

## 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 October 2015 to 30 September 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<br>31 March 2031 |
| Annual housing requirement                                  | 475 dwellings<br>per year        |
| Total completions, 1 April 2015 to 30 Sept 2015             | 311 dwellings                    |
| Projected housing supply,<br>1 October 2015 to 30 Sept 2020 | 2,897 dwellings                  |
| 5 Year Housing Land Supply,<br>1 Oct 2015 to 30 Sept 2020   | 4.36 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 **473 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 4.5 out of the last 9.5 years (2006/07, 2007/08, 2009/10, 2014/15 and the first half of this year’s annual requirement, 2015/16). In addition to this, cumulative completions have been below the cumulative requirement for 3 consecutive years (2011/12, 2013/14 and 2014/15). Due to this under delivery the Council has applied a **20% buffer** to the 5 year supply calculation. Should housing delivery improve, the Council may review its position on using a 20% buffer in the future. The NPPF, paragraph 47 states, “*Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.*”

|  | 2006/<br>2007 | 2007/<br>2008 | 2008/<br>2009 | 2009/<br>2010 | 2010/<br>2011 | 2011/<br>2012 | 2012/<br>2013 | 2013/<br>2014 | 2014/<br>2015 | 2015/ 2016,<br>Apr-Oct |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------|
| Annual requirement   | 350           | 350           | 350           | 350           | 350           | 475           | 475           | 475           | 475           | 238                    |
| Total Completions  | 450           | 586           | 263           | 542           | 300           | 240           | 284           | 334           | 496           | 311                    |
| Number of dwellings above or below Annual Requirement (2006-2011 = 350pa, 2011-2014 = 475pa)     | 100           | 236           | -87           | 192           | -50           | -235          | -191          | -141          | 21            | 73                     |
| Cumulative Requirement   | 350           | 700           | 1050          | 1400          | 1750          | 2225          | 2700          | 3175          | 3650          | 3888                   |
| Cumulative Completions   | 450           | 1036          | 1299          | 1841          | 2141          | 2381          | 2665          | 2999          | 3495          | 3806                   |
| Number of dwellings above or below Cumulative Requirement (2006-2011 = 350pa, 2011-2014 = 475pa) | 100           | 336           | 249           | 441           | 391           | 156           | -35           | -176          | -155          | -82                    |

**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.

## **2.6 Build rate projections**

Developer / agent projections for the expected build rates for individual sites were last supplied to the council in April 2015. Council officers have estimated build rate projections based on known progress of individual sites for this interim 5YS report. A comprehensive update from developers / agents will be included when the year-end report is produced.

**Please see the next page to view the 5 Year Housing Land Supply calculations in full.**

## Harborough District Council - 5 Year Housing Land Supply Calculation

1 October 2015 to 30 September 2020

| Housing Requirements   | 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- 30 Sept 2015)   | D        | 2,138        | B x 4.5 years                    |
| Recorded housing completions 1 Apr 2011 to 30 September 2015   | E        | 1,665        | n/a                              |
| Shortfall to add to the next 5 years requirement   | F        | 473          | D - E                            |
| Shortfall as an annual requirement for the next 5 years  | G        | 95           | F / 5 years                      |
| Total Annual requirement for the next 5 years  | H        | 570          | B + G                            |
| Total Annual Requirement for the next 5 years, including buffer  | I        | 665          | H + (C/5)                        |
| <b>Total Five Year Housing Requirement</b>   | <b>J</b> | <b>3,323</b> | <b>I x 5 years</b>               |
|  |          |              |                                  |
| Supply of Sites: 1 Oct 2015 to 30 Sept 2020  | Row      | Total        | Calculation                      |
| Projected delivery from Allocated sites with permission<br>(See Appendix 3, Table 1.)  | K        | 394          | n/a                              |
| Projected delivery from Market Harborough SDA<br>(See Appendix 3, Table 2.)  | L        | 239          | n/a                              |
| Projected delivery from large sites with planning permission<br>(See Appendix 3, Table 3.)                                   | M        | 1,186        | n/a                              |
| Projected delivery from Neighbourhood Plan Allocated Sites<br>(see Appendix 3, Table 4.)                                     | N        | 467          | n/a                              |
| Projected delivery from sites with planning permission, pending a Section 106 Agreement<br>(See Appendix 3, Table 5.)        | O        | 273          | n/a                              |
| Projected delivery from small sites with planning permission<br>(Sites under construction and unimplemented, see Appendix 4) | P        | 260          | n/a                              |
| PDL Windfall allowance<br>(See Appendix 5.)  | Q        | 78           | n/a                              |
| <b>Five Year Supply of deliverable sites</b>   | <b>R</b> | <b>2,897</b> | <b>K + L + M + N + O + P + Q</b> |
|  |          |              |                                  |
| Five Year Assessment calculation: 1 Oct 2015 to 30 Sept 2020   | Row      | Total        | Calculation                      |
| Annual requirement plus 20% buffer   | S        | 665          | I                                |
| Assessed Five Year Supply of Deliverable Dwellings   | T        | 2,897        | R                                |
| Supply of Land as a percentage of the requirement  | U        | 87%          | R / J                            |
| <b>Years Supply of Land</b>  | <b>V</b> | <b>4.36</b>  | <b>R / I</b>                     |

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

## **Appendices**

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

**Appendix 2:** Housing Completions 01 April 2015 to 30 September 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 |         |         |         |         | Next 5 Years: Over supply/shortfall |                    |         |         |         | 5 year supply (years) |         |         |         |         |         |         |
|--------------------------------------|---|--------------------|---------|---------|---------|---------------------|-----------------------------------|---------|---------|---------|---------|-------------------------------------|--------------------|---------|---------|---------|-----------------------|---------|---------|---------|---------|---------|---------|
| District Requirement                 |   | 475                |         |         |         |                     | 2897                              |         |         |         |         | 522                                 |                    |         |         |         | 6.10                  |         |         |         |         |         |         |
| District Requirement incl' shortfall |   | 570                |         |         |         |                     | 2897                              |         |         |         |         | 47                                  |                    |         |         |         | 5.08                  |         |         |         |         |         |         |
| Requirement including 20% Buffer     |   | 665                |         |         |         |                     | 2897                              |         |         |         |         | -428                                |                    |         |         |         | 4.36                  |         |         |         |         |         |         |
|                                      |   | 2011/12            | 2012/13 | 2013/14 | 2014/15 | 2015/16<br>Apr-Sept | 2015/16<br>Oct-Mar                | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21<br>Apr-Sept                 | 2020/21<br>Oct-Mar | 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     | 113                 |                                   |         |         |         |         |                                     |                    |         |         |         |                       |         |         |         |         |         |         |
| B                                    | Completions on Large Sites (5 dwellings and above)  | 61                 | 28      | 147     | 197     | 177                 |                                   |         |         |         |         |                                     |                    |         |         |         |                       |         |         |         |         |         |         |
| C                                    | Completions on Small Sites (under 5 dwellings)  | 54                 | 44      | 51      | 66      | 14                  |                                   |         |         |         |         |                                     |                    |         |         |         |                       |         |         |         |         |         |         |
| D                                    | Total Completions   | 240                | 284     | 334     | 496     | 311                 |                                   |         |         |         |         |                                     |                    |         |         |         |                       |         |         |         |         |         |         |
| E                                    | Projections for Market Harborough Strategic Development Area  |                    |         |         |         |                     | 0                                 | 10      | 40      | 60      | 79      | 50                                  | 60                 | 110     | 110     | 110     | 110                   | 110     | 110     | 110     | 110     | 110     | 110     |
| F                                    | Projections for Allocated Sites with Planning Permission  |                    |         |         |         |                     | 103                               | 150     | 78      | 50      | 13      | 0                                   | 21                 | 0       | 0       | 0       | 0                     | 0       | 0       | 0       | 0       | 0       | 0       |
| G                                    | Projections for Large Sites with Planning Permission  |                    |         |         |         |                     | 292                               | 366     | 205     | 153     | 133     | 37                                  | 0                  | 0       | 0       | 0       | 0                     | 0       | 0       | 0       | 0       | 0       | 0       |
| H                                    | Projections for Neighbourhood Plan Allocations  |                    |         |         |         |                     | 15                                | 90      | 97      | 115     | 105     | 45                                  | 64                 | 25      | 0       | 0       | 0                     | 0       | 0       | 0       | 0       | 0       | 0       |
| I                                    | Projections for Large Sites awaiting a S106 agreement   |                    |         |         |         |                     | 8                                 | 38      | 90      | 81      | 41      | 15                                  | 15                 | 30      | 18      | 0       | 0                     | 0       | 0       | 0       | 0       | 0       | 0       |
| J                                    | Projections for Small Sites with Planning Permission  |                    |         |         |         |                     | 31                                | 51      | 51      | 51      | 51      | 25                                  | 26                 | 51      | 51      | 51      | 51                    | 51      | 51      | 51      | 51      | 51      | 51      |
| K                                    | PDL Windfall Allowance  |                    |         |         |         |                     | 0                                 | 0       | 0       | 31      | 31      | 16                                  | 15                 | 31      | 31      | 31      | 31                    | 31      | 31      | 31      | 31      | 31      | 31      |
| L                                    | Total Projected Completions   |                    |         |         |         |                     | 449                               | 705     | 561     | 541     | 453     | 188                                 | 201                | 247     | 210     | 192     | 192                   | 192     | 192     | 192     | 192     | 192     | 192     |
| M                                    | Cumulative Completions  | 240                | 524     | 858     | 1354    | 1665                | 2114                              | 2819    | 3380    | 3921    | 4374    | 4562                                | 4763               | 5010    | 5220    | 5412    | 5604                  | 5796    | 5988    | 6180    | 6372    | 6564    | 6756    |
| N                                    | Cumulative Requirement 11-31  | 475                | 950     | 1425    | 1900    | 2138                | 2375                              | 2850    | 3325    | 3800    | 4275    | 4513                                | 4750               | 5225    | 5700    | 6175    | 6650                  | 7125    | 7600    | 8075    | 8550    | 9025    | 9500    |
| O                                    | Number of dwellings above or below Cumulative Requirement   | -235               | -426    | -567    | -546    | -472.5              | -261                              | -31     | 55      | 121     | 99      | 49.5                                | 13                 | -215    | -480    | -763    | -1046                 | -1329   | -1612   | -1895   | -2178   | -2461   | -2744   |
| P                                    | Number of completions above or below the annual requirement (475) or half annual requirement of (238) | -235               | -191    | -141    | 21      | 66                  | 212                               | 230     | 86      | 66      | -22     | -50                                 | -36                | -228    | -265    | -283    | -283                  | -283    | -283    | -283    | -283    | -283    | -283    |
| Q                                    | Years remaining in the plan period  | 20                 | 19      | 18      | 17      | 16                  | 15.5                              | 15      | 14      | 13      | 12      | 11                                  | 10.5               | 10      | 9       | 8       | 7                     | 6       | 5       | 4       | 3       | 2       | 1       |

**Appendix 2:** Housing Completions 01 April 2015 to 30 September 2015

**Table 1:** Summary of completions

|                          |            |
|--------------------------|------------|
| Allocated sites          | 118        |
| Large sites              | 177        |
| Small Sites              | 16         |
| <b>Total completions</b> | <b>311</b> |

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

| Allocated Site                       | Green | Brown | Conversion | Dwellings Lost | Total Completions<br>(minus dwellings lost) |
|--------------------------------------|-------|-------|------------|----------------|---|
| KB/1 - Land at Warwick Rd, Kibworth  | 22    | 0     | 0          | 0              | <b>22</b>                                   |
| GG/2 - Stretton Rd, Great Glen       | 40    | 0     | 0          | 0              | <b>40</b>                                   |
| MH/3 - Farndon Rd, Market Harborough | 56    | 0     | 0          | 0              | <b>56</b>                                   |
| <b>Grand total</b>                   |       |       |            |                | <b>118</b>                                  |

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

| Settlement                | Site Name                            | Completions |       |             |                | Total Completions<br>(minus dwellings lost) |
|---------------------------|--------------------------------------|-------------|-------|-------------|----------------|---|
|                           |                                      | Green       | Brown | Conversions | Dwellings Lost |   |
| <b>Great Bowden</b>       | The Works, Nether Green              | 0           | 1     | 0           | 0              | <b>1</b>                                    |
| <b>Kibworth Beauchamp</b> | Land to the rear of 8-28 High Street | 1           | 0     | 0           | 0              | <b>1</b>                                    |
| <b>Lutterworth</b>        | Leaders Farm, Coventry Rd            | 22          | 0     | 0           | 0              | <b>22</b>                                   |
|                           | Land north Bill Crane Way            | 18          | 0     | 0           | 0              | <b>18</b>                                   |
| <b>Market Harborough</b>  | Land East of Northampton Rd          | 21          | 0     | 0           | 0              | <b>21</b>                                   |
|                           | Land at Lathkill Street              | 0           | 18    | 0           | 0              | <b>18</b>                                   |
|                           | Land at Waterfield Place             | 18          | 0     | 0           | 0              | <b>18</b>                                   |
|                           | Land at Glebe Rd                     | 29          | 0     | 0           | 0              | <b>29</b>                                   |
| <b>North Kilworth</b>     | Former Gandys Roses site             | 3           | 3     | 0           | 0              | <b>6</b>                                    |
| <b>Scraptoft</b>          | Land North of Scraptoft Campus       | 18          | 0     | 0           | 0              | <b>18</b>                                   |
|                           | Scraptoft Hall                       | 16          | 3     | 6           | 0              | <b>25</b>                                   |
| <b>Grand total</b>        |                                      |             |       |             |                | <b>177</b>                                  |

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

| Parish              | Uniform PP   | Site Address                       | Dwellings lost/<br>demolished | Greenfield | Brownfield | Conversion? | Net<br>Completions |
|---------------------|--|------------------------------------|-------------------------------|------------|------------|-------------|--------------------|
| Broughton<br>Astley | 06/00356/OUT<br>06/01176/REM                                 | 74 station road                    | 0                             | 0          | 1          | 0           | 1                  |
| Bruntingthorpe      | 10/00032/FUL   | Old School<br>Farm, Main<br>Street | 0                             | 1          | 0          | 0           | 1                  |
| Burton Overy        | 09/00231/FUL<br>09/00230/LBC                                 | The Barns on<br>Main Street        | 0                             | 1          | 0          | 1           | 2                  |
| Great Bowden        | 09/01556/CON<br>13/00771/FUL<br>13/00772/FUL<br>13/01880/PCD | 1 Upper Green<br>Place             | -1                            | 0          | 1          | 0           | 0                  |
| Great Glen          | 15/00465/CLU   | Glengary, 43A<br>Main Street       | 0                             | 0          | 1          | 1           | 1                  |
| Hallaton            | 04/01348/FUL   | Cow Close,<br>Horninghold<br>Road  | 0                             | 0          | 1          | 0           | 1                  |
| Keyham              | 15/00859/FUL<br>15/00860/LBC                                 | Blackthorn Barn                    | 0                             | 0          | 1          | 1           | 1                  |



| Parish  | Uniform PP   | Site Address                                   | Dwellings lost/<br>demolished | Greenfield | Brownfield | Conversion? | Net<br>Completions |
|---|--|--|-------------------------------|------------|------------|-------------|--------------------|
| Laughton  | 13/01320/FUL   | Lodge Farm                                     | 0                             | 1          | 0          | 1           | 1                  |
| Lutterworth   | 15/00117/VAC   | 15 Tennyson Rd                                 | 0                             | 1          | 0          | 0           | 1                  |
| Market<br>Harborough  | 11/01790/FUL   | 104<br>Northampton<br>Road                     | 0                             | 0          | 1          | 1           | 1                  |
| Market<br>Harborough  | 14/00493/INIT  | 24-26 St Mary's<br>Rd                          | 0                             | 0          | 1          | 1           | 1                  |
| Medbourne   | 15/00179/VAC   | The Old Hall,<br>Rectory Lane                  | 0                             | 0          | 1          | 1           | 1                  |
| Misterton &<br>Walcote  | 14/00459/FUL   | Tavern Inn, 21<br>Lutterworth<br>Road, Walcote | 0                             | 0          | 1          | 1           | 1                  |
| Billesdon   | 12/00438/FUL   | 7 Leicester<br>Road                            | 0                             | 1          | 0          | 0           | 1                  |
| Great Easton  | 14/01111/OUT<br>15/00151/FUL   | Land at<br>Gatehouse<br>Lane, Caldecott<br>Rd  | -1                            | 1          | 0          | 0           | 1                  |
| Great Easton  | 09/00752/OUT<br>13/01065/REM<br>14/01091/PCD<br>14/00244/FUL<br>15/00689/FUL | Land at<br>Gatehouse<br>Lane, Caldecott<br>Rd  | 0                             | 1          | 0          | 0           | 1                  |
| <b>Total Small Site Completions<br/>6 months 01 Apr to 30 Sept 2015</b> |  |  | <b>-1</b>                     | <b>3</b>   | <b>8</b>   | <b>8</b>    | <b>16</b>          |

**Appendix 3:** 5 Year Supply Site Assessments (01 October 2015 to 30 September 2020)

**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 | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |     |
|---|--|----------------|---|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|-----|
| 05/00853/OUT - 600 units<br>07/00360/REM - 629 units<br>10/01145/FUL - 8 units<br>10/01141/FUL - 99 units<br>11/01688/FUL - 59 units<br>12/01321/FUL - 64 units<br>13/01012/FUL - 116 units | MH/3 Land at Farndon Road, Market Harborough - currently 3 developers have planning consent. | 25.1           | a) David Wilson Homes (projection provided by developer 06.11.2014).  | 171                   | 163         | 8              | 8                               | 0           | 0           | 0           | 0           | 0                              | 8                            |     |
|   |  |                | b) Ben Bailey (Gladedale) Homes   | 59                    | 59          | 0              | 0                               | 0           | 0           | 0           | 0           | 0                              | 0                            | 0   |
|   |  |                | c) Barratt Homes (build rate provided by developer 24.04.2015)  | 203                   | 140         | 63             | 30                              | 33          | 0           | 0           | 0           | 0                              | 0                            | 63  |
|   |  |                | d) Decision pending: 15/01343/FUL, <b>101 units</b> . Planning committee date: 01.12.2015   | 196                   | 0           | 196            | 0                               | 27          | 40          | 34          | 0           | 0                              | 0                            | 101 |
|   |  |                | <b>e) Total projections for site.</b>   | 629                   | 362         | 267            | 38                              | 60          | 40          | 34          | 0           | 0                              | 0                            | 172 |
| 06/01209/REM  | KB/1 Land at Warwick Road, Kibworth  | 15.7           | The developer confirmed a reduction in the expected total delivery on site, from 660 to 549 (dated 06.11.2014).<br>The developer provided the following build rate on 20.04.2015.<br>These have been updated by council officers to account for the latest residual figure. | 549                   | 445         | 104            | 40                              | 40          | 24          | 0           | 0           | 0                              | 104                          |     |

| Planning reference | Site address                           | Site area (ha) | Comments  | Total units permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|--------------------|--|----------------|---|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 10/00847/REM       | GG/2 Land at Stretton Road, Great Glen | 11.3           | a) Miller Homes (projection provided by developer 15.04.2015)         | 230                   | 165         | 65             | 25                              | 40          | 0           | 0           | 0           | 0                              | 65                           |
|                    |  |                | b) John Littlejohn Homes (projection provided by developer 18.11.204) | 53                    | 0           | 53             | 0                               | 10          | 14          | 16          | 13          | 0                              | 53                           |
|                    |  |                | <b>c) Total Projection for site.</b>                                  | 283                   | 165         | 118            | 25                              | 50          | 14          | 16          | 13          | 0                              | 118                          |
| <b>Total Units</b> |  |                |   | 1461                  | 972         | 489            | 103                             | 150         | 78          | 50          | 13          | 0                              | 394                          |

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

**Appendix 3:** 5 Year Supply Site Assessments (01 October 2015 to 30 September 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) | Comments  | Total Units Permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|--|----------------------------------|----------------|---|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 12/00044/FUL<br>- Full planning<br>3rd March<br>2015 | Land north of Lubenham Hill      | 6.14           | Greenfield. The following build rate has been estimated. S106 agreement is not yet agreed.                                | 119                   | 0           | 119            | 0                               | 10          | 40          | 40          | 29          | 0                              | 119                          |
| 13/01483/OUT<br>-<br>3rd March<br>2015               | Land to the west of Leicester Rd | 35.17          | Greenfield. Projections for this site will be sought when it becomes accessible.  | 450                   | 0           | 450            | 0                               | 0           | 0           | 0           | 0           | 0                              | 0                            |
| 11/00112/OUT<br>-<br>3rd March<br>2015               | Land at Airfield Farm            | 55.78          | Greenfield. The following build rate has been projected. The council awaits a reserved matters application for this site. | 924                   | 0           | 924            | 0                               | 0           | 0           | 20          | 50          | 50                             | 120                          |
| <b>Total Units</b>                                   |                                  |                |   | <b>1500</b>           | <b>0</b>    | <b>1500</b>    | <b>0</b>                        | <b>10</b>   | <b>40</b>   | <b>60</b>   | <b>79</b>   | <b>50</b>                      | <b>239</b>                   |

**Appendix 3:** 5 Year Supply Site Assessments (01 October 2015 to 30 September 2020)

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

| Planning reference          | Parish           | Site Address                     | Site Area (Ha) | Comments   | Total Units Permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|-----------------------------|------------------|----------------------------------|----------------|--|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 10/01137/FUL                | Ashby Parva      | Land rear of The Hollies         | 0.39           | Greenfield. The developer has not provided a build rate projection, this has been estimated by the Council. Several planning conditions and a non-material amendment has recently been granted for the site. | 6                     | 0           | 6              | 0                               | 3           | 3           | 0           | 0           | 0                              | 6                            |
| 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. The agent has provided the following build rate (09.04.2015).  | 24                    | 0           | 24             | 8                               | 16          | 0           | 0           | 0           | 0                              | 24                           |
| 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           | 0                              | 28                           |
| 13/00627/OUT & 14/01238/REM | Gilmorton        | Goodmans Farm                    | 0.68           | Greenfield site. The following build rate was provided by the developer (15.04.2015) and has been updated by the Council based on site monitoring data.  | 20                    | 0           | 20             | 9                               | 8           | 3           | 0           | 0           | 0                              | 20                           |

| Planning reference                         | Parish       | Site Address              | Site Area (Ha) | Comments  | Total Units Permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|--|--------------|---------------------------|----------------|---|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 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                     | 1           | 4              | 4                               | 0           | 0           | 0           | 0           | 0                              | 4                            |
| 09/00044/FUL & 12/01762/PCD & 13/00874/CLU | Great Easton | Rectory Farm, Church Bank | 0.49           | Greenfield. Officially the site has commenced with creation of access and some conditions have been discharged. However, the agent has confirmed that no development is planned to complete in the next five years (16.04.2015).      | 6                     | 0           | 6              | 0                               | 0           | 0           | 0           | 0           | 0                              | 0                            |
| 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           | 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           | 0                              | 9                            |

| Planning reference          | Parish      | Site Address                  | Site Area (Ha) | Comments   | Total Units Permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|-----------------------------|-------------|-------------------------------|----------------|--|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 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           | 0                              | 35                           |
| 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                    | 1           | 12             | 7                               | 5           | 0           | 0           | 0           | 0                              | 12                           |
| 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                   | 29          | 118            | 42                              | 58          | 18          | 0           | 0           | 0                              | 118                          |
| 12/00900/OUT                | Lutterworth | Leaders Farm                  | 6.43           | Greenfield. The following build rates have been provided by the developer (15.04.2015) and has been updated by council officers to reflect the updated residual. | 130                   | 41          | 89             | 55                              | 34          | 0           | 0           | 0           | 0                              | 89                           |
| 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           | 0                              | 9                            |
| 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           | 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           | 0                              | 22                           |

| Planning reference                | Parish               | Site Address                  | Site Area (Ha) | Comments  | Total Units Permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|-----------------------------------|----------------------|-------------------------------|----------------|---|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 14/00739/OUT<br>15/00661/REM      | Lutterworth          | Land East of Leicester Rd     | 3.73           | Greenfield. The following build rate has been estimated by council officers.  | 84                    | 0           | 84             | 0                               | 20          | 20          | 20          | 20          | 4                              | <b>84</b>                    |
| 10/01669/OUT<br>&<br>13/01488/REM | Market<br>Harborough | Land at Lathkill Street       | 1.29           | Previously Developed Land located within the Limits to Development for Market Harborough. The developer has provided the following projection (13.04.2015) and has been updated by council officers to reflect the latest residual. | 47                    | 18          | 29             | 29                              | 0           | 0           | 0           | 0           | 0                              | <b>29</b>                    |
| 09/00589/OUT                      | Market<br>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                   | 86          | 54             | 20                              | 20          | 14          | 0           | 0           | 0                              | <b>54</b>                    |
| 11/01709/OUT<br>&<br>12/01377/REM | Market<br>Harborough | Land east of Northampton Road | 4.78           | Greenfield. A site visit on 02.10.2015 confirmed 104 units have been completed. The following build rate has been estimated.  | 110                   | 104         | 6              | 6                               | 0           | 0           | 0           | 0           | 0                              | <b>6</b>                     |
| 12/00806/OUT                      | Market<br>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           | 0                              | <b>48</b>                    |



| Planning reference | Parish            | Site Address                      | Site Area (Ha) | Comments   | Total Units Permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|--------------------|-------------------|-----------------------------------|----------------|--|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 07/01728/REM       | Market Harborough | Harborough Rubber Site            | 2.14           | Brownfield. The remainder of the site is under new ownership.No completions have been estimated within the next five years.  | 286                   | 247         | 39             | 0                               | 0           | 0           | 0           | 0           | 0                              | 0                            |
| 13/00930/FUL       | Market Harborough | Land at Waterfield Place          | 1.26           | Greenfield. The developer has provided the bfollowing build rate (15.04.2015).   | 24                    | 18          | 6              | 6                               | 0           | 0           | 0           | 0           | 0                              | 6                            |
| 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           | 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          | 0                              | 10                           |
| 13/00806/FUL       | North Kilworth    | Former Gandys Roses plant nursery | 0.86           | The following build rate has been provided by the agent (09.04.2015) and updates by council officers based on progress seen on-site.   | 11                    | 6           | 5              | 3                               | 2           | 0           | 0           | 0           | 0                              | 5                            |
| 12/01330/REM       | Scraptoft         | Land north of Scraptoft Campus    | 6.95           | Greenfield. The agent has provided the following build rates for a previous report - the council has estimated an updated forecast based on the current number of completions. | 113                   | 93          | 20             | 10                              | 10          | 0           | 0           | 0           | 0                              | 20                           |

| Planning reference                         | Parish             | Site Address                            | Site Area (Ha) | Comments  | Total Units Permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | 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. The following build rate for residual units has been estimated. | 61                    | 29          | 32             | 12                              | 20          | 0           | 0           | 0           | 0                              | 32                           |
| 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           | 130            | 0                               | 0           | 10          | 20          | 20          | 10                             | 60                           |
| 14/01173/FUL 14/01174/LBC 14/01711/VAC     | Tilton on the Hill | Rose & Crown                            | 0.34           | Mixed site. The following build rate has been estimated.  | 8                     | 0           | 8              | 0                               | 4           | 4           | 0           | 0           | 0                              | 8                            |
| 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          | 0                              | 128                          |
| 14/01088/OUT                               | Thurnby            | Land at Uppingham Rd (aka Charity Farm) | 16.04          | Greenfield. The following build rate has been provided by the developer (23.04.2015).   | 275                   | 0           | 275            | 0                               | 15          | 45          | 45          | 45          | 23                             | 173                          |
| 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           | 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 projection (28.04.2015).  | 6                     | 0           | 6              | 4                               | 2           | 0           | 0           | 0           | 0                              | 6                            |

| Planning reference                          | Parish      | Site Address            | Site Area (Ha) | Comments  | Total Units Permitted | Units built | Residual Units | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|---|-------------|-------------------------|----------------|---|-----------------------|-------------|----------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 13/01228/OUT<br>(Appeal allowed 04.08.2014) | Ullesthorpe | Land at Fairway Meadows | 2.58           | Greenfield. The council has estimated the following build rate. | 60                    | 0           | 60             | 0                               | 6           | 24          | 24          | 6           | 0                              | <b>60</b>                    |
| <b>Total Units</b>                          |             |                         |                |   | 2092                  | 685         | 1407           | 292                             | 366         | 205         | 153         | 133         | 37                             | <b>1186</b>                  |

**Appendix 3:** 5 Year Supply Site Assessments (01 October 2015 to 30 September 2020)

**Table 4.** Neighbourhood Plan Allocated Sites

| Planning reference                     | Settlement       | Site Address                         | Site Area (Ha) | Comments  | Total Units Permitted             | 2015 / 2016 (1 Oct to 31 Mar) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|--|------------------|--------------------------------------|----------------|---|-----------------------------------|-------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 13/00898/FUL - subject to S106 consent | Broughton Astley | Land at Coventry Rd                  | 8.42           | Allocated in the Broughton Astley Neighbourhood Plan. Greenfield. Agent has provided the following build rate (13.04.2015). S106 was agreed in May 2015.  | 199                               | 5                             | 40          | 40          | 40          | 40          | 20                             | <b>185</b>                   |
| 13/01142/OUT                           | Broughton Astley | Land East and West of Broughton Way  | 22.6           | Allocated in the Broughton Astley Neighbourhood Plan. Greenfield. Agent has provided the following build rate (13.04.2015). S106 was agreed in November 2014.                                       | 310                               | 10                            | 50          | 50          | 50          | 50          | 25                             | <b>235</b>                   |
| N/a                                    | Billesdon        | Land east of Rolleston Rd, Billesdon |                | A build rate was provided by the agent in April 2015, however an application to develop the site still awaited, therefore the council has estimated a slower build rate for the interim 5YS update. | Min' of 10 dwellings; 12 proposed | 0                             | 0           | 4           | 8           | 0           | 0                              | <b>12</b>                    |

| Planning reference | Settlement | Site Address                        | Site Area (Ha) | Comments  | Total Units Permitted | 2015 / 2016 (1 Oct to 31 Mar) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|--------------------|------------|-------------------------------------|----------------|---|-----------------------|-------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| N/a                | Billesdon  | Land north of High Acres, Billesdon |                | A build rate was provided by the developer in April 2015, however an application to develop the site still awaited, therefore the council has estimated a slower build rate for the interim 5YS update. | Min' of 35 dwellings  | 0                             | 0           | 3           | 17          | 15          | 0                              | 35                           |
| <b>Total Units</b> |            |                                     |                |   | Min' of 45            | 15                            | 90          | 97          | 115         | 105         | 45                             | 467                          |

**Appendix 3:** 5 Year Supply Site Assessments (01 October 2015 to 30 September 2020)

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

| Planning reference | Settlement           | Site Address                           | Developer / Agent | Site Area (Ha) | Comments   | Total Units Permitted | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|--------------------|----------------------|--|-------------------|----------------|--|-----------------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 13/01641/OUT       | Houghton on the Hill | 2 Uppingham Road, Houghton On The Hill | Hazelton Homes    | 0.51           | Erection of 16 houses and bungalows. The following build rate has been provided by the architect (29.04.2015).                     | 16                    | 8                               | 8           | 0           | 0           | 0           | 0                              | 16                           |
| 14/01637/OUT       | Scraptoft            | Land off Beeby Rd                      | Gladmans          | 8.32           | Outline application for up to 178 dwellings (including up to 40% affordable housing). The following build rate has been estimated. | 178                   | 0                               | 10          | 30          | 30          | 30          | 15                             | 115                          |
| 15/00525/OUT       | The Kibworths        | Land at Wistow Rd                      | Manor Oak Homes   | 2.67           | Outline application for the erection of up to 61 dwellings. The following build rate has been estimated.                           | 61                    | 0                               | 0           | 30          | 31          | 0           | 0                              | 61                           |

| Planning reference | Settlement        | Site Address       | Developer / Agent | Site Area (Ha) | Comments  | Total Units Permitted | 2015 / 2016 (1 Oct to 31 March) | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | 2019 / 2020 | 2020 / 2021 (1 Apr to 30 Sept) | Total Units in 5 Year Supply |
|--------------------|-------------------|--------------------|-------------------|----------------|---|-----------------------|---------------------------------|-------------|-------------|-------------|-------------|--------------------------------|------------------------------|
| 15/00912/OUT       | Great Glen        | Land at London Rd  | Davidsons         | 2.41           | Outline planning application for a residential development for up to 40 dwellings. The following build rate has been estimated. | 40                    | 0                               | 20          | 20          | 0           | 0           | 0                              | 40                           |
| 15/00176/OUT       | Husbands Bosworth | Land at Welford Rd | Davidsons         | 2.45           | Erection of up to 41 dwellings and doctors surgery  | 41                    | 0                               | 0           | 10          | 20          | 11          | 0                              | 41                           |
| <b>Total Units</b> |                   |                    |                   |                |   | <b>16</b>             | <b>8</b>                        | <b>38</b>   | <b>90</b>   | <b>81</b>   | <b>41</b>   | <b>15</b>                      | <b>273</b>                   |

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

**Table 1.** Commencements, page 1 of 5

| Parish           | Site Address                           | Planning reference   | Residual Supply |
|------------------|--|--|-----------------|
| Billesdon        | 6 Brook Lane                           | 10/01286/FUL   | 0               |
| Billesdon        | 7 Leicester Road                       | 13/00992/FUL<br>13/01558/FUL   | 1               |
| Billesdon        | 7 Leicester Road                       | 12/00438/FUL   | 2               |
| Billesdon        | The Garden House, Tilton Lane          | 09/00079/FUL   | 1               |
| Bitteswell       | Bitteswell Hall, Hall Lane             | 05/00291/FUL<br>10/01057/FUL   | 1               |
| Broughton Astley | 3 Sutton Lane, Sutton in the Elms      | 15/00174/FUL   | 0               |
| Broughton Astley | 36 Dunton Rd                           | 14/01476/OUT<br>15/00334/FUL   | 2               |
| Broughton Astley | Glebe Farm, Frolesworth Road           | 09/00866/FUL   | 0               |
| Broughton Astley | Sutton Lodge Farm, Frolesworth Road    | 02/01354/FUL<br>05/01374/FUL<br>12/01589/VAC                                 | 3               |
| Bruntingthorpe   | Hazeldean, Main Street                 | 08/00187/FUL<br>08/00119/CON   | 0               |
| Burton Overy     | Hillbank, Carlton Drive                | 09/00022/FUL<br>09/00023/LBC   | 0               |
| Church Langton   | Home Farm, Main Street AKA 'New House' | 06/00208/FUL<br>09/00626/FUL<br>13/01082/FUL<br>14/00374/FUL<br>14/01459/FUL | 1               |
| Claybrooke Parva | Claybrooke Hall, Main Rd               | 06/01772/FUL<br>10/00208/ETF<br>12/01530/PDC                                 | 1               |
| Cotesbach        | Elmdene, Main Street                   | 08/01271/FUL<br>14/00930/FUL<br>14/01657/FUL<br>14/01662/NMA                 | 2               |
| Drayton          | Stokes Buildings, Nevill Holt Road     | 13/01188/FUL<br>14/00145/PCD   | 1               |
| Dunton Bassett   | Oakberry Farm                          | 10/00970/FUL   | 1               |
| East Norton      | 1-3 Station Cottage, Uppingham Road    | 07/01090/FUL   | 0               |
| Fleckney         | Land Adj, The Meadows, Kilby Road      | 10/00709/REM   | 1               |
| Foxton           | Land Adj 20 Vicarage Drive             | 08/01657/FUL<br>10/01274/FUL   | 1               |
| Foxton           | The Manor House, Swingbridge Street    | 10/00167/ETF<br>11/01185/FUL   | 1               |
| Foxton           | The Old School House, Woodgate         | 14/00241/FUL<br>14/00242/LBC   | 1               |



| Parish               | Site Address  | Planning reference  | Residual Supply |
|----------------------|---|---|-----------------|
| Frolesworth          | Corner House, 38 Main Street                                  | 08/01637/FUL<br>10/01308/FUL  | 1               |
| Gaulby               | The Paddock, Main Street                                      | 08/00608/FUL<br>10/01662/ETF  | 1               |
| Gilmorton            | Church Drive  | 07/01114/FUL<br>10/00359/ETF  | 1               |
| Gilmorton            | Land Adj to Ashbrook House and Homeland, Ashby Rd             | 15/00834/FUL  | 2               |
| Great Bowden         | 5 Sutton Road   | 10/01408/FUL  | 0               |
| 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<br>06/00848/REM  | 1               |
| Great Easton         | Land at Gatehouse Lane, Caldecott Rd                          | 14/01111/OUT<br>15/00151/FUL  | 1               |
| Great Easton         | Land at Gatehouse Lane, Caldecott Rd                          | 09/00752/OUT<br>(allowed at appeal<br>25.10.2012)<br>13/01065/REM<br>14/01091/PCD<br>14/00244/FUL<br>15/00689/FUL | 3               |
| Great Easton         | Land rear of 10 High Street                                   | 08/00250/FUL  | 1               |
| Great Glen           | Glenbrook, Stretton Road                                      | 02/01802/FUL<br>03/01809/FUL<br>06/01680/FUL  | 0               |
| Great Glen           | Land Adj 14A Chestnut Drive                                   | 14/01603/FUL  | 1               |
| Great Glen           | Land off Chestnut Drive, Stretton Hall                        | 11/00610/FUL<br>13/01462/PCD<br>14/00510/FUL  | 2               |
| Hallaton             | Crotts Garage, North End                                      | 99/00809/FUL<br>03/01235/FUL<br>07/00742/FUL  | 1               |
| Hallaton             | Horse Close Farm, Cranoe Road                                 | 08/01557/OUT<br>09/00416/REM  | 1               |
| Hallaton             | Hycroft, Horninghold Road                                     | 06/01816/FUL  | 1               |
| 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    | 31 High Street  | 11/01521/FUL<br>14/01558/PCD  | 4               |
| Husbands Bosworth    | 42A Bell Lane   | 08/01038/FUL<br>10/01082/FUL  | 1               |
| Husbands Bosworth    | Croft Farm, Leicester Road                                    | 12/00821/OUT<br>12/01661/FUL  | 1               |
| Husbands Bosworth    | Woodside Farm, Theddingworth Road                             | 09/00880/FUL<br>11/00620/FUL  | 1               |

| Parish                | Site Address                       | Planning reference   | Residual Supply |
|-----------------------|------------------------------------|--|-----------------|
| Illston on the Hill   | Holly Farm, Three Gates            | 12/00808/FUL   | 1               |
| Keyham                | Kennels and Cattery, Snows Lane    | 07/00953/REM   | 1               |
| Kibworth Beauchamp    | 14 High Street                     | 15/00367/FUL<br>15/01219/PCD                                 | 1               |
| Kibworth Beauchamp    | 22 High Street                     | 13/01411/FUL<br>13/01440/LBC<br>14/00772/FUL<br>14/00857/LBC | 1               |
| Kibworth Beauchamp    | 34 Gladstone Street                | 14/00285/FUL<br>14/00285/FUL                                 | 1               |
| Kibworth Beauchamp    | Land Adj 10 Imperial Rd            | 14/00061/FUL<br>15/00565/NMA                                 | 2               |
| Kibworth Beauchamp    | Morrison Court                     | 10/00994/FUL   | 2               |
| Kibworth Harcourt     | 17 Harborough Rd                   | 15/00945/FUL   | -1              |
| Kimcote & Walton      | OS 0009, Kilworth Road, Kimcote    | 06/00181/FUL<br>08/00103/FUL                                 | 1               |
| Knaptoft              | Knaptoft Hall Farm<br>Welford Road | 11/01738/OUT<br>12/01168/FUL<br>15/00852/NMA                 | 1               |
| Laughton              | Brock Hill Byre, Mowsley Lane      | 07/00222/FUL   | 1               |
| Leire                 | Framemaker's Cottage, Main street  | 13/00616/FUL<br>13/00617/LBC                                 | 2               |
| Leire                 | The Gables, Main Street            | 13/01786/FUL   | 1               |
| Loddington & Launde   | Copt Hill Farm, Launde Road        | 06/01425/FUL<br>07/00292/FUL<br>09/01151/FUL<br>12/01829/PCD | 1               |
| Lowesby & Cold Newton | Streethill Farm                    | 12/01342/FUL   | 3               |
| Lubenham              | Flagstone House, 24 Foxton Road    | 08/01001/FUL   | 1               |
| Lubenham              | Thorpe View Stables, Foxton Rd     | 14/00641/FUL   | 1               |
| Lutterworth           | 15 Tennyson Rd                     | 15/00117/VAC   | 1               |
| Lutterworth           | 18 Central Avenue                  | 15/00907/FUL   | 1               |
| Lutterworth           | 18 High Street                     | 08/01638/FUL<br>09/01428/FUL                                 | 1               |
| Lutterworth           | 69 Bitteswell Road                 | 13/00726/OUT<br>13/01659/REM                                 | 1               |
| Market Harborough     | 101 Logan Street                   | 08/01349/FUL<br>09/00987/FUL                                 | 1               |
| Market Harborough     | 130 Logan Street                   | 11/00730/FUL   | 1               |
| Market Harborough     | 151 Northampton Rd                 | 14/00885/OUT<br>15/00121/FUL                                 | 2               |
| Market Harborough     | 48 Northampton Road -              | 11/01414/FUL   | 1               |
| 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               |

| Parish                     | Site Address                                  | Planning reference  | Residual Supply |
|----------------------------|---|---|-----------------|
| Market Harborough          | The Cherry Tree, Church Walk                  | 06/00865/FUL<br>09/01316/FUL  | 1               |
| Market Harborough          | The Martin Building, 58 Highfield Street      | 07/01256/FUL  | 4               |
| Medbourne                  | Mill Farm, Slawston Rd                        | 12/00818/FUL  | 1               |
| Wistow and Newton Harcourt | The Manor House, Wistow Road, Newton Harcourt | 11/00734/FUL  | 1               |
| North Kilworth             | Land rear of Western Cottages                 | 14/01165/FUL<br>15/01036/FUL  | 1               |
| North Kilworth             | Pincet Lodge                                  | 02/00400/OUT<br>06/00936/REM  | 0               |
| North Kilworth             | The Cottage, 24 Green Lane                    | 08/01035/FUL  | 2               |
| North Kilworth             | The White Lion, Lutterworth Rd                | 13/01500/FUL<br>14/00433/FUL  | 1               |
| Owston & Newbold           | Land OS 6658, Newbold Lane                    | 11/00085/FUL  | 0               |
| Owston & Newbold           | Rose Cottage, Middle Street                   | 05/01881/FUL  | 1               |
| Peatling Magna             | Oak Tree House, Main Street                   | 04/00947/FUL  | 1               |
| Peatling Parva             | Field Barn, Ashby Road                        | 05/00833/FUL  | 1               |
| Peatling Parva             | Land Adjacent the Paddocks, Main Street       | 99/01152/FUL<br>04/00495/FUL<br>09/00028/FUL                                | 1               |
| Peatling Parva             | Westdale Farm, Bambury Lane                   | 10/01359/FUL  | 1               |
| Scraptoft                  | Manor Farmhouse, Stocks Rd                    | 13/01443/FUL<br>14/01434/PCD<br>15/00102/FUL                                | 1               |
| Shawell                    | Grange Farm, Catthorpe Road                   | 09/00216/FUL<br>09/00217/LBC<br>10/01657/LBC<br>11/0155/FUL<br>11/01056/LBC | 2               |
| Shawell                    | Hill Top Farm, Swinford Road                  | 09/00822/FUL<br>11/00415/FUL  | 1               |
| Shawell                    | The Old Rectory, Main Street                  | 03/00071/FUL<br>03/00069/LBC  | 1               |
| Skeffington                | Overvale, Main Street                         | 07/01040/FUL  | 0               |
| South Kilworth             | Avon Crest, Welford Rd                        | 14/01331/FUL<br>14/01720/FUL  | 0               |
| Stockerston                | The Glebe Cottage, Church Lane                | 10/00283/ETF  | 1               |
| Stoughton                  | Church Farm, Gartree Road                     | 06/00318/FUL<br>06/00319/LBC  | 1               |
| Stoughton                  | Unicorn House                                 | 13/01512/CLU<br>14/00928/FUL<br>14/01502/FUL                                | 1               |
| Swinford                   | Home Farm                                     | 10/00942/FUL<br>12/00500/LBC<br>10/00941/FUL<br>12/00871/FUL                | 1               |

| Parish             | Site Address   | Planning reference   | Residual Supply |
|--------------------|--|--|-----------------|
| Theddingworth      | Home Farm, Main Street                                 | 06/01501/FUL<br>06/01499/LBC<br>09/01492/ETF<br>13/00302/PCD<br>13/00305/PCD<br>13/00339/FUL<br>13/00340/LBC | 2               |
| Thurnby & Bushby   | 917 Uppingham Road                                     | 08/00845/FUL<br>11/01531/ETF   | 4               |
| Thurnby & Bushby   | Land Adj 33 Hereward Drive, Thurnby                    | 12/00489/FUL<br>13/01162/FUL   | 1               |
| Tilton on the Hill | Land OS 5275, Oakham Road                              | 09/00893/FUL   | 1               |
| Tugby & Keythorpe  | 1 Uppingham Road, Tugby                                | 13/00799/FUL   | 1               |
| 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               |

Residual supply 115

Minus 10% lapse rate 12

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**Total Residual Supply 103**

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

**Table 2.** Commitments – Page 1 of 7

| Parish           | Site Address                       | Planning reference   | Net Commitments |
|------------------|------------------------------------|--|-----------------|
| Allexton         | White House, Main Street           | 13/00193/FUL<br>13/00195/CON   | 0               |
| Ashby Magna      | 24 Gilmorton Road                  | 15/00040/FUL   | 1               |
| Ashby Magna      | Hall Farm, Hall Lane               | 14/00276/LBC<br>14/00696/PDN<br>14/01114/FUL                                 | 1               |
| Ashby Magna      | Land Adj 12 Peveril Rd             | 14/00719/FUL   | 1               |
| Ashby Magna      | The Cottage, Hall Lane             | 10/01183/FUL   | 1               |
| Ashby Magna      | The Hovel, Peveril Rd              | 15/00529/PDN   | 1               |
| Billesdon        | Land to rear of 13 to 15 Long Lane | 14/01436/FUL   | 2               |
| Bitteswell       | Elms Farm, Ullesthorpe Rd          | 12/00326/FUL   | 1               |
| Bitteswell       | The Courts<br>Ashby Lane           | 13/00338/OUT<br>14/01012/FUL   | 1               |
| Bitteswell       | West End Farm, West End            | 10/00176/FUL<br>14/01133/FUL<br>14/01134/LBC                                 | 1               |
| Broughton Astley | 29 The Pastures                    | 14/01293/FUL<br>15/00063/FUL   | 1               |
| Broughton Astley | 7 Montague                         | 14/01469/FUL   | 1               |
| Broughton Astley | Land rear of 124 & 126 Station Rd  | 15/01052/FUL   | 1               |
| Broughton Astley | Land Adj 52 Six Acres              | 12/00588/REM<br>09/00920/OUT<br>12/1786/REM                                  | 1               |
| Broughton Astley | Land at Church Close               | 08/00192/FUL<br>11/00016/ETF<br>13/00971/FUL<br>14/01734/FUL<br>15/00032/PCD | 2               |
| Broughton Astley | Land r/o 124 and 126 Station Rd    | 08/00469/OUT<br>11/00702/REM<br>12/01161/FUL<br>13/00141/PCD                 | 1               |
| Broughton Astley | Leire Turn Farm, Leire Lane        | 13/01450/FUL   | 1               |
| Broughton Astley | Leire Turn Farm, Leire Lane        | 14/01709/PDN   | 1               |
| Burton Overy     | Bute Barn, Town Street             | 13/01833/FUL   | 1               |
| Burton Overy     | The Gravel, Burton Overy           | 07/01628/FUL<br>10/00851/FUL   | 2               |

| Parish         | Site Address                                    | Planning reference   | Net Commitments |
|----------------|---|--|-----------------|
| Cold Newton    | Cold Newton Lodge Farm, Tilton Lane             | 12/01213/FUL   | 0               |
| Cold Newton    | Land at Ashtree Farm, Leicester Road            | 13/00942/FUL   | 1               |
| Drayton        | Orchard Farm Bungalow                           | 10/01065/FUL<br>11/01073/FUL<br>14/00219/FUL<br>14/01353/FUL | 1               |
| Dunton Bassett | Merrie Monk, 38 Station Rd                      | 13/01640/FUL   | 1               |
| Dunton Bassett | Merrie Monk, 38 Station Rd                      | 14/00367/FUL   | 2               |
| East Norton    | Knights Farm, Hallaton Rd                       | 13/01499/FUL   | 1               |
| Fleckney       | Garages G24, Main Street                        | 15/00871/FUL   | 1               |
| Foxton         | 27 Main street                                  | 14/00761/FUL   | 1               |
| Foxton         | 28 Middle Street                                | 13/01556/FUL<br>15/00301/NMA                                 | 1               |
| Foxton         | Foxton Field Centre, 47 Middle Street           | 10/00122/FUL<br>11/00733/FUL<br>12/00787/FUL                 | 1               |
| Frolesworth    | Orchard End, 11A Main Street                    | 15/01172/FUL   | 0               |
| Gilmorton      | Gilmorton House, Lutterworth Rd                 | 15/01157/FUL   | 2               |
| Gilmorton      | Penhill Farm, Cotes-de-val, Leicestershire      | 15/01095/LCC   | 1               |
| Gilmorton      | The Urchins, Ashby Rd                           | 13/01580/OUT   | 2               |
| Gilmorton      | Land South of Inkershall Lodge, Lutterworth Rd  | 12/01659/OUT<br>15/01048/REM                                 | 1               |
| Great Bowden   | 25 Welham Lane                                  | 15/00029/FUL   | 1               |
| Great Bowden   | Land AT Welham Lane                             | 14/01410/FUL   | 1               |
| Great Bowden   | Land opposite Fernie Hunt Stables, Nether Green | 12/01081/FUL<br>12/01613/PCD<br>12/01691/PCD                 | 1               |
| Great Bowden   | The Barn, Sutton Road                           | 11/01071/OUT<br>14/01341/REM<br>15/00535/FUL                 | 1               |
| Great Easton   | Hornbeam House, 1a Cross Bank                   | 10/01700/CON<br>14/01326/FUL                                 | 0               |
| Great Easton   | Land Adj 22 Broadgate                           | 14/00086/FUL<br>14/00111/LBC                                 | 1               |

| Parish               | Site Address                                    | Planning reference   | Net Commitments |
|----------------------|---|--|-----------------|
| Great Easton         | Land rear of Westbrook House                    | 08/00758/FUL<br>13/00790/ETF<br>14/00592/NMA   | 1               |
| Great Easton         | Sophie's Barn, Holy Oaks Farm, Stockerston Lane | 14/00912/PDN   | 1               |
| Great Easton         | The Cottage, Caldecot Rd                        | 15/01155/FUL   | 0               |
| Great Easton         | Westbrook House, 3 Brook Lane                   | 07/00615/LBC<br>07/00612/FUL<br>10/00447/ETF<br>10/00516/ETL<br>13/00779/ETF<br>14/00584/FUL<br>14/00821/LBC | 1               |
| Great Glen           | 30 Higher Green                                 | 14/01498/FUL   | 1               |
| Great Glen           | 38 Main Street                                  | 10/01146/ETO<br>15/00147/FUL   | 1               |
| Great Glen           | 9 London Rd                                     | 14/00870/FUL   | 4               |
| Great Glen           | Hall Farm, Main Street                          | 13/00961/LBC   | 3               |
| Great Glen           | Land to the side of 11 Cherry Grove             | 14/00023/FUL<br>(allowed at appeal)  | 1               |
| Great Glen           | Pennbury Farm                                   | 15/01010/PDN   | 2               |
| Great Glen           | Stackely House, Stretton Rd                     | 14/01520/FUL   | 1               |
| Hallaton             | Land at Hunts Lane                              | 11/00522/FUL<br>14/01155/FUL   | 2               |
| Houghton on the Hill | 21 Uppingham Rd                                 | 15/00075/FUL   | 1               |
| Houghton on the Hill | Hillcroft, Uppingham Rd                         | 15/01098/FUL   | 0               |
| Houghton on the Hill | Hollies Farm<br>Tilton Lane                     | 13/00967/OUT<br>15/00042/REM   | 1               |
| Houghton on the Hill | Land rear of 79 Uppingham Rd                    | 15/00809/FUL   | 1               |
| Hungarton            | Willowghyll<br>Main Street                      | 11/01805/FUL   | 1               |
| Husbands Bosworth    | Bosworth House,<br>Berridges Lane               | 13/01273/FUL<br>14/00609/FUL   | 2               |
| Husbands Bosworth    | Glebe Farm, Welford Rd                          | 14/00850/PDN   | 1               |
| Husbands Bosworth    | Old Barn Farm, Welford Rd                       | 15/00503/PDN   | 1               |
| Husbands Bosworth    | Wheler Stables, Welford Road                    | 12/01158/FUL<br>12/01675/PCD   | 1               |
| Illston on the Hill  | The Lodge, Carlton<br>Curlieu Manor, Gartree Rd | 14/00512/PDN   | 1               |

| Parish              | Site Address                            | Planning reference                             | Net Commitments |
|---------------------|---|--|-----------------|
| Keyham              | Long Meadow Farm, Ingarsby Rd           | 14/00671/FUL                                   | 1               |
| Kibworth Beauchamp  | 13 Halford Rd                           | 09/01014/FUL<br>13/01258/FUL<br>13/01681/FUL   | 1               |
| Kibworth Beauchamp  | 26 Hillcrest Ave                        | 13/01006/FUL                                   | 2               |
| Kibworth Beauchamp  | 3 Prospect Rd                           | 15/00097/FUL                                   | 1               |
| Kibworth Beauchamp  | 55 Fleckney Rd                          | 14/00614/FUL<br>14/01203/FUL<br>(10.10.2014)   | 1               |
| Kibworth Beauchamp  | 85 Weir Rd                              | 14/00899/FUL<br>14/01392/PCD                   | 3               |
| Kibworth Beauchamp  | Land rear of 60 Springfield St          | 14/01461/FUL                                   | 1               |
| Kibworth Beauchamp  | Lloyds Chemist, 8 Station Street        | 12/00916/FUL<br>14/01554/VAC - appeal decision | 2               |
| Kimcote & Walton    | Kyimbila Poultney Lane, Kimcote         | 13/00060/FUL<br>13/01871/FUL                   | 1               |
| Kimcote & Walton    | Land at Mowsley Lane, Holt Farm, Walton | 15/00081/FUL                                   | 1               |
| Kimcote & Walton    | Land At Mowsley Lane, Walton            | 12/01789/OUT                                   | 1               |
| Kimcote & Walton    | The Laurels, Poultney Lane, Kimcote     | 12/01552/FUL<br>13/00072/CON                   | 0               |
| Knaptoft            | The Old Stables, Welford                | 14/01595/PDN<br>15/00473/PDN                   | 1               |
| Laughton            | Church Farm                             | 12/01087/FUL<br>14/00248/FUL                   | 1               |
| Leire               | 1 Andrews Close                         | 14/01438/FUL                                   | 1               |
| Leire               | Ash House, Main Street                  | 08/01543/FUL<br>11/00873/ETF<br>14/00886/FUL   | 1               |
| Loddington & Launde | Copt Hill Farm, Launde Road             | 15/00732/FUL                                   | 1               |
| Lutterworth         | 16 Market Street                        | 14/01625/FUL                                   | 1               |
| Lutterworth         | 23 Sherrier Way                         | 15/00790/FUL                                   | 1               |
| Lutterworth         | 24 Feilding Way                         | 13/00785/FUL                                   | 5               |
| Lutterworth         | 32 Fielding Way                         | 11/01784/FUL<br>15/00300/FUL                   | 1               |
| Lutterworth         | 38 Regent Street                        | 14/00093/FUL                                   | 1               |
| Lutterworth         | 46 Market Street                        | 14/01391/FUL                                   | 3               |
| Lutterworth         | Caretakers Bungalow, Moorbarns Lane     | 15/00436/FUL                                   | 1               |



| Parish              | Site Address                                     | Planning reference           | Net Commitments |
|---------------------|--|------------------------------|-----------------|
| Lutterworth         | Land rear of Chapman Butchers, 11-13 High Street | 14/01435/FUL                 | 0               |
| Lutterworth         | Police House, 2 Lower Leicester Rd               | 13/01803/LBC                 | 4               |
| Lutterworth         | Riddlesden Farm, Leicester Road                  | 13/00227/FUL                 | 1               |
| Lutterworth         | Smiths Timber & Joinery Co, Misterton Way        | 14/00048/OUT                 | 5               |
| Lutterworth         | The Old Chapel, Chapel Street                    | 13/01089/FUL<br>13/01099/LBC | -1              |
| Lutterworth         | Woodbrig House Farm, Coventry Road               | 12/00814/FUL                 | 1               |
| Market Harborough   | 11A Fairfield Rd                                 | 15/00732/FUL                 | 6               |
| Market Harborough   | 23 Shrewsbury Ave                                | 14/01437/FUL                 | 1               |
| Market Harborough   | 24 Leicester Road                                | 10/00784/FUL<br>13/01158/FUL | 1               |
| Market Harborough   | 25 The Woodlands                                 | 15/00106/FUL                 | 0               |
| Market Harborough   | 29 Great Bowden Rd                               | 15/00949/FUL                 | 1               |
| Market Harborough   | 3 Naseby Close                                   | 14/01015/FUL                 | 1               |
| Market Harborough   | 3 Highcross Street                               | 15/00113/FUL                 | 1               |
| Market Harborough   | 35 Rupert Rd                                     | 14/01297/OUT<br>15/00201/FUL | 1               |
| Market Harborough   | 42 Lubenham Hill                                 | 12/01639/FUL                 | 0               |
| Market Harborough   | 5 Patrick Street                                 | 13/01595/FUL                 | 1               |
| Market Harborough   | 76 Great Bowden Rd                               | 14/00173/FUL<br>14/01469/FUL | 1               |
| Market Harborough   | Gildings Auction House, Roman Way                | 12/01023/OUT<br>14/00685/REM | 1               |
| Market Harborough   | Han Chinese restaurant, 29 St Marys Rd           | 14/01671/FUL                 | 1               |
| Market Harborough   | Land rear of 54, Northampton Road                | 12/01444/FUL                 | 1               |
| Market Harborough   | Westlands, Shrewsbury Avenue                     | 13/00356/OUT<br>15/00170/REM | 1               |
| Medbourne           | Barn, Uppingham Rd                               | 14/00956/FUL<br>15/00045/PCD | 1               |
| Medbourne           | Land Adj 40 Manor Road                           | 14/01546/PDN<br>15/00543/PDN | 1               |
| Medbourne           | The Cinnamon Lounge, 12 Old Green                | 14/01445/FUL                 | 1               |
| Medbourne           | The Reading Room                                 | 15/00805/PDN                 | 2               |
| Misterton & Walcote | 16 Brook Street                                  | 15/00001/FUL                 | 1               |
| Misterton & Walcote | Cold Farm, Gilmorton                             | 13/00314/FUL                 | 1               |

| Parish                     | Site Address  | Planning reference                           | Net Commitments |
|----------------------------|---|--|-----------------|
| Misterton & Walcote        | Lodge Farm, South Kilworth Rd                       | 14/01080/FUL                                 | 0               |
| Misterton & Walcote        | Poultney Grange Farm, Lutterworth Rd                | 13/00871/FUL                                 | 1               |
| Misterton & Walcote        | Wakeley Farm, Lutterworth Rd, North Kilworth        | 11/01812/FUL<br>13/01683/MMA                 | 1               |
| Neville Holt               | Font House, Drayton Rd                              | 13/01837/FUL                                 | 0               |
| Wistow and Newton Harcourt | Chestnut Cottage, Post Office Lane, Newton Harcourt | 15/00134/VAC                                 | 1               |
| North Kilworth             | Evergreen Field Farm, Pincet Lane                   | 15/01198/FUL                                 | 1               |
| North Kilworth             | Land at Green Lane                                  | 15/00240/FUL                                 | 1               |
| Peatling Magna             | Elsons Lodge, Peatling Parva Road                   | 13/00132/FUL                                 | 1               |
| Scraptoft                  | Stackley House, Stretton Road                       | 12/01401/FUL                                 | 1               |
| Scraptoft                  | The Woodlands, Covert Lane                          | 09/00119/FUL<br>11/01736/ETF<br>14/00429/FUL | 0               |
| Shearsby                   | Tall Trees, Mill Lane                               | 13/00245/FUL<br>13/00246/CON                 | 0               |
| Shearsby                   | Willowbrook Farm, Chruch Lane                       | 15/01077/FUL                                 | 0               |
| Smeeton Westerby           | Parkland House, 73 Main Street                      | 12/01117/FUL                                 | 1               |
| Swinford                   | 12 Kilworth Rd, Swinford                            | 15/00725/FUL                                 | 1               |
| Theddingworth              | Land at Beeches Farm                                | 15/00794/FUL                                 | 1               |
| Theddingworth              | Pen Y Bryn, Main Street                             | 14/00955/FUL<br>15/00048/VAC                 | 1               |
| Thrope Langton             | Stone Cottage Farm, Welham Rd                       | 14/01699/PDN                                 | 1               |
| Thurnby & Bushby           | Land Adj 12, Telford Way                            | 10/00445/FUL<br>14/00589/FUL<br>14/00590/FUL | 2               |
| Tilton on the Hill         | Bank Cottage  | 14/01106/OUT<br>15/00498/REM                 | 1               |
| Tilton on the Hill         | Land OS 3000, Melton Road                           | 12/01128/FUL                                 | 6               |
| Tilton on the Hill         | Oak House, Oakham Rd                                | 13/00133/OUT<br>14/00550/REM                 | 1               |
| Tilton on the Hill         | Old Rectory, Main Street                            | 14/01574/FUL                                 | 1               |
| Tugby & Keythorpe          | Manor Farm, Main Street                             | 15/00126/FUL                                 | 2               |

| Parish                   | Site Address                     | Planning reference                           | Net Commitments |
|--------------------------|----------------------------------|--|-----------------|
| Ullesthorpe              | Crown Inn, Main Street           | 08/00178/FUL<br>11/00066/ETF<br>15/00892/FUL | 4               |
| Ullesthorpe              | Land Adj Wayside                 | 15/00894/FUL                                 | 1               |
| West Langton             | Hillcrest, West Langton Road     | 10/00813/FUL<br>13/00345/FUL                 | 1               |
| Willoughby Waterleys     | The Old Hall Cottage, Ashby Lane | 13/00963/LBC                                 | 2               |
| Willoughby Waterleys     | Meadowlands Farm, Gilmorton Lane | 15/00504/PDN                                 | 2               |
| Total Small Commitments  |                                  |  | 174             |
| Minus 10% lapse rate     |                                  |  | 17.4            |
| <b>Total Commitments</b> |                                  |  | <b>157</b>      |

### Total Small Site Capacity

|   |            |
|---|------------|
| Small commitments                                   | 157        |
| Residual supply from small sites under construction | 103        |
| <b>Total supply from small sites</b>                | <b>260</b> |

## Appendix 5 - Justification for Annual PDL Windfall Allowance

Para 48 of the Framework states

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

### **Known capacity on Previously Developed Land (SHLAA 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%          |
| <b>Total</b>                    | <b>147</b>      | <b>10,348</b>                 | <b>100%</b> |

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        |
| <b>Total</b>                                       | <b>615</b> |

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             |                |                |                |                |                |                |
| <b>Total</b>                              | <b>422</b>     | <b>91</b>      | <b>316</b>     | <b>151</b>     | <b>37</b>      | <b>11</b>      | <b>9</b>       |

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.