

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 2015 to 31 March 2020**.
- 1.3. The calculation is set out in detail on page 4 of this report. Table A below provides a summary.

20 Year Plan period	1 April 2011 to 31 March 2031
Annual housing requirement	475 dwellings per year
Total completions, 1 April 2014 to 31 March 2015	496 dwellings
Projected housing supply, 1 April 2015 to 31 March 2020	3,021 dwellings
5 Year Housing Land Supply, 1 April 2015 to 31 March 2020	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 Strategic Market Housing Assessment (SHMA) by GL Hearn. This recommends a total housing requirement of 9,500 dwellings for Harborough District between 2011 and 2031, or **475 dwellings per annum**.

2.3. Shortfall

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

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

A shortfall of **546 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 4 out of the last 9 years (2006/07, 2007/08, 2009/10 and 2014/15). In addition to this, cumulative completions have been below the cumulative requirement for 3 consecutive years (2011/12, 2013/14 and 2014/15). Due to this under delivery the Council has applied a **20% buffer** to the 5 year supply calculation. Should housing delivery improve, the Council may review its position on using a 20% buffer in the future. The NPPF, paragraph 47 states, “*Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.*”

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Annual requirement	350	350	350	350	350	475	475	475	475
Total Completions	450	586	263	542	300	240	284	334	496
Number of dwellings above or below Annual Requirement (2006-2011 = 350pa, 2011-2014 = 475pa)	100	236	-87	192	-50	-235	-191	-141	21
Cumulative Requirement	350	700	1050	1400	1750	2225	2700	3175	3650
Cumulative Completions	450	1036	1299	1841	2141	2381	2665	2999	3495
Number of dwellings above or below Cumulative Requirement (2006-2011 = 350pa, 2011-2014 = 475pa)	100	336	249	441	391	156	-35	-176	-155

Table B - Housing Delivery since 2003/04

2.5. Windfall allowance

The NPPF supports the inclusion of a Windfall allowance in the 5 year supply if there is compelling evidence that suggests this is a consistent and reliable source of land supply. Evidence presented in Appendix 5 of this report indicates that both past delivery and possible future supply could comfortably deliver at least **31 dwellings per year**. To allow for greater robustness, the annual previously developed land (PDL) 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.

Harborough District Council - 5 Year Housing Land Supply Calculation 1 April 2015 to 31 March 2020

Harborough District Housing Requirements 2011-2031			
	Row	Total	Calculation
Strategic Housing Requirements for Harborough District 2011-2031	A	9,500	n/a
Annual Housing Requirement	B	475	A / 20 years
Additional 20% Buffer	C	475	B x 0.20 (x5)
Housing Requirement to date (1 Apr 2011- 31 March 2015)	D	1,900	B x 4 years
Recorded housing completions 1 Apr 2011 to 31 March 2015	E	1,354	n/a
Shortfall to add to the next 5 years requirement	F	546	C - D
Shortfall as an annual requirement for the next 5 years	G	109	E / 5 years
Total Annual requirement for the next 5 years	H	584	B + F
Total Annual Requirement for the next 5 years, including buffer	I	679	H + (C/5)
Total Five Year Housing Requirement	J	3,396	I x 5 years
Supply of Sites: 1 Oct 2014 to 30 Sept 2019			
Projected delivery from Allocated sites with permission (See Appendix 3, Table 1.)	K	659	n/a
Projected delivery from Market Harborough SDA (See Appendix 3, Table 2.)	L	559	n/a
Projected delivery from large sites with planning permission (See Appendix 3, Table 3.)	N	1,038	n/a
Projected delivery from Neighbourhood Plan Allocated Sites without detailed planning consent (see Appendix 3, Table 4.)	M	47	n/a
Projected delivery from sites with planning permission, pending a Section 106 Agreement (See Appendix 3, Table 5.)	O	426	n/a
Projected delivery from small sites with planning permission (Sites under construction and unimplemented, see Appendix 4)	P	230	n/a
PDL Windfall allowance (See Appendix 5.)	Q	62	n/a
Five Year Supply of deliverable sites	R	3,021	K + L + M + N + O + P + Q
Five Year Assessment calculation Looking Forward: 1 Oct 2014 to 30 Sept 2019			
Annual requirement plus 20% buffer	S	679	I
Assessed Five Year Supply of Deliverable Dwellings	T	3,021	R
Supply of Land as a percentage of the requirement	U	89%	R / J
Years Supply of Land	V	4.45	R / 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 2014 to 31 March 2015

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	Overall supply/shortfall	5 year supply (years)
District Requirement	475	3021	646	6.36
District Requirement incl' shortfall	584	3021	100	5.17
Requirement including 20% Buffer	679	3021	-375	4.45

		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																
B	Completions on Large Sites (5 dwellings and above)	61	28	147	197																
C	Completions on Small Sites (under 5 dwellings)	54	44	51	66																
D	Total Completions	240	284	334	496																
E	Projections for Market Harborough Strategic Development Area					0	100	160	150	149	122	117	117	117	117	117	117	117	0	0	0
F	Projections for Allocated Sites with Planning Permission					309	133	88	66	63	145	100	90	86	36	0	0	0	0	0	0
G	Projections for Large Sites with Planning Permission (incl pending S106 and Neighbourhood Plan allocated sites)					495	476	235	149	147	126	95	0	0	0	0	0	0	0	0	0
H	Projections for Small Sites with Planning Permission					51	51	51	51	51	53	53	53	53	53	53	53	53	53	53	53
I	PDL Windfall Allowance					0	0	0	31	31	31	31	31	31	31	31	31	31	31	31	31
J	Total Projected Completions					855	760	534	447	441	477	396	291	287	237	201	201	201	84	84	84
K	Cumulative Completions	240	524	858	1354	2209	2969	3503	3950	4391	4868	5264	5555	5842	6079	6280	6481	6682	6766	6850	6934
L	Cumulative Requirement 11-31	475	950	1425	1900	2375	2850	3325	3800	4275	4750	5225	5700	6175	6650	7125	7600	8075	8550	9025	9500
M	Number of dwellings above or below Cumulative Requirement	-235	-426	-567	-546	-166	119	178	150	116	118	39	-145	-333	-571	-845	-1119	-1393	-1784	-2175	-2566
N	Number of completions above or below the annual requirement of 475	-235	-191	-141	21	380	285	59	-28	-34	2	-79	-184	-188	-238	-274	-274	-274	-391	-391	-391
O	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 2014 to 31 March 2015

Table 1: Summary of completions

Allocated sites	233
Large sites	197
Small Sites	66
Total completions	496

Table 2: Completions on Local Plan Allocated Sites

Allocated Site	Green	Brown	Conversion	Dwellings Lost	Total Completions (minus dwellings lost)
KB/1 - Land at Warwick Rd, Kibworth	88	0	0	0	88
GG/2 - Stretton Rd, Great Glen	41	0	0	0	41
MH/3 - Farndon Rd, Market Harborough	104	0	0	0	104
Grand total					233

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

Settlement	Site Name	Completions				Total Completions (minus dwellings lost)
		Green	Brown	Conversions	Dwellings Lost	
Great Glen	Land at Stretton Rd Farm	2	0	0	0	2
Kibworth Beaucham	9 Weir Road	10	0	0	0	10
	Former railway Station	0	1	0	0	1
Lutterworth	Leaders Farm, Coventry Rd	19	0	0	0	19
	Land north Bill Crane Way	11	0	0	0	11
Market Harborough	Land East of Northampton Rd	46	0	0	0	46
	Land at Clack Hill	2	0	0	0	2
	Land at Glebe Rd	46	0	0	0	46
Scraptoft	Land North of Scraptoft Campus	50	0	0	0	50
	Scraptoft Hall	4	6	6	0	10
Grand total					197	

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

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Billesdon	11/01114/FUL (26.10.2011)	8 Long Lane	Completed within monitoring year	1	0	0	1
Billesdon	12/00438/FUL (14.05.2012)	7 Leicester Road	Under construction	1	0	0	1
Broughton Astley	10/01134/FUL (07/10/10)	Ireland House Buildings	Completed within monitoring year	0	1	1	1
Broughton Astley	12/00305/OUT (24.10.2012) 12/01365/REM (03.01.2013)	22 Coventry Road	Completed within monitoring year	1	0	0	1
Cotesbach	11/00954/FUL (09.09.2011) 12/00522/FUL (30.07.2012)	Land Adj Careth, Main Street	Completed within monitoring year	1	0	0	1
East Langton	13/00786/FUL 13/01381/NMA (10.10.2013) 13/01899/FUL (17.04.2014) 14/01338/FUL (03.12.2014) 14/00635/FUL (09.07.2014)	Land north of Stonton Rd, Church Langton	Completed within monitoring year	2	0	0	2

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
East Langton	09/01111/FUL (11.11.2009) 10/00110/FUL (17.03.2010) 10/01102/FUL (29.09.2010)	Replacement dwelling. The Causeway, Church Causeway, Church Langton	Completed within monitoring year	0	1	0	0
Fleckney	07/01851/FUL (allowed at appeal 18.11.2008) 10/01090/NMA	The Forge, Birdcage Cottage, Arnesby Rd	Completed within monitoring year	1	0	1	1
Foxton	08/01227/FUL (10/12/08), 10/01361/FUL (29/11/10), 12/01775/VAC (31.01.2013)	61 Main Street, Foxton	Completed within monitoring year	0	1	0	1
Gilmorton	11/00639/FUL (22/06/11)	Washbrook Lodge, Lutterworth Road	Completed within monitoring year	0	1	1	1
Gilmorton	10/00468/FUL	Flat House Farm, Peatling Parva Rd	Completed within monitoring year	1	0	0	1
Great Bowden	12/01162/FUL (21.09.2012)	Geneviene, The Green	Completed within monitoring year	0	1	0	0

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Great Bowden	13/00295/FUL (25.04.2014 - appeal allowed)	50 Station Rd	Completed within monitoring year	1	0	0	1
Great Bowden	10/01408/FUL (16/02/11)	5 Sutton Road	Under construction	0	3	0	3
Great Glen	09/00820/FUL (21/08/09)	4A Oaks Road	Completed within monitoring year	0	1	1	1
Great Glen	12/01401/FUL (19.12.2012)	Stackely House, Stretton Rd	Completed within monitoring year	1	0	0	1
Great Glen	13/00822/FUL (29.07.2013) 14/00233/FUL (14.04.2014)	Kingswood Lodge, London Rd	Completed within monitoring year	0	1	0	1
Great Glen	15/00465/CLU	43 Main Street	Completed within monitoring year	0	1	1	1
Gumley	08/01563/FUL (11/02/09) 12/00018/ETF 13/00520/FUL (13.06.2013) 13/01487/MMA (05.12.2013)	Hall Farm, Main Street	Completed within monitoring year	0	2	0	2

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Gumley	10/00844/FUL (26/08/10) 13/01176/FUL (18.11.2013)	Farm Cottage, Main Street	Completed within monitoring year	1	0	0	1
Kibworth Beauchamp	11/00195/FUL (23/03/11)	The Leys	Completed within monitoring year	0	1	0	1
Kibworth Beauchamp	11/00161/FUL (13/07/11)	Land Rear of 24-26 Hillcrest Ave	Completed within monitoring year	0	2	1	2
Kibworth Beauchamp	12/01558/FUL (18.04.2013)	84 Hillcrest Avenue	Completed within monitoring year	1	0	0	1
Kibworth Beauchamp	13/00283/FUL	2 Imperial Road	Completed within monitoring year	2	0	0	2

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Kibworth Beauchamp	13/00399/FUL (03.06.2013) 13/00638/LBC (03.06.2013) 13/01411/FUL (14.11.2013) 13/01440/LBC (14.11.2013) 13/01835/LBC (22.01.14) 13/01740/FUL (22.01.14) 14/00772/FUL (19.08.2014) 14/00857/LBC (13.08.2014)	22 High Street	Completed within monitoring year	0	1	1	1
Kibworth Harcourt	11/00812/OUT (28/07/11), 11/01579/REM (23/12/11)	Mostyne House, 15 Marsh Avenue	Completed within monitoring year	1	0	0	1
Kimcote & Walton	09/01368/FUL (04.01.10), 12/00380/FUL (04.05.12), 12/01588/PCD (21.12.2012)	Sandy Lands, Hall Lane	Completed within monitoring year	1	0	0	1
Kimcote & Walton	04/00278/FUL 15/00012/VAC	Filed View, Park Lane	Completed within monitoring year	1	0	0	1

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Kimcote & Walton	08/01665/FUL	Ash Barns, Bosworth Rd	Completed within monitoring year	0	1	1	1
Knaptoft	06/01604/FUL (23.01.2007) 08/00057/VAC (01.05.2008)	Barn Conversion, Warren Farm, Welford Rd	Completed within monitoring year	1	0	1	1
Lubeham	09/01577/FUL (15/02/10)	Holmes Farm, Foxton Road	Completed within monitoring year	1	0	1	1
Lubenham	11/01625/FUL (21.09.2012) 12/01671/PCD (24.09.2013)	Tower House, 32 Rushes Lane	Completed within monitoring year	1	0	0	1
Market Harborough	08/01526/FUL (20/01/09)	85 Burnmill Road	Completed within monitoring year	0	1	0	1

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Market Harborough	09/00266/FUL (13/05/09)	5 Victoria Avenue	Completed within monitoring year	0	1	1	1
Market Harborough	05/00626/FUL (17/08/05)	Land Adj 38 Logan Crescent	Completed within monitoring year	0	1	0	1
Market Harborough	13/01115/FUL (10.09.2013)	Wharf House, Union Wharf	Completed within monitoring year	0	1	1	1
Market Harborough	06/00900/out (14/8/06), 09/00948/OUT (24/09/09), 12/00783/REM (17.07.12), 12/01532/PCD (08.01.2013)	Land Rear of 5 Glebe Road	Completed within monitoring year	0	1	0	1
Market Harborough	11/01083/FUL (02/12/11), 12/01676/FUL (18.01.2013)	23 The Woodlands	Completed within monitoring year	1	0	0	1
Market Harborough	13/00225/ful (24.05.2013)	Land Adj 32 The Heights	Completed within monitoring year	1	0	0	1

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Market Harborough	14/00057/FUL (18.03.2014)	8 Knoll Street	Completed within monitoring year	0	1	0	1
Market Harborough	99/01395/FUL (13/9/00), 01/01718/FUL (Revised scheme - 7/2/02)	97 Fairfield Rd	Completed within monitoring year	6	0	0	6
Market Harborough	14/01431/FUL (18.12.2014)	83 Cromwell Cres	Completed within monitoring year	0	1	1	-1
Market Harborough	10/01313/FUL (05/11/10)	4 Quakers Yard	Completed within monitoring year	0	1	1	1
Medbourne	07/00777/FUL (renewal - 12/05/08), 11/00464/ETF (19/05/11), 12/01644/FUL (14.03.2014)	The Old Slaughter House, off Spring Bank	Completed within monitoring year	0	1	0	1
Misterton & Walcote	09/01299/FUL (25/01/10), 11/00826/FUL (30/06/11)	37A Brook Street	Completed within monitoring year	0	1	0	1

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Mowsley	14/00270/FUL (17.06.2014)	Mowsley C of E Primary School	Completed within monitoring year	0	1	1	1
North Kilworth	14/00675/FUL (16.09.2014)	The Old Post Office, Lutterworth Rd	Completed within monitoring year	0	1	1	1
North Kilworth	10/00523/FUL (11/06/10)	Ivy House, Back Street	Completed within monitoring year	0	2	1	2
North Kilworth	13/00704/FUL (21.06.2013)	Land adj 14 Elmcroft	Completed within monitoring year	1	0	0	1
North Kilworth	08/01035/FUL (24/09/08)	The Cottage, 24 Green Lane	Under construction	1	0	0	1
Owston & Newbold	13/01285/FUL	Brickyard Farm, Somerby Road	Completed within monitoring year	1	0	0	1
Shangton	11/01600/FUL (25/01/12) 12/01243/FUL (07.11.12)	Shangton Holt, Gartree Road	Completed within monitoring year	1	0	1	1

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Shearsby	10/01633/FUL (22/02/11), 12/00310/FUL (23.04.12), 12/00809/FUL (13.07.12)	Bean Hill Farm, Church Lane	Completed within monitoring year	1	0	0	1
South Kilworth	13/00266/FUL (03.05.2013)	Replacement dwelling. Hemploe View, The Belt	Completed within monitoring year	0	1	0	0
Sutton in the Elms	09/00649/FUL (05.08.2009)	Replacement dwelling. 50 Sutton Lane	Completed within monitoring year	0	1	0	0
Swinford	07/00916/OUT (04/09/07), 10/00063/FUL (12/03/10)	Highleigh, Kilworth Road	Completed within monitoring year	0	1	0	1
Thurnby & Bushby	13/01831/FUL (11.02.2014) 14/00471/PCD (06.01.2015)	7 & 8 The Cuttings, Thurnby	Completed within monitoring year	2	0	0	2
Tilton on the Hill	10/00212/othbn (BC 27.06.2014)	Mawby Cottage	Completed within monitoring year	0	-1	1	-1
Ullesthorpe	07/00967/FUL (28/8/07), 09/00526/FUL (21/07/09)	The Bank, Main Street	Completed within monitoring year	0	2	0	2

Parish	Planning Ref	Site Address	5 Year Supply Status	Green	Brown	Conversion?	Net Completions
Ullesthorpe	12/00436/FUL (27.06.12)	The Lawn, College Street	Completed within monitoring year	1	0	0	1
Totals				36	34	14	66

Planning reference	Site address	Site area (ha)	Notes	Total units permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
06/01209/REM	KB/1 Land at Warwick Road, Kibworth	15.7	The developer has provided the following build rates (20.04.2015) and confirmed a reduction in the expected total delivery on site, from 660 to 549 (dated 06.11.2014).	549	424	125	60	40	24	0	0	124
10/00847/REM	GG/2 Land at Stretton Road, Great Glen	11.3	a) Miller Homes (projection provided by developer 15.04.2015)	230	123	107	90	17	0	0	0	107
			b) John Littlejohn Homes (projection provided by developer 18.11.2014)	53	0	53	0	10	14	16	13	53
			c) Total Projection for site.	283	123	160	90	27	14	16	13	160
Total 5 Year Supply				1771	853	918	309	133	88	66	63	659

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 (2015/16). The completion figures will be reviewed again in 6 months by which time they should tally. Any large discrepancies between the number of completion notices and the projected build rate, have been clarified by Officer site visits.

Appendix 3: 5 Year Supply Site Assessments (01 April 2015 to 31 March 2020)

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)	Notes	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
12/00044/FUL - Full planning consent granted 3rd Mach 2015	Land north of Lubenham Hill	6.14	Greenfield. S106 negotiations ongoing. The following build rate has been estimated.	119	0	119	0	20	40	30	29	119
13/01483/OUT - OUTline Permission granted 3rd March 2015	Land to the west of Leicester Rd	35.17	Greenfield. Projections for this site will be sought when it becomes accessible - it is currently land-locked by the other 2 SDA sites.	450	0	450	0	0	0	0	0	0
11/00112/OUT - OUTline Permission granted 3rd March 2015	Land at Airfield Farm	55.78	Greenfield. The developer has provided the following build rate based on work starting on site in autumn 2015.	924	0	924	0	80	120	120	120	440
Total 5 Year Supply				1500	0	1500	0	100	160	150	149	559

Appendix 3: 5 Year Supply Site Assessments (01 April 2015 to 31 March 2020)

Table 3. Large sites with Planning Consent

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply	
10/01137/FUL	Ashby Parva	Land rear of The Hollies	0.39	Greenfield. Work on site has not started. No response was received from the developer.	6	0	6	0	0	0	0	0	0	0
06/01420/FUL & 13/00543/PCD	Billesdon	Former White Hart Garage	0.26	Previously Developed Land. Work on site has not started. The agent confirmed that the project is on hold until further notice (06.11.2014).	15	0	15	0	0	0	0	0	0	0
10/01579/OUT	Broughton Astley	Land off Crowfoot Way	5.31	Greenfield. The following build rate has been provided by the agent (28.04.2015).	50	0	50	0	20	20	10	0	0	50
13/01539/FUL	Broughton Astley	Land off Dunton Rd	1.04	Greenfield. Allowed at appeal. The following build rate has been provided by the agent (09.04.2015).	24	0	24	8	16	0	0	0	0	24

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
13/00211/FUL	Fleckney	Land to the east of Leicester Rd	1.12	Greenfield. The following build rate has been provided by the developer (15.04.2015).	28	0	28	24	4	0	0	0	28
13/00627/OUT & 14/01238/REM	Gilmorton	Goodmans Farm	0.68	Greenfield site. The following build rate has been provided by the developer (15.04.2015)	20	0	20	8	10	2	0	0	20
13/00350/FUL & 13/00590/CON & 13/01785/PCD	Great Bowden	Works, Nether Green	0.48	PDL site being developed by Mulberry Property Developments. The following build rate has been provided by the developer (16.04.2015).	5	0	5	5	0	0	0	0	5
09/00044/FUL & 12/01762/PCD & 13/00874/CLU	Great Easton	Rectory Farm, Church Bank	0.49	Greenfield. However, the agent has confirmed that no development is planned to complete in the next five years (16.04.2015).	6	0	6	0	0	0	0	0	0

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
13/01767/OUT allowed at Appeal 10.07.2014	Great Easton	Land rear of 28 Broadgate	0.6	The agent anticipates building work to commence in 2016/17, for a revised number of units (reduced from 13 to 9). The Council expects to receive the reserved matters application in 2015. Build rate provided by agent (29.04.2015).	13	0	13	0	4	5	0	0	9
14/01241/OUT	Great Glen	Land rear 26-30 London Rd	0.53	Erection of 9 dwellings (all matters reserved). The following build rate has been provided by the agent (23.04.2015).	9	0	9	0	9	0	0	0	9
06/00124/REM	Kibworth	Former Railway Station	0.88	Previously developed land. Work has resumed on site. The developer has provided the following projected build rate (05.11.2014).	47	12	35	7	12	7	9	0	35

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
11/01446/FUL & 13/00425/PCD	Kibworth	9 Weir Rd	0.56	No update has been received from the developer since 2013 but 10 units have now completed, therefore the following build rate has been estimated.	22	10	12	12	0	0	0	0	12
13/00102/FUL	Kibworth	Land Rear of 8-28 High Street	0.59	Greenfield site. The following build rate has been provided by the developer (31.10.2014).	13	0	13	13	0	0	0	0	13
11/00117/OUT & 13/01282/REM	Lutterworth	Land north of Bill Crane Way	8	Greenfield. The developer provided the following build rate (13.04.2015).	147	11	136	60	58	18	0	0	136
12/00900/OUT	Lutterworth	Leaders Farm	6.43	Greenfield. The following build rates have been provided by the developer (15.04.2015).	130	19	111	77	34	0	0	0	111
13/01864/FUL & 13/01865/LBC	Lutterworth	18 Station Rd	0.3	Mixed site. The following build rate has been provided by the Agent (14.04.2015)	9	0	9	0	0	0	5	4	9

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
14/01667/FUL	Lutterworth	9b Misterton Way	0.09	Brownfield. The following build rate has been provided by the developer (09.04.2015).	8	0	8	8	0	0	0	0	8
14/00101/FUL & 14/1395/PCD	Lutterworth	Westerby Court		Brownfield. The following build rate has been provided the developer (09.04.2015).	22	0	22	6	16	0	0	0	22
10/01669/OUT & 13/01488/REM	Market Harborough	Land at Lathkill Street	1.29	Previously Developed Land located within the Limits to Development for Market Harborough. The developer has provided the following projection (13.04.2015).	47	0	47	38	9	0	0	0	47
09/00589/OUT	Market Harborough	Land at Glebe Road	7.51	Greenfield. The developer provided a following build rate 18 months ago. The following build rate for the residual units has been estimated.	140	57	83	36	30	17	0	0	83

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
11/01709/OUT & 12/01377/REM	Market Harborough	Land east of Northampton Road	4.78	Greenfield. A site visit on 23.04.2015 confirmed 83 units have been completed. The following build rate has been estimated.	110	83	27	27	0	0	0	0	27
12/00806/OUT	Market Harborough	Overstone House	2.7	Greenfield site. The following build rates have been provided by the developer (23.04.2015).	48	0	48	18	28	2	0	0	48
07/01728/REM	Market Harborough	Harborough Rubber Site	2.14	Brownfield. The remainder of the site is under new ownership.No completions have been estimated within the next five years due to uncertainty over who will develop the remainder of the site.	286	247	39	0	0	0	0	0	0
13/00930/FUL	Market Harborough	Land at Waterfield Place	1.26	Greenfield. The developer has provided the following build rate (15.04.2015).	24	0	24	24	0	0	0	0	24

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
14/01411/FUL	Medbourne	Paddock, Drayton Rd		Greenfield. The developer has provided the following build rate (23.04.2015).	6	0	6	0	6	0	0	0	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 progressed seen on site.	10	0	10	0	0	0	0	10	10
13/00806/FUL	North Kilworth	Former Gandys Roses plant nursery	0.86	The following build rate has been provided by the agent (09.04.2015).	11	0	11	9	2	0	0	0	11
12/01330/REM	Scraptoft	Land east of Scraptoft	6.95	Greenfield. The agent has provided the following build rates for a previous report - the council has estimated an updated forecast based on the current number of completions.	113	75	38	25	13	0	0	0	38

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
12/01797/FUL & 12/01798/LBC & 13/00558/FUL	Scraptoft	Scraptoft Hall, Church Lane	4.03	Mixed development. The developer provided build rates in December 2013, but none more recent.	61	10	51	31	20	0	0	0	51
11/01080/OUT (Allowed on Appeal 16.08.12)	Thurnby	Land off Pulford Drive	5.98	Greenfield. The developer provided the following build rate (05.05.2015).	128	0	128	10	40	30	20	28	128
14/00699/FUL	Tugby	Manor Farm, Main street, Tugby		Greenfield. The developer has provided the following build rate (23.04.2015).	8	0	8	4	4	0	0	0	8
14/01168/FUL & 14/01235/PCD	Tur Langton	The Bulls Head	0.14	Previously Developed Land. The developer has provided the following build rate (28.04.2015).	6	0	6	4	2	0	0	0	6
13/01228/OUT (Appeal allowed 04.08.2014)	Ullesthorpe	Land at Fairway Meadows	2.58	Greenfield. The following build rate has been estimated.	60	0	60	6	30	24	0	0	60
Total Units					1626	530	1102	460	367	125	44	42	1038

Appendix 3: 5 Year Supply Site Assessments (01 April 2015 to 31 March 2020)

Table 4. Neighbourhood Plan Allocated Sites

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
13/00898/FUL - subject to S106 consent	Broughton Astley	Land at Coventry Rd		Please refer to Appendix 3, Table 5 the build rate projections.							
13/01142/OUT	Broughton Astley	Land East and West of Broughton Way		S106 agreed. Please refer to Appendix 3, Table 1 the build rate projections.							
N/a	Billesdon	Land east of Rolleston Rd, Billesdon		The following build rate has been provided by the agent.	Min' of 10 dwellings; 12 proposed	4	8	0	0	0	12
N/a	Billesdon	Land north of High Acres, Billesdon		The following build rate has been provided by the developer.	Min' of 35 dwellings	3	17	15	0	0	35
Total Units					Min' of 45	7	25	15	0	0	47

Appendix 3: 5 Year Supply Site Assessments (01 April 2015 to 31 March 2020)

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

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	Total Units in 5 Year Supply
13/00898/FUL	Broughton Astley	Land at Coventry Rd		Build rate supplied by William Davis Ltd (31.10.2014).	199	5	40	40	40	40	165
14/01088/OUT	Bushby	Land at Uppingham Rd	16.04	Greenfield. The following build rate has been provided by the developer (23.04.2015).	275	15	45	45	45	45	195
13/01641/OUT	Houghton on the Hill	2 Uppingham Road, Houghton On The Hill	0.51	Erection of 16 houses and bungalows. The following build rate has been provided by the architect (29.04.2015).	16	8	8	0	0	0	16
13/01465/OUT & 14/00669/OUT	Scraptoft	Land off Pulford Drive	6.2	Greenfield. The developer has provided the following build rates (10.11.2014).	130	0	0	10	20	20	50
Total Units					620	28	93	95	105	105	426

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

Table 1. Commencements, page 1 of 8

Uniform PP	Parish	Settlement hierarchy	Site Address	Net Commencements
09/00079/FUL (24.04.2009)	Billesdon	Rural Centre	The Garden House, Tilton Lane	1
10/01286/FUL (20.09.2010)	Billesdon	Rural Centre	6 Brook Lane	0
13/00992/FUL (16.09.2013) 13/01558/FUL (12.12.2013)	Billesdon	Rural Centre	7 Leicester Road	1
12/00438/FUL (14.05.2012)	Billesdon	Rural Centre	7 Leicester Road	2
05/00291/FUL 10/01057/FUL (30.09.2010)	Bitteswell	Selected rural village	Bitteswell Hall, Hall Lane	1
02/01354/FUL (29/11/02) 05/01374/FUL (28/10/05) 12/01589/VAC (09.01.13)	Broughton Astley	Key Centre	Sutton Lodge Farm, Frolesworth Road	4
06/00356/OUT (31/5/06), 06/01176/REM (13/11/06)	Broughton Astley	Key Centre	74 station road	1
09/00866/FUL (16/08/10)	Broughton Astley	Key Centre	Glebe Farm, Frolesworth Road	0
08/00187/FUL (12.05.2008) 08/00119/CON	Bruntingthorpe	Other rural settlement	Hazeldean, Main Street	0
10/00032/ful (25.03.2010)	Bruntingthorpe	Other rural settlement	Old School Farm, Main Street	1
09/00231/FUL (24.04.2009) 09/00230/LBC (21.04.2009)	Burton Overy	Other rural settlement	The Barns on Main Street	2
09/00022/Ful (06.03.2009) 09/00023/LBC (06.03.2009)	Burton Overy	Other rural settlement	Hillbank, Carlton Drive	0

Uniform PP	Parish	Settlement hierarchy	Site Address	Net Commencements
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)	Church Langton	Other rural settlement	Home Farm, Main Street AKA 'New House'	1
06/01772/FUL (12.02.2007) 10/00208/ETF (22.04.2010) 12/01530/PDC (13.12.2012)	Claybrooke Parva	Other rural settlement	Claybrooke Hall, Main Rd	1
08/01271/FUL (22.09.2008) 14/00930/FUL 14/01657/FUL (05.02.2015) 14/01662/NMA (05.02.2015)	Cotesbach	Other rural settlement	Elmdene, Main Street	2
13/01188/FUL (11.10.2013) 14/00145/PCD (11.10.2013)	Drayton	Other rural settlement	Stokes Buildings, Nevill Holt Road	1
10/00970/Ful (07.10.2010)	Dunton Bassett	Selected rural village	Oakberry Farm	1
07/01090/FUL (19/9/07) 11/01627/FUL - resubmission REFUSED	East Norton	Other rural settlement	1-3 Station Cottage, Uppingham Road	0
10/00709/REM (19/07/10)	Fleckney	Rural Centre	Land Adj, The Meadows, Kilby Road	1
10/00167/ETF (01/04/10), 11/01185/FUL (14/10/11)	Foxton	Selected rural village	The Manor House, Swingbridge Street	1
08/01657/FUL (25/03/09), Revised Scheme 10/01274/FUL (11/11/10)	Foxton	Selected rural village	Land Adj 20 Vicarage Drive	1

Uniform PP	Parish	Settlement hierarchy	Site Address	Net Commencements
14/00241/FUL (16.04.2014) 14/00242/LBC (16.04.2014)	Foxton	Selected rural village	The Old School House, Woodgate	1
08/01637/FUL (16/02/09), 10/01308/FUL (13/12/10)	Frolesworth	Other rural settlement	Corner House, 38 Main Street	1
08/00608/FUL (20/06/08), 10/01662/ETF (03/02/2011)	Gaulby	Other rural settlement	The Paddock, Main Street	1
07/01114/FUL (04/12/07), 10/00359/ETF (12/05/10)	Gilmorton	Selected rural village	Church Drive	1
09/01556/CON (11/02/10) 13/00771/FUL (11.07.2013) 13/00772/FUL (11.07.2013) 13/01880/PCD (12.2.2014)	Great Bowden	Selected rural village	1 Upper Green Place	0
10/01408/FUL (16/02/11)	Great Bowden	Selected rural village	5 Sutton Road	0
02/00960/OUT (16/5/03), 06/00848/REM (20/10/06)	Great Easton	Selected rural village	Land at OS 2577 and 2962 - Barnsdale Farm, SW of Great Easton	1
08/00250/FUL (14/05/08)	Great Easton	Selected rural village	Land rear of 10 High Street	1
09/00378/FUL (30/06/09)	Great Easton	Selected rural village	4 High Street	1
02/01802/FUL (29/1/03), 03/01809/FUL (revised scheme - 28/1/04), 06/01680/ful (20/2/07)	Great Glen	Rural Centre	Glenbrook, Stretton Road	0
06/01816/FUL (28/2/07)	Hallaton	Selected rural village	Hycroft, Horninghold Road	1

Uniform PP	Parish	Settlement hierarchy	Site Address	Net Commencements
08/01557/OUT (11/03/09), 09/00416/REM (15/06/09)	Hallaton	Selected rural village	Horse Close Farm, Cranoe Road	1
09/00764/FUL (19/08/09)	Hallaton	Selected rural village	Spinney View Farm, East Norton Road	1
99/00809/FUL (24/5/00), 03/01235/FUL (revised scheme - 8/10/03) 07/00742/FUL (2/7/07 - revised scheme)	Hallaton	Selected rural village	Crotts Garage, North End	1
01/00705/FUL (16/7/01), 04/01348/FUL (renewal - 13/10/04)	Hallaton	Selected rural village	Cow Close, Horninghold Road	1
08/01483/FUL (25/02/09)	Houghton on the Hill	Selected rural village	Land 41A, Uppingham Road	2
08/01038/FUL (3/11/08), 10/01082/FUL (15/11/10)	Husbands Bosworth	Rural Centre	42A Bell Lane	1
09/00880/FUL (16/10/09), 11/00620/FUL (02/11/11)	Husbands Bosworth	Rural Centre	Woodside Farm, Theddingworth Road	1
11/01521/FUL (14/12/11) 14/01558/pcd	Husbands Bosworth	Rural Centre	31 High Street	4
12/00821/OUT 12/01661/FUL (08.01.2013)	Husbands Bosworth	Rural Centre	Croft Farm, Leicester Road	1
12/00808/FUL (09.10.12)	Illston on the Hill	Other rural settlement	Holly Farm, Three Gates	1
07/00953/REM (15/08/07) (reserved matters of 04/00725/VAC)	Keyham	Other rural settlement	Kennels and Cattery, Snows Lane	1
10/00994/FUL (01/10/10)	Kibworth Beauchamp	Rural Centre	Morrison Court	2
06/00181/FUL (4/4/06), 08/00103/FUL (revised scheme - 31/03/08)	Kimcote & Walton	Other rural settlement	OS 0009, Kilworth Road	1

Uniform PP	Parish	Settlement hierarchy	Site Address	Net Commencements
11/01738/OUT & 12/01168/FUL (04.11.2013)	Knaptoft	Other rural settlement	Knaptoft Hall Farm Welford Road	1
07/00222/FUL (18/4/07)	Laughton	Other rural settlement	Brock Hill Byre, Mowsley Lane	1
13/01320/FUL (19.12.2013)	Laughton	Other rural settlement	Lodge Farm	1
13/00616/FUL (17.06.2013) 13/00617/LBC (17.06.2013)	Leire	Other rural settlement	Framemaker's Cottage, Main street	2
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)	Loddington & Launde	Other rural settlement	Copt Hill Farm, Launde Road	1
12/01342/FUL (07.11.12)	Lowesby & Cold Newton	Other rural settlement	Streethill Farm	3
14/00641/FUL (04.08.2014)	Lubenham	Selected rural village	Thorpe View Stables, Foxton Rd	1
08/01001/FUL (24/09/08)	Lubenham	Selected rural village	Flagstone House, 24 Foxton Road	1
08/01638/FUL (13/02/09), 09/01428/FUL (18/01/10)	Lutterworth	Key Centre	18 High Street	1
13/00726/OUT (29.08.2013) 13/01659/REM (02.01.14)	Lutterworth	Key Centre	69 Bitteswell Road	1
15/00117/VAC	Lutterworth	Key Centre	15 Tennyson Rd	1
09/01498/FUL (03/03/10)	Market Harborough	Key Centre	Land at The Woodlands	2
11/01790/FUL (09/02/12)	Market Harborough	Key Centre	104 Northampton Road	1

Uniform PP	Parish	Settlement hierarchy	Site Address	Net Commencements
08/00851/FUL (06/08/08), 11/00343/FUL (09/05/11)	Market Harborough	Key Centre	Bindleys Yard, School Lane	4
05/01796/FUL (30/1/06)	Market Harborough	Key Centre	Journey, 51 Northampton Road	1
06/00865/FUL (9/1/07), 09/01316/FUL (14/12/09)	Market Harborough	Key Centre	The Cherry Tree, Church Walk	1
07/00686/FUL (25/7/07)	Market Harborough	Key Centre	Land adjacent 2 the Woodlands	1
07/01256/FUL (04/12/07)	Market Harborough	Key Centre	The Martin Building, 58 Highfield Street	4
08/01349/FUL (08/12/08), 09/00987/FUL (06/10/09)	Market Harborough	Key Centre	101 Logan Street	1
11/01414/FUL (01/12/11)	Market Harborough	Key Centre	48 Northampton Road -	1
11/00730/FUL (22/07/11)	Market Harborough	Key Centre	130 Logan Street	1
12/00818/FUL (28.01.2013)	Medbourne	Selected rural village	Mill Farm, Slawston Rd	1
14/00459/FUL (tbc)	Misterton & Walcote	Other rural settlement	Tavern Inn, 21 Lutterworth Road, Walcote	1
11/00734/FUL (08/02/12)	Newton Harcourt	Other rural settlement	The Manor House, Wistow Road	1
13/01500/FUL (08.01.2014) 14/00433/ful (27.10.2014)	North Kilworth	Selected rural village	The White Lion, Lutterworth Rd	1
02/00400/OUT (1/7/03), 06/00936/REM (21/8/06)	North Kilworth	Selected rural village	Pincet Lodge	0
08/01035/FUL (24/09/08)	North Kilworth	Selected rural village	The Cottage, 24 Green Lane	2
05/01881/FUL (23/2/06)	Owston & Newbold	Other rural settlement	Rose Cottage, Middle Street	1

Uniform PP	Parish	Settlement hierarchy	Site Address	Net Commencements
11/00085/FUL (15/03/2011)	Owston & Newbold	Other rural settlement	Land OS 6658, Newbold Lane	0
04/00947/FUL (03/08/04)	Peatling Magna	Other rural settlement	Oak Tree House, 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	Other rural settlement	Land Adjacent the Paddocks, Main Street	1
05/00833/FUL (26/9/05)	Peatling Parva	Other rural settlement	Field Barn, Ashby Road	1
10/01359/FUL (09/12/10)	Peatling Parva	Other rural settlement	Westdale Farm, Bambury Lane	1
13/01443/FUL (Appeal allowed 04.07.2014) 14/01434/PCD (03.11.2014) 15/00102/FUL	Scraptoft	PUA	Manor Farmhouse, Stocks Rd	1
09/00822/FUL (19/10/09), 11/00415/FUL (19/05/11)	Shawell	Other rural settlement	Hill Top Farm, Swinford Road	1
09/00216/ful (29.04.2009) 09/00217/lbc (29.04.2009) 10/01657/LBC (07/03/2011), 11/0155/FUL + 11/01056/LBC (04/10/11)	Shawell	Other rural settlement	Grange Farm, Catthorpe Road	2
03/00071/FUL & 03/00069/LBC (17/3/04) Won on Appeal, with conditions (02.09.2003)	Shawell	Other rural settlement	The Old Rectory, Main Street	1
07/01040/FUL (revision 16/8/07)	Skeffington	Other rural settlement	Overvale, Main Street	0
10/00026/FUL (30/03/10)	Smeeton Westerby	Other rural settlement	Land rear of Debdale Farm	1
14/01331/FUL (21.11.2014) 14/01720/FUL	South Kilworth	Selected rural village	Avon Crest, Welford Rd	0
10/00283/ETF (22/04/10)	Stockerston	Other rural settlement	The Glebe Cottage, Church Lane	1

Uniform PP	Parish	Settlement hierarchy	Site Address	Net Commencements
13/01512/CLU (03.12.2013) 14/00928/FUL (10.09.2014) 14/01502/FUL (02.01.2015)	Stoughton	Other rural settlement	Unicorn House	1
10/00942/FUL (06/09/10), 12/00500/LBC (28.05.12)	Swinford	Selected rural village	Home Farm	1
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	Other rural settlement	Home Farm, Main Street	2
09/00893/FUL (18/09/09)	Tilton on the Hill	Selected rural village	Land OS 5275, Oakham Road	1
08/00845/FUL (28/11/08), 11/01531/ETF (29/12/11)	Thurnby & Bushby	PUA	917 Uppingham Road	4
12/00489/FUL (24.05.12) 13/01162/FUL (25.09.2013)	Thurnby & Bushby	PUA	Land Adj 33 Hereward Drive, Thurnby	1
11/01269/FUL (21/12/11)	Tugby & Keythorpe	Selected rural village	Land Opposite Keythorpe Hall Farm, Hallaton Road Tugby	0
12/00594/FUL (19.09.2012)	Tugby & Keythorpe	Selected rural village	Lane Farm, Wood Lane, Tugby	0
Total Small Commencements				107
Minus 10% lapse rate				10.7
Total Commencements				96

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

Table 2. Commitments – Page 1 of 7

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
13/00193/FUL (10.04.2013) 13/00195/CON (10.04.2013)	Allextton	Other rural settlement	White House, Main Street	0
10/01183/FUL (22.08.2011)	Ashby Magna	Other rural settlement	The Cottage, Hall Lane	1
14/00276/LBC (17.04.2014) 14/00696/PDN (07.08.2014) 14/01114/FUL (21.10.2014)	Ashby Magna	Other rural settlement	Hall Farm, Hall Lane	1
14/00719/FUL (10.07.2014)	Ashby Magna	Other rural settlement	Land Adj 12 Peveril Rd	1
15/00040/FUL	Ashby Magna	Other rural settlement	24 Gilmorton Road	1
14/01436/FUL (16.12.2014)	Billesdon	Rural Centre	Land to rear of 13 to 15 Long Lane	2
10/00176/FUL (28.04.2010) 14/01133/FUL (10.10.2014) 14/01134/LBC (08.10.2014)	Bitteswell	Selected rural village	West End Farm, West End	1
12/00326/FUL (26.03.2013)	Bitteswell	Selected rural village	Elms Farm, Ullesthorpe Rd	1
13/00338/OUT (20.05.2013) 14/01012/FUL (27.10.2014)	Bitteswell	Selected rural village	The Courts Ashby Lane	1
08/00469/OUT (22/05/08) 11/00702/REM (11/08/11) 12/01161/FUL (04.10.12) 13/00141/PCD (11.06.2013)	Broughton Astley	Key Centre	Land r/o 124 and 126 Station Rd	1

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
08/00192/FUL (14.02.2008) 11/00016/ETF 13/00971/FUL (09.09.2013) 14/01734/FUL 15/00032/PCD	Broughton Astley	Key Centre	Land at Church Close	2
12/00588/REM, 09/00920/OUT 12/1786/REM (13.05.2013)	Broughton Astley	Key Centre	Land Adj 52 Six Acres	1
13/01450/FUL (02.12.2013)	Broughton Astley	Key Centre	Leire Turn Farm, Leire Lane	1
14/01469/FUL (22.12.2014)	Broughton Astley	Key Centre	7 Montague	1
14/01709/PDN	Broughton Astley	Key Centre	Leire Turn Farm, Leire Lane	1
14/01293/FUL 15/00063/FUL	Broughton Astley	Key Centre	29 The Pastures	1
07/01628/FUL (13.02.2008) 10/00851/FUL (17.01.2011)	Burton Overy	Other rural settlement	The Gravel, Burton Overy	2
13/01833/FUL (07.03.2014)	Burton Overy	Other rural settlement	Bute Barn, Town Street	1
12/01213/FUL (08.10.2012)	Cold Newton	Other rural settlement	Cold Newton Lodge Farm, Tilton Lane	0
13/00942/FUL	Cold Newton	Other rural settlement	Land at Ashtree Farm, Leicester Road	1
10/01065/FUL (15.10.2010) 11/01073/FUL (04.10.2011) 14/00219/FUL 14/01353/ful (26.11.2014)	Drayton	Other rural settlement	Orchard Farm Bungalow	1
13/01640/FUL (12.02.2014)	Dunton Bassett	Selected rural village	Merrie Monk, 38 Station Rd	1
14/00367/FUL (12.05.2014)	Dunton Bassett	Selected rural village	Merrie Monk, 38 Station Rd	2
13/01499/FUL (29.11.2013)	East Norton	Other rural settlement	Knights Farm, Hallaton Rd	1

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
10/00122/FUL (10/05/10), 11/00733/FUL (02/08/11), 12/00787/FUL (31.07.12)	Foxton	Selected rural village	Foxton Field Centre, 47 Middle Street	1
13/01556/FUL (20.12.2013)	Foxton	Selected rural village	28 Middle Street	1
14/00761/FUL (25.07.2014)	Foxton	Selected rural village	27 Main street	1
12/01659/OUT	Gilmorton	Selected rural village	Usher Farm, Walcote Road	1
13/01580/OUT (13.12.2013)	Gilmorton	Selected rural village	The Urchins, Ashby Rd	2
12/00316/CON (14.06.12) 12/00318/FUL (13.06.12)	Great Bowden	Selected rural village	Fernie Cottages, Nether Green	0
12/01081/FUL (03.09.2012), 12/01613/PCD (23.01.2013), 12/01691/PCD (23.01.2013)	Great Bowden	Selected rural village	Land opposite Fernie Hunt Stables, Nether Green	1
14/01410/FUL	Great Bowden	Selected rural village	Land AT Welham Lane	1
15/00029/FUL	Great Bowden	Selected rural village	25 Welham Lane	1
14/00086/FUL & 14/00111/LBC (30.05.2014)	Great Easton	Selected rural village	Land Adj 22 Broadgate	1
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)	Great Easton	Selected rural village	Westbrook House, 3 Brook Lane	1

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
10/01700/CON (14/02/11) 14/01326/FUL (27.11.2014)	Great Easton	Selected rural village	Hornbeam House, 1a Cross Bank	0
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)	Great Easton	Selected rural village	Land at Gatehouse Lane, Caldecott Rd	4
08/00758/FUL 13/00790/ETF (10.07.2013) 14/00592/nma (20.05.2014)	Great Easton	Selected rural village	Land rear of Westbrook House	1
14/00912/PDN (27.08.2014)	Great Easton	Selected rural village	Sophie's Barn, Holy Oaks Farm, Stockerston Lane	1
11/00610/FUL (08/07/11) 13/01462/PCD (02.12.2013) 14/00510/FUL (03.06.2014)	Great Glen	Rural Centre	Land off Chestnut Drive, Stretton Hall	2
14/01520/FUL	Great Glen	Rural Centre	Stackely House, Stretton Rd	1
13/00961/LBC	Great Glen	Rural Centre	Hall Farm, Main Street	3
14/00870/FUL (02.09.14)	Great Glen	Rural Centre	9 London Rd	4
14/01498/FUL (29.12.2014)	Great Glen	Rural Centre	30 Higher Green	1
14/00023/FUL (allowed at appeal)	Great Glen	Rural Centre	Land to the side of 11 Cherry Grove	1
14/01603/FUL	Great Glen	Rural Centre	Land Adj 14A Chestnut Drive	1
11/00522/FUL (26/05/11) 14/01155/FUL (21.10.2014)	Hallaton	Selected rural village	Land at Hunts Lane	2

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
12/00859/CON	Hallaton	Selected rural village	33 Eastgate	-4
13/00967/OUT 15/00042/REM	Houghton on the Hill	Selected rural village	Hollies Farm Tilton Lane	1
15/00075/FUL	Houghton on the Hill	Selected rural village	21 Uppingham Rd	1
11/01805/FUL (18.04.2013)	Hungarton	Other rural settlement	Willowghyll Main Street	1
09/01485/ETF (16/03/10), 12/00334/REM (08.05.12)	Husbands Bosworth	Rural Centre	Land Adj 35 Butt Lane	3
12/01158/FUL (02.01.2013) (revised scheme of 10/00265/FUL), 12/01675/PCD (21.01.2013)	Husbands Bosworth	Rural Centre	Wheler Stables, Welford Road	1
13/01273/FUL (28.11.2013) 14/00609/FUL (17.10.2014)	Husbands Bosworth	Rural Centre	Bosworth House, Berridges Lane	2
14/00850/PDN (13.08.2014)	Husbands Bosworth	Rural Centre	Glebe Farm, Welford Rd	1
14/00512/PDN (19.06.2014)	Illston on the Hill	Other rural settlement	The Lodge, Carlton Curlieu Manor, Gartree Rd	1
14/00671/FUL (15.07.2014)	Keyham	Other rural settlement	Long Meadow Farm, Ingarsby Rd	1
14/00614/FUL 14/01203/FUL (10.10.2014)	Kibworth Beauchamp	Rural Centre	55 Fleckney Rd	1
11/00553/FUL (13/06/11)	Kibworth Beauchamp	Rural Centre	Land Adjacent 22 Gladstone Street	1
12/00916/FUL	Kibworth Beauchamp	Rural Centre	Lloyds Chemist, 8 Station Street	2
13/01006/FUL	Kibworth Beauchamp	Rural Centre	26 Hillcrest Ave	2
09/01014/FUL 13/01258/FUL (22.10.2013) 13/01681/FUL (17.12.13)	Kibworth Beauchamp	Rural Centre	13 Halford Rd	1

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
14/00061/FUL (14.04.2014)	Kibworth Beauchamp	Rural Centre	land Adj 10 Imperial Rd	2
14/00285/FUL (21.05.2014) 14/00285/FUL (24.11.2014)	Kibworth Beauchamp	Rural Centre	34 Gladstone Street	1
14/00899/FUL (25.09.2014) 14/01392/PCD (21.10.201)	Kibworth Beauchamp	Rural Centre	85 Weir Rd	3
14/01461/FUL (23.12.2014)	Kibworth Beauchamp	Rural Centre	Land rear of 60 Springfield St	1
15/00097/FUL	Kibworth Beauchamp	Rural Centre	3 Prospect Rd	1
12/01552/FUL (17.01.2013) 13/00072/CON (01.03.2013)	Kimcote & Walton	Other rural settlement	The Laurels, Poultney Lane	0
13/00060/FUL (23.08.2013) 13/01871/FUL (03.03.2014)	Kimcote & Walton	Other rural settlement	Kyimbila Poultney Lane	1
15/00081/FUL	Kimcote & Walton	Other rural settlement	Land at Mowsley Lane, Walton	1
12/01789/OUT (30.04.2013)	Kimcote & Walton	Other rural settlement	Land At Mowsley Lane	1
14/01595/PDN	Knaptoft	Other rural settlement	The Old Stables, Welford	1
12/01087/FUL (18.12.2013) 14/00248/FUL (26.06.2014)	Laughton	Other rural settlement	Church Farm	1
08/01543/FUL (14/05/09), 11/00873/ETF (25/08/11), 14/00886/FUL (19.08.2014)	Leire	Other rural settlement	Ash House, Main Street	1
10/01756/FUL (20/04/2011)	Leire	Other rural settlement	The Glables, Main Street	1
13/01786/FUL (10.04.2014)	Leire	Other rural settlement	The Gables, Main Street	1
14/01438/FUL (07.01.2015)	Leire	Other rural settlement	1 Andrews Close	1

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
13/01089/FUL (12.09.13) 13/01099/LBC (12.09.2013)	Lutterworth	Key Centre	The Old Chapel, Chapel Street	-1
11/01784/FUL (04.04.12)	Lutterworth	Key Centre	32 Fielding Way	1
13/00227/FUL (16.10.2014)	Lutterworth	Key Centre	Riddlesden Farm, Leicester Road	1
13/00785/FUL (28.08.2013)	Lutterworth	Key Centre	24 Feilding Way	5
13/01803/LBC (24.02.2014)	Lutterworth	Key Centre	Police House, 2 Lower Leicester Rd	4
14/00093/FUL (18.03.2014)	Lutterworth	Key Centre	38 Regent Street	1
14/01391/FUL (03.12.2014)	Lutterworth	Key Centre	46 Market Street	3
14/00048/OUT (14.04.2014)	Lutterworth	Key Centre	Smiths Timber & Joinery Co, Misterton Way	5
14/01435/FUL	Lutterworth	Key Centre	Land rear of Chapman Butchers, 11-13 High Street	0
14/01625/FUL	Lutterworth	Key Centre	16 Market Street	1
12/01023/OUT 14/00685/REM (19.09.2014)	Market Harborough	Key Centre	Gildings Auction House, Roman Way	1
10/00784/FUL (29/07/10) 13/01158/FUL (30.09.2013)	Market Harborough	Key Centre	24 Leicester Road	1
12/01444/FUL (14.11.12)	Market Harborough	Key Centre	Land rear of 54, Northampton Road	1
12/01639/FUL	Market Harborough	Key Centre	42 Lubenham Hill	0
13/01595/FUL (23.12.2013)	Market Harborough	Key Centre	5 Patrick Street	1

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
14/00173/FUL (19.05.2014) 14/01469/FUL (22.12.2014)	Market Harborough	Key Centre	76 Great Bowden Rd	1
14/00885/OUT (19.08.2014) 15/00121/FUL	Market Harborough	Key Centre	151 Northampton Rd	2
14/01015/FUL (17.09.2014)	Market Harborough	Key Centre	3 Naseby Close	1
14/01437/FUL (16.12.2014)	Market Harborough	Key Centre	23 Shrewsbury Ave	1
14/01671/FUL	Market Harborough	Key Centre	Han Chinese restaurant, 29 St Marys Rd	1
14/00956/FUL (10.09.14) 15/00045/PCD	Medbourne	Selected rural village	Barn, Uppingham Rd	1
14/01445/FUL	Medbourne	Selected rural village	The Cinnamon Lounge, 12 Old Green	1
14/01546/PDN	Medbourne	Selected rural village	Land Adj 40 Manor Road	1
13/00871/FUL (17.09.2013)	Misterton & Walcote	Other rural settlement	Poultney Grange Farm, Lutterworth Rd	1
13/00314/FUL (12.07.2013)	Misterton & Walcote	Other rural settlement	Cold Farm, Gilmorton	1
11/01812/FUL 13/01683/MMA (21.01.14)	Misterton & Walcote	Other rural settlement	Wakeley Farm, Lutterworth Rd, North Kilworth	1
14/01080/FUL (01.12.2014)	Misterton & Walcote	Other rural settlement	Lodge Farm, South Kilworth Rd	0
15/00001/FUL	Misterton & Walcote	Other rural settlement	16 Brook Street	1
13/01837/FUL (02.07.2014)	Neville Holt	Other rural settlement	Font House, Drayton Rd	0
14/01165/FUL (17.10.2014)	North Kilworth	Selected rural village	Land rear of Western Cottages	1
13/00132/FUL	Peatling Magna	Other rural settlement	Elsons Lodge, Peatling Parva Road	1

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
09/00119/FUL (27/03/09), 11/01736/ETF (31/01/12) 14/00429/FUL (20.05.2014)	Scraptoft	PUA	The Woodlands, Covert Lane	0
12/01401/FUL (19.12.2012)	Scraptoft	PUA	Stackley House, Stretton Road	1
13/00245/FUL (06.06.2013) 13/00246/CON (06.06.2013)	Shearsby	Other rural settlement	Tall Trees, Mill Lane	0
11/01321/FUL (18.05.12)	Skeffington	Other rural settlement	Glebe Farm, Uppingham Road	1
12/01117/FUL (13.09.2013)	Smeeton Westerby	Other rural settlement	Parkland House, 73 Main Street	1
14/00955/FUL (29.10.2014) 15/00048/VAC	Theddingworth	Other rural settlement	Pen Y Bryn, Main Street	1
14/01699/PDN	Thrope Langton	Other rural settlement	Stone Cottage Farm, Welham Rd	1
10/00445/FUL (01/06/10) 14/00589/FUL (18.06.2014) 14/00590/FUL (18.06.2014)	Thurnby & Bushby	PUA	Land Adj 12, Telford Way	2
12/01128/FUL (11.10.2012)	Tilton on the Hill	Selected rural village	Land OS 3000, Melton Road	6
13/00133/OUT 14/00550/REM (09.07.2014)	Tilton on the Hill	Selected rural village	Oak House, Oakham Rd	1
13/00799/FUL (24.07.2013)	Tugby & Keythorpe	Selected rural village	1 Uppingham Road, Tugby	1
12/00754/FUL (13.09.12)	Tur Langton	Other rural settlement	Barn at Tur Langton Lodge, Cranoe Road	1
10/00813/FUL (27/07/10) 13/00345/FUL (22.05.2013)	West Langton	Other rural settlement	Hillcrest, West Langton Road	1

Planning Application Reference	Parish	Settlement hierarchy	Site Address	Net Commitments
13/00963/LBC	Willoughby Waterleys	Other rural settlement	The Old Hall Cottage, Ashby Lane	2
Total Small Commitments				148
Minus 10% lapse rate				14.8
Total Commitments				133

Total Small Site Capacity

Small commitments	133
Small Commencements	96
Total supply from small sites	230

Appendix 5 - Justification for Annual PDL Windfall Allowance

Para 48 of the Framework states

'Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.'

Known capacity on Previously Developed Land (SHLAA 2014)

Of the 144 sites assessed as either 'deliverable' or 'developable' in the Technical Consultation Draft SHLAA 2014 update:

- o 25 sites (5% of potential new dwellings) are on previously developed land or mixed previously developed and greenfield land.

Land type	Number of sites	Potential estimated dwellings	%
Previously Developed Land (PDL)	19	518	5%
Greenfield Land	123	9,594	93%
Mixed PDL/Greenfield	5	236	2%
Total	147	10,348	100%

The 2014 Strategic Housing Land Availability Assessment Technical Consultation Draft identified 25 previously developed sites or mixed previously developed and greenfield sites (without planning permission) with potential for development (assessed as either 'deliverable' or 'developable'). Together these sites could provide a total of 615 dwellings. Over a 20 year period this total would average out to **31 dwellings per year**.

Site	Estimated Yield
Lorry Park, Gaulby Road, Billesdon	6
34 Main Street, Broughton Astley	5
Merrie Monk, Station Road, Dunton Bassett	5
Victoria Works, Saddington Road, Fleckney	13
Land at High Street, Fleckney	35
41 Main Street, Great Bowden	5
Land off Sutton Road, Great Bowden	22
Land west of Gilmorton Road, Lutterworth	35
The Rectory, Coventry Road, Lutterworth	6
Land at Gilmorton Road, Lutterworth	31
18 Station Road, Lutterworth	7
Works, Crescent Road, Lutterworth	14
Caravan Park, Moorbarns Lane, Lutterworth	6
Land off Leicester Road, Lutterworth	58
Vedonis Works, Lutterworth	44
James Bond Caravan Park, Lutterworth	30
101 Great Bowden Road, Market Harborough	8
Land off Great Bowden Road, Market Harborough	43
Saw Mill, Gores Lane, Market Harborough	31
Car Park north of St Marys Road, Market Harborough	5
Towrite Depot, Clarence Street, Market Harborough	6
Buildcentre Site, Braybrooke Road, Market Harborough	11
Ex garage site, Naseby Sq/Newcombe Street, Market	10

Harborough	
Land south of The Berries, Stanford Road, Swinford	10
Coles Nursery, Uppingham Road, Thurnby	169
Total	615

Over the past 7 years a minimum of 1037 dwellings have been delivered on previously developed (un-allocated) sites of 5 dwellings or more. This equates to an annual average of 148 dwellings per year. The last seven years have consistently delivered more than 31 dwellings per year on un-allocated previously developed sites, with the exception of the final two years.

<u>Site</u>	<u>2007/08</u>	<u>2008/09</u>	<u>2009/10</u>	<u>2010/11</u>	<u>2011/12</u>	<u>2012/13</u>	<u>2013/14</u>
Dunton Rd, Broughton Astley	29	6	3	0	0		
1-3 Orchard Street, Fleckney			8	8	0		
Pearl City, Glen Rise			0	24	0		
Denbigh Arms, Lutterworth			2	0	0		
Wycliffe Rd, Lutterworth			0	47	0		
Harborough Rubber, Market Harborough			247	0	0		
5 Roman Way, Market Harborough	11	11	2	0	0		
109 St Marys Rd, Market Harborough			18	0	0		
Tungstone Batteries, Market Harborough			16	36	0		
Scraftoft Campus	76	28	20	36	37		
Land at Stretton Farm, Great Glen							8
Former Railway Station, Kibworth		1				1	1
7 Church Lane, Husbands Bosworth						10	
Lathkill Street, Market Harborough	94	25					
Land at Rectory Lane, Market Harborough		12					
6 School Road, Kibworth		14					
Ashacre, Husbands Bosworth	21						
907-909 Uppingham Road, Busby	9						
Cricket Club, Kibworth	20						
109 Main Street, Lubenham	14						
Denbeigh Place, Lutterworth	10						
Denbeigh Arms, Lutterworth	21						
Central Park, Lutterworth	13						
1-3 Caxton Way, Market Harborough	17						
BP Station, Market Harborough	24						
2 x Springfield Street, Market Harborough	36						
54 St Marys Road, Market Harborough	12						
St Marys Nurseries, Market Harborough	15						
Total	422	91	316	151	37	11	9

The above information indicates that both past delivery and possible future supply could comfortably deliver at least 31 dwellings per year. To allow for greater robustness, the annual PDL 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.