduced for the first year delivery. A Reserved Matters application for this site is currently pending consideration.	275	0	275	0	11	45	45	45	<b>146</b>
14/00699/FUL	Tugby	Manor Farm, Main street, Tugby	1.02	Greenfield. The developer has provided the following build rate (23.04.2015).	8	0	8	4	4	0	0	0	<b>8</b>
14/01168/FUL & 14/01235/PCD	Tur Langton	The Bulls Head	0.14	Previously Developed Land. The developer has provided the following build projection (28.04.2015).	6	4	2	2	0	0	0	0	<b>2</b>
13/01228/OUT (Appeal allowed 04.08.2014)	Ullesthorpe	Land at Fairway Meadows	2.58	Greenfield. The council has estimated the following build rate.	60	0	60	0	6	24	24	6	<b>60</b>
<b>Total Units</b>					<b>2488</b>	<b>830</b>	<b>1658</b>	<b>333</b>	<b>364</b>	<b>293</b>	<b>229</b>	<b>155</b>	<b>1374</b>

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2016 to 31 March 2021)

**Table 4.** Neighbourhood Plan Allocated Sites

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021 (1 Apr to 30 Sept)	Total Units in 5 Year Supply
13/00898/FUL - subject to S106 consent	Broughton Astley	Land at Coventry Rd	8.42	Allocated in the Broughton Astley Neighbourhood Plan. Greenfield. Agent has provided the following build rate (10.06.16). S106 was agreed in May 2015.	199	24	42	42	42	42	<b>192</b>
13/01142/OUT	Broughton Astley	Land East and West of Broughton Way	22.6	Allocated in the Broughton Astley Neighbourhood Plan. Greenfield. Agent has provided the following build rate (07.06.16). S106 was agreed in November 2014.	310	20	40	40	40	40	<b>180</b>
16/00579/FUL	Billesdon	Land east of Rolleston Rd, Billesdon	0.96	A build rate was provided by the agent in April 2015, and an application to develop the site is pending consideration.	10	5	5	0	0	0	<b>10</b>
N/a	Billesdon	Land north of High Acres, Billesdon		A build rate was provided by the developer in April 2015, however an application to develop the site still awaited, therefore the council has estimated a slower build rate for the	Min' of 35 dwellings	0	3	17	15	0	<b>35</b>

				interim update.							
<b>Total Units</b>					Min' of 45	<b>49</b>	<b>90</b>	<b>99</b>	<b>97</b>	<b>82</b>	<b>417</b>



**Appendix 3: 5 Year Supply Site Assessments (01 April 2016 to 31 March 2021)**

**Table 5. Sites with Planning Consent, Section 106 Agreement Pending**

Planning reference	Settlement	Site Address	Developer / Agent	Site Area (Ha)	Comments	Total Units Permitted	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	Total Units in 5 Year Supply
13/01641/OUT	Houghton on the Hill	2 Uppingham Road, Houghton On The Hill	Hazelton Homes	0.51	Erection of 16 houses and bungalows. The following build rate has been provided by the architect (29.04.2015).	16	8	8	0	0	0	16
15/00746/OUT	Market Harborough	Land off Farndon Road	CJC Development	10.83	Erection of up to 230 dwellings. The following build rate has been estimated.	230	0	0	40	40	40	120
15/01391/OUT	Market Harborough	Land at Dunmore Road	Andrew Granger & Co	1.99	Erection of up to 40 dwellings. The developer provided the following build rate (09.06.16).	40	0	15	25	0	0	40
15/01801/OUT	Great Bowden	Land off Welham Lane	Richborough Estates	8.91	Outline planning permission for up to 50 dwellings with associated access, landscaping, open space, country park and drainage infrastructure. The following build rate has been estimated.	50	0	10	20	20	0	50
15/01975/OUT	Hungarton	Land north of Uppingham Rd	Davidsons	2.83	Erection of up to 70 dwellings (access only to be considered). The following build rate has been estimated.	70	0	10	30	30	0	70
<b>Total Units</b>						<b>136</b>	<b>8</b>	<b>43</b>	<b>115</b>	<b>90</b>	<b>40</b>	<b>296</b>

**Appendix 4:** Current Capacity on Small Sites (less than 5 dwellings per site)

**Table 1.** Commencements, page 1 of 10

Parish	Site Address	Total plots gained	Planning Reference
Billesdon	The Garden House, Tilton Lane	1	09/00079/FUL (24.04.2009)
Bitteswell	Bitteswell Hall, Hall Lane	1	05/00291/FUL 10/01057/FUL (30.09.2010)
Broughton Astley	3 Sutton Lane, Sutton in the Elms	0	15/00174/FUL
Broughton Astley	36 Dunton Rd	2	14/01476/OUT (06.01.2015) 15/00334/FUL
Broughton Astley	Glebe Farm, Frolesworth Road	0	09/00866/FUL (16/08/10)
Bruntingthorpe	Hazeldean, Main Street	0	08/00187/FUL (12.05.2008) 08/00119/CON
Burton Overy	Hillbank, Carlton Drive	0	09/00022/Ful (06.03.2009) 09/00023/LBC (06.03.2009)
Church Langton	Home Farm, Main Street AKA 'New House'	1	06/00208/ful (2/6/06), 09/00626/FUL (27/07/09) 13/01082/FUL (10.09.2013) 14/00374/FUL (08.05.2014) 14/01459/FUL (19.12.2014)

Cotesbach	Elmdene, Main Street	2	08/01271/FUL (22.09.2008) 14/00930/FUL 14/01657/FUL (05.02.2015) 14/01662/NMA (05.02.2015)
Drayton	Stokes Buildings, Nevill Holt Road	1	13/01188/FUL (11.10.2013) 14/00145/PCD (11.10.2013)
Dunton Bassett	Oakberry Farm	1	10/00970/Ful (07.10.2010)
East Norton	1-3 Station Cottage, Uppingham Road	0	07/01090/FUL (19/9/07) 11/01627/FUL - resubmission REFUSED
Fleckney	Land Adj, The Meadows, Kilby Road	1	10/00709/REM (19/07/10)
Foxton	Land Adj 20 Vicarage Drive	1	08/01657/FUL (25/03/09), Revised Scheme 10/01274/FUL (11/11/10)
Foxton	The Manor House, Swingbridge Street	1	10/00167/ETF (01/04/10), 11/01185/FUL (14/10/11)
Foxton	The Old School House, Woodgate	1	14/00241/FUL (16.04.2014) 14/00242/LBC (16.04.2014)
Gaulby	The Paddock, Main Street	1	08/00608/FUL (20/06/08), 10/01662/ETF (03/02/2011)
Gilmorton	Church Drive	1	07/01114/FUL (04/12/07), 10/00359/ETF (12/05/10)
Gilmorton	Land Adj to Ashbrook House and Homeland, Ashby Rd	2	15/00834/FUL

Great Bowden	5 Sutton Road	3	10/01408/FUL (16/02/11)
Great Bowden	The Barn, Sutton Road	1	11/01071/OUT (29/09/11) 14/01341/REM (24.11.2014) 15/00535/FUL
Great Easton	4 High Street	1	09/00378/FUL (30/06/09)
Great Easton	Land at OS 2577 and 2962 - Barnsdale Farm, SW of Great Easton	1	02/00960/OUT (16/5/03), 06/00848/REM (20/10/06)
Great Easton	Land rear of 10 High Street	1	08/00250/FUL (14/05/08)
Great Glen	Glenbrook, Stretton Road	0	02/01802/FUL (29/1/03), 03/01809/FUL (revised scheme - 28/1/04), 06/01680/ful (20/2/07)
Great Glen	Land Adj 14A Chestnut Drive	1	14/01603/FUL
Great Glen	Land off Chestnut Drive, Stretton Hall	2	11/00610/FUL (08/07/11) 13/01462/PCD (02.12.2013) 14/00510/FUL (03.06.2014)
Hallaton	Crotts Garage, North End	1	99/00809/FUL (24/5/00), 03/01235/FUL (revised scheme - 8/10/03) 07/00742/FUL (2/7/07 - revised scheme)

Hallaton	Horse Close Farm, Craneoe Road	1	08/01557/OUT (11/03/09), 09/00416/REM (15/06/09)
Hallaton	Hycroft, Horninghold Road	3	06/01816/FUL (28/2/07)
Hallaton	Spinney View Farm, East Norton Road	1	09/00764/FUL (19/08/09)
Houghton on the Hill	Land 41A, Uppingham Road	2	08/01483/FUL (25/02/09)
Husbands Bosworth	31 High Street	4	11/01521/FUL (14/12/11) 14/01558/pcd
Husbands Bosworth	42A Bell Lane	1	08/01038/FUL (3/11/08), 10/01082/FUL (15/11/10)
Husbands Bosworth	Croft Farm, Leicester Road	1	12/00821/OUT 12/01661/FUL (08.01.2013)
Illston on the Hill	Holly Farm, Three Gates	1	12/00808/FUL (09.10.12)
Keyham	Kennels and Cattery, Snows Lane	1	07/00953/REM (15/08/07) (reserved matters of 04/00725/VAC)
Kibworth Beauchamp	14 High Street	1	15/00367/FUL 15/01219/PCD
Kibworth Beauchamp	22 High Street	1	13/01411/FUL (14.11.2013) 13/01440/LBC (14.11.2013) 14/00772/FUL (19.08.2014) 14/00857/LBC (13.08.2014)

Kibworth Beauchamp	34 Gladstone Street	1	14/00285/FUL (21.05.2014) 14/00285/FUL (24.11.2014)
Kibworth Beauchamp	Land Adj 10 Imperial Rd	2	14/00061/FUL (14.04.2014) 15/00565/NMA (02.06.2015)
Kibworth Beauchamp	Morrison Court	2	10/00994/FUL (01/10/10)
Kibworth Harcourt	17 Harborough Rd	-1	15/00945/FUL
Kimcote & Walton	OS 0009, Kilworth Road, Kimcote	1	06/00181/FUL (4/4/06), 08/00103/FUL (revised scheme - 31/03/08)
Knaptoft	Knaptoft Hall Farm Welford Road	1	11/01738/OUT & 12/01168/FUL (04.11.2013) 15/00852/NMA
Laughton	Brock Hill Byre, Mowsley Lane	1	07/00222/FUL (18/4/07)
Laughton	Church Farm	1	12/01087/FUL (18.12.2013) 14/00248/FUL (26.06.2014)
Leire	The Gables, Main Street	1	13/01786/FUL (10.04.2014)
Loddington & Launde	Copt Hill Farm, Launde Road	1	06/01425/ful (24/11/06), 07/00292/FUL (revision 26/4/07), 09/01151/FUL (18/11/09), 12/01829/PCD (16.01.2013)
Lubenham	Flagstone House, 24 Foxton Road	1	08/01001/FUL (24/09/08)

Lubenham	Thorpe View Stables, Foxton Rd	1	14/00641/FUL (04.08.2014)
Lutterworth	18 Central Avenue	1	15/00907/FUL
Lutterworth	18 High Street	1	08/01638/FUL (13/02/09), 09/01428/FUL (18/01/10)
Lutterworth	23 Sherrier Way	1	15/00790/FUL
Lutterworth	69 Bitteswell Road	1	13/00726/OUT (29.08.2013) 13/01659/REM (02.01.14)
Market Harborough	101 Logan Street	1	08/01349/FUL (08/12/08), 09/00987/FUL (06/10/09)
Market Harborough	130 Logan Street	1	11/00730/FUL (22/07/11)
Market Harborough	48 Northampton Road -	1	11/01414/FUL (01/12/11)
Market Harborough	Han Chinese restaurant, 29 St Marys Rd	1	14/01671/FUL
Market Harborough	Journey, 51 Northampton Road	1	05/01796/FUL (30/1/06)
Market Harborough	Land adjacent 2 the Woodlands	1	07/00686/FUL (25/7/07)
Market Harborough	Land at The Woodlands	2	09/01498/FUL (03/03/10)
Market Harborough	The Cherry Tree, Church Walk	1	06/00865/FUL (9/1/07), 09/01316/FUL (14/12/09)
Market Harborough	The Martin Building, 58 Highfield Street	4	07/01256/FUL (04/12/07)

Medbourne	Mill Farm, Slawston Rd	1	12/00818/FUL (28.01.2013)
Wistow and Newton Harcourt	The Manor House, Wistow Road, Newton Harcourt	1	11/00734/FUL (08/02/12)
North Kilworth	Land rear of Western Cottages	1	14/01165/FUL (17.10.2014) 15/01036/FUL (26.08.15) 15/01697/FUL 16/00388/NMA
North Kilworth	Pincet Lodge	0	02/00400/OUT (1/7/03), 06/00936/REM (21/8/06)
North Kilworth	The Cottage, 24 Green Lane	2	08/01035/FUL (24/09/08)
North Kilworth	The White Lion, Lutterworth Rd	1	13/01500/FUL (08.01.2014) 14/00433/ful (27.10.2014)
Owston & Newbold	Land OS 6658, Newbold Lane	0	11/00085/FUL (15/03/2011)
Owston & Newbold	Rose Cottage, Middle Street	1	05/01881/FUL (23/2/06)
Peatling Magna	Oak Tree House, Main Street	1	04/00947/FUL (03/08/04)
Peatling Parva	Land Adjacent the Paddocks, Main Street	1	99/01152/FUL (renewal - 10/12/99), 04/00495/FUL (renewal - 19/5/04), 09/00028/FUL (resubmission 17/03/09)
Peatling Parva	Westdale Farm, Bambury Lane	1	10/01359/FUL (09/12/10)



Shawell	Grange Farm, Cathorpe Road	4	09/00216/ful (29.04.2009) 09/00217/lbc (29.04.2009) 10/01657/LBC (07/03/2011), 11/0155/FUL + 11/01056/LBC (04/10/11)
Shawell	Hill Top Farm, Swinford Road	1	09/00822/FUL (19/10/09), 11/00415/FUL (19/05/11)
Shawell	The Old Rectory, Main Street	1	03/00071/FUL & 03/00069/LBC (17/3/04) Won on Appeal, with conditions (02.09.2003)
Shearsby	Willowbrook Farm, Chruch Lane	1	15/01077/FUL
Skeffington	Overvale, Main Street	0	07/01040/FUL (revision 16/8/07)
South Kilworth	Avon Crest, Welford Rd	0	14/01331/FUL (21.11.2014) 14/01720/FUL
Stockerston	The Glebe Cottage, Church Lane	1	10/00283/ETF (22/04/10)
Stoughton	Church Farm, Gartree Road	2	06/00318/FUL 06/00319/LBC (7/3/06)

Stoughton	Unicorn House	1	13/01512/CLU (03.12.2013) 14/00928/FUL (10.09.2014) 14/01502/FUL (02.01.2015)
Theddingworth	Home Farm, Main Street	2	06/01501/FUL, 06/01499/LBC (11/12/06), 09/01492/ETF (29/03/10) 13/00302/PCD(08.05.2013) 13/00305/PCD (08.05.2013) 13/00339/FUL (13.05.2013) 13/00340/LBC (13.05.2013)
Thurnby & Bushby	917 Uppingham Road	4	08/00845/FUL (28/11/08), 11/01531/ETF (29/12/11)
Thurnby & Bushby	Land Adj 33 Hereward Drive, Thurnby	1	12/00489/FUL (24.05.12) 13/01162/FUL (25.09.2013)
Tilton on the Hill	Old Rectory, Main Street	1	14/01574/FUL
Tugby & Keythorpe	Land Opposite Keythorpe Hall Farm, Hallaton Road Tugby	0	11/01269/FUL (21/12/11)
Tugby & Keythorpe	Lane Farm, Wood Lane, Tugby	0	12/00594/FUL (19.09.2012)
Ullesthorpe	Crown Inn, Main Street	4	08/00178/FUL (07/04/08), 11/00066/ETF (09/03/2011) 15/00892/FUL 15/01489/PCD

**Appendix 4:** Current Capacity on Sites of less than 5 dwellings

**Table 2.** Commitments – Page 1 of 16

Parish	Site Address	Planning Reference	Total plots gained
Allexton	White House, Main Street	13/00193/FUL (10.04.2013) 13/00195/CON (10.04.2013)	0
Arnesby	Gable End, Mill Hill Rd	13/00968/OUT (24.06.2014) 15/01565/FUL (10.12.2015) 16/00133/PCD (11.03.2016)	1
Ashby Magna	24 Gilmorton Road	15/00040/FUL	1
Ashby Magna	4 Old Forge Rd	15/01439/FUL	1
Ashby Magna	Bridge Farm, Holt Lane,	16/00099/PDN	1
Ashby Magna	Hall Farm, Hall Lane	14/00276/LBC (17.04.2014) 14/00696/PDN (07.08.2014) 14/01114/FUL (21.10.2014)	1
Ashby Magna	Land Adj 12 Peveril Rd	14/00719/FUL (10.07.2014)	1
Ashby Magna	The Cottage, Hall Lane	10/01183/FUL (22.08.2011)	1
Ashby Magna	The Hovel, Peveril Rd	15/00529/PDN	1
Ashby Magna	30 Gilmorton Road	15/01896/OUT	1
Billesdon	Billesdon Service Reservoir, Billesdon Bypass	15/01060/FUL (08.10.2015) 16/00107/FUL (14.03.2016)	1
Billesdon	land to rear of 13 to 15 Long Lane	14/01436/FUL (16.12.2014)	2
Bitteswell	Elms Farm, Ullesthorpe Rd	12/00326/FUL (26.03.2013)	1

Bitteswell	The Courts Ashby Lane	13/00338/OUT (20.05.2013) 14/01012/FUL (27.10.2014)	<b>1</b>
Bitteswell	West End Farm, West End	10/00176/FUL (28.04.2010) 14/01133/FUL (10.10.2014) 14/01134/LBC (08.10.2014)	<b>1</b>
Broughton Astley	7 Montague	14/01469/FUL (22.12.2014)	<b>1</b>
Broughton Astley	Colesbarn Farm, Frolesworth Road	15/02020/PDN	<b>2</b>
Broughton Astley	Land rear of 124 & 126 Station Rd	15/01052/FUL	<b>1</b>
Broughton Astley	Land Adj 52 Six Acres	12/00588/REM, 09/00920/OUT 12/1786/REM (13.05.2013)	<b>1</b>
Broughton Astley	Land at Church Close	08/00192/FUL (14.02.2008) 11/00016/ETF 13/00971/FUL (09.09.2013) 14/01734/FUL 15/00032/PCD	<b>2</b>

Broughton Astley	Land r/o 124 and 126 Station Rd	08/00469/OUT (22/05/08) 11/00702/REM (11/08/11) 12/01161/FUL (04.10.12) 13/00141/PCD (11.06.2013)	<b>1</b>
Broughton Astley	Leire Turn Farm, Leire Lane	13/01450/FUL (02.12.2013)	<b>1</b>
Broughton Astley	Leire Turn Farm, Leire Lane	14/01709/PDN	<b>1</b>
Broughton Astley	Leire Turn Farm, Leire Lane	15/01952/PDN	<b>1</b>
Burton Overy	Bute Barn, Town Street	13/01833/FUL (07.03.2014)	<b>1</b>
Burton Overy	The Gravel, Burton Overy	07/01628/FUL (13.02.2008) 10/00851/FUL (17.01.2011)	<b>2</b>
Church Langton	25 Thornton Crescent, Church Langton	15/02029/FUL	<b>1</b>
Claybrooke Magna	Land adj Seleta, Bell Street	15/01877/FUL (19.01.2016)	<b>2</b>
Cold Newton	Cold Newton Lodge Farm, Tilton Lane	12/01213/FUL (08.10.2012)	<b>0</b>
Cold Newton	Land at Ashtree Farm, Leicester Road	13/00942/FUL	<b>1</b>

Drayton	Orchard Farm Bungalow	10/01065/FUL (15.10.2010) 11/01073/FUL (04.10.2011) 14/00219/FUL 14/01353/ful (26.11.2014 )	<b>1</b>
Dunton Bassett	Merrie Monk, 38 Station Rd	13/01640/FUL (12.02.2014)	<b>1</b>
Dunton Bassett	Merrie Monk, 38 Station Rd	14/00367/FUL (12.05.2014)	<b>2</b>
East Norton	Knights Farm, Hallaton Rd	13/01499/FUL (29.11.2013)	<b>1</b>
Fleckney	Garages G24, Main Street	15/00871/FUL	<b>1</b>
Foxton	27 Main street	14/00761/FUL (25.07.2014)	<b>1</b>
Foxton	28 Middle Street	13/01556/FUL (20.12.2013) 15/00301/NMA (08.06.2015)	<b>1</b>
Foxton	Foxton Field Centre, 47 Middle Street	10/00122/FUL (10/05/10), 11/00733/FUL (02/08/11), 12/00787/FUL (31.07.12)	<b>1</b>
Frolesworth	Orchard End, 11A Main Street	15/01172/FUL	<b>0</b>
Frolesworth	The Homestead, Sharnford Rd	15/01476/PDN	<b>1</b>
Gaulby	Land adjoining the Rectory, Norton Lane	15/01574/FUL	<b>1</b>
Gilmorton	Gilmorton House, Lutterworth Rd	15/01157/FUL	<b>2</b>
Gilmorton	Penhill Farm, Cotes-de-val, Leicestershire	15/01095/LCC	<b>1</b>
Gilmorton	The Urchins, Ashby Rd	13/01580/OUT (13.12.2013)	<b>2</b>

Gilmorton	Land South of Inkershall Lodge, Lutterworth Rd	12/01659/OUT 15/01048/REM	<b>1</b>
Great Bowden	25 Welham Lane	15/00029/FUL	<b>1</b>
Great Bowden	Land AT Welham Lane	14/01410/FUL	<b>1</b>
Great Bowden	Land opposite Fernie Hunt Stables, Nether Green	12/01081/FUL (03.09.2012), 12/01613/PCD (23.01.2013), 12/01691/PCD (23.01.2013)	<b>1</b>
Great Bowden	Land at Sutton Rd	15/01534/FUL	<b>1</b>
Great Easton	9 Brook Lane	14/01224/FUL	<b>1</b>
Great Easton	Hornbeam House, 1a Cross Bank	10/01700/CON (14/02/11) 14/01326/FUL (27.11.2014)	<b>0</b>
Great Easton	Land Adj 22 Broadgate	14/00086/FUL (30.05.2014) 14/00111/LBC (30.05.2014)	<b>1</b>
Great Easton	Land rear of Westbrook House	08/00758/FUL 13/00790/ETF (10.07.2013) 14/00592/nma (20.05.2014)	<b>1</b>
Great Easton	Sophie's Barn, Holy Oaks Farm, Stockerston Lane	14/00912/PDN (27.08.2014)	<b>1</b>
Great Easton	The Cottage, Caldecot Rd	15/01155/FUL	<b>0</b>

Great Easton	Westbrook House, 3 Brook Lane	07/00615/LBC & 07/00612/FUL 10/00447/ETF & 10/00516/ETL (03/06/10) 13/00779/ETF (05.09.2013) 14/00584/FUL (23.07.2014) 14/00821/LBC (23.07.2014)	<b>1</b>
Great Glen	30 Higher Green	14/01498/FUL (29.12.2014)	<b>1</b>
Great Glen	38 Main Street	10/01146/ETO (05.11.2010) 15/00147/FUL	<b>1</b>
Great Glen	9 London Rd	14/00870/FUL (02.09.14)	<b>4</b>
Great Glen	Garages, St Cuthberts Ave	15/00988/FUL	<b>4</b>
Great Glen	Hall Farm, Main Street	13/00961/LBC	<b>3</b>
Great Glen	Land to the side of 11 Cherry Grove	14/00023/FUL (allowed at appeal)	<b>1</b>
Great Glen	Pennbury Farm	15/01010/PDN	<b>2</b>
Great Glen	Stackely House, Stretton Rd	14/01520/FUL	<b>1</b>
Hallaton	Land adj Bewicke Arms, Eastgate	15/01380/FUL 15/01991/PCD	<b>1</b>
Hallaton	Land at Hunts Lane	11/00522/FUL (26/05/11) 14/01155/FUL (21.10.2014)	<b>2</b>



Houghton on the Hill	21 Uppingham Rd	15/00075/FUL	<b>1</b>
Houghton on the Hill	Hillcroft, Uppingham Rd	15/01098/FUL	<b>0</b>
Houghton on the Hill	Hollies Farm Tilton Lane	13/00967/OUT 15/00042/REM	<b>1</b>
Houghton on the Hill	Land rear of 79 Uppingham Rd	15/00809/FUL	<b>1</b>
Hungarton	Ashby House Farm	15/01129/FUL 15/01130/LBC	<b>2</b>
Hungarton	Willowghyll Main Street	11/01805/FUL (18.04.2013)	<b>1</b>
Husbands Bosworth	5 High Street	15/00944/FUL	<b>2</b>
Husbands Bosworth	Bosworth House, Berridges Lane	13/01273/FUL (28.11.2013) 14/00609/FUL (17.10.2014)	<b>2</b>
Husbands Bosworth	Glebe Farm, Welford Rd	14/00850/PDN (13.08.2014)	<b>1</b>
Husbands Bosworth	Old Barn Farm, Welford Rd	15/00503/PDN	<b>1</b>
Husbands Bosworth	Wheler Stables, Welford Road	12/01158/FUL (02.01.2013) (revised scheme of 10/00265/FUL), 12/01675/PCD (21.01.2013)	<b>1</b>
Illston on the Hill	The Lodge, Carlton Curlieu Manor, Gartree Rd	14/00512/PDN (19.06.2014)	<b>1</b>

Kibworth Beauchamp	13 Halford Rd	09/01014/FUL 13/01258/FUL (22.10.2013) 13/01681/FUL (17.12.13)	<b>1</b>
Kibworth Beauchamp	14 Dover Street	15/01227/FUL	<b>0</b>
Kibworth Beauchamp	26 Hillcrest Ave	13/01006/FUL	<b>2</b>
Kibworth Beauchamp	3 Prospect Rd	15/00097/FUL	<b>1</b>
Kibworth Beauchamp	55 Fleckney Rd	14/00614/FUL 14/01203/FUL (10.10.2014)	<b>1</b>
Kibworth Beauchamp	Working Men's club, Fleckney Rd	15/01618/FUL	<b>4</b>
Kibworth Beauchamp	85 Weir Rd	14/00899/FUL (25.09.2014) 14/01392/PCD (21.10.201)	<b>3</b>
Kibworth Beauchamp	Land Adjacent 22 Gladstone Street	11/00553/FUL (13/06/11) 15/01888/FUL (02.02.2016)	<b>1</b>
Kibworth Beauchamp	Lloyds Chemist, 8 Station Street	12/00916/FUL 14/01554/VAC - appeal decision	<b>2</b>
Kibworth Beauchamp	Sheltered Accomodation, 10-43 Morrison Court	15/01900/FUL	<b>1</b>

Kimcote & Walton	Kyimbila Poultney Lane, Kimcote	13/00060/FUL (23.08.2013) 13/01871/FUL (03.03.2014)	<b>1</b>
Kimcote & Walton	Land at Mowsley Lane, Holt Farm, Walton	15/00081/FUL	<b>1</b>
Kimcote & Walton	Land At Mowsley Lane, Walton	12/01789/OUT (30.04.2013)	<b>1</b>
Kimcote & Walton	Land Opposite, Walton Hall, Chapel Lane, Walton	15/01674/FUL (23/12/16)	<b>1</b>
Knaptoft	The Stable Yard, Knaptoft House Farm, Bruntingthorpe Rd	15/01555/FUL	<b>1</b>
Knaptoft	The Old Stables, Welford	14/01595/PDN 15/00473/PDN	<b>1</b>
Leire	1 Andrews Close	14/01438/FUL (07.01.2015)	<b>1</b>
Leire	Ash House, Main Street	08/01543/FUL (14/05/09), 11/00873/ETF (25/08/11), 14/00886/FUL (19.08.2014) 15/01755/FUL (23.12.15)	<b>1</b>
Leire	Hall Farm, Back Lane	15/01246/FUL	<b>4</b>
Loddington & Launde	Copt Hill Farm, Launde Road	15/00732/FUL	<b>1</b>
Lubenham	G14 garages, Paget Rd	15/01001/FUL (03.11.2015) 16/00106/PCD (21.03.2016)	<b>4</b>
Lutterworth	2 Coventry Rd	15/01135/FUL	<b>1</b>

Lutterworth	16 Market Street	14/01625/FUL	<b>1</b>
Lutterworth	22 Central Avenue	15/01756/FUL	<b>1</b>
Lutterworth	24 Feilding Way	13/00785/FUL (28.08.2013)	<b>5</b>
Lutterworth	32 Fielding Way	11/01784/FUL (04.04.12) 15/00300/FUL	<b>1</b>
Lutterworth	38 Regent Street	14/00093/FUL (18.03.2014)	<b>1</b>
Lutterworth	46 Market Street	14/01391/FUL (03.12.2014)	<b>3</b>
Lutterworth	68 Woodmarket	15/02036/FUL (12.02.2016) 15/02037/LBC (12.02.16)	<b>-1</b>
Lutterworth	Land rear of Chapman Butchers, 11-13 High Street	14/01435/FUL	<b>0</b>
Lutterworth	Police House, 2 Lower Leicester Rd	13/01803/LBC (24.02.2014)	<b>4</b>
Lutterworth	Riddlesden Farm, Leicester Road	13/00227/FUL (16.10.2014) 15/01994/PCD	<b>1</b>
Lutterworth	The Old Chapel, Chapel Street	13/01089/FUL (12.09.13) 13/01099/LBC (12.09.2013)	<b>-1</b>
Lutterworth	Woodbrig House Farm, Coventry Road	12/00814/FUL	<b>1</b>

Market Harborough	11A Fairfield Rd	15/00732/FUL	<b>6</b>
Market Harborough	14 Leicester Rd	15/01651/PDN	<b>1</b>
Market Harborough	23 Shrewsbury Ave	14/01437/FUL (16.12.2014)	<b>1</b>
Market Harborough	24 Leicester Road	10/00784/FUL (29/07/10) 13/01158/FUL (30.09.2013)	<b>1</b>
Market Harborough	25 The Woodlands	15/00106/FUL	<b>0</b>
Market Harborough	29 Great Bowden Rd	15/00949/FUL	<b>1</b>
Market Harborough	3 Naseby Close	14/01015/FUL (17.09.2014)	<b>1</b>
Market Harborough	3 Highcross Street	15/00113/FUL	<b>1</b>
Market Harborough	35 Rupert Rd	14/01297/OUT (14.11.2014) 15/00201/FUL	<b>1</b>
Market Harborough	42 Lubenham Hill	12/01639/FUL	<b>0</b>
Market Harborough	76 Great Bowden Rd	14/00173/FUL (19.05.2014) 14/01469/FUL (22.12.2014)	<b>1</b>
Market Harborough	Garage, Kings Road,	15/01678/FUL	<b>1</b>
Market Harborough	Gildings Auction House, Roman Way	12/01023/OUT 14/00685/REM (19.09.2014)	<b>1</b>

Market Harborough	Huntingdon Gardens	15/01899/FUL	<b>1</b>
Market Harborough	Land rear of 253 & 255 Welland Park Road	13/00016/OUT (19.03.2013) 15/01192/FUL	<b>3</b>
Market Harborough	Land rear of 54, Northampton Road	12/01444/FUL (14.11.12)	<b>1</b>
Market Harborough	Land rear of 43 and 45 The Broadway	15/02005/FUL	<b>3</b>
Market Harborough	Westlands, Shrewsbury Avenue	13/00356/OUT (09.12.2013) 15/00170/REM	<b>1</b>
Medbourne	Barn, Uppingham Rd	14/00956/FUL (10.09.14) 15/00045/PCD	<b>1</b>
Medbourne	Land Adj 40 Manor Road	14/01546/PDN 15/00543/PDN	<b>1</b>
Medbourne	Pagets Farm 36 Main Street	15/01026/FUL 15/01027/LBC	<b>2</b>
Medbourne	The Cinnamon Lounge, 12 Old Green	14/01445/FUL	<b>1</b>
Medbourne	The Reading Room	15/00805/PDN	<b>2</b>
Misterton & Walcote	Cold Farm, Gilmorton	13/00314/FUL (12.07.2013)	<b>1</b>
Misterton & Walcote	Lodge Farm, South Kilworth Rd	14/01080/FUL (01.12.2014)	<b>0</b>
Misterton & Walcote	Poultney Grange Farm, Lutterworth Rd	13/00871/FUL (17.09.2013)	<b>1</b>

Misterton & Walcote	Wakeley Farm, Lutterworth Rd, North Kilworth	11/01812/FUL 13/01683/MMA (21.01.14)	<b>1</b>
Neville Holt	Font House, Drayton Rd	13/01837/FUL (02.07.2014)	<b>0</b>
Wistow and Newton Harcourt	Chestnut Cottage, Post Office Lane, Newton Harcourt	15/00134/VAC	<b>1</b>
North Kilworth	Land Ajd Braeside, Cranmer Lane	15/01412/FUL	<b>1</b>
North Kilworth	Land at Green Lane	15/00240/FUL	<b>1</b>
North Kilworth	The Grange, Pincet Lane	15/01407/PDN	<b>3</b>
Owston & Newbold	Marefield Farm Stud, Marefiled Lane	15/01684/PDN	<b>1</b>
Peatling Magna	Elsons Lodge, Peatling Parva Road	13/00132/FUL	<b>1</b>
Saddington	Barford Top Stud	15/01133/FUL	<b>1</b>
Scraptoft	Land rear of 3 The Mount, Beeby Road	15/02009/FUL	<b>1</b>
Scraptoft	Stackley House, Stretton Road	12/01401/FUL (19.12.2012)	<b>1</b>
Scraptoft	The Woodlands, Covert Lane	09/00119/FUL (27/03/09), 11/01736/ETF (31/01/12) 14/00429/FUL (20.05.2014)	<b>0</b>
Shearsby	Tall Trees, Mill Lane	13/00245/FUL (06.06.2013) 13/00246/CON (06.06.2013)	<b>0</b>
Smeeton Westerby	Parkland House, 73 Main Street	12/01117/FUL (13.09.2013)	<b>1</b>
Swinford	12 Kilworth Rd, Swinford	15/00725/FUL	<b>1</b>

Swinford	Primrose Cottage, Fir Tree Lane	15/01500/FUL	<b>1</b>
Theddingworth	Land at Beeches Farm	15/00794/FUL	<b>1</b>
Theddingworth	Pen Y Bryn, Main Street	14/00955/FUL (29.10.2014) 15/00048/VAC	<b>1</b>
Thrope Langton	Stone Cottage Farm, Welham Rd	14/01699/PDN	<b>1</b>
Thurnby & Bushby	8 The Cuttings	15/00710/FUL	<b>1</b>
Thurnby & Bushby	Land Adj 12, Telford Way	10/00445/FUL (01/06/10) 14/00589/FUL (18.06.2014) 14/00590/FUL (18.06.2014)	<b>2</b>
Tilton on the Hill	Bank Cottage	14/01106/OUT 15/00498/REM	<b>1</b>
Tilton on the Hill	Land off, Launde Road	12/01209/OUT (31.10.12) 15/01406/REM	<b>1</b>
Tilton on the Hill	Land off, Launde Road	15/01669/FUL	<b>1</b>
Tilton on the Hill	Land OS 3000, Melton Road	12/01128/FUL (11.10.12)	<b>6</b>
Tilton on the Hill	Oak House, Oakham Rd	13/00133/OUT 14/00550/REM (09.07.2014)	<b>1</b>
Tilton on the Hill	Skeffington Wood Road (Barn conversion)	15/01710/PDN	<b>1</b>
Tugby & Keythorpe	Manor Farm, Main Street	15/00126/FUL	<b>2</b>
Ullesthorpe	Land Adj Wayside	15/00894/FUL 15/01490/PCD	<b>1</b>
West Langton	Hillcrest, West Langton Road	10/00813/FUL (27/07/10) 13/00345/FUL (22.05.2013)	<b>1</b>
West Langton	Langton Gardens, Melton Road	15/01979/PDN	<b>1</b>



Willoughby Waterleys	The Old Hall Cottage, Ashby Lane	13/00963/LBC	<b>2</b>
Willoughby Waterleys	Meadowlands Farm, Gilmorton Lane	15/00504/PDN	<b>2</b>
Total Small Commitments			218
Minus 10% lapse rate			22
<b>Total Commitments</b>			<b>196</b>

### Total Small Site Capacity

Small Commitments	196
Small Commencements	95
<b>Total supply from small sites</b>	<b>291</b>

## **Appendix 5 - Justification for Annual PDL Windfall Allowance**

Para 48 of the Framework states

'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. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.'

### **Known capacity on Previously Developed Land (SHLAA 2015)**

Of the 190 sites assessed as either 'deliverable' or 'developable' in the 2015 SHLAA 2015, 17 sites (2% of potential new dwellings) are on previously developed land or mixed previously developed and greenfield land.

The 2015 Strategic Housing Land Availability Assessment identified 17 previously developed sites or mixed previously developed and greenfield sites (without planning permission) with potential for development (assessed as either 'deliverable' or 'developable'). Together these sites could provide a total of 539 dwellings. Over a 20 year period this total would average out to **27 dwellings per year**.

<b>Site</b>	<b><u>Estimated Yield</u></b>
Lorry Park, Gaulby Road, Billesdon	7
Merrie Monk, Station Road, Dunton Bassett	5
Land at High Street, Fleckney	38
Westleigh Farm, Foxton	20
41 Main Street, Great Bowden	6
Land west of Gilmorton Road, Lutterworth	38
The Rectory, Coventry Road, Lutterworth	7
Vedonis Works, Lutterworth	44
James Bond Caravan Park, Lutterworth	34
101 Great Bowden Road, Market Harborough	9
Land off Great Bowden Road, Market Harborough	48
Buildcentre Site, Braybrooke Road, Market Harborough	12
Ex garage site, Naseby Sq/Newcombe Street, Market Harborough	11
Travis Perkins site, Clarence Street, Market Harborough	15
Forest Gate, Leicester Road, Market Harborough	46
Land south of The Berries, Stanford Road, Swinford	11
Coles Nursery, Uppingham Road, Thurnby	188
<b>Total</b>	<b>539</b>

Over the past 9 years a minimum of 1059 dwellings have been delivered on previously developed (un-allocated) sites of 5 dwellings or more. This equates to an annual average of 117 dwellings per year.



54 St Marys Road, Market Harborough	12								
St Marys Nurseries, Market Harborough	15								
<b>Total</b>	<b>422</b>	<b>91</b>	<b>316</b>	<b>151</b>	<b>37</b>	<b>11</b>	<b>9</b>	<b>7</b>	<b>15</b>

The above information indicates that both past delivery and possible future supply could comfortably deliver at least 27 dwellings per year. To allow for greater robustness, the annual PDL windfall allowance does not apply to the first two years of the 5 Year Supply. This will ensure that any un-planned for sites will have adequate time to gain planning permission and deliver residential dwellings.