

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 2017 to 31 March 2022**.
- 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	532 dwellings per year
Total completions, 1 April 2015 to 31 March 2016	468 dwellings
Projected housing supply, 1 April 2016 to 31 March 2021	3,627 dwellings
5 Year Housing Land Supply, 1 April 2016 to 31 March 2021	4.45 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 Housing and Economic Development Needs Assessment (HEDNA) by GL Hearn. This recommends a total housing requirement of 10,640 dwellings for Harborough District between 2011 and 2031, or **532 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 **734 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 11 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 the past 5 years when taken against the annual requirement at the time (-87 since 2012/13 despite 2014/15 and 2015/16 exceeding targets).

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	2016/17
Annual requirement	350	350	350	350	350	532	532	532	532	532	532
Total Completions	450	586	263	542	300	240	284	334	496	636	468
Number of dwellings above or below Annual Requirement (2006-2011 = 350pa, 2011-2017 = 532pa)	100	236	-87	192	-50	-292	-248	-198	-36	104	-64
Cumulative Requirement since 2006	350	700	1050	1400	1750	2282	2814	3346	3878	4410	4942
Cumulative Completions since 2006	450	1036	1299	1841	2141	2381	2665	2999	3495	4131	4599
Number of dwellings above or below Cumulative Requirement (2006 onwards)	100	336	249	441	391	156	-35	-176	-389	-279	-343
Cumulative Requirement since 2011	n/a	n/a	n/a	n/a	n/a	532	1064	1596	2128	2660	3192
Cumulative Completions since 2011	n/a	n/a	n/a	n/a	n/a	240	524	858	1354	1990	2458
Number of dwellings above or below Cumulative Requirement (2011 onwards)	n/a	n/a	n/a	n/a	n/a	-292	-540	-738	-774	-670	-734

Table B: - Housing Delivery since 2006/07

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Annual Requirement	350	440	440	475	475	475
Total Completions	240	284	334	496	636	468
Number of dwellings above or below Annual Requirement	-110	-156	-106	21	161	-7

Table C: - Housing Delivery since 2011/12 measured against the annual requirement

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 25 dwellings per year. To allow for greater robustness, the annual 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 2017 to 31 March 2022

Housing Requirements	Row	Total	Calculation
Strategic Housing Requirements for Harborough District 2011-2031	A	10,640	<i>n/a</i>
Annual Housing Requirement	B	532	<i>A / 20 years</i>
Housing Requirement to date (1 Apr 2011- 31 March 2017)	C	3,192	<i>B x 6years</i>
Recorded housing completions 1 Apr 2011 to 31 March 2017	D	2,458	<i>n/a</i>
Shortfall to add to the next 5 years requirement	E	734	<i>C - D</i>
Shortfall as an annual requirement for the next 5 years	F	147	<i>E / 5 years</i>
Total Annual requirement for the next 5 years	G	679	<i>B + F</i>
Additional 20% Buffer	H	136	<i>G x 0.20</i>
Total Annual Requirement for the next 5 years, including buffer	I	815	<i>G + H</i>
Total Five Year Housing Requirement	J	4,073	<i>I x 5 years</i>
Supply of Sites: 1 April 2017 to 31 March 2022	Row	Total	Calculation
Projected delivery from Allocated sites with permission <i>(See Appendix 3, Table 1.)</i>	K	154	<i>n/a</i>
Projected delivery from Market Harborough SDA <i>(See Appendix 3, Table 2.)</i>	L	449	<i>n/a</i>
Projected delivery from large sites with planning permission <i>(See Appendix 3, Table 3.)</i>	M	1,699	<i>n/a</i>
Projected delivery from Neighbourhood Plan Allocated Sites <i>(see Appendix 3, Table 4.)</i>	N	427	<i>n/a</i>
Projected delivery from sites with planning permission, pending a Section 106 Agreement <i>(See Appendix 3, Table 5.)</i>	O	511	<i>n/a</i>
Projected delivery from small sites with planning permission <i>(Sites under construction and unimplemented, see Appendix 4)</i>	P	337	<i>n/a</i>
Windfall allowance <i>(See Appendix 5.)</i>	Q	50	<i>n/a</i>
Five Year Supply of deliverable sites	R	3,627	<i>K + L + M + N + O + P + Q</i>
Five Year Assessment calculation: 1 April 2017 to 31 March 2022	Row	Total	Calculation
Annual requirement plus 20% buffer	S	815	<i>I</i>
Assessed Five Year Supply of Deliverable Dwellings	T	3,627	<i>R</i>
Supply of Land as a percentage of the requirement	U	89%	<i>R / J</i>
Years Supply of Land	V	4.45	<i>R / I</i>

Table D – 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 2016 to 31 March 2017

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	532	3627	967	6.82
District Requirement incl' shortfall	622	3627	517	5.83
Requirement including 20% Buffer	746	3627	-105	4.86

		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	129														
B	Completions on Large Sites (5 dwellings and above)	61	28	147	197	387	301														
C	Completions on Small Sites (under 5 dwellings)	54	44	51	66	42	38														
D	Total Completions	240	284	334	496	636	468														
E	Projections for Market Harborough Strategic Development Area							36	46	116	131	120	120	120	120	120	120	120	120	120	84
F	Projections for Allocated Sites with Planning Permission							107	47	0	0	0	0	0	0	0	0	0	0	0	0
G	Projections for Large Sites with Planning Permission							278	274	244	273	280	200	100	99	100	50	0	0	0	0
H	Projections for Neighbourhood Plan Allocations							121	92	101	73	40	40	40	21	0	0	0	0	0	0
I	Projections for Large Sites awaiting a S106 agreement							30	138	178	95	70	50	40	0	0	0	0	0	0	0
J	Projections for Small Sites with Planning Permission							68	68	68	68	65	0	0	0	0	0	0	0	0	0
K	PDL Windfall Allowance							0	0	0	25	25	25	25	25	25	25	25	25	25	25
L	Total Projected Completions							640	665	707	665	600	435	325	265	245	195	145	145	145	109
M	Cumulative Completions	240	524	858	1354	1990	2458	3098	3763	4470	5135	5735	6170	6495	6760	7005	7200	7345	7490	7635	7744
N	Cumulative Requirement 11-31	532	1064	1596	2128	2660	3192	3724	4256	4788	5054	5852	6384	6916	7448	7980	8512	9044	9576	10108	10640
O	Number of dwellings above or below Cumulative Requirement	-292	-540	-738	-774	-670	-734	-626	-493	-318	81	-117	-214	-421	-688	-975	-1312	-1699	-2086	-2473	-2896
P	Number of completions above or below the annual requirement (532) or half annual requirement of (266)	-292	-248	-198	-36	104	-64	108	133	175	133	68	-97	-207	-267	-287	-337	-387	-387	-387	-423
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 2016 to 31 March 2017

Table 1: Summary of completions

Allocated Sites	129
Large Sites	301
Small Sites	38
Total	468

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	41	0	0	0	41
GG/2 - Stretton Rd, Great Glen	43	0	0	0	43
MH/3 - Farndon Rd, Market Harborough	45	0	0	0	45
Grand total					129

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

Planning Ref	Settlement	Site Name	2016/17
13/01539/FUL	Broughton Astley	Land off Dunton Road	16
13/00898/FUL		Land at Coventry Road	5
15/01452/REM		Land east and west of Broughton Way	9
13/0211/FUL	Fleckney	Land at Leicester Road	16
14/01238/REM	Gilmorton	Goodmans Farm	18
13/00102/FUL	Kibworth	Land rear 8-28 High Street	9
13/01223/REM	Lutterworth	Leaders Farm, Coventry Rd	45
13/01282/REM		Land north Bill Crane Way	60
15/00661/REM		Land east of Leicester Road	3
14/00101/FUL		Westerby Court	14
13/01488/REM	Market Harborough	Land at Lathkill Street	7
13/00930/FUL		Land at Glebe Rd	32
14/00623/FUL		Overstone Park	5
12/01330/REM	Scraptoft	Land North of Scraptoft Campus	3
12/01797/FUL		Scraptoft Hall	16
12/01798/LBC 13/00558/FUL			
13/01201/REM	Thurnby	Land south of the brook	35
14/00669/FUL	Tugby	Manor Farm	6
14/01168/FUL	Tur Langton	Former Bulls Head Public House	2
Total Large Site Completions			301

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>Uniform PP</u>	<u>Green/Brown field?</u>	<u>Conversion?</u>	<u>Count of Plots Completed in Current Monitoring Year</u>
Broughton Astley	36 Dunton Rd	Completed within monitoring year	14/01476/OUT (06.01.2015) 15/00334/FUL	Green	No	2
Church Langton	Home Farm, Main Street AKA 'New House'	Completed within monitoring year	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)	Green	No	1
Cotesbach	Elmdene, Main Street	Completed within monitoring year	08/01271/FUL (22.09.2008) 14/00930/FUL 14/01657/FUL (05.02.2015) 14/01662/NMA (05.02.2015)	Brown	No	3
Foxton	27 Main street	Completed within monitoring year	14/00761/FUL (25.07.2014)	Green	No	1
Foxton	28 Middle Street	Completed within monitoring year	13/01556/FUL (20.12.2013) 15/00301/NMA (08.06.2015)	Brown	No	2

Foxton	Land Adj 20 Vicarage Drive	Completed within monitoring year	08/01657/FUL (25/03/09), Revised Scheme 10/01274/FUL (11/11/10) 15/00308/INIT	Brown	No	1
Gilmorton	Land Adj to Ashbrook House and Homeland, Ashby Rd	Completed within monitoring year	15/00834/FUL	Green	No	2
Great Bowden	Land opposite Fernie Hunt Stables, Nether Green	Completed within monitoring year	12/01081/FUL (03.09.2012), 12/01613/PCD (23.01.2013), 12/01691/PCD 23.01.2013)	Brown	No	1
Great Easton	Westbrook House, 3 Brook Lane	Completed within monitoring year	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)	Brown	Yes	1
Great Glen	Land Adj 14A Chestnut Drive	Completed within monitoring year	14/01603/FUL	Green	No	1
Kibworth Beauchamp	Rear of 58 Highstreet	Completed within monitoring year	16/00565/FUL	Brown	Yes	1

Kibworth Beauchamp	34 Gladstone Street	Completed within monitoring year	14/00285/FUL (21.05.2014) 14/00285/FUL (24.11.2014)	Green	No	1
Kibworth Beauchamp	Land Adj 10 Imperial Rd	Completed within monitoring year	14/00061/FUL (14.04.2014) 15/00565/NMA (02.06.2015) 14/00293/DOM (18.05.2016)	Green	No	2
Kibworth Beauchamp	Sheltered Accomodation, 10-43 Morrison Court	Completed within monitoring year	15/01900/FUL	Brown	Yes	1
Loddington & Launde	Copt Hill Farm, Launde Road	Completed within monitoring year	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)	Green	Yes	1
Lubenham	Thorpe View Stables, Foxton Rd	Completed within monitoring year	14/00641/FUL (04.08.2014)	Green	No	1
Lutterworth	18 Central Avenue	Completed within monitoring year	15/00907/FUL 15/00717/DOM	Green	No	1
Lutterworth	23 Sherrier Way	Completed within monitoring year	15/00790/FUL	Green	No	1

Market Harborough	105A Lubenham Hill	Completed within monitoring year	17/00040/FUL	Brown	Yes	1
Market Harborough	76 Great Bowden Rd	Completed within monitoring year	14/00173/FUL (19.05.2014) 14/01469/FUL (22.12.2014)	Green	No	1
Market Harborough	Han Chinese restaurant, 29 St Marys Rd	Completed within monitoring year	14/01671/FUL	Brown	No	1
Market Harborough	Huntingdon Gardens	Completed within monitoring year	15/01899/FUL	Brown	Yes	1
North Kilworth	Land rear of Western Cottages	Completed within monitoring year	02/00400/OUT (1/7/03), 06/00936/REM (21/8/06) 17/00135/FUL (22.03.2017)	Green	No	1
Peatling Parva	Dairy Farm Cottage	Completed within monitoring year	10/01056/FUL 11/00894/FUL allowed at Appeal	Brown	Yes	1
Shearsby	White Gates, The Bank	Completed within monitoring year	16/00272/FUL	Brown	No	1
Skeffington	Walbury Grange, Uppingham Road	Completed within monitoring year	10/00680/FUL (08/07/10), 11/00634/FUL (13.07.11)	Brown	Yes	1

Smeeton Westerby	Parkland House, 73 Main Street	Completed within monitoring year	12/01117/FUL (13.09.2013)	Green	No	1
Swinford	12 Kilworth Rd, Swinford	Completed within monitoring year	15/00725/FUL 16/00074/DOM	Green	No	1
Thurnby & Bushby	Land Adj 12, Telford Way	Completed within monitoring year	14/590/FUL	Brown	No	2
Tilton on the Hill	Oak House, Oakham Rd	Completed within monitoring year	13/00133/OUT 14/00550/REM (09.07.2014)	Green	No	1
Tugby & Keythorpe	Brick Yard Farm	Completed within monitoring year	16/01139/FUL	Green	No	1
Total Small Site completions						38

Appendix 3: 5 Year Supply Site Assessments (01 April 2017 to 31 March 2022)

Table 1. Allocated sites (2001 Local Plan) with Planning Consent

Planning reference	Site address	Site area (ha)	Comments	Total units permitted	Units built	Residual Units	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	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	168	3	0	0	0	0	0	0	
			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	192	11	11	0	0	0	0	0	11
			d) Avant Homes: 15/01343/FUL, 101 units. Planning committee date: 01.12.2015	101	13	88	44	47	0	0	0	0	91
			e) Total projections for site.	534	432	102	55	47	0	0	0	0	102
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	529	20	20	0	0	0	0	20	
10/00847/REM	GG/2 Land at Stretton Road, Great Glen	11.3	a) Miller Homes and John Littlejohn Homes (projection provided by developer 07.06.16)	281	249	32	32	0	0	0	0	32	
Total Units				1364	1210	154	107	47	0	0	0	154	

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 1st year of supply in the projection table (2017/18). 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 2017 to 31 March 2022)

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	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Total Units in 5 Year Supply
12/00044/FUL - Full planning consent granted 18.01.16	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	36	36	36	11	0	119
13/01483/OUT - OUTline Permission granted 04.03.16	Land to the west of Leicester Rd	35.17	Greenfield. Reserved matters application expected in Spring 2017. S106 agreed 04.03.2016	450	0	450	0	0	0	0	0	0
11/00112/OUT - OUTline Permission granted 13.05.16	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 A reserved matters application for Phase 1 of this site is pending consideration.	924	0	924	0	10	80	120	120	330
Total Units				1493	0	1493	36	46	116	131	120	449

Appendix 3: 5 Year Supply Site Assessments (01 April 2017 to 31 March 2022)

Table 3. Large sites with Planning Consent

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Total Units in 5 Year Supply
10/01137/FUL	Ashby Parva	Land rear of The Hollies	0.39	Greenfield. The build rate has been estimated by the Council. Building work has commenced on site.	6	0	6	3	3	0	0	0	6
06/01420/FUL & 13/00543/PCD	Billesdon	White Hart Garage	0.25	PDL site of former petrol station. No build rate has been provided, with no completions expected within 5 years.	15	0	15	0	0	0	0	0	0
15/01127/FUL	Billesdon	7-35 Knights Close	0.56	Redevelopment of existing sheltered housing site. The following build rate has been provided by the developer (15/03/2017).	18	0	18	18	0	0	0	0	18
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 (01/04/2017).	50	0	50	0	25	25	0	0	50

13/01539/FUL	Broughton Astley	Land off Dunton Rd	1.04	Greenfield. The agent has provided the following build rate (07.06.16).	24	16	8	8	0	0	0	0	8
14/01088/OUT	Bushby	Land at Uppingham Rd (aka Charity Farm), Bushby	16.04	Greenfield. The following build rate has been provided by the agent (27/03/2017). Reserved Matters application 16/00874/REM is pending consideration.	275	0	275	30	60	60	60	60	270
13/00211/FUL	Fleckney	Land to the east of Leicester Rd	1.12	Greenfield. The following build rate has been provided by the developer (29/03/2017).	28	16	12	12	0	0	0	0	12
13/00627/OUT & 14/01238/REM	Gilmorton	Goodmans Farm	0.68	Greenfield site. The following build rate was provided by the developer (15/03/2017) and has been updated by the Council based on site monitoring data.	20	18	2	2	0	0	0	0	2
16/00145/OUT	Gilmorton	Broughton Hall Fencing	0.48	Greenfield. The following build rate has been provided by the agent (15/03/2017).	8	0	8	8	0	0	0	0	8
16/00115/OUT	Gilmorton	Land east of Mill Lane	1.06	Greenfield. The following build rate has been estimated by council officers.	27	0	27	0	5	20	2	0	27
15/01801/OUT	Great Bowden	Land off Welham Lane	8.91	Outline planning permission for up to 50 dwellings with associated access, landscaping, open space, country park and drainage infrastructure. Reserved matters application approved outside of monitoring year. The following build rate has been estimated.	50	0	50	10	30	10	0	0	50

15/01425/OUT	Great Bowden	Land off Berry Close	3.25	Outline permission for up to 70 dwellings. Reserved matters application expected in early 2017. The following build rate has been provided by the agent (17.11.16)	70	0	70	0	35	35	0	0	70
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 site has changed ownership and future intentions for the site can not be confirmed.	6	0	6	0	0	0	0	0	0
13/01767/OUT, 15/01146/REM, 16/00355/REM, 16/00380/FUL	Great Easton	Land rear of 28 Broadgate	0.6	The agent anticipates building work to commence in 2016/17. Build rate provided by agent (29.04.2015).	13	0	13	4	9	0	0	0	13
14/01241/OUT, 16/00321/FUL	Great Glen	Land rear 26-30 London Rd	0.73	Erection of 9 dwellings (all matters reserved). The following build rate has been provided by the agent (23.04.2015).	9	0	9	9	0	0	0	0	9
15/00912/OUT & 16/00718/REM	Great Glen	Land at London Rd	2.41	Planning permission for a residential development of 40 dwellings. S106 agreed 08.01.2016. The following build rate has been provided by the developer (21/03/2017).	40	0	40	0	20	20	0	0	40

15/01975/OUT & 17/00257/REM	Houghton on the Hill	Land north of Uppingham Road	2.83	Greenfield. Erection of up to 70 dwellings (access only to be considered). Reserved Matters applications is currently pending consideration (17/00257/REM). The following build rate has been provided by the developer (20/03/2017).	70	0	70	0	15	29	21	5	70
15/00176/OUT & 16/01250/REM	Husbands Bosworth	Land at Welford Rd	2.2	Erection of 41 dwellings and doctors surgery. The following build rates have been provided by the developer (17/03/2017).	41	0	41	10	19	12	0	0	41
06/00124/REM 13/00179/FUL 15/00787/FUL	Kibworth	Former Railway Station	0.18	Previously developed land. Work has resumed on site. The developer has provided the following projected build rate (05.11.2014).	44	12	32	9	9	9	5	0	32
13/00102/FUL	Kibworth	Land Rear of 8-28 High Street	0.56	Greenfield site. The following build rate has been provided by the developer (31.10.2014).	13	13	0	0	0	0	0	0	0
15/00525/OUT	Kibworth	Land at Wistow Rd	2.67	Outline application for the erection of up to 61 dwellings. A reserved matters application is pending. The following build rate has been provided by the developer (10/04/17).	61	0	61	0	27	33	0	0	60
15/01471/OUT & 16/01467/REM	Lubenham	Land south of Main Street	1.84	Greenfield. The following build rate has been provided by the developer (16/03/2017).	28	0	28	0	24	4	0	0	28
16/00101/FUL	Lubenham	Land adj 10 Laughton Road	0.33	Greenfield. Work has commenced on site.	6	0	6	6	0	0	0	0	6

11/00117/OUT & 13/01282/REM	Lutterworth	Land north of Bill Crane Way	7.99	Greenfield. The developer provided the following build rate (23/03/2017) and updated by the Council's monitoring data.	147	125	22	22	0	0	0	0	22
12/00900/OUT	Lutterworth	Leaders Farm	6.43	Greenfield. The following build rates have been provided by the developer (30/03/2017) and updated by the Council's monitoring data.	130	104	26	26	0	0	0	0	26
13/01864/FUL & 13/01865/LBC (12.03.2015)	Lutterworth	18 Station Rd	0.3	Mixed site. The landowner is no longer in contact with the agent. Intentions unknown at this time so delivery has been put back by the Council.	9	0	9	0	0	0	0	9	9
14/01667/FUL & 16/00135/FUL	Lutterworth	9b Misterton Way	0.3	Brownfield. The following build rate has been estimated.	8	0	8	0	8	0	0	0	8
14/00101/FUL & 14/1395/PCD	Lutterworth	Westerby Court	0.71	Brownfield. The following build rate has been provided the developer (16/03/2017).	22	14	8	8	0	0	0	0	8
14/00739/OUT 15/00661/REM	Lutterworth	Land East of Leicester Rd	3.74	Greenfield. The following build rate has been estimated by council officers.	84	3	81	30	30	21	0	0	81
15/01597/FUL	Lutterworth	Land north of Lutterworth bypass, Moorbarns Lane	0.23	Greenfield. The following build rate was provided by the developer (16/03/2017).	9	0	9	9	0	0	0	0	9
14/01628/FUL 16/01687/VAC 16/01714/PCD	Lutterworth	Vedonis Works	1.4	Brownfield. The following build rate has been estimated.	57	0	57	0	0	17	20	20	57

10/01669/OUT & 13/01488/REM	Market Harborough	Land at Lathkill Street	1.29	Previously Developed Land. The developer has provided the following projection (13.04.2015) and has been updated by council officers to reflect the latest residual.	47	46	1	1	0	0	0	0	1
09/00589/OUT	Market Harborough	Land at Glebe Road	7.7	Greenfield. The developer provided the following build rate. The following build rate for the residual units has been estimated.	140	134	6	6	0	0	0	0	6
12/00806/OUT	Market Harborough	Overstone House	2.75	Greenfield site. The following build rates have been provided by the developer (15.06.16).	48	5	43	38	5	0	0	0	43
07/01728/REM 16/01663/FUL	Market Harborough	Harborough Rubber Site	0.38	Brownfield. The site is under new ownership. An application for 73 dwellings is pending consideration. No completions have been estimated within the next 5 years.	286	247	39	0	0	0	0	0	0
15/00369/FUL	Market Harborough	Land to the rear of 40-40A High Street	0.17	Erection of 7 dwellings. The land is currently for sale. The following build rate has been estimated.	7	0	7	0	0	0	0	7	7
15/01342/FUL, 16/01058/VAC	Market Harborough	Clover Court, Hearth Street	0.26	Demolition of existing sheltered housing scheme and erection of 11 dwellings. The following build rate has been provided by the developer (24/03/2017).	11	0	11	11	0	0	0	0	11

15/00746/OUT	Market Harborough	Land off Farndon Road	10.83	Erection of up to 230 dwellings and associated works. The following build rate has been estimated.	230	0	230	0	0	20	40	40	100
14/01411/FUL	Medbourne	Paddock, Drayton Rd	0.6	Greenfield. The developer has provided the following build rate (17/03/2017).	6	0	6	6	0	0	0	0	6
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
13/00608/FUL	North Kilworth	Former Gandys Roses plant nursery	0.86	The following build rate has been provided by the agent (20/03/2017).	11	11	0	0	0	0	0	0	0
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 site is for sale. The following build rate has been estimated.	6	0	6	0	0	0	0	6	6
12/01797/FUL & 12/01798/LBC & 13/00558/FUL	Scraptoft	Scraptoft Hall, Church Lane	3.34	Mixed development. The following build rate for residual units has been estimated.	61	59	2	2	0	0	0	0	2
13/01465/OUT & 14/00669/OUT	Scraptoft	Land off Pulford Drive	6.47	Greenfield. The developer has provided the following build rates (29/03/2017).	130	0	130	0	10	40	40	40	130

14/01637/OUT	Scraptoft	Land off Beeby Rd	8.32	Outline application for up to 178 dwellings. Reserved matters application 16/01372/REM approved. The developer has provided the following build rate (07.06.16).	178	0	178	35	35	35	35	35	175
16/01285/FUL	Swinford	Land south of The Berries	0.47	Greenfield. The following build rate has been estimated by council officers.	9	0	9	0	9	0	0	0	9
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	0	0	0	8	8
11/01080/OUT 13/01201/REM	Thurnby	Land off Pulford Drive	5.98	Greenfield. The developer provided the following build rate (29/03/2017).	128	45	83	45	38	0	0	0	83
14/00699/FUL	Tugby	Manor Farm, Main Street, Tugby	1.02	Greenfield. The developer has provided the following build rate (23.04.2015).	8	6	2	2	0	0	0	0	2
13/01228/OUT 16/01095/REM	Ullesthorpe	Land at Fairway Meadows	2.58	Greenfield. The developer has provided the following build rate (20/03/2017).	60	0	60	8	48	4	0	0	60
Total Units					2772	874	1898	378	474	394	223	230	1699

Appendix 3: 5 Year Supply Site Assessments (01 April 2017 to 31 March 2022)

Table 4. Neighbourhood Plan Allocated Sites

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Total Units in 5 Year Supply
13/00898/FUL 16/00370/FUL	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.	187	5	182	81	47	39	15	0	182
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	9	301	40	40	40	40	40	200
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	0	10	0	5	5	0	0	10
16/01819/OUT (pending)	Billesdon	Land north of High Acres, Billesdon		A build rate was provided by the developer in April 2015, with an application currently pending consideration, therefore the council has estimated a slower build rate for the interim update.	35	0	35	0	0	17	18	0	35
Total Units					Min' of 45	14	528	121	92	101	73	40	427

Appendix 3: 5 Year Supply Site Assessments (01 April 2017 to 31 March 2022)

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

Planning reference	Settlement	Site Address	Developer / Agent	Site Area (Ha)	Comments	Total Units Permitted	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Total Units in 5 Year Supply
16/01459/OUT	Foxton	Land at Fishers Farm		0.87	Demolition of existing buildings and erection of up to 12 dwellings. The following build rate has been estimated.	12	0	5	7	0	0	12
13/01641/OUT	Houghton on the Hill	2 Uppingham Road		0.51	Erection of 16 dwellings and bungalows. The following build rate has been estimated.	16	0	16	0	0	0	16
16/01471/OUT	Husbands Bosworth	Land adj Knights Close, Welford Road	Leics County Council	1.13	Greenfield. Erection of up to 32 dwellings. The following build rate has been estimated.	32	0	10	22	0	0	32
15/01153/OUT	Kibworth Beauchamp	Land south east of Warwick Road	Manor Oak Homes	5.47	Greenfield. Erection of up to 110 dwellings. The following build rate has been estimated.	110	0	10	40	40	20	110
15/01665/OUT	Lutterworth	Land at Coventry Road	Mulberry Property Developments	18.25	Greenfield, erection of up to 250 dwellings. The following build rate has been estimated.	250	0	10	50	50	50	160

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	15	25	0	0	0	40
16/01143/OUT	North Kilworth	Land south of Station Road	Francis Jackson Homes	1.24	Greenfield. Erection of up to 22 dwellings. The following build rate has been estimated.	22	0	5	17	0	0	22
16/01904/OUT	North Kilworth	The Stables, South Kilworth Road		0.81	Greenfield. Erection of up to 22 dwellings. The following build rate has been estimated.	22	0	0	17	5	0	22
16/00034/OUT	Shangton	Self Unlimited, Melton Road		2.93	Brownfield. Erection of up to 27 dwellings. The following build rate has been estimated.	27	10	17	0	0	0	27
16/00373/OUT	Ullesthorpe	Land north of Ashby Road	Leics County Council	1.94	Greenfield. Erection of up to 45 dwellings. The following build rate has been estimated.	45	0	20	25	0	0	45
16/00925/OUT	South Kilworth	Land opposite Leys Crescent	Andrew Granger & Co	1.76	Greenfield. Erection of up to 25 dwellings. The following build rate has been estimated.	25	5	20	0	0	0	25
Total Units						601	30	138	178	95	70	511

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

Table 1. Commencements, page 1 of 9

Parish	Site Address	Total plots gained	Planning Reference
Arnesby	Gable End, Mill Hill Road	1	15/01565/FUL (10.12.2015)
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	Glebe Farm, Frolesworth Road	0	09/00866/FUL (16/08/10)
Broughton Astley	Land at Church Close	2	08/00192/FUL (14.02.2008) 11/00016/ETF 13/00971/FUL (09.09.2013) 14/01734/FUL 15/00032/PCD 14/00975/INIT
Broughton Astley	Sutton Lodge Farm, Frolesworth Road	4	02/01354/FUL (29/11/02) 05/01374/FUL (28/10/05) 12/01589/VAC (09.01.13)
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)

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	Garages G24, Main Street	1	15/00871/FUL
Fleckney	Land Adj, The Meadows, Kilby Road	1	10/00709/REM (19/07/10)
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)
Frolesworth	Orchard End, 11A Main Street	0	15/01172/FUL 16/00556/FUL
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)
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 at Gatehouse Lane, Caldecott Rd	2	14/01111/OUT (04.11.2014) 15/00151/FUL
Great Easton	Land at Gatehouse Lane, Caldecott Rd	4	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)
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 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, Cranoe 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	5 High Street	2	15/00944/FUL
Husbands Bosworth	19 Berridges Lane	1	15/01329/FUL
Husbands Bosworth	31 High Street	4	11/01521/FUL (14/12/11)
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	Morrison Court	2	10/00994/FUL (01/10/10)
Kibworth Harcourt	17 Harborough Rd	-1	15/00945/FUL

Kimcote & Walton	Land Opposite, Walton Hall, Chapel Lane, Walton	1	15/01674/FUL (23/12/16) 16/01806/FUL (03.01.2017)
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	Hall Farm, Back Lane	4	15/01246/FUL
Leire	The Gables, Main Street	1	16/00493/FUL
Lubenham	Flagstone House, 24 Foxton Road	1	08/01001/FUL (24/09/08)
Lutterworth	18 High Street	1	08/01638/FUL (13/02/09), 09/01428/FUL (18/01/10)
Lutterworth	69 Bitteswell Road	1	13/00726/OUT (29.08.2013) 13/01659/REM (02.01.14)
Lutterworth	9 Gladstone Street	2	16/00567/FUL
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	35 Rupert Rd	1	14/01297/OUT (14.11.2014) 15/00201/FUL
Market Harborough	48 Northampton Road -	1	11/01414/FUL (01/12/11)
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	Land rear of 253 & 255 Welland Park Road	3	13/00016/OUT (19.03.2013) 15/01192/FUL
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)
Wistow and Newton Harcourt	The Manor House, Wistow Road, Newton Harcourt	1	15/01198/FUL

North Kilworth	Evergreen Field Farm, Pincet Lane	2	10/00523/FUL (11/06/10), 16/00209/FUL
North Kilworth	Land at Green Lane	1	14/01165/FUL (17.10.2014) 15/01036/FUL (26.08.15) 15/01697/FUL 16/00388/NMA 15/00331/DOM
North Kilworth	Pincet Lodge	0	09/01414/FUL (19/01/10)
North Kilworth	The Cottage, 24 Green Lane	2	15/01407/PDN
North Kilworth	The Grange, Pincet Lane	3	14/00675/FUL (16.09.2014)
North Kilworth	The White Lion, Lutterworth Rd	1	13/01285/FUL
Owston & Newbold	Land OS 6658, Newbold Lane	0	05/01881/FUL (23/2/06)
Owston & Newbold	Rose Cottage, Middle Street	1	16/00140/OUT
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)
Scraptoft	Land rear of 3 The Mount, Beeby Road	1	15/02009/FUL

Scraptoft	The Woodlands, Covert Lane	0	09/00119/FUL (27/03/09), 11/01736/ETF (31/01/12) 14/00614/DOM (06.04.2016) 14/00429/FUL (20.05.2014)
Scraptoft	Wayside Lodge Farm Stables, Covert Lane	1	16/00617/REM
Shawell	Grange Farm, Catthorpe Road	4	09/00822/FUL (19/10/09), 11/00415/FUL (19/05/11)
Shawell	Hill Top Farm, Swinford Road	1	04/00821/FUL
Shawell	The Old Rectory, Main Street	1	10/01633/FUL (22/02/11), 12/00310/FUL (23.04.12), 12/00809/FUL (13.07.12)
Shearsby	Willow Brook Farm Church Lane	1	15/01077/FUL
Skeffington	Overvale, Main Street	0	07/01040/FUL (revision 16/8/07)
South Kilworth	Avon Crest, Welford Rd	0	14/01720/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)
Theddingworth	Land Adj to Ivy Lodge Farm, Station Road	1	16/00344/FUL
Thurnby & Bushby	917 Uppingham Road	4	08/00845/FUL (28/11/08), 11/01531/ETF (29/12/11) 10/00445/FUL (01/06/10) 14/00589/FUL (18.06.2014) 14/00590/FUL (18.06.2014)
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 12

Parish	Site Address	Planning Reference	Total plots gained
Allextton	White House, Main Street	13/00193/FUL (10.04.2013) 13/00195/CON (10.04.2013)	0
Arnesby	Arnesby Lodge	16/00007/FUL	1
Arnesby	Paddock, Mill Hill Road	16/00651/FUL (06.12.2016)	3
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) 16/00270/FUL	1
Ashby Magna	Land Adj 12 Peveril Rd	14/00719/FUL (10.07.2014)	1
Ashby Magna	The Hovel, Peveril Rd	15/00529/PDN	1
Ashby Magna	30 Gilmorton Road	15/01896/OUT 16/01367/REM (25.10.2016)	1
Billesdon	Stable Cottage, Tilton Lane	15/01527/FUL	5
Billesdon	20 Coplow Lane	16/00231/FUL	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)	1
Bitteswell	Land off Ashby Lane	16/01793/FUL	1
Bitteswell	West End Farm, West End	10/00176/FUL (28.04.2010) 14/01133/FUL (10.10.2014) 14/01134/LBC (08.10.2014)	1
Bringhurst Drayton & Nevill Holt	Manor Barn, Main Street	16/01458/FUL	1
Broughton Astley	1 St Mary's Close	17/00144/FUL	1
Broughton Astley	7 Montague	14/01469/FUL (22.12.2014)	1
Broughton Astley	11A Leicester Road	16/00119/OUT 16/02014/FUL (08.02.2017)	1
Broughton Astley	Colesbarn Farm, Frolesworth Road	15/02020/PDN	2
Broughton Astley	Colesbarn Farm, Frolesworth Road	16/00815/FUL 16/01626/FUL (28.11.2016) 16/01944/FUL (26.01.2017)	2
Broughton Astley	Land rear of 68-70 Main Street	16/01484/FUL	4
Broughton Astley	Land rear of 124 & 126 Station Rd	15/01052/FUL	1
Broughton Astley	Land Adj 52 Six Acres	12/00588/REM, 09/00920/OUT 12/1786/REM (13.05.2013)	1

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)	1
Broughton Astley	6 Leicester Road	16/00415/FUL	1
Broughton Astley	Leire Turn Farm, Leire Lane	14/01709/PDN	1
Broughton Astley	Leire Turn Farm, Leire Lane	15/01952/PDN	1
Burton Overy	Bute Barn, Town Street	13/01833/FUL (07.03.2014)	1
Burton Overy	Thatched Cottage, Main Street	05/00015/FUL (04.05.2005) 10/00380/ETF (30.06.2010) 13/00484/ETF (10.07.2013), 15/01568/FUL (12.05.16)	1
Catthorpe	Land at Swinford Road	16/01354/OUT (21.12.2016)	4
Church Langton	25 Thornton Crescent, Church Langton	15/02029/FUL	1
Church Langton	Land adj Silverdale	16/00911/FUL (31.10.2016)	1
Claybrooke Magna	Land adj Seleta, Bell Street	16/00559/FUL	4
Cold Newton	Cold Newton Lodge Farm, Tilton Lane	12/01213/FUL (08.10.2012)	0
Drayton	Drayton Ash Farm, Medbourne Road	16/00227/FUL	1
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)	1

Dunton Bassett	Merrie Monk, 38 Station Rd	13/01640/FUL (12.02.2014)	1
Dunton Bassett	Merrie Monk, 38 Station Rd	14/00367/FUL (12.05.2014)	2
Dunton Bassett	Land adj 36 Main Street	16/01780/FUL	2
East Langton	Land at Melton Road, East Langton	17/00079/PDN (Class Qa and b)	1
Fleckney	121 Leicester Road	17/00029/FUL	1
Fleckney	Land adj 48 Leicester Road	16/01412/FUL	1
Frolesworth	The Homestead, Sharnford Rd	15/01476/PDN	1
Gaulby	Land adjoining the Rectory, Norton Lane	15/01574/FUL	1
Gilmorton	Gilmorton House, Lutterworth Rd	15/01157/FUL	2
Gilmorton	Penhill Farm, Cotes-de-val, Leicestershire	15/01095/LCC	1
Gilmorton	The Grey Goose, Lutterworth Rd	15/00523/OUT 16/01683/FUL (15.12.2016)	2
Gilmorton	Land South of Inkershall Lodge, Lutterworth Rd	12/01659/OUT 15/01048/REM	1
Great Bowden	25 Welham Lane	15/00029/FUL	1
Great Bowden	39 Main Street	16/00631/FUL	1
Great Bowden	Land at Welham Lane	14/01410/FUL	1
Great Bowden	Land at Sutton Rd	15/01534/FUL	1

Great Bowden	7 Langton Road	16/01787/FUL	0
Great Bowden	9 Langton Road	16/01272/FUL 16/01992/FUL	0
Great Easton	9 Brook Lane	14/01224/FUL	1
Great Easton	9 Brook Lane	16/01370/FUL (25.11.2016)	1
Great Easton	13 Deepdale	16/01513/FUL	1
Great Easton	Hornbeam House, 1a Cross Bank	10/01700/CON (14/02/11) 14/01326/FUL (27.11.2014)	0
Great Easton	Land Adj 22 Broadgate	14/00086/FUL (30.05.2014) 14/00111/LBC (30.05.2014)	1
Great Easton	Land rear of 44-48 High Street, Lounts Crescent	16/00598/FUL	1
Great Easton	Land rear of Westbrook House	08/00758/FUL 13/00790/ETF (10.07.2013) 14/00592/nma (20.05.2014)	1
Great Easton	Sophie's Barn, Holy Oaks Farm, Stockerston Lane	14/00912/PDN (27.08.2014)	1
Great Easton	The Cottage, Caldecott Rd	15/01155/FUL	0
Great Glen	30 Higher Green	14/01498/FUL (29.12.2014)	1
Great Glen	38 Main Street	10/01146/ETO (05.11.2010) 15/00147/FUL	1
Great Glen	9 London Rd	14/00870/FUL (02.09.14)	4
Great Glen	Garages, St Cuthberts Ave	15/00988/FUL	4
Great Glen	Land to the side of 11 Cherry Grove	14/00023/FUL (allowed at appeal)	1
Great Glen	Pennbury Farm	15/01010/PDN	2
Great Glen	Stackely House, Stretton Rd	14/01520/FUL	1

Hallaton	7 Eastgate	16/01307/FUL (20.10.2016)	1
Hallaton	Land adj Bewicke Arms, Eastgate	15/01380/FUL 15/01991/PCD	1
Hallaton	Land at Hunts Lane	11/00522/FUL (26/05/11) 14/01155/FUL (21.10.2014)	2
Houghton on the Hill	11 Uppingham Road	16/01189/FUL	1
Houghton on the Hill	21 Uppingham Rd	15/00075/FUL	1
Houghton on the Hill	Hillcroft, Uppingham Rd	15/01098/FUL	0
Houghton on the Hill	Hollies Farm Tilton Lane	13/00967/OUT 15/00042/REM	1
Houghton on the Hill	Land rear of 79 Uppingham Rd	15/00809/FUL	1
Hungarton	3 Townend	07/01915/FUL (08/09/08), 11/00968/ETF (12/09/11) 16/01825/FUL (11.01.2017)	1
Hungarton	Ashby House Farm	15/01129/FUL 15/01130/LBC	2
Hungarton	Willowghyll Main Street	11/01805/FUL (18.04.2013)	1
Husbands Bosworth	The Poplars, Berridges Lane	16/00403/FUL	1
Husbands Bosworth	25 Bell Lane	16/00742/FUL	1
Husbands Bosworth	Bosworth House, Berridges Lane	13/01273/FUL (28.11.2013) 14/00609/FUL (17.10.2014)	2
Husbands Bosworth	Glebe Farm, Welford Rd	14/00850/PDN (13.08.2014)	1
Husbands Bosworth	Old Barn Farm, Welford Rd	15/00503/PDN	1
Husbands Bosworth	Old Barn Farm, Welford Rd	16/00726/FUL	1
Illston on the Hill	The Lodge, Carlton Curliou Manor, Gartree Rd	14/00512/PDN (19.06.2014)	1

Keyham	Keyham Livery, Ingarsby Road	16/00665/FUL	1
Kibworth Beauchamp	14 Dover Street	15/01227/FUL	0
Kibworth Beauchamp	3 Prospect Rd	15/00097/FUL	1
Kibworth Beauchamp	53B Fleckney Road	16/01535/FUL	1
Kibworth Beauchamp	55 Fleckney Rd	14/00614/FUL 14/01203/FUL (10.10.2014)	1
Kibworth Beauchamp	Working Men's club, Fleckney Rd	15/01618/FUL	4
Kibworth Beauchamp	85 Weir Rd	14/00899/FUL (25.09.2014) 14/01392/PCD (21.10.201)	3
Kibworth Beauchamp	Beaufield, Smeeton Road	17/00055/FUL	1
Kibworth Beauchamp	Land Adjacent 22 Gladstone Street	11/00553/FUL 15/01888/FUL	1
Kibworth Beauchamp	Lloyds Chemist, 8 Station Street	12/00916/FUL 14/01554/VAC - appeal decision	2
Kibworth Harcourt	6 Marsh Drive	16/01754/FUL	1
Kimcote & Walton	Grange Farm, Bosworth Road	16/00580/PDN 16/01331/PDN (17.10.2016)	1
Kimcote & Walton	Kyimbila Poultney Lane, Kimcote	13/00060/FUL (23.08.2013) 13/01871/FUL (03.03.2014) 16/01015/FUL	1
Kimcote & Walton	Land at Mowsley Lane, Holt Farm, Walton	15/00081/FUL	1
Knaptoft	Knaptoft Hall Farm Cottages, Welford Road	16/01062/FUL	0
Knaptoft	The Stable Yard, Knaptoft House Farm, Bruntingthorpe Rd	15/01555/FUL	1
Knaptoft	The Old Stables, Welford	14/01595/PDN 15/00473/PDN 16/00368/FUL	1
Leire	1 Andrews Close	14/01438/FUL (07.01.2015)	1

Leire	Land Adj to Railway, Broughton Lane	16/00246/FUL	1
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)	1
Leire	Hall Farm, Back Lane	16/01396/FUL	1
Leire	Springfield Farm, Broughton Lane	16/00764/FUL	1
Loddington & Launde	Copt Hill Farm, Launde Road	15/00732/FUL	1
Lubenham	Land At Rushes Lane	16/00226/FUL	1
Lubenham	G14 garages, Paget Rd	15/01001/FUL (03.11.2015) 16/00106/PCD (21.03.2016) 17/00014/FUL (04.04.2017)	4
Lubenham	The Laurels, 18 Main Street	16/01505/PDN 16/01515/FUL	2
Lutterworth	2 Coventry Rd	15/01135/FUL	1
Lutterworth	16 Market Street	14/01625/FUL	1
Lutterworth	22 Central Avenue	15/01756/FUL	1
Lutterworth	24 Feilding Way	13/00785/FUL (28.08.2013)	5
Lutterworth	32 Fielding Way	11/01784/FUL (04.04.12) 15/00300/FUL	1
Lutterworth	38 Regent Street	14/00093/FUL (18.03.2014)	1
Lutterworth	46 Market Street	14/01391/FUL (03.12.2014)	3
Lutterworth	68 Woodmarket	15/02036/FUL 15/02037/LBC	-1

Lutterworth	Land rear of Chapman Butchers, 11-13 High Street	14/01435/FUL	0
Lutterworth	Police House, 2 Lower Leicester Rd	13/01803/LBC (24.02.2014)	4
Lutterworth	Riddlesden Farm, Leicester Road	13/00227/FUL (16.10.2014) 15/01994/PCD	1
Lutterworth	54 Swiftway	16/00515/FUL	1
Lutterworth	The Old Chapel, Chapel Street	13/01089/FUL (12.09.13) 13/01099/LBC (12.09.2013)	-1
Lutterworth	ATE Farms, Moorbarns Lane	16/00562/FUL	1
Market Harborough	11A Fairfield Rd	15/00732/FUL	6
Market Harborough	14 Leicester Rd	15/01651/PDN	1
Market Harborough	23 Shrewsbury Ave	14/01437/FUL (16.12.2014)	1
Market Harborough	24 Leicester Road	10/00784/FUL (29/07/10) 13/01158/FUL (30.09.2013)	1
Market Harborough	25 The Woodlands	15/00106/FUL	0
Market Harborough	29 Great Bowden Rd	15/00949/FUL	1
Market Harborough	64 Roman Way	16/01676/FUL (Plot 1) (18.01.2017) 16/01677/FUL (Plot 2) (15.02.2017)	2
Market Harborough	3 Naseby Close	14/01015/FUL (17.09.2014)	1
Market Harborough	3 Highcross Street	15/00113/FUL	1
Market Harborough	157 Cromwell Crescent	16/01092/FUL	1
Market Harborough	Garage, Kings Road,	15/01678/FUL	1
Market Harborough	Gildings Auction House, Roman Way	12/01023/OUT 14/00685/REM (19.09.2014)	1
Market Harborough	Land at Ridge View, Scott Close	16/00412/FUL	1

Market Harborough	Land rear of 43 and 45 The Broadway	15/02005/FUL	3
Market Harborough	Westlands, Shrewsbury Avenue	13/00356/OUT (09.12.2013) 15/00170/REM	1
Medbourne	Barn, Uppingham Rd	14/00956/FUL (10.09.14) 15/00045/PCD	1
Medbourne	Land Adj 40 Manor Road	14/01546/PDN 15/00543/PDN	1
Medbourne	Pagets Farm 36 Main Street	14/01445/FUL	2
Medbourne	The Cinnamon Lounge, 12 Old Green	15/00179/VAC	1
Medbourne	The Reading Room	15/00001/FUL	2
Misterton & Walcote	Lodge Farm, South Kilworth Rd	13/00871/FUL (17.09.2013)	0
Neville Holt	Font House, Drayton Rd	10/01558/FUL (09/02/11)	0
Wistow and Newton Harcourt	Chestnut Cottage, Post Office Lane, Newton Harcourt	11/01479/FUL (23/11/11)	1
North Kilworth	Evergreen Field Farm, Pincet Lane	16/01460/REM	1
North Kilworth	Hanwin Cottage, 20 Green Lane	16/01406/FUL	1
North Kilworth	Land Adj Braeside, Cranmer Lane	15/00240/FUL 15/00468/DOM	1
Owston & Newbold	Marefield Farm Stud, Marefield Lane	11/00085/FUL (15/03/2011)	1
Peatling Magna	Arnesby Lane, Peatling Magna	13/00132/FUL	1
Peatling Magna	Elsons Lodge, Peatling Parva Road	04/00947/FUL (03/08/04)	1
Peatling Magna	Westdale Farm,	16/01462/PDN (class Q)	1
Saddington	Barford Top Stud	15/01133/FUL	1
Saddington	Land at Weir Road	15/01397/OUT (03.11.16) 16/02076/REM (28.02.2017)	1

Scraptoft	25 Hall Road	16/00958/FUL	1
Scraptoft	Scraptoft Hill Farm, Covert Lane	15/02010/PDN (Qa only) (3 dwellings) 17/00227/PDN (Q a and b) (1 dwelling)	1
Scraptoft	Hall Farm Barn	16/01163/FUL	0
Shawell	Agricultural Barns. Cathorpe Road	16/01472/PDN (class Qb)	3
Smeeton Westerby	Land Adj no.17, Mill Lane	16/000876/FUL	1
Smeeton Westerby	Hilltop Farm, Gumley Road	16/02032/PDN (Qa only)	3
South Kilworth	Stanford Lodge, Stanford Road	16/00930/FUL	0
South Kilworth	Langton House, Walcote Road	16/01656/FUL	1
Stoughton	16 Stoughton Lane	16/00867/FUL	0
Stoughton	Land Rear of The Courtyard, Gaulby Lane	10/01530/ETF (31/12/10) 16/01168/FUL (08.11.2016)	1
Swinford	Land rear of Starmore Farm	16/01804/FUL	2
Swinford	Primrose Cottage, Fir Tree Lane	15/01500/FUL	1
Theddingworth	Beaches Farm, Taylors Lane	16/00650/PDN 16/02001/PDN	3
Theddingworth	Land at Beeches Farm	15/00794/FUL	1
Theddingworth	Pen Y Bryn, Main Street	16/01282/FUL	1
Thorpe Langton	Stone Cottage Farm, Welham Rd	14/01699/PDN	1
Thurnby & Bushby	8 The Cuttings	15/00710/FUL	1
Thurnby & Bushby	913 Uppingham Road	16/01934/FUL	1
Thurnby & Bushby	13 Dalby Avenue	16/00411/FUL	1
Thurnby & Bushby	Land adj 68 Telford Way	16/00464/OUT	3
Tilton on the Hill	Bank Cottage	14/01106/OUT 15/00498/REM	1

Tilton on the Hill	Bank Cottage, Oakham Road	16/00467/REM	1
Tilton on the Hill	Sycamore Works, Old Melton Road	16/00010/FUL	1
Tilton on the Hill	Land off, Launde Road	12/01209/OUT (31.10.12) 15/01406/REM	1
Tilton on the Hill	Land off, Launde Road	15/01669/FUL	1
Tilton on the Hill	Skeffington Wood Road (Barn conversion)	15/01710/PDN	1
Tilton on the Hill	Parsons Close	16/01314/FUL	3
Tugby & Keythorpe	Land rear of Fox & Hounds	16/01953/FUL	2
Tugby & Keythorpe	Manor Farm, Main Street	15/00126/FUL	2
Ullesthorpe	Land Adj Wayside	15/00894/FUL 15/01490/PCD	1
West Langton	Langton Gardens, Melton Road	15/01979/PDN	1
West Langton	Windy Slopes, Melton Road	16/00200/FUL	1
Willoughby Waterleys	Meadowlands Farm, Gilmorton Lane	16/00128/FUL	2

Total Small Site Capacity

Small Commitments minus 10% lapse rate	225
Small Commencements minus 10% lapse rate	112
Total supply from small sites	337

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.’

Windfall calculation

The Council has assessed both large and small sites, only counting windfall sites that meet the NPPF definition above, and therefore excluding all sites that are residential gardens. Sites that have previously been included within the Council’s Strategic Housing Land Availability Assessment (SHLAA) have also been excluded from windfall development.

Large sites

Since 2011, over a 5 year period the Council has permitted a total of 565 dwellings on 23 sites of 5 dwellings or more that are identified as windfall sites.

However, this figure includes the significant sites of Northampton Road, Market Harborough (110 dwellings) and Beeby Road, Scraftoft (178 dwellings). These sites are not considered to be in accordance with the NPPF definition above, with Northampton Road, Market Harborough previously identified in the 2001 Local Plan as an employment allocation, and the Beeby Road, Scraftoft site included as a reserve site within the Scraftoft Neighbourhood Plan.

When excluding the sites above, 40 dwellings per annum are considered to comply with the NPPF definition for windfalls on large sites of which 10 dwellings per annum are from urban areas (Market Harborough, Lutterworth, Broughton Astley and the Principal Urban Area). This **10 dwellings per annum** from urban sites is carried through to the final windfall allowance only, with all large sites in rural areas onwards expected to be identified in the SHLAA or through Neighbourhood Plans, and therefore not meet the NPPF definition, and are expected to count towards the Local Plan target allowances for rural settlements. Adding in large rural sites to the windfall allowance may result in double counting.

Small sites

Small sites (less than 5 dwellings) were assessed from permissions in 2012/13 and 2013/14, to allow for an understanding of small site lapse rates as well as an amount of windfalls per annum.

Both years 2012/13 and 2013/14 demonstrated a 10% lapse rate of permissions not commenced.

For small sites, only urban and open countryside sites have been included within the windfall calculation. Future windfall dwellings on small sites in both Rural Centres and Selected Rural Villages are expected to count towards the Local plan target allowances for these rural settlements, and as such these are excluded from the windfall allowance. This allows for Rural Centres and Selected Rural Villages to count all additional infill and additional development towards their Local Plan target. Total permissions for small sites in urban areas and in the open countryside, including a 10% lapse rate, are **15 dwellings per annum**.

The above information indicates that both past delivery and possible future supply could comfortably deliver at least **25 dwellings per annum** as windfall sites. To allow for greater robustness, the annual windfall allowance does not apply to the first three 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.

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.