

## 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 2016 to 30 September 2021**.
- 1.3. The calculation is set out in detail on page 4 of this report. Table A below provides a summary.

20 Year Plan period	1 April 2011 to 31 March 2031
Annual housing requirement	475 dwellings per year
Total completions, 1 April 2016 to 30 Sept 2016	188 dwellings
Projected housing supply, 1 October 2016 to 30 Sept 2021	3,293 dwellings
5 Year Housing Land Supply, 1 Oct 2016 to 30 Sept 2021	4.88 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**.

The Council, together with all Leicestershire Local Planning Authorities, is undertaking a Housing and Economic Development Needs Assessment (HEDNA). The HEDNA is expected to amend the objectively assessed housing need (OAN) of the District, and is due to be published in early 2017. Any amendment to the OAN will be included within the next 5yr supply update in Spring 2017.

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

### 2.4. Buffer

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

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17 (Apr-Oct)
Annual requirement	350	350	350	350	350	475	475	475	475	475	238
Total Completions	450	586	263	542	300	240	284	334	496	636	188
Number of dwellings above or below Annual Requirement (2006-2011 = 350pa, 2011-2014 = 475pa)	100	236	-87	192	-50	-235	-191	-141	21	161	-50
Cumulative Requirement since 2006	350	700	1050	1400	1750	2225	2700	3175	3650	4125	4363
Cumulative Completions since 2006	450	1036	1299	1841	2141	2381	2665	2999	3495	4131	4319
Number of dwellings above or below Cumulative Requirement (2006 to 30 Sept 2016)	100	336	249	441	391	156	-35	-176	-389	6	-44
Cumulative Requirement since 2011	n/a	n/a	n/a	n/a	n/a	475	950	1425	1900	2375	2613
Cumulative Completions since 2011	n/a	n/a	n/a	n/a	n/a	240	524	858	1354	1990	2178
Number of dwellings above or below Cumulative Requirement (2006 to 30 Sept 2016)	n/a	n/a	n/a	n/a	n/a	-235	-426	-567	-546	-385	-435

**Table B** - Housing Delivery since 2006/07

## 2.5. Windfall allowance

The NPPF supports the inclusion of a Windfall allowance in the 5 year supply if there is compelling evidence that suggests this is a consistent and reliable source of land supply. Evidence presented in Appendix 5 of this report indicates that both past delivery and possible future supply could comfortably deliver at least **25 dwellings per year**. To allow for greater robustness, the annual windfall allowance does not apply to the first 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 2016 to 30 September 2021**

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
Housing Requirement to date (1 Apr 2011- 30 September 2016)	C	2,613	B x 5.5 years
Recorded housing completions 1 Apr 2011 to 30 September 2016	D	2,178	n/a
Shortfall to add to the next 5 years requirement	E	435	C - D
Shortfall as an annual requirement for the next 5 years	F	87	E / 5 years
Total Annual requirement for the next 5 years	G	562	B + F
Additional 20% Buffer	H	112	G x 0.20
Total Annual Requirement for the next 5 years, including buffer	I	674	G + H
<b>Total Five Year Housing Requirement</b>	<b>J</b>	<b>3,371</b>	<b>I x 5 years</b>
Supply of Sites: 1 October 2016 to 30 September 2021	Row	Total	Calculation
Projected delivery from Allocated sites with permission <i>(See Appendix 3, Table 1.)</i>	K	241	n/a
Projected delivery from Market Harborough SDA <i>(See Appendix 3, Table 2.)</i>	L	389	n/a
Projected delivery from large sites with planning permission <i>(See Appendix 3, Table 3.)</i>	M	1,716	n/a
Projected delivery from Neighbourhood Plan Allocated Sites <i>(see Appendix 3, Table 4.)</i>	N	434	n/a
Projected delivery from sites with planning permission, pending a Section 106 Agreement <i>(See Appendix 3, Table 5.)</i>	O	180	n/a
Projected delivery from small sites with planning permission <i>(Sites under construction and unimplemented, see Appendix 4)</i>	P	270	n/a
PDL Windfall allowance <i>(See Appendix 5.)</i>	Q	63	n/a
<b>Five Year Supply of deliverable sites</b>	<b>R</b>	<b>3,293</b>	<b>K + L + M + N + O + P + Q</b>
Five Year Assessment calculation: 1 October 2016 to 30 September 2021	Row	Total	Calculation
Annual requirement plus 20% buffer	S	674	I
Assessed Five Year Supply of Deliverable Dwellings	T	3,293	R
Supply of Land as a percentage of the requirement	U	98%	R / J
<b>Years Supply of Land</b>	<b>V</b>	<b>4.88</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 2016 to 30 September 2016

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

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

**Appendix 5:** Justification of Windfall Allowance

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

Scenario	Annual Requirement	Total Units in the 5 Years Supply	Next 5 Years: Over supply/shortfall	5 year supply (years)
District Requirement	475	3293	918	<b>6.93</b>
District Requirement incl' shortfall	562	3293	483	<b>5.86</b>
Requirement including 20% Buffer	674	3293	-77	<b>4.88</b>

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22 (to Sept 21)	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
A	Completions on Allocated Sites	125	212	136	233	207	64														
B	Completions on Large Sites (5 dwellings and above)	61	28	147	197	387	110														
C	Completions on Small Sites (under 5 dwellings)	54	44	51	66	42	14														
D	Total Completions	240	284	334	496	636	188														
E	Projections for Market Harborough Strategic Development Area						2	36	46	116	129	60	110	110	110	110	110	110	110	110	110
F	Projections for Allocated Sites with Planning Permission						88	119	34	0	0	0	0	0	0	0	0	0	0	0	0
G	Projections for Large Sites with Planning Permission						198	448	446	345	195	84	115	48	26	0	0	0	0	0	0
H	Projections for Neighbourhood Plan Allocations						22	87	104	100	82	39	40	40	40	0	0	0	0	0	0
I	Projections for Large Sites awaiting a S106 agreement						0	35	118	27	0	0	0	0	0	0	0	0	0	0	0
J	Projections for Small Sites with Planning Permission						35	52	52	52	52	27	51	51	51	51	51	51	51	51	51
K	PDL Windfall Allowance						0	0	0	25	25	13	25	25	25	25	25	25	25	25	25
L	Total Projected Completions						345	777	800	665	483	223	341	274	252	186	186	186	186	186	186
M	Cumulative Completions	240	524	858	1354	1990	2335	3112	3912	4577	5060	5283	5624	5898	6150	6336	6522	6708	6894	7080	7266
N	Cumulative Requirement 11-31	475	950	1425	1900	2138	2850	3325	3800	4275	4513	5225	5700	6175	6650	7125	7600	8075	8550	9025	9500
O	Number of dwellings above or below Cumulative Requirement	-235	-426	-567	-546	-147.5	-515	-213	112	302	548	58	-76	-277	-500	-789	-1078	-1367	-1656	-1945	-2234
P	Number of completions above or below the annual requirement (475) or half annual requirement of (238)	-235	-191	-141	21	66	-130	302	325	190	245	-252	-134	-201	-223	-289	-289	-289	-289	-289	-289
Q	Years remaining in the plan period	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

## Appendix 2: Housing Completions 01 April 2016 to 30 September 2016

**Table 1:** Summary of completions

Allocated sites	64
Large sites	110
Small Sites	14
<b>Total completions</b>	<b>188</b>

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

Allocated Site	Green	Brown	Conversion	Dwellings Lost	Total Completions (minus dwellings lost)
KB/1 - Land at Warwick Rd, Kibworth	25	0	0	0	<b>25</b>
GG/2 - Stretton Rd, Great Glen	17	0	0	0	<b>17</b>
MH/3 - Farndon Rd, Market Harborough	22	0	0	0	<b>22</b>
<b>Grand total</b>					<b>64</b>

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

Planning Ref	Settlement	Site Name	2016/17
13/0211/FUL	<b>Fleckney</b>	Land at Leicester Road	<b>1</b>
14/01238/REM	<b>Gilmorton</b>	Goodmans Farm	<b>13</b>
13/01223/REM	<b>Lutterworth</b>	Leaders Farm, Coventry Rd	<b>15</b>
13/01282/REM		Land north Bill Crane Way	<b>31</b>
13/01488/REM	<b>Market Harborough</b>	Land at Lathkill Street	<b>7</b>
13/00930/FUL		Land at Glebe Rd	<b>18</b>
12/01330/REM	<b>Scraptoft</b>	Land North of Scraptoft Campus	<b>2</b>
12/01797/FUL		Scraptoft Hall	<b>2</b>
12/01798/LBC			
13/00558/FUL			
13/01201/REM	<b>Thurnby</b>	Land south of the brook	<b>16</b>
14/00669/FUL	<b>Tugby</b>	Manor Farm	<b>3</b>
14/01168/FUL	<b>Tur Langton</b>	Former Bulls Head Public House	<b>2</b>
<b>Total Large Site Completions</b>			<b>110</b>



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

<u>Parish</u>	<u>Site Address</u>	<u>5YS Status</u>	<u>Uniform PP</u>	<u>Green/Brown field?</u>	<u>Conversion?</u>	<u>Count of Plots Completed in Current Monitoring Year</u>
Broughton Astley	36 Dunton Rd	Completed within monitoring year	14/01476/OUT (06.01.2015) 15/00334/FUL	Green	No	<b>2</b>
Broughton Astley	51b Main Street	Completed within monitoring year	12/01514/FUL (09.02.2013)	Brown	Yes	<b>1</b>
Foxton	Land Adj 20 Vicarage Drive	Completed within monitoring year	08/01657/FUL (25/03/09), Revised Scheme 10/01274/FUL (11/11/10) 15/00649/INIT	Brown	No	<b>1</b>
Kibworth Beauchamp	Land Adj 10 Imperial Rd	Completed within monitoring year	14/00061/FUL (14.04.2014) 15/00565/NMA (02.06.2015) 14/00293/DOM (18.05.2016)	Green	No	<b>2</b>
Kibworth Beauchamp	Sheltered Accomodation, 10-43 Morrison Court	Completed within monitoring year	15/01900/FUL 16/00108/OTH	Brown	Yes	<b>1</b>
Lubenham	Thorpe View Stables, Foxton Rd	Completed within monitoring year	14/00641/FUL (04.08.2014) 14/00444/DOMBN (03.08.2016)	Green	No	<b>1</b>
Lutterworth	18 Central Avenue	Completed within monitoring year	15/00907/FUL 15/00717/DOM	Green	No	<b>1</b>

Market Harborough	76 Great Bowden Rd	Completed within monitoring year	14/00173/FUL (19.05.2014) 14/01469/FUL (22.12.2014) 15/00148/INIT (23.06.2016)	Green	No	<b>1</b>
Market Harborough	Han Chinese restaurant, 29 St Marys Rd	Completed within monitoring year	14/01671/FUL 15/00001/OTHSO	Brown	No	<b>1</b>
Market Harborough	Huntingdon Gardens	Completed within monitoring year	15/01899/FUL 16/00107/OTH	Brown	Yes	<b>1</b>
North Kilworth	Land rear of Western Cottages	Completed within monitoring year	02/00400/OUT (1/7/03), 06/00936/REM (21/8/06)	Green	No	<b>1</b>
Skeffington	Walbury Grange, Uppingham Road	Completed within monitoring year	10/00680/FUL (08/07/10), 11/00634/FUL (13.07.11)	Brown	Yes	<b>1</b>

**Appendix 3:** 5 Year Supply Site Assessments (01 October 2016 to 30 September 2021)

**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	2016 / 2017 (from October 16)	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 22 (to Sept 21)	Total Units in 5 Year Supply	
05/00853/OUT - 600 units 07/00360/REM - 629 units 10/01145/FUL - 8 units 10/01141/FUL - 99 units 11/01688/FUL - 59 units 12/01321/FUL - 64 units 13/01012/FUL - 116 units	MH/3 Land at Farndon Road, Market Harborough - currently 3 developers have planning consent.	25.1	a) David Wilson Homes (projection provided by developer 06.11.2014).	171	169	2	2	0	0	0	0	0	2	
			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	184	19	19	0	0	0	0	0	0	19
			d) Ben Bailey Homes: 15/01343/FUL, 101 units. Planning committee date: 01.12.2015	196	0	196	27	40	34	0	0	0	0	101
			<b>e) Total projections for site.</b>	629	412	217	48	40	34	0	0	0	122	

06/01209/RE M	KB/1 Land at Warwick Road, Kibworth	15.7	The developer has provided the following build rates on 20.04.2015. These have been updated by council officers to account for the latest residual figure. The developer confirmed a reduction in the expected total delivery on site, from 660 to 549 (dated 06.11.2014).	549	498	51	25	26	0	0	0	0	51
10/00847/RE M	GG/2 Land at Stretton Road, Great Glen	11.3	a) Miller Homes (projection provided by developer 07.06.16)	230	215	15	15	0	0	0	0	0	15
			b) John Littlejohn Homes (projection included by Miller Homes as above)	53	0	53	0	53	0	0	0	0	53
			<b>c) Total Projection for site.</b>	283	215	68	15	53	0	0	0	0	68
<b>Total Units</b>				1461	1125	336	88	119	34	0	0	0	241

**NB:** If there is a discrepancy between a site's build rate projection, the total units permitted, and the residual number of houses it is ordinarily due to a time lag in receiving completion notices. When this occurs, the difference is added into the 1<sup>st</sup> year of supply in the projection table (2016/17). 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 2016 to 30 September 2021)**

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

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

Planning reference	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2016 / 2017 (from October 16)	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 22 (to Sept 21)	Total Units in 5 Year Supply
12/00044/FUL - Full planning consent granted 18.01.16	Land north of Lubenham Hill	6.14	Greenfield. The following build rate has been provided by the developer (09.06.16).  S106 agreed 18.01.2016	119	0	119	2	36	36	36	9	0	119
13/01483/OUT - OUTline Permission granted 04.03.16	Land to the west of Leicester Rd	35.17	Greenfield. Reserved matters application expected in Spring 2017. S106 agreed 04.03.2016	450	0	450	0	0	0	0	0	0	0
11/00112/OUT - OUTline Permission granted 13.05.16	Land at Airfield Farm	55.78	Greenfield. Projection provided by developer 10.06.16. Subsequently lowered for the first year due to pre-commencement requirements.  S106 agreed 18.01.2016  A reserved matters application for Phase 1 of this site is expected in late 2016.	924	0	924	0	0	10	80	120	60	270
<b>Total Units</b>				<b>1500</b>	<b>0</b>	<b>1500</b>	<b>2</b>	<b>36</b>	<b>46</b>	<b>116</b>	<b>129</b>	<b>60</b>	<b>389</b>

**Appendix 3: 5 Year Supply Site Assessments (01 October 2016 to 30 September 2021)**

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

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2016 / 2017 (from Oct 16)	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022 (to Sept 21)	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. Building work has commenced on site	6	0	6	0	3	3	0	0	0	6
15/01127/FUL	Billesdon	7-35 Knights Close	0.56	Redevelopment of existing sheltered housing site. The following build rate has been estimated.	18	0	18	6	12	0	0	0	0	18
10/01579/OUT & 15/01340/OUT	Broughton Astley	Land off Crowfoot Way	5.31	Greenfield. The following build rate has been provided by the agent (09.06.16).	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 (07.06.16).	24	0	24	24	0	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	1	27	24	3	0	0	0	0	27
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	13	7	7	0	0	0	0	0	7

16/00145/OUT	Gilmorton	Broughton Hall Fencing	0.68	Greenfield. The following build rate has been estimated by the Council	8	0	8	0	8	0	0	0	0	0	<b>8</b>
13/00350/FUL & 13/00590/CON & 13/01785/PCD	Great Bowden	Works, Nether Green	0.48	PDL site being developed by Mulberry Property Developments. The following build rate has been provided by the developer (16.04.2015), with the site now completed.	5	5	0	0	0	0	0	0	0	0	<b>0</b>
15/01801/OUT	Great Bowden	Land off Welham Lane	8.91	Outline planning permission for up to 50 dwellings with associated access, landscaping, open space, country park and drainage infrastructure. Reserved matters application expected in early 2017. The following build rate has been estimated.	50	0	50	0	10	20	20	0	0	<b>50</b>	
15/01425/OUT	Great Bowden	Land off Berry Close	3.25	Outline permission for up to 70 dwellings. Reserved matters application expected in early 2017. The following build rate has been provided by the agent (17.11.16)	70	0	70	0	0	35	35	0	0	<b>70</b>	
09/00044/FUL & 12/01762/PCD & 13/00874/CLU	Great Easton	Rectory Farm, Church Bank	0.49	Greenfield. The site has commenced with creation of access and some conditions have been discharged. However, the agent has confirmed that no development is planned to complete in the next five years (16.04.2015).	6	0	6	0	0	0	0	0	0	<b>0</b>	



13/01767/OUT, 15/01146/REM, 16/00355/REM, 16/00380/FUL	Great Easton	Land rear of 28 Broadgate	0.6	The agent anticipates building work to commence in 2016/17, for a revised number of units (reduced from 13 to 9). Build rate provided by agent (29.04.2015).	13	0	13	0	4	5	0	0	0	<b>9</b>
14/01241/OUT, 16/00321/FUL	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	<b>9</b>
15/00912/OUT	Great Glen	Land at London Rd	2.41	Outline planning application for a residential development for up to 40 dwellings. S106 agreed 08.01.2016. The following build rate has been estimated.	40	0	40	0	20	20	0	0	0	<b>40</b>
15/01975/OUT	Houghton on the Hill	Land north of Uppingham Road	2.83	Erection of up to 70 dwellings (access only to be considered). S106 signed in August 2016. Reserved Matters application expected imminently. The following build rate has been estimated.	70	0	70	0	10	30	30	0	0	<b>70</b>
15/00176/OUT	Husbands Bosworth	Land at Welford Rd	2.45	Erection of up to 41 dwellings and doctors surgery. Reserved matters application 16/01250/REM pending. The following build rates have been estimated.	41	0	41	0	10	20	11	0	0	<b>41</b>
06/00124/REM 13/00179/FUL 15/00787/FUL	Kibworth	Former Railway Station	0.88	Previously developed land. Work has resumed on site. The developer has provided the following projected build rate (05.11.2014).	44	12	32	0	9	9	9	5	0	<b>32</b>

13/00102/FUL	Kibworth	Land Rear of 8-28 High Street	0.59	Greenfield site. The following build rate has been provided by the developer (31.10.2014).	13	4	9	7	2	0	0	0	0	<b>9</b>
15/00525/OUT	Kibworths	Land at Wistow Rd	2.67	Outline application for the erection of up to 61 dwellings. A reserved matters application is awaited. The following build rate has been estimated.	61	0	61	0	0	30	31	0	0	<b>61</b>
15/01471/OUT	Lubenham	Land south of Main Street	1.84	Outline application for up to 28 dwellings. Reserved matters application 16/01467/REM is pending consideration. The following build rate has been provided by the developer (08.06.16)	28	0	28	0	10	18	0	0	0	<b>28</b>
11/00117/OUT & 13/01282/REM	Lutterworth	Land north of Bill Crane Way	8	Greenfield. The developer provided the following build rate (10.06.16).	147	96	51	30	21	0	0	0	0	<b>51</b>
12/00900/OUT	Lutterworth	Leaders Farm	6.43	Greenfield. The following build rates have been provided by the developer (15.04.2015) and has been updated by officers to reflect the updated residual.	130	74	56	15	41	0	0	0	0	<b>56</b>
13/01864/FUL & 13/01865/LBC	Lutterworth	18 Station Rd	0.3	Mixed site. The following build rate has been provided by the Agent (14.04.2015)	9	0	9	0	0	0	5	4	0	<b>9</b>
14/01667/FUL	Lutterworth	9b Misterton Way	0.09	Brownfield. The following build rate has been provided by the developer (09.04.2015).	8	0	8	8	0	0	0	0	0	<b>8</b>
14/00101/FUL & 14/1395/PCD	Lutterworth	Westerby Court		Brownfield. The following build rate has been provided the developer (09.04.2015).	22	0	22	6	16	0	0	0	0	<b>22</b>

14/00739/OUT 15/00661/REM	Lutterworth	Land East of Leicester Rd	3.73	Greenfield. The following build rate has been estimated by council officers.	84	0	84	0	20	20	20	20	4	<b>84</b>
15/01597/FUL	Lutterworth	Land north of Lutterworth bypass, Moorbarns Lane	0.23	Greenfield. The following build rate has been estimated.	9	0	9	0	9	0	0	0	0	<b>9</b>
14/01628/FUL	Lutterworth	Vedonis Works	1.4	Brownfield. The following build rate has been estimated.	57	0	57	0	25	25	7	0	0	<b>57</b>
10/01669/OUT & 13/01488/REM	Market Harborough	Land at Lathkill Street	1.29	Previously Developed Land. The developer has provided the following projection (13.04.2015) and has been updated by council officers to reflect the latest residual.	47	46	1	1	0	0	0	0	0	<b>1</b>
09/00589/OUT	Market Harborough	Land at Glebe Road	7.51	Greenfield. The developer provided the following build rate. The following build rate for the residual units has been estimated.	140	120	20	20	0	0	0	0	0	<b>20</b>
11/01709/OUT & 12/01377/REM	Market Harborough	Land east of Northampton Road	4.78	Greenfield. Site visits on 02.10.2015 and May 2016 confirmed 110 units have been completed.	110	110	0	0	0	0	0	0	0	<b>0</b>
12/00806/OUT	Market Harborough	Overstone House	2.7	Greenfield site. The following build rates have been provided by the developer (15.06.16).	48	0	48	10	38	0	0	0	0	<b>48</b>

07/01728/REM	Market Harborough	Harborough Rubber Site	2.14	Brownfield. The remainder of the site is under new ownership. Application for 73 dwellings pending consideration. No completions have been estimated within the next five years.	286	247	39	0	0	0	0	0	0	0	<b>0</b>
13/00930/FUL	Market Harborough	Land at Waterfield Place	1.26	Greenfield. The site is completed.	24	24	0	0	0	0	0	0	0	0	<b>0</b>
15/00369/FUL	Market Harborough	Land to the rear of 40- 40A High Street	0.17	Erection of 7 dwellings. The following build rate has been estimated.	7	0	7	0	7	0	0	0	0	0	<b>7</b>
15/01342/FUL, 16/01058/VAC	Market Harborough	Clover Court, Hearth Street	0.26	Demolition of existing sheltered housing scheme and erection of 11 dwellings	11	0	11	3	8	0	0	0	0	0	<b>11</b>
15/00746/OUT	Market Harborough	Land off Farndon Road	10.83	Erection of up to 230 dwellings and associated works. The following build rate has been estimated.	230	0	230	0	0	20	40	40	20	20	<b>120</b>
14/01411/FUL	Medbourne	Paddock, Drayton Rd		Greenfield. The developer has provided the following build rate (23.04.2015).	6	0	6	0	6	0	0	0	0	0	<b>6</b>
11/01793/FUL	North Kilworth	Land Off Station Road	10.44	Change of use to form 220-berth marina, including up to 10 residential moorings. The following build rate has been estimated based on progress seen on site.	10	0	10	0	10	0	0	0	0	0	<b>10</b>
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	0	<b>5</b>

15/01647/FUL	North Kilworth	Quarry Farm Stables, Lutterworth Rd	1.08	Demolition of barn & stable block; erection of 2 detached bungalows and 4 detached dwellings. The site is for sale. The following build rate has been estimated.	6	0	6	0	0	6	0	0	0	6
12/01330/REM	Scraptoft	Land north of Scraptoft Campus	6.95	Greenfield. The agent has provided the following build rates for a previous report - the council has estimated an updated forecast based on the current number of completions.	113	112	1	1	0	0	0	0	0	1
12/01797/FUL & 12/01798/LBC & 13/00558/FUL	Scraptoft	Scraptoft Hall, Church Lane	4.03	Mixed development. The following build rate for residual units has been estimated.	61	37	24	10	14	0	0	0	0	24
13/01465/OUT & 14/00669/OUT	Scraptoft	Land off Pulford Drive	6.2	Greenfield. The developer has provided the following build rates (07.06.16).	130	0	130	0	3	15	23	40	20	101
14/01637/OUT	Scraptoft	Land off Beeby Rd	8.32	Outline application for up to 178 dwellings. Reserved matters application 16/01372/REM pending consideration. The developer has provided the following build rate (07.06.16).	178	0	178	0	35	35	35	35	17	157
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 (07.06.16) and this has been updated based on current delivery.	128	26	102	20	40	42	0	0	0	102

14/01088/OUT	Thurnby	Land at Uppingham Rd (aka Charity Farm)	16.04	Greenfield. The following build rate has been provided by the developer (23.04.2015), and subsequently reduced for the first year delivery. Reserved Matters application 16/00874/REM is pending consideration.	275	0	275	0	11	45	45	45	23	<b>169</b>
14/00699/FUL	Tugby	Manor Farm, Main street, Tugby	1.02	Greenfield. The developer has provided the following build rate (23.04.2015).	8	3	5	3	2	0	0	0	0	<b>5</b>
14/01168/FUL & 14/01235/PCD	Tur Langton	The Bulls Head	0.14	Previously Developed Land. The developer has provided the following build projection (28.04.2015). The site has completed.	6	6	0	0	0	0	0	0	0	<b>0</b>
13/01228/OUT (Appeal allowed 04.08.2014)	Ullesthorpe	Land at Fairway Meadows	2.58	Greenfield. The council has estimated the following build rate.	60	0	60	0	6	24	24	6	0	<b>60</b>
<b>Total Units</b>					<b>2988</b>	<b>942</b>	<b>2046</b>	<b>198</b>	<b>448</b>	<b>446</b>	<b>345</b>	<b>195</b>	<b>84</b>	<b>1716</b>

**Appendix 3:** 5 Year Supply Site Assessments (01 October 2016 to 30 September 2021)

**Table 4.** Neighbourhood Plan Allocated Sites

Planning reference	Settlement	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	2016 / 2017 (from Oct 16)	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 22 (to Sept 21)	Total Units in 5 Year Supply
13/00898/FUL - subject to S106 consent	Broughton Astley	Land at Coventry Rd	8.42	Allocated in the Broughton Astley Neighbourhood Plan. Greenfield. Agent has provided the following build rate (10.06.16). S106 was agreed in May 2015.	199	12	42	42	42	42	19	<b>199</b>
13/01142/OUT	Broughton Astley	Land East and West of Broughton Way	22.6	Allocated in the Broughton Astley Neighbourhood Plan. Greenfield. Agent has provided the following build rate (07.06.16). S106 was agreed in November 2014.	310	10	40	40	40	40	20	<b>190</b>
16/00579/FUL	Billesdon	Land east of Rolleston Rd, Billesdon	0.96	A build rate was provided by the agent in April 2015, and an application to develop the site is pending consideration.	10	0	5	5	0	0	0	<b>10</b>
N/a	Billesdon	Land north of High Acres, Billesdon		A build rate was provided by the developer in April 2015, with an application currently pending consideration.	35	0	0	17	18	0	0	<b>35</b>

<b>Total Units</b>	Min' of 45	<b>22</b>	<b>87</b>	<b>104</b>	<b>100</b>	<b>82</b>	<b>39</b>	<b>434</b>
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**Appendix 3: 5 Year Supply Site Assessments (01 October 2016 to 30 September 2021)**

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

Planning reference	Settlement	Site Address	Developer / Agent	Site Area (Ha)	Comments	Total Units Permitted	2016 / 2017 (from Oct 16)	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 22 (to Sept 21)	Total Units in 5 Year Supply
13/01641/OUT	Houghton on the Hill	2 Uppingham Road		0.51	Erection of 16 dwellings and bungalows. The following build rate has been estimated.	16	0	0	16	0	0	0	16
15/01391/OUT	Market Harborough	Land at Dunmore Road	Andrew Granger & Co	1.99	Erection of up to 40 dwellings. The developer provided the following build rate (09.06.16).	40	0	15	25	0	0	0	40
16/00034/OUT	Shangton	Self Unlimited, Melton Road		2.93	Brownfield. Erection of up to 27 dwellings. The following build rate has been estimated.	27	0	10	17	0	0	0	27
16/00373/OUT	Ullesthorpe	Land north of Ashby Road	Leics County Council	1.94	Greenfield. Erection of up to 45 dwellings. The following build rate has been estimated.	45	0	0	20	25	0	0	45
16/00115/OUT	Gilmorton	Land east of Mill Lane	Francis Jackson Homes	1.06	Greenfield. Erection of up to 27 dwellings. The following build rate has been estimated.	27	0	5	20	2	0	0	27

16/00925/OUT	South Kilworth	Land opposite Leys Crescent	Andrew Granger & Co	1.76	Greenfield. Erection of up to 25 dwellings. The following build rate has been estimated.	25	0	5	20	0	0	0	25
<b>Total Units</b>						<b>180</b>	<b>0</b>	<b>35</b>	<b>118</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>180</b>

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

**Table 1. Commencements, page 1 of 9**

Parish	Site Address	Total plots gained	Planning Reference
Billesdon	The Garden House, Tilton Lane	1	09/00079/FUL (24.04.2009)
Bitteswell	Bitteswell Hall, Hall Lane	1	05/00291/FUL 10/01057/FUL (30.09.2010)
Broughton Astley	3 Sutton Lane, Sutton in the Elms	0	15/00174/FUL
Broughton Astley	Glebe Farm, Frolesworth Road	0	09/00866/FUL (16/08/10)
Broughton Astley	Land at Church Close	2	08/00192/FUL (14.02.2008) 11/00016/ETF 13/00971/FUL (09.09.2013) 14/01734/FUL 15/00032/PCD 14/00975/INIT
Broughton Astley	Sutton Lodge Farm, Frolesworth Road	4	02/01354/FUL (29/11/02) 05/01374/FUL (28/10/05) 12/01589/VAC (09.01.13)
Bruntingthorpe	Hazeldean, Main Street	0	08/00187/FUL (12.05.2008) 08/00119/CON
Burton Overy	Hillbank, Carlton Drive	0	09/00022/Ful (06.03.2009) 09/00023/LBC (06.03.2009)
Church Langton	Home Farm, Main Street AKA 'New House'	1	06/00208/ful (2/6/06), 09/00626/FUL (27/07/09) 13/01082/FUL (10.09.2013) 14/00374/FUL (08.05.2014) 14/01459/FUL (19.12.2014)

Cotesbach	Elmdene, Main Street	2	08/01271/FUL (22.09.2008) 14/00930/FUL 14/01657/FUL (05.02.2015) 14/01662/NMA (05.02.2015)
Drayton	Stokes Buildings, Nevill Holt Road	1	13/01188/FUL (11.10.2013) 14/00145/PCD (11.10.2013)
Dunton Bassett	Oakberry Farm	1	10/00970/FUL (07.10.2010)
East Norton	1-3 Station Cottage, Uppingham Road	0	07/01090/FUL (19/9/07) 11/01627/FUL - resubmission REFUSED
Fleckney	Land Adj, The Meadows, Kilby Road	1	10/00709/REM (19/07/10)
Foxton	The Manor House, Swingbridge Street	1	10/00167/ETF (01/04/10), 11/01185/FUL (14/10/11)
Foxton	The Old School House, Woodgate	1	14/00241/FUL (16.04.2014) 14/00242/LBC (16.04.2014)
Frolesworth	Orchard End, 11A Main Street	0	15/01172/FUL, 16/00556/FUL (27.05.16)
Gaulby	The Paddock, Main Street	1	08/00608/FUL (20/06/08), 10/01662/ETF (03/02/2011)
Gilmorton	Church Drive	1	07/01114/FUL (04/12/07), 10/00359/ETF (12/05/10)
Gilmorton	Land Adj to Ashbrook House and Homeland, Ashby Rd	2	15/00834/FUL

Great Bowden	5 Sutton Road	3	10/01408/FUL (16/02/11)
Great Bowden	The Barn, Sutton Road	1	11/01071/OUT (29/09/11) 14/01341/REM (24.11.2014) 15/00535/FUL
Great Easton	4 High Street	1	09/00378/FUL (30/06/09)
Great Easton	Land at OS 2577 and 2962 - Barnsdale Farm, SW of Great Easton	1	02/00960/OUT (16/5/03), 06/00848/REM (20/10/06)
Great Easton	Land at Gatehouse Lane, Caldecott Rd	4	09/00752/OUT (allowed at appeal 25.10.2012) 13/01065/REM (05.09.2013) 14/01091/PCD (01.10.2014) 14/00244/FUL (14.04.2014) 15/00689/FUL (29.07.2015)
Great Easton	Land rear of 10 High Street	1	08/00250/FUL (14/05/08)
Great Glen	Glenbrook, Stretton Road	0	02/01802/FUL (29/1/03), 03/01809/FUL (revised scheme - 28/1/04), 06/01680/FUL (20/2/07)
Great Glen	Land Adj 14A Chestnut Drive	1	14/01603/FUL
Great Glen	Land off Chestnut Drive, Stretton Hall	2	11/00610/FUL (08/07/11) 13/01462/PCD (02.12.2013) 14/00510/FUL (03.06.2014)

Hallaton	Crotts Garage, North End	1	99/00809/FUL (24/5/00), 03/01235/FUL (revised scheme - 8/10/03) 07/00742/FUL (2/7/07 - revised scheme)
Hallaton	Horse Close Farm, Cranoë Road	1	08/01557/OUT (11/03/09), 09/00416/REM (15/06/09)
Hallaton	Spinney View Farm, East Norton Road	1	09/00764/FUL (19/08/09)
Houghton on the Hill	Land 41A, Uppingham Road	2	08/01483/FUL (25/02/09)
Husbands Bosworth	31 High Street	4	11/01521/FUL (14/12/11) 14/01558/PCD
Husbands Bosworth	42A Bell Lane	1	08/01038/FUL (3/11/08), 10/01082/FUL (15/11/10)
Husbands Bosworth	Croft Farm, Leicester Road	1	12/00821/OUT 12/01661/FUL (08.01.2013)
Illston on the Hill	Holly Farm, Three Gates	1	12/00808/FUL (09.10.12)
Keyham	Kennels and Cattery, Snows Lane	1	07/00953/REM (15/08/07) (reserved matters of 04/00725/VAC)
Kibworth Beauchamp	14 High Street	1	15/00367/FUL 15/01219/PCD
Kibworth Beauchamp	22 High Street	1	13/01411/FUL (14.11.2013) 13/01440/LBC (14.11.2013) 14/00772/FUL (19.08.2014) 14/00857/LBC (13.08.2014)

Kibworth Beauchamp	34 Gladstone Street	1	14/00285/FUL (21.05.2014) 14/00285/FUL (24.11.2014)
Kibworth Beauchamp	Morrison Court	2	10/00994/FUL (01/10/10)
Kibworth Harcourt	17 Harborough Rd	-1	15/00945/FUL
Kimcote & Walton	OS 0009, Kilworth Road, Kimcote	1	06/00181/FUL (4/4/06), 08/00103/FUL (revised scheme - 31/03/08)
Knaptoft	Knaptoft Hall Farm Welford Road	1	11/01738/OUT & 12/01168/FUL (04.11.2013) 15/00852/NMA
Laughton	Brock Hill Byre, Mowsley Lane	1	07/00222/FUL (18/4/07)
Laughton	Church Farm	1	12/01087/FUL (18.12.2013) 14/00248/FUL (26.06.2014)
Leire	Hall Farm, Back Lane	4	15/01246/FUL
Leire	The Gables, Main Street	1	16/00493/FUL (09.05.2016)
Loddington & Launde	Copt Hill Farm, Launde Road	1	06/01425/FUL (24/11/06), 07/00292/FUL (revision 26/4/07), 09/01151/FUL (18/11/09), 12/01829/PCD (16.01.2013)
Lubenham	Flagstone House, 24 Foxtan Road	1	08/01001/FUL (24/09/08)

Lutterworth	18 High Street	1	08/01638/FUL (13/02/09), 09/01428/FUL (18/01/10)
Lutterworth	23 Sherrier Way	1	15/00790/FUL
Lutterworth	69 Bitteswell Road	1	13/00726/OUT (29.08.2013) 13/01659/REM (02.01.14)
Market Harborough	101 Logan Street	1	08/01349/FUL (08/12/08), 09/00987/FUL (06/10/09)
Market Harborough	130 Logan Street	1	11/00730/FUL (22/07/11)
Market Harborough	35 Rupert Rd	1	14/01297/OUT (14.11.2014) 15/00201/FUL
Market Harborough	48 Northampton Road -	1	11/01414/FUL (01/12/11)
Market Harborough	Land adjacent 2 the Woodlands	1	07/00686/FUL (25/7/07)
Market Harborough	Land at The Woodlands	2	09/01498/FUL (03/03/10)
Market Harborough	The Cherry Tree, Church Walk	1	06/00865/FUL (9/1/07), 09/01316/FUL (14/12/09)
Wistow and Newton Harcourt	The Manor House, Wistow Road, Newton Harcourt	1	15/01198/FUL



North Kilworth	Land at Green Lane	1	14/01165/FUL (17.10.2014) 15/01036/FUL (26.08.15) 15/01697/FUL 16/00388/NMA 15/00331/DOM
North Kilworth	Pincet Lodge	0	09/01414/FUL (19/01/10)
North Kilworth	The Cottage, 24 Green Lane	2	15/01407/PDN
North Kilworth	The White Lion, Lutterworth Rd	1	13/01285/FUL
Owston & Newbold	Land OS 6658, Newbold Lane	0	05/01881/FUL (23/2/06)
Peatling Magna	Arnesby Lane	1	16/00140/OUT
Peatling Parva	Land Adjacent the Paddocks, Main Street	1	10/01359/FUL (09/12/10)
Peatling Parva	Westdale Farm, Bambury Lane	1	15/01133/FUL
Scraptoft	Land rear of 3 The Mount, Beeby Road	1	13/01443/FUL (Appeal allowed 04.07.2014) 14/01434/PCD (03.11.2014) 15/00102/FUL
Scraptoft	The Woodlands, Covert Lane	0	15/002010/PDN (Qa only)
Shawell	Grange Farm, Catthorpe Road	4	09/00822/FUL (19/10/09), 11/00415/FUL (19/05/11)
Shawell	Hill Top Farm, Swinford Road	1	11/00415/FUL

Shawell	The Old Rectory, Main Street	1	10/01633/FUL (22/02/11), 12/00310/FUL (23.04.12), 12/00809/FUL (13.07.12)
Shearsby	Willowbrook Farm, Church Lane	1	15/01077/FUL
South Kilworth	Avon Crest, Welford Rd	0	13/00266/FUL (03.05.2013)
Stockerston	The Glebe Cottage, Church Lane	1	11/01335/FUL (23/11/11)
Stoughton	Unicorn House	1	14/01502/FUL
Swinford	12 Kilworth Rd, Swinford	1	15/00725/FUL
Theddingworth	Land adj Ivy Lodge Farm, Station Road	1	16/00344/FUL
Thurnby & Bushby	917 Uppingham Road	4	10/00445/FUL (01/06/10) 14/00589/FUL (18.06.2014) 14/00590/FUL (18.06.2014)
Thurnby & Bushby	Land Adj 33 Hereward Drive, Thurnby	1	12/00489/FUL
Tilton on the Hill	Old Rectory, Main Street	1	14/01574/FUL
Tugby & Keythorpe	Land Opposite Keythorpe Hall Farm, Hallaton Road Tugby	0	11/01269/FUL

Tugby & Keythorpe	Lane Farm, Wood Lane, Tugby	0	12/00594/FUL
Ullesthorpe	Crown Inn, Main Street	4	15/00892/FUL

**Appendix 4: Current Capacity on Sites of less than 5 dwellings****Table 2. Commitments – Page 1 of 15**

Parish	Site Address	Planning Reference	Total plots gained
Allextton	White House, Main Street	13/00193/FUL (10.04.2013) 13/00195/CON (10.04.2013)	<b>0</b>
Arnesby	Gable End, Mill Hill Rd	13/00968/OUT (24.06.2014) 15/01565/FUL (10.12.2015) 16/00133/PCD (11.03.2016)	<b>1</b>
Ashby Magna	24 Gilmorton Road	15/00040/FUL	<b>1</b>
Ashby Magna	4 Old Forge Rd	15/01439/FUL	<b>1</b>
Ashby Magna	Bridge Farm, Holt Lane,	16/00099/PDN	<b>1</b>
Ashby Magna	Hall Farm Courtyard, Hall Lane	16/00270/FUL	<b>1</b>
Ashby Magna	Land Adj 12 Peveril Rd	14/00719/FUL (10.07.2014)	<b>1</b>
Ashby Magna	The Hovel, Peveril Rd	15/00529/PDN	<b>1</b>
Ashby Magna	30 Gilmorton Road	15/01896/OUT	<b>1</b>
Billesdon	Stable Cottage, Tilton Lane	15/01527/FUL	<b>1</b>
Billesdon	Billesdon Service Reservoir, Billesdon Bypass	15/01060/FUL (08.10.2015) 16/00107/FUL (14.03.2016)	<b>1</b>

Billesdon	20 Coplow Lane	16/00231/FUL	<b>1</b>
Billesdon	Land to rear of 13 to 15 Long Lane	14/01436/FUL (16.12.2014)	<b>2</b>
Bitteswell	Elms Farm, Ullesthorpe Rd	12/00326/FUL (26.03.2013)	<b>1</b>
Bitteswell	The Courts Ashby Lane	13/00338/OUT (20.05.2013) 14/01012/FUL (27.10.2014)	<b>1</b>
Bitteswell	West End Farm, West End	10/00176/FUL (28.04.2010) 14/01133/FUL (10.10.2014) 14/01134/LBC (08.10.2014)	<b>1</b>
Broughton Astley	45 Dunton Road	16/01074/OUT (01.09.2016)	<b>2</b>
Broughton Astley	7 Montague Road	14/01469/FUL (22.12.2014)	<b>1</b>
Broughton Astley	11A Leicester Road	16/00119/OUT (04.05.2016)	<b>1</b>
Broughton Astley	Colesbarn Farm, Frolesworth Road	16/00815/FUL	<b>2</b>
Broughton Astley	Land rear of 124 & 126 Station Rd	15/01052/FUL	<b>1</b>
Broughton Astley	Land Adj 52 Six Acres	12/00588/REM, 09/00920/OUT 12/1786/REM (13.05.2013)	<b>1</b>
Broughton Astley	6 Leicester Rd	16/00415/FUL	<b>1</b>

Broughton Astley	Leire Turn Farm, Leire Lane	13/01450/FUL (02.12.2013)	<b>1</b>
Broughton Astley	Leire Turn Farm, Leire Lane	14/01709/PDN	<b>1</b>
Broughton Astley	Leire Turn Farm, Leire Lane	15/01952/PDN	<b>1</b>
Burton Overy	Bute Barn, Town Street	13/01833/FUL (07.03.2014)	<b>1</b>
Burton Overy	Thatched Cottage, Main Street	05/00015/FUL (04.05.2005) 10/00380/ETF (30.06.2010) 13/00484/ETF (10.07.2013), 15/01568/FUL (12.05.16)	<b>1</b>
Burton Overy	The Gravel, Burton Overy	07/01628/FUL (13.02.2008) 10/00851/FUL (17.01.2011)	<b>2</b>
Church Langton	25 Thornton Crescent, Church Langton	15/02029/FUL	<b>1</b>
Claybrooke Magna	Land adj Seleta, Bell Street	16/00559/FUL	<b>4</b>
Cold Newton	Cold Newton Lodge Farm, Tilton Lane	12/01213/FUL (08.10.2012)	<b>0</b>

Cold Newton	Land at Ashtree Farm, Leicester Road	13/00942/FUL	<b>1</b>
Drayton	Drayton Ash Farm, Medbourne Road	16/00227/FUL	<b>1</b>
Drayton	Orchard Farm Bungalow	10/01065/FUL (15.10.2010) 11/01073/FUL (04.10.2011) 14/00219/FUL 14/01353/ful (26.11.2014 )	<b>1</b>
Dunton Bassett	Merrie Monk, 38 Station Rd	13/01640/FUL (12.02.2014)	<b>1</b>
Dunton Bassett	Merrie Monk, 38 Station Rd	14/00367/FUL (12.05.2014)	<b>2</b>
East Norton	Knights Farm, Hallaton Rd	13/01499/FUL (29.11.2013)	<b>1</b>
Fleckney	Garages G24, Main Street	15/00871/FUL	<b>1</b>
Foxton	27 Main Street	14/00761/FUL (25.07.2014)	<b>1</b>
Foxton	28 Middle Street	13/01556/FUL (20.12.2013) 15/00301/NMA (08.06.2015)	<b>1</b>
Frolesworth	The Homestead, Sharnford Rd	15/01476/PDN	<b>1</b>
Gaulby	Land adjoining the Rectory, Norton Lane	15/01574/FUL	<b>1</b>
Gilmorton	Gilmorton House, Lutterworth Rd	15/01157/FUL	<b>2</b>

Gilmorton	Penhill Farm, Cotes-de-val, Leicestershire	15/01095/LCC	<b>1</b>
Gilmorton	The Urchins, Ashby Rd	13/01580/OUT (13.12.2013)	<b>2</b>
Gilmorton	Land South of Inkershall Lodge, Lutterworth Rd	12/01659/OUT 15/01048/REM	<b>1</b>
Great Bowden	25 Welham Lane	15/00029/FUL	<b>1</b>
Great Bowden	39 Main Street	16/00631/FUL	<b>1</b>
Great Bowden	Land at Welham Lane	14/01410/FUL	<b>1</b>
Great Bowden	Land opposite Fernie Hunt Stables, Nether Green	12/01081/FUL (03.09.2012), 12/01613/PCD (23.01.2013), 12/01691/PCD 23.01.2013)	<b>1</b>
Great Bowden	Land at Sutton Rd	15/01534/FUL	<b>1</b>
Great Bowden	9 Langton Road	16/00529/FUL	<b>0</b>
Great Easton	9 Brook Lane	14/01224/FUL	<b>1</b>
Great Easton	Hornbeam House, 1a Cross Bank	10/01700/CON (14/02/11) 14/01326/FUL (27.11.2014)	<b>0</b>
Great Easton	Land Adj 22 Broadgate	14/00086/FUL (30.05.2014) 14/00111/LBC (30.05.2014)	<b>1</b>



Great Easton	Land rear of 44-48 High Street, Lounts Crescent	16/00598/FUL	<b>1</b>
Great Easton	Land rear of Westbrook House	08/00758/FUL 13/00790/ETF (10.07.2013) 14/00592/nma (20.05.2014)	<b>1</b>
Great Easton	Sophie's Barn, Holy Oaks Farm, Stockerston Lane	14/00912/PDN (27.08.2014)	<b>1</b>
Great Easton	The Cottage, Caldecot Rd	15/01155/FUL	<b>0</b>
Great Easton	Westbrook House, 3 Brook Lane	07/00615/LBC & 07/00612/FUL 10/00447/ETF & 10/00516/ETL (03/06/10) 13/00779/ETF (05.09.2013) 14/00584/FUL (23.07.2014) 14/00821/LBC (23.07.2014)	<b>1</b>
Great Glen	30 Higher Green	14/01498/FUL (29.12.2014)	<b>1</b>
Great Glen	38 Main Street	10/01146/ETO (05.11.2010) 15/00147/FUL	<b>1</b>
Great Glen	9 London Rd	14/00870/FUL (02.09.14)	<b>4</b>
Great Glen	Garages, St Cuthberts Ave	15/00988/FUL	<b>4</b>
Great Glen	Hall Farm, Main Street	13/00961/LBC	<b>3</b>

Great Glen	Land to the side of 11 Cherry Grove	14/00023/FUL (allowed at appeal)	<b>1</b>
Great Glen	Pennbury Farm	15/01010/PDN	<b>2</b>
Hallaton	Land adj Bewicke Arms, Eastgate	15/01380/FUL 15/01991/PCD	<b>1</b>
Hallaton	Land at Hunts Lane	11/00522/FUL (26/05/11) 14/01155/FUL (21.10.2014)	<b>2</b>
Houghton on the Hill	11 Uppingham Road	16/01189/FUL (15.09.2016)	<b>1</b>
Houghton on the Hill	21 Uppingham Rd	15/00075/FUL	<b>1</b>
Houghton on the Hill	Hillcroft, Uppingham Rd	15/01098/FUL	<b>0</b>
Houghton on the Hill	Hollies Farm Tilton Lane	13/00967/OUT 15/00042/REM	<b>1</b>
Houghton on the Hill	Land rear of 79 Uppingham Rd	15/00809/FUL	<b>1</b>
Hungarton	Ashby House Farm	15/01129/FUL 15/01130/LBC	<b>2</b>
Hungarton	Willowghyll Main Street	11/01805/FUL (18.04.2013)	<b>1</b>
Husbands Bosworth	5 High Street	15/00944/FUL	<b>2</b>
Husbands Bosworth	The Poplars, Berridges Lane	16/00403/FUL	<b>1</b>

Husbands Bosworth	25 Bell Lane	16/00742/FUL	<b>1</b>
Husbands Bosworth	Bosworth House, Berridges Lane	13/01273/FUL (28.11.2013) 14/00609/FUL (17.10.2014)	<b>2</b>
Husbands Bosworth	Glebe Farm, Welford Rd	14/00850/PDN (13.08.2014)	<b>1</b>
Husbands Bosworth	Old Barn Farm, Welford Rd	15/00503/PDN	<b>1</b>
Husbands Bosworth	Old Barn Farm, Welford Rd	16/00726/FUL	<b>1</b>
Husbands Bosworth	Wheler Stables, Welford Road	12/01158/FUL (02.01.2013) (revised scheme of 10/00265/FUL), 12/01675/PCD (21.01.2013)	<b>1</b>
Illston on the Hill	The Lodge, Carlton Curlieu Manor, Gartree Rd	14/00512/PDN (19.06.2014)	<b>1</b>
Keyham	Keyham Livery, Ingarsby Road	16/00665/FUL	<b>1</b>
Kibworth Beauchamp	Rear of 58 Highstreet	16/00565/FUL	<b>1</b>
Kibworth Beauchamp	13 Halford Rd	09/01014/FUL 13/01258/FUL (22.10.2013) 13/01681/FUL (17.12.13)	<b>1</b>
Kibworth Beauchamp	14 Dover Street	15/01227/FUL	<b>0</b>

Kibworth Beauchamp	26 Hillcrest Ave	13/01006/FUL	<b>2</b>
Kibworth Beauchamp	3 Prospect Rd	15/00097/FUL	<b>1</b>
Kibworth Beauchamp	55 Fleckney Rd	14/00614/FUL 14/01203/FUL (10.10.2014)	<b>1</b>
Kibworth Beauchamp	Working Men's club, Fleckney Rd	15/01618/FUL	<b>4</b>
Kibworth Beauchamp	85 Weir Rd	14/00899/FUL (25.09.2014) 14/01392/PCD (21.10.201)	<b>3</b>
Kibworth Beauchamp	Land Adjacent 22 Gladstone Street	11/00553/FUL (13/06/11) 15/01888/FUL (02.02.2016)	<b>1</b>
Kibworth Beauchamp	Lloyds Chemist, 8 Station Street	12/00916/FUL 14/01554/VAC - appeal decision	<b>2</b>
Kibworth Beauchamp	49 Weir Road	15/02018/FUL	<b>1</b>
Kimcote & Walton	Grange Farm, Bosworth Road	16/00580/PDN	<b>1</b>
Kimcote & Walton	Kyimbila Poultney Lane, Kimcote	16/01015/FUL	<b>1</b>
Kimcote & Walton	Land at Mowsley Lane, Holt Farm, Walton	15/00081/FUL	<b>1</b>
Kimcote & Walton	Land Opposite, Walton Hall, Chapel Lane, Walton	15/01674/FUL (23/12/16)	<b>1</b>

Knappoft	Knappoft Hall Farm Cottages, Welford Road	16/01062/FUL (22.09.2016)	<b>0</b>
Knappoft	The Stable Yard, Knappoft House Farm, Bruntingthorpe Rd	15/01555/FUL	<b>1</b>
Knappoft	The Old Stables, Welford Road	14/01595/PDN 15/00473/PDN 16/00368/FUL	<b>1</b>
Leire	1 Andrews Close	14/01438/FUL (07.01.2015)	<b>1</b>
Leire	land Adj to Railway, Broughton Lane	16/00246/FUL	<b>1</b>
Leire	Ash House, Main Street	08/01543/FUL (14/05/09), 11/00873/ETF (25/08/11), 14/00886/FUL (19.08.2014) 15/01755/FUL (23.12.15)	<b>1</b>
Leire	Springfield Farm, Broughton Lane	16/00764/FUL (08.09.2016)	<b>1</b>
Little Stretton	Church View Barn, 2 Manor Court	16/00089/FUL	<b>0</b>
Loddington & Launde	Copt Hill Farm, Launde Road	15/00732/FUL	<b>1</b>
Lubenham	Land At Rushes Lane	16/00226/FUL	<b>1</b>
Lubenham	G14 garages, Paget Rd	15/01001/FUL (03.11.2015) 16/00106/PCD (21.03.2016)	<b>4</b>
Lutterworth	2 Coventry Rd	15/01135/FUL	<b>1</b>
Lutterworth	16 Market Street	14/01625/FUL	<b>1</b>
Lutterworth	22 Central Avenue	15/01756/FUL	<b>1</b>

Lutterworth	24 Feilding Way	13/00785/FUL (28.08.2013)	<b>5</b>
Lutterworth	32 Fielding Way	11/01784/FUL (04.04.12) 15/00300/FUL	<b>1</b>
Lutterworth	38 Regent Street	14/00093/FUL (18.03.2014)	<b>1</b>
Lutterworth	46 Market Street	14/01391/FUL (03.12.2014)	<b>3</b>
Lutterworth	68 Woodmarket	15/02036/FUL (12.02.2016) 15/02037/LBC (12.02.16)	<b>-1</b>
Lutterworth	9 Gladstone Street	16/00567/FUL	<b>2</b>
Lutterworth	Land rear of Chapman Butchers, 11-13 High Street	14/01435/FUL	<b>0</b>
Lutterworth	Police House, 2 Lower Leicester Rd	13/01803/LBC (24.02.2014)	<b>4</b>
Lutterworth	Riddlesden Farm, Leicester Road	13/00227/FUL (16.10.2014) 15/01994/PCD	<b>1</b>
Lutterworth	54 Swiftway	16/00515/FUL	<b>1</b>
Lutterworth	The Old Chapel, Chapel Street	13/01089/FUL (12.09.13) 13/01099/LBC (12.09.2013)	<b>-1</b>
Lutterworth	Woodbrig House Farm, Coventry Road	12/00814/FUL	<b>1</b>
Lutterworth	ATE Farms, Moorbarns Lane	16/00562/FUL	<b>1</b>
Market Harborough	11A Fairfield Rd	15/00742/FUL	<b>6</b>
Market Harborough	14 Leicester Rd	15/01651/PDN	<b>1</b>
Market Harborough	23 Shrewsbury Ave	14/01437/FUL (16.12.2014)	<b>1</b>

Market Harborough	24 Leicester Road	10/00784/FUL (29/07/10) 13/01158/FUL (30.09.2013)	<b>1</b>
Market Harborough	25 The Woodlands	15/00106/FUL	<b>0</b>
Market Harborough	29 Great Bowden Rd	15/00949/FUL	<b>1</b>
Market Harborough	3 Naseby Close	14/01015/FUL (17.09.2014)	<b>1</b>
Market Harborough	3 Highcross Street	15/00113/FUL	<b>1</b>
Market Harborough	42 Lubenham Hill	12/01639/FUL	<b>0</b>
Market Harborough	157 Cromwell Crescent	16/01092/FUL (26.08.2016)	<b>1</b>
Market Harborough	Garage, Kings Road,	15/01678/FUL	<b>1</b>
Market Harborough	Gildings Auction House, Roman Way	12/01023/OUT 14/00685/REM (19.09.2014)	<b>1</b>
Market Harborough	Land at Ridge View, Scott Close	16/00412/FUL	<b>1</b>
Market Harborough	Land rear of 253 & 255 Welland Park Road	13/00016/OUT (19.03.2013) 15/01192/FUL	<b>3</b>
Market Harborough	Land rear of 54, Northampton Road	12/01444/FUL (14.11.12)	<b>1</b>
Market Harborough	Land rear of 43 and 45 The Broadway	15/02005/FUL	<b>3</b>
Market Harborough	Westlands, Shrewsbury Avenue	13/00356/OUT (09.12.2013) 15/00170/REM	<b>1</b>
Medbourne	Barn, Uppingham Rd	14/00956/FUL (10.09.14) 15/00045/PCD	<b>1</b>

Medbourne	Land Adj 40 Manor Road	14/01546/PDN 15/00543/PDN	<b>1</b>
Medbourne	Pagets Farm 36 Main Street	15/01026/FUL	<b>2</b>
Medbourne	The Cinnamon Lounge, 12 Old Green	14/01445/FUL	<b>1</b>
Medbourne	The Reading Room	15/00805/PDN	<b>2</b>
Misterton & Walcote	Cold Farm, Gilmorton	13/00314/FUL	<b>1</b>
Misterton & Walcote	Lodge Farm, South Kilworth Rd	14/01080/FUL (01.12.2014)	<b>0</b>
Misterton & Walcote	Poultney Grange Farm, Lutterworth Rd	13/00871/FUL (17.09.2013)	<b>1</b>
Misterton & Walcote	Wakeley Farm, Lutterworth Rd, North Kilworth	14/00459/FUL (tbc)	<b>1</b>
Misterton & Walcote	Misterton Grange, Swinford Road Walcote	16/00320/FUL	<b>0</b>
Wistow and Newton Harcourt	Chestnut Cottage, Post Office Lane, Newton Harcourt	10/01558/FUL (09/02/11)	<b>1</b>
North Kilworth	Evergreen Field Farm, Pincet Lane	16/00209/FUL	<b>2</b>
North Kilworth	Land Adj Braeside, Cranmer Lane	15/01412/FUL	<b>1</b>
North Kilworth	The Grange, Pincet Lane	15/01407/PDN	<b>3</b>
Owston & Newbold	Marefield Farm Stud, Marefiled Lane	15/01684/PDN	<b>1</b>



Peatling Magna	Elsons Lodge, Peatling Parva Road	13/00132/FUL	1
Saddington	Barford Top Stud	15/01133/FUL	1
Scraptoft	3 The Mount	15/00238/OUT	1
Scraptoft	Wayside Lodge Farm Stables, Covert Lane	16/00617/REM	1
Shearsby	Tall Trees, Mill Lane	16/00940/FUL	0
Shearsby	White Gates, The Bank	16/00272/FUL	0
Smeeton Westerby	Parkland House, 73 Main Street	12/01117/FUL	1
Smeeton Westerby	Land Adj no.17, Mill Lane	16/000876/FUL (23.09.2016)	1
South Kilworth	Stanford Lodge, Stanford Road	16/00930/FUL	0
Stoughton	16 Stoughton Lane	16/00867/FUL	0
Swinford	Primrose Cottage, Fir Tree Lane	15/01500/FUL	1
Theddingworth	Beeches Farm, Taylors Lane	16/00650/PDN	3
Theddingworth	Land Adj to Ivy Lodge Farm, Station Road	16/00344/FUL	1
Theddingworth	Land at Beeches Farm	15/00794/FUL	1

Theddingworth	Pen Y Bryn, Main Street	14/00955/FUL (29.10.2014) 15/00048/VAC	1
Thrope Langton	Stone Cottage Farm, Welham Rd	14/01699/PDN	1
Thurnby & Bushby	8 The Cuttings	15/00710/FUL	1
Thurnby & Bushby	12B, Telford Way	14/00590/FUL	2
Tilton on the Hill	Bank Cottage, Oakham Road	16/00467/REM	1
Tilton on the Hill	Sycamore Works, Old Melton Road	06/01417/FUL (30/04/07)	1
Tilton on the Hill	Land off, Launde Road	15/01669/FUL	1
Tilton on the Hill	Land OS 3000, Melton Road	12/01128/FUL (11.10.12)	6
Tilton on the Hill	Oak House, Oakham Rd	09/00893/FUL (18/09/09)	1
Tilton on the Hill	Skeffington Wood Road (Barn conversion)	14/01574/FUL	1
Tugby & Keythorpe	Manor Farm, Main Street	15/00126/FUL	2
Ullesthorpe	Land Adj Wayside	15/00894/FUL	1
West Langton	Hillcrest, West Langton Road	13/00345/FUL	1
West Langton	Langton Gardens, Melton Road	10/00617/FUL (30/06/10)	1
West Langton	Windy Slopes, Melton Road	16/00200/FUL	1
Willoughby Waterleys	The Old Hall Cottage, Ashby Lane	13/00963/FUL	2
Willoughby Waterleys	Meadowlands Farm, Gilmorton Lane	15/00504/PDN	2

## Total Small Site Capacity

Small commitments minus 10% lapse rate	179
Residual supply from small sites under construction	91
<b>Total supply from small sites</b>	<b>270</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.'

### **Windfall calculation**

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

#### Large sites

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

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

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

#### Small sites

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

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

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

The above information indicates that both past delivery and possible future supply could comfortably deliver at least **25 dwellings per annum** as windfall sites. To allow for greater robustness, the annual windfall allowance does not apply to the first three years of the 5 Year Supply. This will ensure that any un-planned for sites will have adequate time to gain planning permission and deliver residential dwellings.