

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 1 October 2017 to 30 September 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 2017 to 30 September 2017	278 dwellings
Projected housing supply, 1 October 2017 to 30 September 2022	3,662 dwellings
5 Year Housing Land Supply, 1 October 2017 to 30 September 2022	4.53 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 **712 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 5.5 out of the last 11 years (2006/07, 2007/08, 2009/10, 2014/15, 2015/16 and H1 2017/18). In addition to this, cumulative completions have been below the cumulative requirement for the past 5.5 years when taken against the annual requirement at the time (persistently since 2012/13 despite 2014/15 and 2015/16 and H1 2017/18 exceeding annual 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	H1 2017/18
Annual requirement	350	350	350	350	350	532	532	532	532	532	532	266
Total Completions	450	586	263	542	300	240	284	334	496	636	468	278
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	12
Cumulative Requirement since 2006	350	700	1050	1400	1750	2282	2814	3346	3878	4410	4942	5208
Cumulative Completions since 2006	450	1036	1299	1841	2141	2381	2665	2999	3495	4131	4599	4877
Number of dwellings above or below Cumulative Requirement (2006 onwards)	100	336	249	441	391	156	-35	-176	-389	-279	-343	-331
Cumulative Requirement since 2011	n/a	n/a	n/a	n/a	n/a	532	1064	1596	2128	2660	3192	3458
Cumulative Completions since 2011	n/a	n/a	n/a	n/a	n/a	240	524	858	1354	1990	2458	2736
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	-722

Table B: - Housing Delivery since 2006/07

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

01 October 2017 to 30 September 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- 30 Sept 2017)	C	3,458	<i>B x 6.5 years</i>
Recorded housing completions 1 Apr 2011 to 30 September 2017	D	2,746	<i>n/a</i>
Shortfall to add to the next 5 years requirement	E	712	<i>C - D</i>
Shortfall as an annual requirement for the next 5 years	F	142	<i>E / 5 years</i>
Total Annual requirement for the next 5 years	G	674	<i>B + F</i>
Additional 20% Buffer	H	135	<i>G x 0.20</i>
Total Annual Requirement for the next 5 years, including buffer	I	809	<i>G + H</i>
Total Five Year Housing Requirement	J	4,046	<i>I x 5 years</i>
Supply of Sites: 1 October 2017 to 30 September 2022	Row	Total	Calculation
Projected delivery from Allocated sites with permission <i>(See Appendix 3, Table 1.)</i>	K	72	<i>n/a</i>
Projected delivery from Market Harborough SDA <i>(See Appendix 3, Table 2.)</i>	L	414	<i>n/a</i>
Projected delivery from large sites with planning permission <i>(See Appendix 3, Table 3.)</i>	M	1,431	<i>n/a</i>
Projected delivery from Neighbourhood Plan Allocated Sites <i>(see Appendix 3, Table 4.)</i>	N	732	<i>n/a</i>
Projected delivery from sites with planning permission, pending a Section 106 Agreement <i>(See Appendix 3, Table 5.)</i>	O	585	<i>n/a</i>
Projected delivery from small sites with planning permission <i>(Sites under construction and unimplemented, see Appendix 4)</i>	P	366	<i>n/a</i>
Windfall allowance <i>(See Appendix 5.)</i>	Q	62	<i>n/a</i>
Five Year Supply of deliverable sites	R	3,662	<i>K + L + M + N + O + P + Q</i>
Five Year Assessment calculation: 1 October 2017 to 30 September 2022	Row	Total	Calculation
Annual requirement plus 20% buffer	S	809	<i>I</i>
Assessed Five Year Supply of Deliverable Dwellings	T	3,662	<i>R</i>
Supply of Land as a percentage of the requirement	U	91%	<i>R / J</i>
Years Supply of Land	V	4.53	<i>R / I</i>

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 2017 to 30 September 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	3662	1002	6.88
District Requirement incl' shortfall	674	3662	290	5.43
Requirement including 20% Buffer	809	3662	-384	4.53

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18 Apr to Sept	2017/18 Oct to Mar	2018/19	2019/20	2020/21	2021/22	2022/23 Apr to Sept	2022/23 Oct to Mar	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	128															
B	Completions on Large Sites (5 dwellings and above)	61	28	147	197	387	301	125															
C	Completions on Small Sites (under 5 dwellings)	54	44	51	66	42	38	25															
D	Total Completions	240	284	334	496	636	468	278															
E	Projections for Market Harborough Strategic Development Area								18	36	46	84	145	85	120	120	120	120	120	120	120	84	
F	Projections for Allocated Sites with Planning Permission								20	31	21	0	0	0	0	0	0	0	0	0	0	0	
G	Projections for Large Sites with Planning Permission								169	358	353	198	240	113	200	100	99	100	50	0	0	0	
H	Projections for Neighbourhood Plan Allocations								83	151	150	164	122	62	40	40	21	0	0	0	0	0	
I	Projections for Large Sites awaiting a S106 agreement								0	0	20	110	269	186	40	40	0	0	0	0	0	0	
J	Projections for Small Sites with Planning Permission								37	73	73	73	73	37	0	0	0	0	0	0	0	0	
K	PDL Windfall Allowance								0	0	0	25	25	12	13	25	25	25	25	25	25	25	
L	Total Projected Completions								327	649	663	654	874	495	413	325	265	245	195	145	145	145	
M	Cumulative Completions	240	524	858	1354	1990	2458	2736	2785	3434	4097	4751	5625	6120	6038	6363	6628	6873	7068	7213	7358	7503	7612
N	Cumulative Requirement 11-31	532	1064	1596	2128	2660	3192	3458	3724	4256	4788	5320	5852	6118	6384	6916	7448	7980	8512	9044	9576	10108	10640
O	Number of dwellings above or below Cumulative Requirement	-292	-540	-738	-774	-670	-734	-722	-939	-822	-691	-569	-227	2	-346	-553	-820	-1107	-1444	-1831	-2218	-2605	-3028
P	Number of completions above or below the annual requirement (532) or half annual requirement of (266)	-292	-248	-198	-36	104	-64	12	-205	117	131	122	342	-37	-119	-207	-267	-287	-337	-387	-387	-387	-423
Q	Years remaining in the plan period	20	19	18	17	16	15	14.5	14	13	12	11	10	9.5	9	8	7	6	5	4	3	2	1

Appendix 2: Housing Completions 01 April 2017 to 30 September 2017

Table 1: Summary of completions

Allocated sites	67
Neighbourhood Plan Allocated Sites	61
Large sites	125
Small Sites	25
Total completions	278

Table 2: Completions from 2001 Local Plan Allocated Sites

2001 Local Plan Allocated Sites	Green	Brown	Conversion	Dwellings Lost	Total Completions (minus dwellings lost)
KB/1 - Land at Warwick Rd, Kibworth	20	0	0	0	20
GG/2 - Stretton Rd, Great Glen	23	0	0	0	23
MH/3 - Farndon Rd, Market Harborough	24	0	0	0	24
Total					67

Table 3: Completions from Neighbourhood Development Plan Allocated Sites

Neighbourhood Development Plan Allocated Site	Green	Brown	Conversion	Dwellings Lost	Total Completions (minus dwellings lost)
Broughton Astley: Land off Dunton Rd	7	0	0	0	7
Broughton Astley: Land at Coventry Rd	23	0	0	0	23
Broughton Astley: Land east & west of Broughton Way	30	0	0	0	30
Lubenham: Land Adj 10 Laughton Rd	1	0	0	0	1
Total					61

Table 4: Completions on Large Sites

Planning Ref	Settlement	Site Name	Half 1 2017/18
13/00070/FUL	Ashby Parva	Land rear of the Hollies	1
15/001127/FUL	Billesdon	7-35 Knights Close	1
13/02111/FUL	Fleckney	Land at Leicester Road	11
14/01238/REM	Gilmorton	Goodmans Farm	1
16/01505/PDN 16/01515/FUL	Lubenham	The Laurels, 18 High Street	6
13/01223/REM	Lutterworth	Leaders Farm, Coventry Rd	8
13/01282/REM		Land north Bill Crane Way	17
15/00661/REM		Land east of Leicester Road	27
14/01628/FUL		Vedonis Works	6
14/00101/FUL		Westerby Court	8
13/01488/REM	Market Harborough	Land at Lathkill Street	1
13/00930/FUL		Land at Glebe Rd	4
14/00623/FUL		Overstone House	11
12/01797/FUL 12/01798/LBC 13/00558/FUL	Scraptoft	Scraptoft Hall	1
13/01201/REM	Thurnby	Land south of the brook	18
14/00669/FUL	Tugby	Manor Farm	4
Total Large Site Completions			125

Appendix 2, Table 1: Completions on Small sites (of less than 5 dwellings)

Parish	Site Address	Planning Ref	Net New dwellings
Allextton	White House, Main Street	13/00193/FUL (10.04.2013) 13/00195/CON (10.04.2013)	0
Broughton Astley	6 Leicester Rd	16/00415/FUL	1
Broughton Astley	Land Adj 52 Six Acres	12/00588/REM 09/00920/OUT 12/1786/REM	1
Frolesworth	Orchard End, 11A Main Street	15/01172/FUL 16/00556/FUL	0
Great Glen	19 Bindleys Lane	04/01403/FUL	1
Great Glen	9A & 9B High Street	12/00519/FUL	1
Great Glen	Garages, St Cuthberts Ave	15/00988/FUL	4
Husbands Bosworth	Glebe Farm, Welford Rd	14/00850/PDN (13.08.2014)	1
Illston on the Hill	The Lodge, Carlton Curlieu Manor, Gartree Rd	14/00512/PDN (19.06.2014)	1
Leire	Mulberry House, Main Street	14/01056/FUL 16/00493/FUL	1
Lutterworth	69 Bitteswell Road	13/00726/OUT 13/01659/REM	1
Lutterworth	The Old Chapel, Chapel Street	13/01089/FUL 13/01099/LBC	-1
Lutterworth	38 Regent Street	14/00093/FUL (18.03.2014)	1
Market Harborough	3 Naseby Close	14/01015/FUL (17.09.2014)	1

Parish	Site Address	Planning Ref	Net New dwellings
Market Harborough	35 Rupert Rd	14/01297/OUT 15/00201/FUL	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
Neville Holt	Font House, Drayton Rd	10/01558/FUL	0
Wistow and Newton Harcourt	Hurst Farm, Glen Road, Newton Harcourt	11/01479/FUL	1
Scraptoft	Land rear of 3 The Mount, Beeby Road	15/02009/FUL	1
Scraptoft	Hall Farm Barn, Beeby Rd	16/01163/FUL	0
Thurnby & Bushby	Land Adj 33 Hereward Drive, Thurnby	12/00489/FUL	1
Tilton on the Hill	Halstead Grange, Oakham Road		1
Tilton on the Hill	Land at Ashtree Farm OS 5356, Leicester Rd	13/00942/FUL	1
Willoughby Waterleys	The Old Hall Cottage, Ashby Lane	13/00963/FUL	2
Total Completions on Small Sites			25

Appendix 3: 5 Year Supply Site Assessments (01 October 2017 to 30 September 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	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	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 15/01343/FUL - 101 units	MH/3 Land at Farndon Road, Market Harborough - currently 3 developers have planning consent.	25.1	a) David Wilson Homes - this portion of the site is now complete	171	171	0	0	0	0	0	0	0	0	
			b) Ben Bailey (Gladedale) Homes - this portion of the site is now complete	59	59	0	0	0	0	0	0	0	0	0
			c) Barratt Homes - this portion of the site is now complete	203	203	0	0	0	0	0	0	0	0	0
			d) Avant Homes: under construction, estimated projection based on current build rate.	101	38	63	16	26	21	0	0	0	0	63
			e) Total projections for site.	534	471	63	16	26	21	0	0	0	0	63
06/01209/REM	KB/1 Land at Warwick Road, Kibworth	15.7	This site is now complete.	549	549	0	0	0	0	0	0	0	0	
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	272	9	4	5	0	0	0	0	0	
Total Units				1364	1292	72	20	31	21	0	0	0	72	

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 October 2017 to 30 September 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. Construction has started commenced on the first section of the site, and completions have been recorded within the last 6 months.

Planning reference	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
12/00044/FUL - Full planning consent granted 18.01.16	Land north of Lubenham Hill	6.14	Greenfield. Construction has begun on site. The following build rate was provided by the developer (09.06.16). S106 agreed 18.01.2016	119	15	104	18	36	36	14	0	0	104
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	25	25	50
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	0	10	70	120	60	260
Total Units				1493	15	1478	18	36	46	84	145	85	414

Appendix 3: 5 Year Supply Site Assessments (01 October 2017 to 30 September 2022)

Table 3. Large sites with Planning Consent

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	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	1	5	2	3	0	0	0	0	5
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	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	8	10	10	0	0	0	0	0	10
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	0	50
13/01539/FUL	Broughton Astley	Land off Dunton Rd	1.04	Greenfield. The agent provided the following build rate (07.06.2016).	24	23	1	1	0	0	0	0	0	1
16/01914/OUT	Broughton Astley	Sutton Lane	0.44	Greenfield. Outline planning permission for the erection of up to 7 dwellings. The following build rate has been estimated.	7	0	7	0	0	0	3	4	0	7

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
13/00211/FUL	Fleckney	Land to the east of Leicester Rd	1.12	Greenfield. The developer provided the following build rate (29.03.2017).	28	27	1	1	0	0	0	0	0	1
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	19	1	1	0	0	0	0	0	1
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	0	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	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	0	10	20	20	0	0	50

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
15/01425/OUT 17/00138/REM	Great Bowden	Land off Berry Close	3.25	Permission has been granted for the erection of 62 dwellings. A following build rate based on outline permission for 70 units was provided by the agent on 2016. This estimate has been drawn up on this basis.	62	0	62	0	27	35	0	0	0	62
17/00416/OUT	Great Bowden	Land at Langton Rd	0.57	Outline planning application for the erection of 6 dwellings with associated garages.	6	0	6	0	0	0	0	6	0	6
16/00997/OUT	Great Bowden	Land at Dingley Rd	0.26	Outline planning permission for construction of up to five dwellings and associated parking, access and infrastructure (revised proposal of 15/01924/OUT).	5	0	5	0	0	0	5	0	0	5
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	0
15/01146/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)	22	0	22	4	9	0	0	0	0	13

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
14/01241/OUT, 16/00321/FUL	Great Glen	Land rear 26-30 London Rd	0.73	Erection of 9 dwellings (all matters reserved). Construction has started on site. The following build rate has been provided by the agent (23.04.2015).	9	0	9	9	0	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	0	40
13/01641/OUT 14/01439/FUL (pending)	Houghton on the Hill	2 Uppingham Road	0.51	PDL site. Erection of 16 houses and bungalows (all matters reserved). A subsequent application (14/01439/FUL) to demolition 2 dwellings and erect 16 new dwellings is expected to be considered by committee in January 2018.	14	0	14	0	0	7	7	0	0	14
15/01975/OUT & 17/00257/REM	Hungarton (Land near 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 application 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	0	70

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
15/00176/OUT & 16/01250/REM	Husbands Bosworth	Land at Welford Rd	2.2	Erection of 41 dwellings and a doctors surgery. The following build rates have been provided by the developer (17.03.2017).	41	0	41	10	19	12	0	0	0	41
16/01471/OUT	Husbands Bosworth	Land adj Knights Close, Welford Road	1.13	Greenfield site. Outline application for the erection of up to 32 dwellings. The site is currently for sale. Reserved matters application to follow.	32	0	32	0	0	0	0	22	10	32
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	17	27	0	0	5	5	5	5	20
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 (10.04.2017).	61	0	61	0	27	33	0	0	0	60
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 is updated by the Council's monitoring data.	147	142	5	5	0	0	0	0	0	5

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
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	112	18	18	0	0	0	0	0	18
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 are unclear for the site but developer interest is apparent. Therefore this site so it has been kept in the supply, but at a later delivery date.	9	0	9	0	0	0	4	5	0	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	0	4	4	0	0	8
14/00101/FUL & 14/1395/PCD	Lutterworth	Westerby Court	0.71	Brownfield. This site is now complete.	22	22	0	0	0	0	0	0	0	0
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	30	54	20	34	0	0	0	0	54
15/01597/FUL	Lutterworth	Land north of Lutterworth bypass, Moorbarns Lane	0.23	Greenfield. Construction has started on site. The following build rate was provided by the developer (16.03.2017).	9	0	9	9	0	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	6	51	11	20	20	0	0	0	51

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
10/01669/OUT & 13/01488/REM	Market Harborough	Land at Lathkill Street	1.29	Previously Developed Land. This site has recently been completed.	47	47	0	0	0	0	0	0	0	0
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	138	2	2	0	0	0	0	0	2
12/00806/OUT	Market Harborough	Overstone House	2.75	Greenfield site. The following build rates have been provided by the developer (15.06.2016).	48	17	31	18	13	0	0	0	0	31
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.	73	0	73	0	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. Currently under construction. The build out rate has been estimated.	7	0	7	2	5	0	0	0	0	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. Under construction. The following build rate has	11	0	11	11	0	0	0	0	0	11

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
				been provided by the developer (24.03.2017).										
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. The Council is currently considering a reserved matters application for this site, for 215 dwellings.	215	0	215	0	0	0	20	40	20	80
15/01391/OUT	Market Harborough	Land at Dunmore Road	1.99	Greenfield. Erection of up to 40 dwellings with associated access, pedestrian links, public open space, car parking, landscaping and drainage (all matters reserved). Reserved matters application is awaited, therefore it is estimated for this development to commence in c. 3 years time.	40	0	40	0	0	0	0	15	15	30
17/00205/OUT	Market Harborough	Land at Northampton Rd	0.18	Change of use from office accommodation (B1) to create 7 no. residential (C3) apartments and the demolition of 2 no. existing single-storey modular office outbuildings to the rear; and the erection of three 3-	10	0	10	0	0	7	3	0	0	10

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
				bedroom detached dwellings.										
14/01411/FUL	Medbourne	Paddock, Drayton Rd	0.6	Greenfield. Building has commenced. The developer has provided the following build rate (17.03.2017).	6	0	6	4	2	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 observed on site.	10	0	10	0	10	0	0	0	0	10
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. Land is for sale and future intentions unclear. The following build rate has been estimated.	6	0	6	0	0	0	0	3	3	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 based on the completion rate record of the site.	61	60	1	1	0	0	0	0	0	1
13/01465/OUT & 14/00669/OUT	Scraptoft	Land off Pulford Drive	6.47	Greenfield. The developer has provided the following build rate (29.03.2017).	130	0	130	0	5	40	40	40	5	130

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
16/00034/OUT	Shangton	Self Unlimited, Melton Road	2.93	Erection of up to 27 dwellings with associated garages, landscaping and access (means of access to be considered only) (revised scheme of 14/01479/OUT)	27	0	27	0	0	0	0	17	10	27
16/00925/OUT	South Kilworth	Land opposite Leys Crescent	1.76	Greenfield. Outline planning permission for the erection of 25 dwellings, including on-site affordable housing provision, open space and infrastructure (access to be considered)	25	0	25	0	0	0	0	10	15	25
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	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	0	8
15/01660/FUL	Thorpe Langton	Stone Cottage Farm, Welham Rd	0.64	Mixed Site. The following build rate has been estimated, on the basis that a S106 agreement was agreed in July 2017.	7	0	7	0	0	3	4	0	0	7
11/01080/OUT 13/01201/REM	Thurnby	Land off Pulford Drive	5.98	Greenfield. The developer provided a following build rate on 29.03.2017, which has been updated to reflect the residual.	128	63	65	22	43	0	0	0	0	65

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
14/01088/OUT 16/00874/REM	Thurnby	Land at Uppingham Rd (aka Charity Farm), Bushby	16.04	Greenfield. The following build rate has been provided by the agent (27.03.2017).	275	0	275	0	10	60	60	60	30	220
14/00699/FUL	Tugby	Manor Farm, Main Street, Tugby	1.02	Greenfield. This site is now complete.	9	9	0	0	0	0	0	0	0	0
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	0	60
Total Units					2483	741	1742	169	358	353	198	240	113	1431

Appendix 3: 5 Year Supply Site Assessments (01 October 2017 to 30 September 2022)

Table 4. Neighbourhood Plan Allocated Sites

Planning reference	Neighbourhood Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	Oct - Apr 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Mar - Sept 2022 / 2023	Total Units in 5 Year Supply
13/00898/FUL 16/00370/FUL	Broughton Astley	Land at Coventry Rd	8.42	Greenfield. Agent has provided the following build rate (10.06.2016). S106 was agreed in May 2015.	187	28	159	41	47	39	32	0	0	159
13/01142/OUT	Broughton Astley	Land East and West of Broughton Way	22.6	Greenfield. Agent has provided the following build rate (07.06.2016). S106 was agreed in November 2014.	310	39	271	20	40	40	40	40	20	200
16/00579/FUL (Awaits S106 agreement)	Billesdon	Land east of Rolleston Rd, Billesdon	0.96	A build rate was provided by the agent in April 2015.	10	0	10	0	5	5	0	0	0	10
16/01819/OUT (Awaits S106 agreement)	Billesdon	Land north of High Acres, Billesdon		A build rate was provided by the developer in April 2015. Therefore the council has estimated a slower build rate for the interim update.	35	0	35	0	0	17	18	0	0	35
16/01459/OUT	Foxton	Land at Fishers Farm	0.87	Mixed. Demolition of all existing buildings on site and development of up to 12 dwellings (means of access for consideration)	12	0	12	0	0	5	7	0	0	12

Planning reference	Neighbourhood Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	Oct - Apr 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Mar - Sept 2022 / 2023	Total Units in 5 Year Supply
TBC	Foxton	Land at Middle Street and Vicarage Drive	0.38	Allocated for housing development of up to 6 dwellings	6	0	6	0	0	0	0	3	3	6
TBC	Foxton	Land at the Junction of Vicarage Drive and Hog Lane	0.08	Allocated for housing development of up to 3 dwellings	3	0	3	0	0	0	0	3	0	3
TBC	Hungarton	Wesleyan Chapel, Main Street	n/a	Allocated for housing development of up to 1 dwelling	1	0	1	0	0	0	0	1	0	1
TBC	Hungarton	Agricultural store at Hope Farm, Main Street	n/a	Allocated for housing development of up to 3 dwellings	3	0	3	0	0	0	0	3	0	3
TBC	Hungarton	Land at Willowghyll, Main Street	n/a	Allocated for housing development of up to 2 dwellings	1	0	1	0	0	0	0	1	0	1
TBC	Lubenham	Land north of Foxton Rd	n/a	Allocated for housing development of up to 27 dwellings. The following build rate has been estimated.	27	0	27	0	0	0	15	12	0	27
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	0	28

Planning reference	Neighbourhood Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	Oct - Apr 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Mar - Sept 2022 / 2023	Total Units in 5 Year Supply
16/00101/FUL	Lubenham	Land adj 10 Laughton Road	0.33	Greenfield. Work has commenced on site, with several units nearing completion and at least one completed and occupied.	6	1	5	5	0	0	0	0	0	5
16/01682/OUT	North Kilworth	Land East Of Pincet Lane And Station Road Junction Pincet Lane	0.97	Greenfield. Outline planning permission for the erection of up to 20 dwellings (access to be considered)	20	0	20	0	0	0	0	10	10	20
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	22	0	0	0	0	11	11	22
16/01143/OUT, pending S106 agreement	North Kilworth	Land south of Station Road	1.24	Greenfield. Erection of up to 22 dwellings. The following build rate has been estimated.	22	0	22	0	0	5	17	0	0	22
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 (07.06.2016).	178	0	178	17	35	35	35	38	18	178
Total Units					871	68	803	83	151	150	164	122	62	732

Appendix 3: 5 Year Supply Site Assessments (01 October 2017 to 30 September 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	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
16/00592/OUT	Fleckney	Land at Kilby Rd	David Wilson Homes	6.32	Outline application for the erection of up to 150 dwellings and associated access; earthworks; drainage works; structural landscaping; formal and informal open space; car parking; site remediation; and all other ancillary and enabling works (access to be considered).	150	0	0	0	0	35	35	70
16/01942/OUT	Great Bowden	Land north of Leicester Lane	Gladman Developments Ltd	2.42	Greenfield. Outline application for the erection of up to 50 dwellings with public open space, associated landscaping and sustainable drainage system (SuDS) and vehicular	50	0	0	0	0	25	12	37

Planning reference	Settlement	Site Address	Developer / Agent	Site Area (Ha)	Comments	Total Units Permitted	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
17/00579/OUT	Great Glen	Land north of Oaks Rd	Miller Homes Limited		Outline application for the erection of up to 170 dwellings, new access, landscaping and other associated infrastructure (access to be considered) (revised scheme of 16/01501/OUT)	170	0	0	0	0	35	35	70
17/00212/OUT	Houghton on the Hill	Land at Winckley Close	William Davis Ltd	3.03	Outline application for residential development of up to 48 dwellings with associated infrastructure and public open space (means of access to be considered)	48	0	0	0	0	24	24	48
15/01153/OUT, allowed at appeal with conditions 07.12.2016	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. The reserved matters application is pending consideration.	110	0	0	10	40	40	20	110

Planning reference	Settlement	Site Address	Developer / Agent	Site Area (Ha)	Comments	Total Units Permitted	Oct - Mar 2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	Apr - Sept 2022 / 2023	Total Units in 5 Year Supply
16/00166/OUT	Kibworth Beauchamp	Land North Of Fleckney Road	David Wilson Homes	8.87	Erection of up to 195 dwellings.	195	0	0	0	0	35	35	70
15/01665/OUT, allowed at appeal 28.02.2017	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	0	10	50	50	25	135
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	0	0	20	25	0	45
Total Units						1018	0	0	20	110	269	186	585

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

Table 1. Commencements, page 1 of 6

Parish	Site Address	Planning Reference	Total plots gained
Arnesby	Gable End, Mill Hill Road	15/01565/FUL	1
Billesdon	The Garden House, Tilton Lane	09/00079/FUL	1
Bitteswell	Ash Tree Lodge, Ashby Lane	17/00687/FUL	1
Bitteswell	Bitteswell Hall, Hall Lane	05/00291/FUL 10/01057/FUL	1
Broughton Astley	3 Sutton Lane, Sutton in the Elms	15/00174/FUL	0
Broughton Astley	Glebe Farm, Frolesworth Road	09/00866/FUL	0
Broughton Astley	Land at Church Close	08/00192/FUL 11/00016/ETF 13/00971/FUL 14/01734/FUL 15/00032/PCD 14/00975/INIT	2
Broughton Astley	Sutton Lodge Farm, Frolesworth Road	02/01354/FUL 05/01374/FUL 12/01589/VAC	4
Bruntingthorpe	Hazeldean, Main Street	08/00187/FUL 08/00119/CON	0
Burton Overy	Hillbank, Carlton Drive	09/00022/FUL 09/00023/LBC	0
Cold Newton	Top Barn, Cold Newton Grange, Enderbys Lane	14/00946/PDN	1
Drayton	Stokes Buildings, Nevill Holt Road	13/01188/FUL 14/00145/PCD	1
Dunton Bassett	Oakberry Farm	10/00970/FUL	1
East Norton	1-3 Station Cottage, Uppingham Road	07/01090/FUL 11/01627/FUL - resubmission REFUSED	0
Fleckney	Garages G24, Main Street	15/00871/FUL	1
Fleckney	Land Adj, The Meadows, Kilby Road	10/00709/REM	1
Fleckney	Mirage Hairdressers, 15 The Parade	17/00734/FUL	2
Foxton	The Manor House, Swingbridge Street	10/00167/ETF 11/01185/FUL	1
Foxton	The Old School House, Woodgate	14/00241/FUL 14/00242/LBC	1
Gaulby	The Paddock, Main Street	08/00608/FUL 10/01662/ETF	1

Parish	Site Address	Planning Reference	Total plots gained
Gilmorton	Church Drive	07/01114/FUL 10/00359/ETF	1
Great Bowden	5 Sutton Road	10/01408/FUL	3
Great Bowden	The Barn, Sutton Road	11/01071/OUT 14/01341/REM 15/00535/FUL	1
Great Easton	4 High Street	09/00378/FUL	1
Great Easton	Land at OS 2577 and 2962 - Barnsdale Farm, SW of Great Easton	02/00960/OUT 06/00848/REM	1
Great Easton	Land at Gatehouse Lane, Caldecott Rd	14/01111/OUT 15/00151/FUL	2
Great Easton	Land at Gatehouse Lane, Caldecott Rd	09/00752/OUT (allowed at appeal) 13/01065/REM 14/01091/PCD 14/00244/FUL 15/00689/FUL	4
Great Easton	Land rear of 10 High Street	08/00250/FUL	1
Great Glen	Land to the side of 11 Cherry Grove	14/00023/FUL (allowed at appeal)	1
Great Glen	Glenbrook, Stretton Road	02/01802/FUL 03/01809/FUL (revised scheme) 06/01680/FUL	0
Great Glen	Land off Chestnut Drive, Stretton Hall	11/00610/FUL 13/01462/PCD 14/00510/FUL	2
Hallaton	Crotts Garage, North End	99/00809/FUL 03/01235/FUL 07/00742/FUL	1
Hallaton	Horse Close Farm, Cranoe Road	08/01557/OUT 09/00416/REM	1
Hallaton	Hycroft, Horninghold Road	06/01816/FUL	3
Hallaton	Spinney View Farm, East Norton Road	09/00764/FUL	1
Houghton on the Hill	Land 41A, Uppingham Road	08/01483/FUL	2
Husbands Bosworth	5 High Street	15/00944/FUL	2
Husbands Bosworth	19 Berridges Lane	15/01329/FUL	1
Husbands Bosworth	31 High Street	11/01521/FUL 14/01558/PCD	4
Husbands Bosworth	42A Bell Lane	08/01038/FUL 10/01082/FUL	1
Husbands Bosworth	Croft Farm, Leicester Road	12/00821/OUT 12/01661/FUL	1
Illston on the Hill	Holly Farm, Three Gates	12/00808/FUL	1

Parish	Site Address	Planning Reference	Total plots gained
Keyham	Kennels and Cattery, Snows Lane	07/00953/REM	1
Kibworth Beauchamp	3 Prospect Rd	15/00097/FUL	1
Kibworth Beauchamp	14 High Street	15/00367/FUL 15/01219/PCD	1
Kibworth Beauchamp	22 High Street	13/01411/FUL 13/01440/LBC 14/00772/FUL 14/00857/LBC	1
Kibworth Beauchamp	55 Fleckney Rd	14/00614/FUL 14/01203/FUL	1
Kibworth Beauchamp	Morrison Court	10/00994/FUL	2
Kibworth Beauchamp	Lloyds Chemist, 8 Station Street	12/00916/FUL 14/01554/VAC - appeal decision	2
Kibworth Harcourt	17 Harborough Rd	15/00945/FUL	-1
Kimcote & Walton	Land Opposite, Walton Hall, Chapel Lane, Walton	15/01674/FUL 16/01806/FUL	1
Kimcote & Walton	OS 0009, Kilworth Road, Kimcote	06/00181/FUL 08/00103/FUL	1
Kimcote & Walton	Land At Mowsley Lane, Walton	12/01789/OUT	1
Kimcote & Walton	Kyimbila Poultney Lane, Kimcote	13/00060/FUL 13/01871/FUL	1
Knaptoft	Knaptoft Hall Farm Welford Road	11/01738/OUT 12/01168/FUL 15/00852/NMA	1
Laughton	Brock Hill Byre, Mowsley Lane	07/00222/FUL	1
Laughton	Church Farm	12/01087/FUL 14/00248/FUL	1
Leire	Hall Farm, Back Lane	15/01246/FUL	4
Lubenham	Flagstone House, 24 Foxton Road	08/01001/FUL	1
Lutterworth	24 Feilding Way	13/00785/FUL	5
Lutterworth	18 High Street	08/01638/FUL 09/01428/FUL	1
Lutterworth	9 Gladstone Street	16/00567/FUL	2
Market Harborough	Gildings Auction House, Roman Way	12/01023/OUT 14/00865/REM	1
Market Harborough	101 Logan Street	08/01349/FUL 09/00987/FUL	1
Market Harborough	130 Logan Street	11/00730/FUL	1
Market Harborough	3 Symington Terrace, Northampton Road	17/01162/FUL	1
Market Harborough	48 Northampton Road -	11/01414/FUL	1

Parish	Site Address	Planning Reference	Total plots gained
Market Harborough	Journey, 51 Northampton Road	05/01796/FUL	1
Market Harborough	Land adjacent 2 the Woodlands	07/00686/FUL	1
Market Harborough	Land at The Woodlands	09/01498/FUL	2
Market Harborough	Land rear of 253 & 255 Welland Park Road	13/00016/OUT 15/01192/FUL	3
Market Harborough	The Cherry Tree, Church Walk	06/00865/FUL 09/01316/FUL	1
Market Harborough	The Martin Building, 58 Highfield Street	07/01256/FUL	4
Market Harborough	53 The Woodlands	16/01425/FUL	1
Misterton & Walcote	Poultney Grange Farm Lutterworth Road North Kilworth	13/00871/FUL	1
North Kilworth	Evergreen Field Farm, Pincet Lane	10/00523/FUL 16/00209/FUL	2
North Kilworth	Land at Green Lane	15/00240/FUL	1
North Kilworth	Land rear of Western Cottages	15/01697/FUL 17/00135/FUL	1
North Kilworth	Pincet Lodge	09/01414/FUL	0
North Kilworth	The Cottage, 24 Green Lane	15/01407/PDN	2
North Kilworth	The Grange, Pincet Lane	14/00675/FUL	3
North Kilworth	The White Lion, Lutterworth Rd	13/01285/FUL	1
Owston & Newbold	Land OS 6658, Newbold Lane	05/01881/FUL	0
Owston & Newbold	Land OS 6658, Newbold Lane	11/00085/FUL	1
Owston & Newbold	Rose Cottage, Middle Street	16/00140/OUT	1
Peatling Parva	Land Adjacent the Paddocks, Main Street	99/01152/FUL 04/00495/FUL 09/00028/FUL	1
Peatling Parva	Westdale Farm, Bambury Lane	10/01359/FUL	1
Peatling Magna	Elsons Lodge, Peatling Parva Road	13/00132/FUL	1
Scraptoft	25 Hall Road	16/00958/FUL	2

Parish	Site Address	Planning Reference	Total plots gained
Scraptoft	The Woodlands, Covert Lane	09/00119/FUL 11/01736/ETF 14/00614/DOM 14/00429/FUL	0
Scraptoft	Wayside Lodge Farm Stables, Covert Lane	16/00617/REM	1
Shawell	Agricultural Barns. Catthorpe Road	16/01472/PDN (class Qb)	3
Shawell	Grange Farm, Catthorpe Road	09/00822/FUL 11/00415/FUL	4
Shawell	Hill Top Farm, Swinford Road	04/00821/FUL	1
Shawell	The Old Rectory, Main Street	10/01633/FUL 12/00310/FUL 12/00809/FUL	1
Shearsby	Tall Trees, Mill Lane	16/00940/FUL	0
Shearsby	Willow Brook Farm Church Lane	15/01077/FUL	1
Skeffington	Overvale, Main Street	07/01040/FUL	0
Smeeton Westerby	Land Adj No 17 Mill Lane	16/000876/FUL	1
South Kilworth	Avon Crest, Welford Rd	14/01720/FUL	0
Stockerston	The Glebe Cottage, Church Lane	10/00283/ETF	1
Stoughton	Church Farm, Gartree Road	06/00318/FUL 06/00319/LBC	2
Stoughton	Unicorn House	13/01512/CLU 14/00928/FUL 14/01502/FUL	1
Theddingworth	Home Farm, Main Street	06/01501/FUL 06/01499/LBC 09/01492/ETF 13/00302/PCD 13/00305/PCD 13/00339/FUL 13/00340/LBC	2
Theddingworth	Land Adj to Ivy Lodge Farm, Station Road	16/00344/FUL	1
Thurnby & Bushby	917 Uppingham Road	08/00845/FUL 11/01531/ETF 10/00445/FUL 14/00589/FUL 14/00590/FUL	4
Thurnby & Bushby	Land Adj 33 Hereward Drive, Thurnby	12/00489/FUL 13/01162/FUL	1
Tilton on the Hill	Old Rectory, Main Street	14/01574/FUL	1

Parish	Site Address	Planning Reference	Total plots gained
Tugby & Keythorpe	Land Opposite Keythorpe Hall Farm, Hallaton Road Tugby	11/01269/FUL	0
Tugby & Keythorpe	Lane Farm, Wood Lane, Tugby	12/00594/FUL	0
Ullesthorpe	Crown Inn, Main Street	08/00178/FUL 11/00066/ETF 15/00892/FUL 15/01489/PCD	4
Wistow and Newton Harcourt	The Manor House, Wistow Road, Newton Harcourt	15/01198/FUL	1
Net supply			149
Minus 10% lapse rate			15
Total Net Supply			134

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

Table 2. Commitments – Page 1 of 8

Parish	Site Address	Planning Reference	Total plots gained
Arnesby	Arnesby Lodge	16/00007/FUL	1
Arnesby	Paddock, Mill Hill Road	16/00651/FUL	3
Ashby Magna	Hall Farm, Hall Lane	14/00276/LBC 14/00696/PDN 14/01114/FUL	1
Ashby Magna	24 Gilmorton Road	15/00040/FUL	1
Ashby Magna	The Hovel, Peveril Rd	15/00529/PDN	1
Ashby Magna	4 Old Forge Rd	15/01439/FUL	1
Ashby Magna	30 Gilmorton Road	15/01896/OUT 16/01367/REM	1
Ashby Magna	Bridge Farm, Holt Lane,	16/00099/PDN	1
Billesdon	land to rear of 13 to 15 Long Lane	14/01436/FUL	2
Billesdon	Stable Cottage, Tilton Lane	15/01527/FUL	5
Billesdon	20 Coplow lane	16/00231/FUL 17/00681/FUL	1
Billesdon	9 Leicester Rd	17/00678/FUL	0
Bitteswell	West End Farm, West End	10/00176/FUL 14/01133/FUL 14/01134/LBC	1
Bitteswell	The Courts Ashby Lane	13/00338/OUT 14/01012/FUL	1
Bitteswell	Land off Ashby Lane	16/01793/FUL	1
Bringham Drayton & Nevill Holt	Manor Barn, Main Street	16/01458/FUL	1
Broughton Astley	7 Montague	14/01469/FUL	1
Broughton Astley	Leire Turn Farm, Leire Lane	14/01709/PDN	1
Broughton Astley	Land rear of 124 & 126 Station Rd	15/01052/FUL	1
Broughton Astley	Leire Turn Farm, Leire Lane	15/01952/PDN	1
Broughton Astley	Colesbarn Farm, Frolesworth Road	15/02020/PDN	2
Broughton Astley	11A Leicester Road	16/00119/OUT 16/02014/FUL	1
Broughton Astley	Colesbarn Farm, Frolesworth Road	16/00815/FUL 16/01626/FUL 16/01944/FUL	2
Broughton Astley	Land rear of 68-70 Main Street	16/01484/FUL	4

Parish	Site Address	Planning Reference	Total plots gained
Broughton Astley	Land Adj 54 Sutton Lane, Sutton In The Elms	16/01703/OUT	5
Broughton Astley	1 St Mary's Close	17/00144/FUL	1
Broughton Astley	28 Main Street	17/00550/OUT	1
Broughton Astley	Ashdale House, 66 Coventry Rd	17/00991/OUT	1
Burton Overy	Thatched Cottage, Main Street	05/00015/FUL 10/00380/ETF 13/00484/ETF 15/01568/FUL	1
Burton Overy	Bute Barn, Town Street	13/01833/FUL	1
Burton Overy	Manor House Farm, Main Street	17/01182/FUL	1
Catthorpe	Land at Swinford Road	16/01354/OUT 17/00528/REM	4
Church Langton	25 Thornton Crescent, Church Langton	15/02029/FUL	1
Church Langton	Land adj Silverdale	16/00911/FUL	1
Claybrooke Magna	Land adj Seleta, Bell Street	15/01877/FUL	0
Claybrooke Magna	Land adj Seleta, Bell Street	16/00559/FUL	4
Claybrooke Magna	5 Grewcock Close	17/00720/OUT	1
Claybrooke Magna	Claybrooke Mill, Frolesworth Lane	17/01258/FUL 17/01259/LBC	1
Cranoe	Red Barn, Cranoe	17/01136/FUL	1
Drayton	Orchard Farm Bungalow	10/01065/FUL 11/01073/FUL 14/00219/FUL 14/01353/FUL	1
Drayton	Drayton Ash Farm, Medbourne Road	16/00227/FUL	1
Dunton Bassett	Merrie Monk, 38 Station Rd	14/00367/FUL 16/01978/FUL	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
East Norton	The Bungalow, Uppingham Rd	17/00069/FUL	1

Parish	Site Address	Planning Reference	Total plots gained
Fleckney	Land adj 48 Leicester Road	16/01412/FUL	1
Fleckney	121 Leicester Road	17/00029/FUL	1
Fleckney	Land to the rear of 28 Leicester Road	17/00376/OUT	3
Fleckney	Carmel Chapel, Wolsey Lane	17/01021/FUL	1
Frolesworth	The Homestead, Sharnford Rd	15/01476/PDN	1
Gaulby	Land adjoining the Rectory, Norton Lane	15/01574/FUL	1
Gilmorton	Land South of Inkershall Lodge, Lutterworth Rd	12/01659/OUT 15/01048/REM	1
Gilmorton	The Grey Goose, Lutterworth Rd	15/00523/OUT 16/01683/FUL	2
Gilmorton	Penhill Farm, Cotes-de-val, Leicestershire	15/01095/LCC	1
Gilmorton	Gilmorton House, Lutterworth Rd	15/01157/FUL	2
Gilmorton	The Lodge, Gilmorton Rd, Kimcote	17/00944/PDN	1
Great Bowden	Land at Welham Lane	14/01410/FUL	1
Great Bowden	25 Welham Lane	15/00029/FUL	1
Great Bowden	Land at Sutton Rd	15/01534/FUL	1
Great Bowden	39 Main Street	16/00631/FUL	1
Great Bowden	9 Langton Road	16/01272/FUL 16/01992/FUL	0
Great Bowden	7 Langton Road	16/01787/FUL	0
Great Bowden	Land at Nether Green	17/00970/FUL	1
Great Easton	Hornbeam House, 1a Cross Bank	10/01700/CON 14/01326/FUL	0
Great Easton	Sophie's Barn, Holy Oaks Farm, Stockerston Lane	14/00912/PDN	1
Great Easton	9 Brook Lane	14/01224/FUL	1
Great Easton	The Cottage, Caldecot Rd	15/01155/FUL	0
Great Easton	Land rear of 44-48 High Street, Lounts Crescent	16/00598/FUL 17/00842/FUL	1
Great Easton	9 Brook Lane	16/01370/FUL	1
Great Easton	13 Deepdale	16/01513/FUL	1
Great Glen	38 Main Street	10/01146/ETO 15/00147/FUL	1
Great Glen	30 Higher Green	14/01498/FUL	1
Great Glen	Stackely House, Stretton Rd	14/01520/FUL	1
Great Glen	Pennbury Farm	15/01010/PDN	2
Hallaton	Land at Hunts Lane	11/00522/FUL 14/01155/FUL 17/00300/FUL	1

Parish	Site Address	Planning Reference	Total plots gained
Hallaton	Land adj Bewicke Arms, Eastgate	15/01380/FUL 15/01991/PCD	1
Hallaton	7 Eastgate	16/01307/FUL	1
Houghton on the Hill	Hollies Farm Tilton Lane	13/00967/OUT 15/00042/REM	1
Houghton on the Hill	21 Uppingham Rd	15/00075/FUL	1
Houghton on the Hill	Land rear of 79 Uppingham Rd	15/00809/FUL	1
Houghton on the Hill	Hillcroft, Uppingham Rd	15/01098/FUL	0
Houghton on the Hill	11 Uppingham Road	16/01189/FUL	1
Hungarton	3 Townend	07/01915/FUL 11/00968/ETF 16/01825/FUL	1
Hungarton	Ashby House Farm	15/01129/FUL 15/01130/LBC	2
Husbands Bosworth	Bosworth House, Berridges Lane	13/01273/FUL 14/00609/FUL	2
Husbands Bosworth	Old Barn Farm, Welford Rd	15/00503/PDN	1
Husbands Bosworth	The Poplars, Berridges Lane	16/00403/FUL	1
Husbands Bosworth	Old Barn Farm, Welford Rd	16/00726/FUL	1
Husbands Bosworth	25 Bell lane	16/00742/FUL	1
Keyham	Keyham Livery, Ingarsby Road	16/00665/FUL, 17/00763/FUL (19.07.2017)	1
Kibworth Beauchamp	Land Adjacent 22 Gladstone Street	11/00553/FUL 15/01888/FUL	1
Kibworth Beauchamp	85 Weir Rd	14/00899/FUL 14/01392/PCD 17/01922/VAC	3
Kibworth Beauchamp	14 Dover Street	15/01227/FUL	0
Kibworth Beauchamp	Working Men's club, Fleckney Rd	15/01618/FUL	4
Kibworth Beauchamp	53B Fleckney Road	16/01535/FUL	1
Kibworth Beauchamp	Beaufield, Smeeton Road	17/00055/FUL	1
Kibworth Beauchamp	Rowan House, 23D White Street	17/00694/FUL	1
Kibworth Beauchamp	2 Springfield Close	17/00881/FUL	1
Kibworth Beauchamp	Land Adj 5 Kimberley Street	17/00956/FUL	1
Kibworth Beauchamp	9 Springfield Close	17/01146/FUL	1
Kibworth Harcourt	6 Marsh Drive	16/01754/FUL	1
Kibworth Harcourt	Land rear of 41 Main Street	17/00269/FUL	1
Kimcote & Walton	Land at Mowsley Lane, Holt Farm, Walton	15/00081/FUL	1
Kimcote & Walton	Grange Farm, Bosworth Road	16/00580/PDN 16/01331/PDN	1

Parish	Site Address	Planning Reference	Total plots gained
Kimcote & Walton	Kyimbila Poultney Lane, Kimcote	16/01015/FUL	0
Kimcote & Walton	Walton Hall, Chapel Lane, Walton	17/00639/FUL	1
Kimcote & Walton	Land At Mowsley Lane, Walton	17/00742/PDN	1
Kimcote & Walton	The Croft, Poultney Lane	17/01151/FUL	1
Knaptoft	The Old Stables, Welford	14/01595/PDN 15/00473/PDN	1
Knaptoft	The Stable Yard, Knaptoft House Farm, Bruntingthorpe Rd	15/01555/FUL	1
Knaptoft	The Old Stables, Welford Road	16/00368/FUL	0
Knaptoft	Knaptoft Hall Farm Cottages, Welford Road	16/01062/FUL	0
Laughton	Land North East of Gumley Rd	17/00677/PDN	1
Launde	Land at Launde Lot1, Launde Rd	17/00619/FUL	1
Leire	Ash House, Main Street	14/00886/FUL 15/01755/FUL	1
Leire	1 Andrews Close	14/01438/FUL	1
Leire	land Adj to Railway, Broughton Lane	16/00246/FUL	1
Leire	Springfield Farm, Broughton Lane	16/00764/FUL	1
Leire	Hall Farm, Back Lane	16/01396/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	17/00200/FUL	3
Lutterworth	32 Fielding Way	11/01784/FUL 15/00300/FUL	1
Lutterworth	Riddlesden Farm, Leicester Road	13/00227/FUL 15/01994/PCD	1
Lutterworth	46 Market Street	14/01391/FUL	3
Lutterworth	Land rear of Chapman Butchers, 11-13 High Street	14/01435/FUL	0
Lutterworth	16 Market Street	14/01625/FUL	1
Lutterworth	2 Coventry Rd	15/01135/FUL	1
Lutterworth	22 Central Avenue	15/01756/FUL	1

Parish	Site Address	Planning Reference	Total plots gained
Lutterworth	68 Woodmarket	15/02036/FUL 15/02037/LBC	-1
Lutterworth	54 Swiftway	16/00515/FUL	1
Lutterworth	ATE Farms, Moorbarns Lane	16/00562/FUL	1
Lutterworth	Magna Staff, 8A Bank Street	17/00484/FUL	5
Lutterworth	48 Crescent Road	17/00760/FUL	1
Lutterworth	2 Fielding Way	17/00841/FUL	1
Lutterworth	35 Baker Street	17/01064/FUL	1
Market Harborough	Westlands, Shrewsbury Avenue	13/00356/OUT 15/00170/REM	1
Market Harborough	23 Shrewsbury Ave	14/01437/FUL	1
Market Harborough	25 The Woodlands	15/00106/FUL	0
Market Harborough	3 Highcross Street	15/00113/FUL	1
Market Harborough	11A Fairfield Rd	15/00732/FUL	6
Market Harborough	29 Great Bowden Rd	15/00949/FUL	1
Market Harborough	14 Leicester Rd	15/01651/PDN	1
Market Harborough	Garage, Kings Road,	15/01678/FUL	1
Market Harborough	Land rear of 43 and 45 The Broadway	15/02005/FUL	3
Market Harborough	Land at Ridge View, Scott Close	16/00412/FUL	1
Market Harborough	157 Cromwell Crescent	16/01092/FUL	1
Market Harborough	64 Roman Way	16/01676/FUL (Plot 1) 16/01677/FUL (Plot 2)	2
Market Harborough	Brockwood, The Woodlands	17/00095/FUL	1
Market Harborough	Bindley Yard, School Lane	17/00419/FUL	5
Market Harborough	Enigma Café Bar and Nightclub, 18 Coventry Rd	17/00610/FUL	4
Market Harborough	Wartnabys, 44 High Street	17/00628/FUL	3
Market Harborough	44 High Street	17/00696/LBC	3
Market Harborough	24 The Woodlands	17/01106/FUL	0
Market Harborough	26-30 Coventry Rd	16/02003/FUL	3
Medbourne	Barn, Uppingham Rd	14/00956/FUL 15/00045/PCD	1
Medbourne	The Reading Room	15/00001/FUL	2
Misterton & Walcote	Wakeley Farm, Lutterworth Rd, North Kilworth	16/00320/FUL	0
North Kilworth	Land Ajd Braeside, Cranmer Lane	15/00240/FUL 15/00468/DOM	1

Parish	Site Address	Planning Reference	Total plots gained
North Kilworth	Hanwin Cottage, 20 Green Lane	16/01406/FUL	1
North Kilworth	Evergreen Field Farm, Pincet Lane	16/01460/REM	1
North Kilworth	Rose Cottage, Station Rd	17/00231/FUL	1
North Kilworth	Braeside, Canmer Lane	17/00247/FUL 17/01169/FUL	1
Owston & Newbold	Marefield Farm Stud, Marefiled Lane	17/00263/PDN	1
Peatling Magna	Westdale Farm,	16/01462/PDN (class Q)	1
Peatling Magna	Westdale Farm,	17/00410/PDN	1
Peatling Magna	Land at Arnesby Lane, Peatling Magna	17/01165/FUL	1
Saddington	Barford Top Stud	15/01133/FUL	1
Saddington	Land at Weir Road	15/01397/OUT 16/02076/REM	1
Scraptoft	Scraptoft Hill Farm, Covert Lane	15/02010/PDN (Qa only) (3 dwellings) 17/00227/PDN (Q a and b) (1 dwelling)	1
Shawell	Unit 3, Grange Farm, Calthrope Rd	17/00568/FUL	1
Smeeton Westerby	Hilltop Farm, Gumlery 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
South Kilworth	Land adj Fernie Cottage, Rugby Rd	17/00518/FUL	1
Stoughton	Land Rear of The Courtyard, Gaulby Lane	10/01530/ETF 16/01168/FUL	1
Stoughton	16 Stoughton Lane	16/00867/FUL	0
Swinford	Primrose Cottage, Fir Tree Lane	15/01500/FUL	1
Swinford	Land rear of Starmore Farm	16/01804/FUL	2
Swinford	Agricultural Buildings Adjacent Swinford Covert, Stanford Rd	17/00053/PDN	1
Theddingworth	Land at Beeches Farm	15/00794/FUL	1
Theddingworth	Beaches Farm, Taylors Lane	16/00650/PDN 16/02001/PDN	3

Parish	Site Address	Planning Reference	Total plots gained
Theddingworth	Pen Y Bryn, Main Street	16/01282/FUL	1
Theddingworth	Beaches Farm, Taylors Lane	17/00680/FUL (13.07.2017)	2
Thorpe Langton	Stone Cottage Farm, Welham Rd	14/01699/PDN	1
Thurnby & Bushby	8 The Cuttings	15/00710/FUL	1
Thurnby & Bushby	13 Dalby Avenue	16/00411/FUL	1
Thurnby & Bushby	Land adj 68 Telford Way	16/00464/OUT	3
Thurnby & Bushby	913 Uppingham Road	16/01934/FUL	1
Tilton on the Hill	Land off, Launde Road	12/01209/OUT 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	Sycamore Works, Old Melton Road	16/00010/FUL	1
Tilton on the Hill	Bank Cottage, Oakham Road	16/00467/REM	1
Tilton on the Hill	Parsons Close	16/01314/FUL	3
Tugby & Keythorpe	Land rear of Fox & Hounds	16/01953/FUL	2
Ullesthorpe	Land Adj Wayside	15/00894/FUL 15/01490/PCD	1
West Langton	Langton Gardens, Melton Road	15/01979/PDN	1
Willoughby Waterleys	Meadowlands Farm, Gilmorton Lane	16/00128/FUL	2
Total Small Commitments			258
Minus 10% lapse rate			26
Total Commitments			232

Total Small Site Capacity

Small commitments	232
Net supply from small sites under construction	134
Total supply from small sites	366

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.