

## 1. Executive Summary

- 1.1 This report sets out the calculation of Harborough District’s five-year housing supply position, taking into account the requirements of the NPPF (July 2018) and covers the period **from 1 April 2018 to 31 March 2023**.
- 1.2 In July 2018 the Government published a new NPPF which contains some changes to how the 5 year land supply should be assessed.

The calculation is set out in detail on page 3 of this report. Table A below provides a summary.

Annual Local Housing Need	542 dwellings per year
Annual Local Housing Need with 5% buffer	569 dwellings per year
Total completions, 1 April 2017 to 31 March 2018	580 dwellings
Projected housing supply, 1 April 2018 to 31 March 2023	3,949 dwellings
5 Year Housing Land Supply, 1 April 2018 to 31 March 2023	6.94 years

Table A – 5 Year Supply Summary

## 2. Methodology

### 2.1. 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, the Core Strategy is more than five years old and therefore the five year supply is calculated using the local housing need figure of **542 dwellings per annum**, as required by paragraph 73 in the NPPF:

- *“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities*

should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>36</sup>, or against their **local housing need where the strategic policies are more than five years old**<sup>37</sup>”.

## 2.2. Housing Delivery Test and buffer

In addition, the NPPF indicates that an appropriate buffer should be included and sets out the circumstances when a 5%, 10% or 20% buffer should apply. The determining factor here is whether ‘there has been significant under delivery of housing over the previous three years’ measured against the Housing Delivery Test.

The Housing Delivery Test is a percentage measurement looking at the balance between net homes delivered and the number homes required, over a rolling three year period.

Under transitional arrangements the Housing Delivery Test rulebook<sup>1</sup> stipulates that local planning authorities should apply official household projection statistics as the housing requirement figure for planning years 2015/16, 2016/17 and 2017/18 (paragraphs 21 and 22, including footnotes 18 and 19). The resulting calculation for all Local Planning Authorities will be published by the MHCLG in November 2018. However, initial calculations suggest a comfortable pass for Harborough District at c.143%<sup>2</sup>.

	2015/16	2016/17	2017/18	Total	HDT
<b>Completions over last 3 years</b>	640	468	580	1688	<b>143%</b>
<b>Requirement: Averaged household projections</b>	390	390	400	1180	

**Table B** –2017/18 Housing Delivery Test

In accordance with paragraph 73 of the NPPF, a 5% buffer has been added to the local annual housing need figure, “to ensure choice and competition in the market for land”, bringing the annual requirement to **569 dwellings per annum**, for the next 5 years.

As illustrated in Table C, applying the housing requirement as set out in the submitted Harborough Local Plan 2011-2031 (557 p.a.), the Housing Delivery Test yields a result of 101%<sup>2</sup> above the NPPF requirement of 95%.

	2015/16	2016/17	2017/18	Total	HDT
<b>Completions over last 3 years</b>	640	468	580	1688	<b>101%</b>
<b>Requirement: Submitted Harborough Local Plan 2011-31</b>	557	557	557	1671	

**Table C** – HDT measured against the housing requirement set out in the submitted Harborough Local Plan 2011-2031

## 2.3. Windfall allowance

The NPPF supports the inclusion of a Windfall allowance in the 5 year supply if there is compelling evidence that suggests this is a consistent and reliable source of land supply. Evidence presented in Appendix 5 of this report indicates that both past delivery and possible future supply could comfortably deliver at least 25 dwellings per year. To allow for greater robustness, the annual windfall allowance does not apply to the first two years of the 5 Year Supply. This will ensure that any un-planned for sites will have adequate time to gain planning permission and deliver residential dwellings.

<sup>1</sup> <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

<sup>2</sup> Result before MHCLG adjustment for net student and net other communal accommodation.

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

01 April 2018 to 31 March 2023

Housing Requirements	Row	Total	Calculation
Annual Local Housing Need, 2018 onwards	A	542	<i>n/a</i>
Additional 5% Buffer	B	27	$A \times 0.05$
Total Annual Requirement for the next 5 years, including buffer	C	569	$A + B$
<b>Total Five Year Housing Requirement</b>	<b>D</b>	<b>2,846</b>	<b><math>C \times 5 \text{ years}</math></b>
Supply of Sites: 1 October 2017 to 30 September 2022	Row	Total	Calculation
Projected delivery from Allocated sites with permission <i>(See Appendix 3, Table 1.)</i>	E	38	<i>n/a</i>
Projected delivery from Market Harborough SDA <i>(See Appendix 3, Table 2.)</i>	F	446	<i>n/a</i>
Projected delivery from large sites with planning permission <i>(See Appendix 3, Table 3.)</i>	G	2,251	<i>n/a</i>
Projected delivery from Neighbourhood Plan Allocated Sites <i>(see Appendix 3, Table 4.)</i>	H	655	<i>n/a</i>
Projected delivery from sites with planning permission, pending a Section 106 Agreement <i>(See Appendix 3, Table 5.)</i>	I	157	<i>n/a</i>
Projected delivery from small sites with planning permission <i>(Sites under construction and unimplemented, see Appendix 4)</i>	J	327	<i>n/a</i>
Windfall allowance <i>(See Appendix 5.)</i>	K	75	<i>n/a</i>
<b>Five Year Supply of deliverable sites</b>	<b>L</b>	<b>3,949</b>	<b><math>E + F + G + H + I + J + K</math></b>
Five Year Assessment calculation: 1 October 2017 to 30 September 2022	Row	Total	Calculation
Annual requirement plus 5% buffer	M	569	$C$
Assessed Five Year Supply of Deliverable Dwellings	N	3,949	$L$
Supply of Land as a percentage of the requirement	O	139%	$N / D$
<b>Years Supply of Land</b>	<b>P</b>	<b>6.94</b>	<b><math>N / M</math></b>

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

## Appendices

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

**Appendix 2:** Housing Completions 01 April 2017 to 31 March 2018\*

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

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

**Appendix 5:** Justification of Windfall Allowance

\* **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 (2017/18). The completion figures will be reviewed again in 6 months by which time they should tally. Any large discrepancies between the number of completion notices and the projected build rate, have been clarified by Officer site visits.

**Appendix 1, Table 1:** 5 Year Housing Supply Summary

Scenario	Annual Requirement	Total Units in the 5 Years Supply	Next 5 Years: Over supply/shortfall	5 year supply (years)
District Requirement	542	3949	1239	7.29
Requirement including 5% Buffer	569	3949	1104	6.94

**Appendix 1, Figure 1: 2011-2031 Trajectory**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
A	Completions on Allocated Sites, incl NP sites	125	212	136	233	207	129	257													
B	Completions on Large Sites (5 dwellings and above)	61	28	147	197	387	301	265													
C	Completions on Small Sites (under 5 dwellings)	54	44	51	66	46	38	58													
D	Total Completions	240	284	334	496	640	468	580													
E	Projections for Market Harbourough Strategic Development Area								36	46	74	145	145	170	170	170	170	110	110	64	50
F	Projections for Allocated Sites with Planning Permission								26	12	0	0	0	0	0	0	0	0	0	0	0
G	Projections for Large Sites with Planning Permission								439	464	524	442	382	361	236	142	0	0	0	0	0
H	Projections for Neighbourhood Plan Allocations								189	145	106	123	92	44	36	22	11	0	0	0	0
I	Projections for Large Sites awaiting a S106 agreement								12	49	64	10	22	10	0	0	0	0	0	0	0
J	Projections for Small Sites with Planning Permission								65	65	65	66	66	0	0	0	0	0	0	0	0
K	PDL Windfall Allowance								0	0	25	25	25	25	25	25	25	25	25	25	25
L	Total Projected Completions								767	781	858	811	732	610	467	359	206	135	135	89	75
M	Cumulative Completions	240	524	858	1354	1994	2462	3042	3809	4590	5448	6259	6991	7601	8068	8427	8633	8768	8903	8992	9067
N	Cumulative Requirement 11-31	532	1064	1596	2128	2660	3192	3734	4276	4818	5360	5902	6444	6986	7528	8070	8612	9154	9696	10238	10780
O	Number of dwellings above or below Cumulative Requirement	-292	-540	-738	-774	-666	-730	-692	-467	-228	88	357	547	615	540	357	21	-386	-793	-1246	-1713
P	Number of completions above or below the annual requirement (532) or half annual requirement of (266)	-292	-248	-198	-36	108	-64	314	235	249	326	279	200	78	-65	-173	-326	-397	-397	-443	-457
Q	<b>Housing Delivery Test</b>	N/A	N/A	N/A	N/A	N/A	N/A	<b>143%</b>	<b>112%</b>	<b>131%</b>	<b>148%</b>	<b>151%</b>	<b>148%</b>	<b>132%</b>	<b>111%</b>	<b>88%</b>	<b>63%</b>	<b>43%</b>	<b>29%</b>	<b>22%</b>	<b>18%</b>
R	Years remaining in the plan period	<b>20</b>	<b>19</b>	<b>18</b>	<b>17</b>	<b>16</b>	<b>15</b>	<b>14</b>	<b>13</b>	<b>12</b>	<b>11</b>	<b>10</b>	<b>9</b>	<b>8</b>	<b>7</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>

**Appendix 2: Housing Completions 01 April 2017 to 31 March 2018**

**Table 1:** Summary of completions

Allocated sites	107
Neighbourhood Plan Allocated Sites	150
Large sites	265
Small Sites	58
<b>Total completions</b>	<b>580</b>

**Table 2:** Completions from 2001 Local Plan Allocated Sites

2001 Local Plan Allocated Sites	Green	Brown	Conversion	Dwellings Lost	Total Completions (minus dwellings lost)
KB/1 - Land at Warwick Rd, Kibworth	20	0	0	0	<b>20</b>
GG/2 - Stretton Rd, Great Glen	23	0	0	0	<b>23</b>
MH/3 - Farndon Rd, Market Harborough	64	0	0	0	<b>64</b>
<b>Total</b>					<b>107</b>

**Table 3:** Completions from Neighbourhood Development Plan Allocated Sites

Neighbourhood Development Plan Allocated Site	Green	Brown	Conversion	Dwellings Lost	Total Completions (minus dwellings lost)
Broughton Astley: Land off Dunton Rd	7	0	0	0	7
Broughton Astley: Land at Coventry Rd	79	0	0	0	79
Broughton Astley: Land east & west of Broughton Way	50	0	0	0	50
Lubenham: Land Adj 10 Laughton Rd	4	0	0	0	4
Great Easton: Land rear of 28 Broadgate	9	0	0	0	9
Scraptoft: Beeby Road	1	0	0	0	1
<b>Total</b>					<b>150</b>
<b>Total completions on Allocated sites</b>					<b>257</b>

**Appendix 2, Table 4:** Completions on Large Sites 2017/18

Planning Ref	Settlement	Site Name	2017/18
13/00070/FUL	<b>Ashby Parva</b>	Land rear of the Hollies	<b>1</b>
15/001127/FUL	<b>Billesdon</b>	7-35 Knights Close	<b>18</b>
13/0211/FUL	<b>Fleckney</b>	Land at Leicester Road	<b>11</b>
14/01238/REM	<b>Gilmorton</b>	Goodmans Farm	<b>2</b>
14/01241/OUT, 16/00321/FUL	<b>Great Glen</b>	Land rear 26-30 London Rd	<b>2</b>
15/00912/OUT, 16/00718/REM	<b>Great Glen</b>	Land at London Rd	<b>1</b>
15/00176/OUT, 16/01250/REM	<b>Husbands Bosworth</b>	Land at Welford Rd	<b>2</b>
15/00525/OUT, 16/02084/REM	<b>The Kibworths</b>	Land at Wistow Rd	<b>2</b>
16/01505/PDN 16/01515/FUL	<b>Lubenham</b>	The Laurels, 18 High Street	<b>6</b>
13/01223/REM	<b>Lutterworth</b>	Leaders Farm, Coventry Rd	<b>15</b>
13/01282/REM		Land north Bill Crane Way	<b>17</b>
15/00661/REM		Land east of Leicester Road	<b>45</b>
14/01628/FUL		Vedonis Works	<b>37</b>
15/01597/FUL		Land north of Lutterworth ByPass, Moorbarns Lane	<b>9</b>
14/00101/FUL		Westerby Court	<b>8</b>
13/01488/REM		Land at Lathkill Street	<b>1</b>
13/00930/FUL	<b>Market Harborough</b>	Land at Glebe Rd	<b>4</b>
15/01342/FUL		Clover Court, Hearth Street	<b>11</b>
14/00623/FUL		Overstone House	<b>19</b>
12/01797/FUL 12/01798/LBC 13/00558/FUL	<b>Scraptoft</b>	Scraptoft Hall	<b>2</b>
13/01201/REM	<b>Thurnby</b>	Land south of the brook	<b>40</b>
14/00669/FUL	<b>Tugby</b>	Manor Farm	<b>4</b>
13/01228/OUT 16/01095/REM	<b>Ullesthorpe</b>	Land at Fairway Meadows	<b>8</b>
<b>Total Large Site Completions</b>			<b>265</b>



**Appendix 2, Table 5:** Completions on Small sites 2017/18 (of less than 5 dwellings)

Parish	Site Address	Planning Ref	Net New dwellings
Allexton	White House, Main Street	13/00193/FUL 13/00195/CON	0
Ashby Magna	24 Gilmorton Road	15/00040/FUL	1
Bitteswell	The Courts Ashby Lane	13/00338/OUT 14/01012/FUL	1
Broughton Astley	6 Leicester Rd	16/00415/FUL	1
Broughton Astley	Land Adj 52 Six Acres	12/00588/REM 09/00920/OUT 12/1786/REM	1
Broughton Astley	Land at Church Close	13/00971/FUL 14/01734/FUL	1
Burton Overy	Bute Barn, Town Street	13/01833/FUL	1
Burton Overy	Thatched Cottage, Main Street	05/00015/FUL 10/00380/ETF 13/00484/ETF 15/01568/FUL	2
Frolesworth	Orchard End, 11A Main Street	15/01172/FUL 16/00556/FUL	0
Great Bowden	25 Welham Lane	15/00029/FUL	1
Great Bowden	The Barn, Sutton Road	11/01071/OUT 14/01341/REM 15/00535/FUL	1
Great Glen	19 Bindleys Lane	04/01403/FUL	1
Great Glen	9A & 9B High Street	12/00519/FUL	1
Great Glen	Garages, St Cuthberts Ave	15/00988/FUL	4
Great Glen	Land off Chestnut Drive, Stretton Hall	11/00610/FUL 13/01462/PCD 14/00510/FUL	1
Husbands Bosworth	Glebe Farm, Welford Rd	14/00850/PDN	1
Husbands Bosworth	19 Berridges Lane	15/01329/FUL	1
Illston on the Hill	The Lodge, Carlton Curlieu Manor, Gartree Rd	14/00512/PDN	1
Kibworth Beauchamp	Lloyds Chemist, 8 Station Street	12/00916/FUL 14/01554/VAC	2
Kimcote & Walton	Walton Hall, Chapel Lane, Walton	17/00639/FUL	1
Launde	Copt Hill Farm, Launde Rd	15/00732/FUL	1
Leire	Mulberry House, Main Street	14/01056/FUL 16/00493/FUL	1
Leire	Ash House, Main Street	14/00886/FUL 15/01755/FUL	1
Lutterworth	22 Central Avenue	15/01756/FUL	1

Parish	Site Address	Planning Ref	Net New dwellings
Lutterworth	Magna Staff, 8A Bank Street	17/00484/FUL	5
Lutterworth	9 Gladstone Street	16/00567/FUL	2
Lutterworth	16 Market Street	14/01625/FUL	1
Lutterworth	Land rear of Chapman Butchers, 11-13 High Street	14/01435/FUL	2
Lutterworth	69 Bitteswell Road	13/00726/OUT 13/01659/REM	1
Lutterworth	The Old Chapel, Chapel Street	13/01089/FUL 13/01099/LBC	-1
Lutterworth	38 Regent Street	14/00093/FUL	1
Lutterworth	2 Fielding Way	17/00841/FUL	1
Market Harborough	Westlands, Shrewsbury Avenue (new dwelling known as 15A The Heights)	13/00356/OUT 15/00170/REM	1
Market Harborough	Land rear of 253 & 255 Welland Park Road	13/00016/OUT 15/01192/FUL	2
Market Harborough	3 Naseby Close	14/01015/FUL	1
Market Harborough	35 Rupert Rd	14/01297/OUT 15/00201/FUL	1
Medbourne	Barn, Uppingham Rd	14/00956/FUL 15/00045/PCD	1
Medbourne	Land Adj 40 Manor Road	14/01546/PDN 15/00543/PDN	1
Medbourne	Pagets Farm 36 Main Street	14/01445/FUL	2
Medbourne	The Cinnamon Lounge, 12 Old Green	15/00179/VAC	1
Neville Holt	Font House, Drayton Rd	10/01558/FUL	0
Scraptoft	Wayside Lodge Farm Stables, Covert Lane	16/00617/REM	1
Scraptoft	Land rear of 3 The Mount, Beeby Road	15/02009/FUL	1
Scraptoft	Hall Farm Barn, Beeby Rd	16/01163/FUL	0
South Kilworth	Stanford lodge, Stanford Road	16/00930/FUL	0
Swinford	Primrose Cottage, Fir Tree Lane	15/01500/FUL	1
Thurnby & Bushby	Land Adj 33 Hereward Drive, Thurnby	12/00489/FUL	1
Tilton on the Hill	Land at Ashtree Farm OS 5356, Leicester Rd	13/00942/FUL	1
Tilton on the Hill	Old Rectory, Main Street	14/01574/FUL	1
Willoughby Waterleys	The Old Hall Cottage, Ashby Lane	13/00963/FUL	2
Wistow and Newton Harcourt	Hurst Farm, Glen Road, Newton Harcourt	11/01479/FUL	1
<b>Total Completions on Small Sites</b>			<b>58</b>

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2018 to 31 March 2023)

**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	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply	
05/00853/OUT - 600 units 07/00360/REM - 629 units 10/01145/FUL - 8 units 10/01141/FUL - 99 units 11/01688/FUL - 59 units 12/01321/FUL - 64 units 13/01012/FUL - 116 units 15/01343/FUL - 101 units	MH/3 Land at Farndon Road, Market Harborough - currently 3 developers have planning consent.	25.1	a) David Wilson Homes - this portion of the site is now complete	171	171	0	0	0	0	0	0	0	
			b) Ben Bailey (Gladedale) Homes - this portion of the site is now complete	59	59	0	0	0	0	0	0	0	0
			c) Barratt Homes - this portion of the site is now complete	203	203	0	0	0	0	0	0	0	0
			d) Avant Homes: under construction, estimated projection based on current build rate.	101	63	38	26	12	0	0	0	0	38
			<b>e) Total projections for site.</b>	534	496	38	<b>26</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38</b>
06/01209/REM	KB/1 Land at Warwick Road, Kibworth	15.7	This site is now complete.	549	549	0	0	0	0	0	0	0	
10/00847/REM	GG/2 Land at Stretton Road, Great Glen	11.3	a) Miller Homes and John Littlejohn Homes. Projections were last provided in 2016. The site appears to have completed with a deficit of 9 units.	281	272	0	0	0	0	0	0	0	
<b>Total Units</b>				1364	1317	38	<b>26</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38</b>	

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2018 to 31 March 2023)

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

The Council has approved a Master Plan for the Strategic Development Area, as committed to in the Harborough District Core Strategy. Construction has started commenced on the first section of the site, and completions have been recorded within the last 12 months.

Planning reference	Site Address	Site Area (Ha)	Comments	Total Units Permitted	Units built	Residual Units	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply
12/00044/FUL - Full planning consent granted 18.01.16	Land north of Lubenham Hill	6.14	Greenfield. S106 agreed 18.01.2016. Currently under construction. The following build rate was provided by the developer (09.06.16) and has been updated based on site completions.	119	33	86	36	36	14	0	0	86
13/01483/OUT 17/01966/REM (Pending consideration)	Land to the west of Leicester Rd	35.17	Greenfield. S106 agreed 04.03.2016. Reserved matters for phase 2 (315 dwellings) is currently being considered by the council.	450	0	450	0	0	0	25	25	50
11/00112/OUT 17/00177/REM (phase 1, 79 units)	Land at Airfield Farm	55.78	Greenfield. S106 agreed 18.01.2016. Projection provided by developer 10.06.16. Subsequently lowered for the first year due to pre-commencement requirements. A reserved matters application for Phase 1 of this site has been approved (79 dwellings).	924	0	924	0	10	60	120	120	310
<b>Total Units</b>				<b>1493</b>	<b>33</b>	<b>1460</b>	<b>36</b>	<b>46</b>	<b>74</b>	<b>145</b>	<b>145</b>	<b>446</b>

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2018 to 31 March 2023)

**Table 3.** Neighbourhood Plan Allocated Sites

Planning reference	Neighb'd Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply
16/00579/FUL	Billesdon	Land east of Rolleston Rd, Billesdon	0.96	A build rate was provided by the agent in April 2015. Conditions are yet to be discharged; intentions within the next 5 years are unclear.	10	0	10	0	0	0	0	0	0
16/01819/OUT (Awaits S106 agreement)	Billesdon	Land north of High Acres, Billesdon		Greenfield. The developer provided the following build rate (18.04.2018).	35	0	35	0	12	12	11	0	35
13/00898/FUL 16/00370/FUL	Broughton Astley	Land at Coventry Rd	8.42	Allocated in the Broughton Astley Neighbourhood Plan. Greenfield. S106 was agreed in May 2015. Under construction. This forecast is based on current build rates.	187	84	103	60	43	0	0	0	103

Planning reference	Neighb'd Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply
13/01142/OUT, 17/01603/REM	Broughton Astley	Land East and West of Broughton Way	22.57	Allocated in the Broughton Astley Neighbourhood Plan. S106 was agreed in November 2014. Greenfield. Under construction. The agent provided the following build rate (07.06.16) which, has been updated based on current build rates.	311	50	261	50	50	50	50	50	250
13/01539/FUL	Broughton Astley	Land off Dunton Rd	1.04	Greenfield. The agent provided the following build rate (07.06.16). Expected to fully complete within 6 months.	24	23	1	1	0	0	0	0	1
16/01459/OUT	Foxton	Land at Fishers Farm	0.87	Mixed. Demolition of all existing buildings on site and development of up to 12 dwellings (means of access for consideration). A reserved matters application is awaited. The agent has provided an estimated build rate (09.05.2018).	12	0	12	0	0	0	12	0	12

Planning reference	Neighb'd Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply
17/01354/FUL	Foxtton	Land Vicarage Drive	0.38	Erection of 6 dwellings with garaging, parking, landscaping and associated works including provision of open space. The following build rate has been estimated by the Council.	6	0	6	0	0	0	3	3	6
TBC	Foxtton	Land at the Junction of Vicarage Drive and Hog Lane	0.08	Allocated for housing development of up to 3 dwellings. The council is not is receipt of a formal planning application.	3	0	3	0	0	0	0	0	0
TBC	Great Easton	Rear of 2 High Street		Allocated for housing development of 'around 11 dwellings'. The council is not is receipt of a formal planning application.	11	0	11	0	0	0	0	0	0
17/01050/FUL, 18/00101/PCD	Great Easton	Adjacent Barnsdale House		Allocated for housing development of 'around 6 dwellings'. The following build rate has been provided by the developer (16.03.2018).	6	0	6	5	1	0	0	0	6

Planning reference	Neighb'd Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply
13/01767/OUT, 15/01146/REM, 16/00380/FUL, 17/01581/PCD	Great Easton	Rear of 28 Broadgate		Under construction. Allocated for housing development of 'around 13 dwellings'. Two site parcels have planning permission; one for 9 units and one for 13 units. Build rate provided by agent (29.04.2015), updated based on recent completions.	22	9	13	13	0	0	0	0	13
TBC	Great Easton	Rear of 14-18 Caldecott Road		Allocated for housing development of 'around 4 dwellings'. The council is not is receipt of a formal planning application.	4	0	4	0	0	0	0	0	0
TBC	Hungarton	Wesleyan Chapel, Main Street	n/a	Allocated for housing development of up to 1 dwelling. The council is not is receipt of a formal planning application.	1	0	1	0	0	0	0	0	0
TBC	Hungarton	Agricultural store at Hope Farm, Main Street	n/a	Allocated for housing development of up to 3 dwellings. The council is not is receipt of a formal planning application.	3	0	3	0	0	0	0	0	0



Planning reference	Neighb'd Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply	
TBC	Hungarton	Land at Willowghyll, Main Street	n/a	Allocated for housing development of up to 2 dwellings. The council is not is receipt of a formal planning application.	1	0	1	0	0	0	0	0	0	0
TBC	Lubenham	Land north of Foxton Rd	n/a	Allocated for housing development of up to 27 dwellings. The council is not is receipt of a formal planning application.	27	0	27	0	0	0	0	0	0	0
15/01471/OUT & 16/01467/REM	Lubenham	Land south of Main Street	1.84	Greenfield. Under construction. The following build rate has been provided by the developer (16.03.2017).	28	0	28	24	4	0	0	0	0	28
16/00101/FUL	Lubenham	Land adj 10 Laughton Road	0.33	Greenfield. Site almost completed, several units now occupied. The following build rate is based on site progress.	6	4	2	2	0	0	0	0	0	2
16/01682/OUT	North Kilworth	Land East Of Pincet Lane And Station Road Junction Pincet Lane	0.97	Greenfield. Outline planning permission for the erection of up to 20 dwellings (access to be considered). Site for sale and intentions within the next 5 years unclear.	20	0	20	0	0	0	0	0	0	0

Planning reference	Neighb'd Development Area	Site Address	Site Area (Ha)	Comments	Total Units Permitted / Proposed	Units Built	Residual Units	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply	
16/01904/OUT	North Kilworth	The Stables, South Kilworth Road	0.81	Greenfield. Erection of up to 22 dwellings. Site for sale and intentions within the next 5 years unclear.	22	0	22	0	0	0	0	0	0	0
16/01143/OUT, pending S106 agreement	North Kilworth	Land south of Station Road	1.24	Greenfield. Erection of up to 22 dwellings. The following build rate has been provided by the developer (27.04.2018).	22	0	22	0	0	9	9	4	22	
14/01637/OUT 16/01372/REM	Scraptoft	Land off Beeby Rd	8.32	Greenfield. Under construction. Erection of 178 dwellings and associated ancillary work. Reserved matters application of 14/01637/OUT. The developer provided the following build rate (07.06.16) which has been adjusted to account for on site completions.	178	1	177	34	35	35	38	35	177	
<b>Total Units</b>					939	171	768	189	145	106	123	92	655	

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2018 to 31 March 2023)

**Table 4.** Large sites with Planning Consent

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
10/01137/FUL	Ashby Parva	Land rear of The Hollies	0.39	Greenfield. Under construction with some completed units. The following build rate has been estimated by the Council based on progress seen on site.	6	1	5	3	2	0	0	0	5
06/01420/FUL 18/00635/FUL	Billesdon	Former White Hart Garage	0.21	PDL. The site is now in control of a developer and has applied to build 10 dwellings on the site (pending consideration), however intended timetable for delivery remains unclear.	15	0	15	0	0	0	0	0	0
10/01579/OUT 15/01340/OUT 18/00433/REM (pending)	Broughton Astley	Land off Crowfoot Way	5.31	Greenfield. The following build rate was provided by the agent (01.04.2017). A reserved matters application is currently being consideration by the council.	50	0	50	5	25	20	0	0	50
16/01914/OUT	Broughton Astley	Sutton Lane	0.44	Greenfield. Outline planning permission for the erection of up to 7 dwellings. The following build rate has been estimated.	7	0	7	0	0	3	4	0	7
13/00211/FUL	Fleckney	Land to the east of Leicester Rd	1.12	Greenfield. The following build rate has been provided by the	28	27	1	1	0	0	0	0	1

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
				developer (29.03.2017).									
16/00592/OUT	Fleckney	Land at Kilby Rd	6.32	Greenfield. A reserved matters application is being considered by the council. The following build has been provided by the developer (20.04.2018).	150	0	150	0	30	30	30	30	120
16/01355/FUL, allowed at appeal 16.03.2018	Fleckney (Saddington)	Land at Fleckney Rd	11.99	Greenfield. Erection of 290 dwellings, including affordable housing, landscaping and associated access. The following build rate was provided by the developer (30.04.2018) and adjusted to take account of pre-commencement requirements and timescales.	290	0	290	0	30	60	60	60	210
16/00145/OUT	Gilmorton	Broughton Hall Fencing	0.48	Greenfield. The following build rate has been provided by the agent (19.04.2018).	8	0	8	0	3	5	0	0	8
17/00741/OUT	Gilmorton	Broughton Hall Fencing	0.77	Greenfield. The following build rate has been provided by the agent (19.04.2018).	8	0	8	0	0	3	5	0	8
16/00115/OUT	Gilmorton	Land east of Mill Lane	1.06	Greenfield. The following build rate has been provided by the developer (05.03.2018).	27	0	27	5	11	11	0	0	27
17/01965/OUT	Gilmorton	Old House Farm, Main Street		Greenfield. The following build rate has been provided by the agent (13.04.2018).	8	0	8	0	8	0	0	0	8

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
15/01801/OUT 16/02083/REM	Great Bowden	Land off Welham Lane	8.91	Erection of 50 dwellings. Under construction. The following build rate has been estimated.	50	0	50	10	20	20	0	0	50
15/01425/OUT 17/00138/REM	Great Bowden	Land off Berry Close	3.25	Permission has been granted for the erection of 62 dwellings. Groundworks have commenced on site. A build rate was provided by the agent in 2016, based on outlined permission for 70 units. This estimate for the REM of 62 units has been drawn up on this basis.	62	0	62	27	35	0	0	0	62
17/00416/OUT	Great Bowden	Land at Langton Rd	0.57	Outline planning application for the erection of 6 dwellings with associated garages. The council has not yet received a reserved matters application associated with this site. This build rate has been estimated.	6	0	6	0	0	0	6	0	6
16/00997/OUT	Great Bowden	Land at Dingley Rd	0.26	Outline planning permission for construction of up to five dwellings and associated parking, access and infrastructure (revised proposal of 15/01924/OUT). The reserved matters application was approved in April 2018, therefore	5	0	5	0	5	0	0	0	5

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
				will be captured in the next update. This build rate has been estimated.									
16/01942/OUT 18/00692/REM pending	Great Bowden	Land north of Leicester Lane	2.42	Greenfield. Outline application for the erection of up to 50 dwellings with public open space, associated landscaping and sustainable drainage system (SuDS) and vehicular access. A reserved matters application is pending consideration by the council.	50	0	50	0	0	0	25	25	<b>50</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 site has changed ownership and future intentions can not be confirmed.	6	0	6	0	0	0	0	0	<b>0</b>
14/01241/OUT, 16/00321/FUL	Great Glen	Land rear 26-30 London Rd	0.73	Erection of 9 dwellings (all matters reserved). Construction has started on site. The following build rate was provided by the agent (23.04.2015) and has been updated based on completions.	9	2	7	7	0	0	0	0	<b>7</b>

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
15/00912/OUT & 16/00718/REM	Great Glen	Land at London Rd	2.41	Planning permission for a residential development of 40 dwellings. S106 agreed 08.01.2016. The following build rate has been provided by the developer (21/03/2017) and updated based on completions.	40	1	39	20	19	0	0	0	39
17/00579/OUT	Great Glen	Land north of Oaks Rd	2.42	Outline application for the erection of up to 170 dwellings, new access, landscaping and other associated infrastructure (access to be considered) (revised scheme of 16/01501/OUT). A build rate has been provided by the developer (08.05.2018). However, this has been adjusted to reflect the planning progress of the site.	170	0	170	0	5	30	30	30	95
16/01382/OUT & 18/00042/REM Approved at appeal 02.06.2017	Great Glen	Land south of London Rd	1.01	Greenfield. Outline application for 19 dwellings approved on appeal. Reserved matters approved 10/04/18. The following build rate has been estimated.	19	0	19	0	19	0	0	0	19
17/00212/OUT 17/01484/REM	Houghton on the Hill	Land at Winckley Close	3.03	Residential development of up to 48 dwellings with associated infrastructure and public open space (reserved matters of 17/00212/OUT).	48	0	48	48	0	0	0	0	48

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
				Site preparations have commenced.									
13/01641/OUT 14/01439/FUL	Houghton on the Hill	2 Uppingham Road	0.51	PDL site. Erection of 16 houses and bungalows (all matters reserved).  A subsequent application (14/01439/FUL) to demolition 2 dwellings and erect 16 new dwellings has been approved. The following build rate was provided by the developer (18.04.2018).	14	0	14	7	7	0	0	0	14
15/01975/OUT & 17/00257/REM	Houghton on the Hill	Land north of Uppingham Road	2.83	Greenfield. Erection of up to 70 dwellings (access only to be considered). Reserved Matters applications is currently pending consideration (17/00257/REM). The following build rate has been provided by the developer (20.03.2017) and adjusted to take account of current progress on site.	70	0	70	0	15	29	21	5	70
15/00176/OUT & 16/01250/REM	Husbands Bosworth	Land at Welford Rd	2.2	Greenfield. Erection of 41 dwellings and doctors surgery. The following build rate was provided by the developer (17.03.2017) and has been updated based on completions to date.	41	2	39	29	10	0	0	0	39



Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
16/01471/OUT	Husbands Bosworth	Land adj Knights Close, Welford Road	1.13	Greenfield. Outline application for the erection of up to 32 dwellings. The site is currently for sale, intentions for the next 5 years are unclear.	32	0	32	0	0	0	0	0	0
16/00166/OUT	Kibworth	Land North Of Fleckney Road	8.87	Greenfield. Erection of up to 195 dwellings. Reserved matter application is currently pending consideration (18/00268/REM).	195	0	195	0	30	30	30	30	120
06/00124/REM 13/00179/FUL 15/00787/FUL	Kibworth	Former Railway Station	0.18	Previously developed land. There haven't been any completions on site since 2016 and no updates have been provided. Development is presumed dormant.	44	17	27	0	0	0	0	0	0
15/00525/OUT 16/02084/REM	Kibworth	Land at Wistow Rd	2.67	Greenfield. Erection of 60 dwellings. The following build rate has been provided by the developer (10.04.2017).	60	2	58	27	31	0	0	0	58
15/01153/OUT 17/01510/REM	Kibworth	Land south & East of Warwick Rd	5.47	Greenfield. The developer has provided the following build rate (18.04.2018).	110	0	110	36	57	17	0	0	110
17/00500/FUL	Kibworth	Land at Wilfrid's Close	0.98	Erection of 45 retirement living apartments with associated access, parking and outdoor amenity space. The following build rate has been estimated.	45	0	45	0	0	45	0	0	45

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
15/01929/FUL Allowed at Appeal 20.06.2017	Kibworth	Land east of Longbreach Rd	0.66	Greenfield. Erection of 18 dwellings with associated access. Conditions 3-5 & 7 have been discharged; based on this progress the following build rate has been estimated.	18	0	18	5	13	0	0	0	18
15/01665/OUT, allowed at appeal 28.02.2017 18/00768/REM (pending consideration)	Lutterworth	Land at Coventry Road	18.25	Greenfield, erection of up to 250 dwellings. A reserved matters application for Phase 1 is currently being considered by the council. The following build rate has been estimated.	250	0	250	0	5	40	40	40	125
11/00117/OUT & 13/01282/REM	Lutterworth	Land north of Bill Crane Way	7.99	Greenfield. The developer provided the following build rate (23.03.2017) and has been based on completions data.	147	142	5	5	0	0	0	0	5
12/00900/OUT	Lutterworth	Leaders Farm	6.43	Greenfield. The following build rates have been provided by the developer (30.03.2017) and updated by the Council's monitoring data.	130	119	11	11	0	0	0	0	11
13/01864/FUL & 13/01865/LBC 17/01033/PCD	Lutterworth	18 Station Rd	0.3	Mixed site. Conditions recently discharged and activity on site is apparent. The following build rate has been estimated.	9	0	9	0	0	4	5	0	9
14/01667/FUL & 16/00135/FUL	Lutterworth	9b Misterton Way	0.3	Brownfield. The following build rate has been estimated.	8	0	8	0	4	4	0	0	8

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
14/00739/OUT 15/00661/REM	Lutterworth	Land East of Leicester Rd	3.74	Greenfield. The following build rate has been estimated by council officers based on completion rates on site.	84	48	36	36	0	0	0	0	36
14/01628/FUL 16/01687/VAC 16/01714/PCD	Lutterworth	Vedonis Works	1.4	Brownfield. The following build rate has been estimated based on completion rates on site.	57	37	20	20	0	0	0	0	20
09/00589/OUT	Market Harborough	Land at Glebe Road	7.7	Greenfield. The developer provided the following build rate. The following build rate for the residual units has been estimated.	140	138	2	2	0	0	0	0	2
12/00806/OUT	Market Harborough	Overstone House	2.75	Greenfield. Under construction. The following build rate was provided by the developer (15.06.2016) and has been updated based on completion rates on site.	48	25	23	23	0	0	0	0	23
07/01728/REM 16/01663/FUL	Market Harborough	Harborough Rubber Site	0.38	Previously Developed Land. The site is under new ownership. An application for 73 dwellings is pending consideration. No completions have been estimated within the next 5 years.	73	0	73	0	0	0	0	0	0
15/00369/FUL	Market Harborough	Land to the rear of 40-40A High Street	0.17	Previously Developed Land. Erection of 7 dwellings. Currently under construction. The build out rate has been estimated.	7	0	7	7	0	0	0	0	7

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
15/00746/OUT 17/01108/REM	Market Harborough	Land off Farndon Road	10.83	Greenfield. Erection of up to 215 dwellings and associated works. The following build rate has been estimated based on pre-commencement requirements and projected timescales.	215	0	215	0	10	35	35	35	<b>115</b>
15/01391/OUT	Market Harborough	Land at Dunmore Road	1.99	Greenfield. Erection of up to 40 dwellings with associated access, pedestrian links, public open space, car parking, landscaping and drainage (all matters reserved). Developer interest is confirmed and a reserved matters application is anticipated. It is therefore estimated for development to commence in c. 3 years.	40	0	40	0	0	0	10	30	<b>40</b>
17/00205/OUT	Market Harborough	Land at Northampton Rd	0.18	Change of use from office accommodation (B1) to create 7 no. residential (C3) apartments and the demolition of 2 no. existing single-storey modular office outbuildings to the rear; and the erection of three 3-bedroom detached dwellings.	10	0	10	0	7	3	0	0	<b>10</b>

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
16/00741/OUT Allowed on appeal 04.10.2017	Market Harborough	Land north of Tymecross Gardens	1.39	Greenfield. Outline permission granted at appeal for erection of 16 dwellings (layout, scale and means of access to be considered only) (resubmission of 15/00968/OUT). The following build rate has been estimated.	16	0	16	0	0	16	0	0	16
14/01411/FUL	Medbourne	Paddock, Drayton Rd	0.6	Greenfield. The developer has provided the following build rate (17.03.2017). Building has commenced.	6	0	6	6	0	0	0	0	6
11/01793/FUL	North Kilworth	Land Off Station Road	10.44	Change of use to form 220-berth marina, including up to 10 residential moorings. The following build rate has been estimated based on progress observed on site.	10	0	10	10	0	0	0	0	10
15/01647/FUL	North Kilworth	Quarry Farm Stables, Lutterworth Rd	1.08	Demolition of barn & stable block; erection of 2 detached bungalows and 4 detached dwellings. Land is for sale and future intentions unclear.	6	0	6	0	0	0	0	0	0
13/01465/OUT & 14/00669/OUT	Scraptoft	Land off Pulford Drive	6.47	Greenfield. The developer has provided the following build rate (19/04/2018).	130	0	130	0	39	39	39	13	130

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
16/00034/OUT18/00058/REM	Shangton	Self Unlimited, Melton Road	2.93	Previously Developed Land.Erection 27 dwellings with associated garages, landscaping and access (means of access to be considered only) (revised scheme of 14/01479/OUT).	27	0	27	0	0	0	17	10	27
16/00925/OUT	South Kilworth	Land opposite Leys Crescent	1.76	Greenfield. Outline planning permission for the erection of 25 dwellings, including on-site affordable housing provision, open space and infrastructure (access to be considered). Developer interest is unclear, with the following build rate estimated.	25	0	25	0	0	0	0	5	5
16/01285/FUL	Swinford	Land south of The Berries	0.47	Greenfield. The site is now under the control of a developer. The following build rate has been estimated by council officers.	9	0	9	0	9	0	0	0	9
15/01660/FUL	Thorpe Langton	Stone Cottage Farm, Welham Rd	0.64	Mixed Site. The following build rate has been estimated, on the basis that a S106 agreement was agreed in July 2017 construction has begun.	7	0	7	3	4	0	0	0	7
11/01080/OUT13/01201/REM	Thurnby	Land off Pulford Drive	5.98	Greenfield. The developer provided a following build rate (19.04.2018), which has been updated to reflect the residual.	128	85	43	43	0	0	0	0	43

Planning reference	Parish	Site Address	Site Area (Ha)	Comments	Total Units Permitted (net)	Units built	Residual Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Units in 5 Year Supply
14/01088/OUT 16/00874/REM	Thurnby	Land at Uppingham Rd (aka Charity Farm), Bushby	16.04	Greenfield. A build rate was provided by the agent (27.03.2017), this has been adjusted based on current timetable for works and site lead in times.	275	0	275	0	20	60	60	60	<b>200</b>
17/00958/OUT	Thurnby	Telford Way Garages		Previously Developed Land. Outline application for the erection of nine dwellings. Reserved matters application is awaited and a forecast for the site has not been provided. The council therefore estimates delivery from this site towards the end of the 5 year supply period.	9	0	9	0	0	0	0	9	<b>9</b>
16/00373/OUT 18/00534/REM (pending consideration)	Ullesthorpe	Land north of Ashby Road	1.94	Greenfield. Erection of up to 45 dwellings. A reserved matters application is pending consideration (Balfour Beatty Homes). The following build rate has been estimated.	45	0	45	0	0	20	25	0	<b>45</b>
13/01228/OUT 16/01095/REM	Ullesthorpe	Land at Fairway Meadows	2.58	Greenfield. The developer provided the following build rate (20.03.2017) which has been updated based on the completion rate.	60	8	52	48	4	0	0	0	<b>52</b>
<b>Total Units</b>					<b>3662</b>	<b>654</b>	<b>3008</b>	<b>444</b>	<b>477</b>	<b>524</b>	<b>442</b>	<b>382</b>	<b>2269</b>

**Appendix 3:** 5 Year Supply Site Assessments (01 April 2018 to 31 March 2023)

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

Planning reference	Parish	Site Address	Developer / Agent	Site Area (Ha)	Comments	Total Units Permitted	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply
17/00593/FUL	Claybrooke Magna	Land west of Main Rd	William Davis Ltd	3.12	Erection of 38 dwellings including associated garaging, parking, open space and landscaping and creation of new vehicular access. Developer has applied to discharge planning conditions - pending consideration.	38	0	18	20	0	0	38
17/00686/FUL	Market Harborough	Builders Yard, Clarence Street	Churchill Retirement Living	0.39	Erection of 44 retirement apartments, including communal facilities, installation of new access, car parking and landscaping. The following build rate has been estimated.	44	0	0	44	0	0	44
17/00885/OUT	Gilmorton	Land off Kimcote Rd	Barwood Homes	2.5	Greenfield. Erection of up to 43 dwellings. Reserved matters application anticipated soon. The following build rate was provided by the developer (30.04.2018).	43	12	31	0	0	0	43



Planning reference	Parish	Site Address	Developer / Agent	Site Area (Ha)	Comments	Total Units Permitted	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	Total Units in 5 Year Supply
17/01256/OUT	Gilmorton	Land at Ullesthorpe Rd	Davidsons	1.86	Outline application for residential development of up to 42 dwellings with associated access, public open space, car parking, landscaping and drainage (access to be considered). The following build rate has been estimated.	42	0	0	0	10	22	32
<b>Total Units</b>						<b>167</b>	<b>12</b>	<b>49</b>	<b>64</b>	<b>10</b>	<b>22</b>	<b>157</b>

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

**Table 1.** Commencements, page 1 of 6

Parish	Site Address	Planning Reference	Total plots commenced
Arnesby	Gable End, Mill Hill Road	15/01565/FUL	1
Billesdon	The Garden House, Tilton Lane	09/00079/FUL	1
Billesdon	land to rear of 13 to 15 Long Lane	14/01436/FUL	2
Bitteswell	Ash Tree Lodge, Ashby Lane	17/00687/FUL	1
Bitteswell	Bitteswell Hall, Hall Lane	05/00291/FUL 10/01057/FUL	1
Broughton Astley	3 Sutton Lane, Sutton in the Elms	15/00174/FUL	0
Broughton Astley	Glebe Farm, Frolesworth Road	09/00866/FUL	0
Broughton Astley	Land at Church Close	08/00192/FUL 11/00016/ETF 13/00971/FUL 14/01734/FUL 15/00032/PCD 14/00975/INIT	1
Broughton Astley	Sutton Lodge Farm, Frolesworth Road	02/01354/FUL 05/01374/FUL 12/01589/VAC	4
Bruntingthorpe	Hazeldean, Main Street	08/00187/FUL 08/00119/CON	0
Burton Overy	Hillbank, Carlton Drive	09/00022/FUL 09/00023/LBC	0
Cold Newton	Top Barn, Cold Newton Grange, Enderbys Lane	14/00946/PDN	1
Drayton	Stokes Buildings, Nevill Holt Road	13/01188/FUL 14/00145/PCD	1
Dunton Bassett	Oakberry Farm	10/00970/FUL	1
East Norton	1-3 Station Cottage, Uppingham Road	07/01090/FUL 11/01627/FUL - resubmission REFUSED	0
Fleckney	Garages G24, Main Street	15/00871/FUL	1
Fleckney	Land Adj, The Meadows, Kilby Road	10/00709/REM	1
Fleckney	Mirage Hairdressers, 15 The Parade	17/00734/FUL	2
Fleckney	121 Leicester Road	17/00029/FUL	1

Parish	Site Address	Planning Reference	Total plots commenced
Foxton	The Manor House, Swingbridge Street	10/00167/ETF 11/01185/FUL	1
Foxton	The Old School House, Woodgate	14/00241/FUL 14/00242/LBC	1
Gaulby	The Paddock, Main Street	08/00608/FUL 10/01662/ETF	1
Gilmorton	Church Drive	07/01114/FUL 10/00359/ETF	1
Gilmorton	Land South of Inkershall Lodge, Lutterworth Rd	12/01659/OUT 15/01048/REM	1
Great Bowden	5 Sutton Road	10/01408/FUL	3
Great Easton	4 High Street	09/00378/FUL	1
Great Easton	Sophie's Barn, Holy Oaks Farm, Stockerston Lane	14/00912/PDN	1
Great Easton	Land at OS 2577 and 2962 - Barnsdale Farm, SW of Great Easton	02/00960/OUT 06/00848/REM	1
Great Easton	Land at Gatehouse Lane, Caldecott Rd	14/01111/OUT 15/00151/FUL	2
Great Easton	Land at Gatehouse Lane, Caldecott Rd	09/00752/OUT (allowed at appeal) 13/01065/REM 14/01091/PCD 14/00244/FUL 15/00689/FUL	4
Great Easton	Land rear of 10 High Street	08/00250/FUL	1
Great Easton	9 Brook Lane	14/01224/FUL	1
Great Glen	Land to the side of 11 Cherry Grove	14/00023/FUL (allowed at appeal)	1
Great Glen	Glenbrook, Stretton Road	02/01802/FUL 03/01809/FUL (revised scheme) 06/01680/FUL	0
Great Glen	Land off Chestnut Drive, Stretton Hall	11/00610/FUL 13/01462/PCD 14/00510/FUL	1
Hallaton	Crotts Garage, North End	99/00809/FUL 03/01235/FUL 07/00742/FUL	1
Hallaton	Horse Close Farm, Cranoe Road	08/01557/OUT 09/00416/REM	1
Hallaton	Hycroft, Horninghold Road	06/01816/FUL	3
Hallaton	Spinney View Farm, East Norton	09/00764/FUL	1

Parish	Site Address	Planning Reference	Total plots commenced
	Road		
Houghton on the Hill	Land 41A, Uppingham Road	08/01483/FUL	2
Houghton on the Hill	Hollies Farm Tilton Lane	13/00967/OUT 15/00042/REM	1
Husbands Bosworth	5 High Street	15/00944/FUL	2
Husbands Bosworth	31 High Street	11/01521/FUL 14/01558/PCD	4
Husbands Bosworth	42A Bell Lane	08/01038/FUL 10/01082/FUL	1
Husbands Bosworth	Croft Farm, Leicester Road	12/00821/OUT 12/01661/FUL	1
Husbands Bosworth	The Poplars, Berridges Lane	16/00403/FUL	1
Illston on the Hill	Holly Farm, Three Gates	12/00808/FUL	1
Keyham	Kennels and Cattery, Snows Lane	07/00953/REM	1
Kibworth Beauchamp	3 Prospect Rd	15/00097/FUL	1
Kibworth Beauchamp	14 High Street	15/00367/FUL 15/01219/PCD	1
Kibworth Beauchamp	22 High Street	13/01411/FUL 13/01440/LBC 14/00772/FUL 14/00857/LBC	1
Kibworth Beauchamp	55 Fleckney Rd	14/00614/FUL 14/01203/FUL	1
Kibworth Beauchamp	Morrison Court	10/00994/FUL	2
Kibworth Harcourt	17 Harborough Rd	15/00945/FUL	-1
Kimcote & Walton	Land Opposite, Walton Hall, Chapel Lane, Walton	15/01674/FUL 16/01806/FUL	1
Kimcote & Walton	OS 0009, Kilworth Road, Kimcote	06/00181/FUL 08/00103/FUL	1
Kimcote & Walton	Land At Mowsley Lane, Walton	12/01789/OUT	1
Kimcote & Walton	Kyimbila Poultney Lane, Kimcote	13/00060/FUL 13/01871/FUL	1
Knaptoft	Knaptoft Hall Farm Welford Road	11/01738/OUT 12/01168/FUL 15/00852/NMA	1
Laughton	Brock Hill Byre, Mowsley Lane	07/00222/FUL	1
Laughton	Church Farm	12/01087/FUL 14/00248/FUL	1
Leire	Hall Farm, Back	15/01246/FUL	4

Parish	Site Address	Planning Reference	Total plots commenced
	Lane		
Leire	Land Adj to Railway, Broughton Lane	16/00246/FUL	1
Leire	1 Andrews Close	14/01438/FUL	1
Lubenham	Flagstone House, 24 Foxton Road	08/01001/FUL	1
Lutterworth	24 Feilding Way	13/00785/FUL	5
Lutterworth	18 High Street	08/01638/FUL 09/01428/FUL	1
Lutterworth	19B High Street	N/a - Permitted Development	1
Lutterworth	68 Woodmarket	15/02036/FUL 15/02037/LBC 17/00222/FUL 17/00223/LBC	-1
Market Harborough	Gildings Auction House, Roman Way	12/01023/OUT 14/00865/REM	1
Market Harborough	101 Logan Street	08/01349/FUL 09/00987/FUL	1
Market Harborough	130 Logan Street	11/00730/FUL	1
Market Harborough	3 Symington Terrace, Northampton Road	17/01162/FUL	1
Market Harborough	48 Northampton Road -	11/01414/FUL	1
Market Harborough	Journey, 51 Northampton Road	05/01796/FUL	1
Market Harborough	Land adjacent 2 the Woodlands	07/00686/FUL	1
Market Harborough	Land at The Woodlands	09/01498/FUL	2
Market Harborough	Land rear of 253 & 255 Welland Park Road	13/00016/OUT 15/01192/FUL	2
Market Harborough	The Cherry Tree, Church Walk	06/00865/FUL 09/01316/FUL	1
Market Harborough	The Martin Building, 58 Highfield Street	07/01256/FUL	4
Market Harborough	53 The Woodlands	16/01425/FUL	1
Market Harborough	10 The Square	17/01590/FUL	1
Misterton & Walcote	Poultney Grange Farm Lutterworth Road North Kilworth	13/00871/FUL	1
North Kilworth	Evergreen Field Farm, Pincet Lane	10/00523/FUL 16/00209/FUL	2
North Kilworth	Land at Green Lane	15/00240/FUL	1

Parish	Site Address	Planning Reference	Total plots commenced
North Kilworth	Land rear of Western Cottages	15/01697/FUL 17/00135/FUL	1
North Kilworth	Pincet Lodge	09/01414/FUL	0
North Kilworth	The Cottage, 24 Green Lane	15/01407/PDN	2
North Kilworth	The Grange, Pincet Lane	14/00675/FUL	3
North Kilworth	The White Lion, Lutterworth Rd	13/01285/FUL	1
North Kilworth	Land Adj Braeside, Cranmer Lane	15/00240/FUL 15/00468/DOM	1
Owston & Newbold	Land OS 6658, Newbold Lane	05/01881/FUL	0
Owston & Newbold	Land OS 6658, Newbold Lane	11/00085/FUL	1
Owston & Newbold	Rose Cottage, Middle Street	16/00140/OUT	1
Peatling Magna	Elsons Lodge, Peatling Parva Road	13/00132/FUL	1
Peatling Parva	Land Adjacent the Paddocks, Main Street	99/01152/FUL 04/00495/FUL 09/00028/FUL	1
Peatling Parva	Westdale Farm, Bambury Lane	10/01359/FUL	1
Scraptoft	25 Hall Road	16/00958/FUL	2
Scraptoft	The Woodlands, Covert Lane	09/00119/FUL 11/01736/ETF 14/00614/DOM 14/00429/FUL	0
Shawell	Agricultural Barns. Catthorpe Road	16/01472/PDN (class Qb)	3
Shawell	Grange Farm, Catthorpe Road	09/00822/FUL 11/00415/FUL	4
Shawell	Hill Top Farm, Swinford Road	04/00821/FUL	1
Shawell	The Old Rectory, Main Street	10/01633/FUL 12/00310/FUL 12/00809/FUL	1
Shawell	Unit 3, Grange Farm, Catthorpe Rd	17/00568/FUL	1
Shawell	Agricultural Barns, Catthorpe Road	16/00688/PDN, 16/01472/PDN	3
Shearsby	Tall Trees, Mill Lane	16/00940/FUL	0
Shearsby	Willow Brook Farm Church Lane	15/01077/FUL	1
Skeffington	Overvale, Main Street	07/01040/FUL	0
Smeeton Westerby	Land Adj No 17 Mill Lane	16/000876/FUL	1

Parish	Site Address	Planning Reference	Total plots commenced
South Kilworth	Avon Crest, Welford Rd	14/01720/FUL	0
Stockerston	The Glebe Cottage, Church Lane	10/00283/ETF	1
Stoughton	Church Farm, Gartree Road	06/00318/FUL 06/00319/LBC	2
Stoughton	Unicorn House	13/01512/CLU 14/00928/FUL 14/01502/FUL	1
Swinford	Orchard Land at Swinford Rd	17/01900/REM	4
Theddingworth	Home Farm, Main Street	06/01501/FUL 06/01499/LBC 09/01492/ETF 13/00302/PCD 13/00305/PCD 13/00339/FUL 13/00340/LBC	2
Theddingworth	Land Adj to Ivy Lodge Farm, Station Road	16/00344/FUL	1
Thurnby & Bushby	917 Uppingham Road	08/00845/FUL 11/01531/ETF 10/00445/FUL 14/00589/FUL 14/00590/FUL	4
Thurnby & Bushby	Land Adj 33 Hereward Drive, Thurnby	12/00489/FUL 13/01162/FUL	1
Tugby & Keythorpe	Land Opposite Keythorpe Hall Farm, Hallaton Road Tugby	11/01269/FUL	0
Tugby & Keythorpe	Lane Farm, Wood Lane, Tugby	12/00594/FUL	0
Ullesthorpe	Crown Inn, Main Street	08/00178/FUL 11/00066/ETF 15/00892/FUL 15/01489/PCD	4
Wistow and Newton Harcourt	The Manor House, Wistow Road, Newton Harcourt	15/01198/FUL	1
Net supply			158
Minus 10% lapse rate			16
<b>Total Net Supply</b>			<b>142</b>

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

**Table 2.** Commitments – Page 1 of 9

Parish	Site Address	Planning Reference	Net plots gained
Arnesby	Arnesby Lodge	16/00007/FUL	1
Arnesby	Paddock, Mill Hill Road	16/00651/FUL	3
Ashby Magna	Hall Farm, Hall Lane	14/00276/LBC 14/00696/PDN 14/01114/FUL 16/00270/FUL	1
Ashby Magna	The Hovel, Peveril Rd	15/00529/PDN	1
Ashby Magna	4 Old Forge Rd	15/01439/FUL	1
Ashby Magna	30 Gilmorton Road	15/01896/OUT 16/01367/REM	1
Ashby Magna	Bridge Farm, Holt Lane,	16/00099/PDN	1
Billesdon	Stable Cottage, Tilton Lane	15/01527/FUL	5
Billesdon	20 Coplow lane	16/00231/FUL 17/00681/FUL	1
Billesdon	9 Leicester Rd	17/00678/FUL	0
Bitteswell	West End Farm, West End	10/00176/FUL 14/01133/FUL 14/01134/LBC 17/01181/VAC	1
Bitteswell	Land off Ashby Lane	16/01793/FUL	1
Bringhurst Drayton & Nevill Holt	Manor Barn, Main Street	16/01458/FUL	1
Broughton Astley	Leire Turn Farm, Leire Lane	15/01952/PDN	1
Broughton Astley	Land rear of 124 & 126 Station Rd	15/01052/FUL	1
Broughton Astley	Colesbarn Farm, Frolesworth Road	15/02020/PDN	2
Broughton Astley	11A Leicester Road	16/00119/OUT 16/02014/FUL	1



Parish	Site Address	Planning Reference	Net plots gained
Broughton Astley	Colesbarn Farm, Frolesworth Road	16/00815/FUL 16/01626/FUL 16/01944/FUL	2
Broughton Astley	Land rear of 68-70 Main Street	16/01484/FUL	4
Broughton Astley	1 St Mary's Close	17/00144/FUL	1
Burton Overy	Manor House Farm, Main Street	17/01182/FUL	1
Catthorpe	Land at Swinford Road	16/01354/OUT 17/00528/REM	4
Church Langton	25 Thornton Crescent, Church Langton	15/02029/FUL	1
Church Langton	Land adj Silverdale	16/00911/FUL	1
Claybrooke Magna	Land adj Seleta, Bell Street	15/01877/FUL	0
Claybrooke Magna	Land adj Seleta, Bell Street	16/00559/FUL	4
Claybrooke Magna	Claybrooke Mill, Frolesworth Lane	17/01258/FUL 17/01259/LBC	1
Cranoe	Red Barn, Cranoe	17/01136/FUL	1
Drayton	Drayton Ash Farm, Medbourne Road	16/00227/FUL	1
Dunton Bassett	Merrie Monk, 38 Station Rd	14/00367/FUL 16/01978/FUL	2
Dunton Bassett	Land adj 36 Main Street	16/01780/FUL	2
East Langton	Land at Melton Road, East Langton	17/00079/PDN	1
East Norton	The Bungalow, Uppingham Rd	17/00069/FUL	1
Fleckney	Land adj 48 Leicester Road	16/01412/FUL	1
Fleckney	Carmel Chapel, Wolsey Lane	17/01021/FUL	1

Parish	Site Address	Planning Reference	Net plots gained
Frolesworth	The Homestead, Sharnford Rd	15/01476/PDN	1
Gaulby	Land adjoining the Rectory, Norton Lane	15/01574/FUL	1
Gilmorton	The Grey Goose, Lutterworth Rd	15/00523/OUT 16/01683/FUL	2
Gilmorton	Gilmorton House, Lutterworth Rd	15/01157/FUL	2
Gilmorton	The Lodge, Gilmorton Rd, Kimcote	17/00944/PDN	1
Great Bowden	Land at Sutton Rd	15/01534/FUL	1
Great Bowden	39 Main Street	16/00631/FUL	1
Great Bowden	9 Langton Road	16/01272/FUL 16/01992/FUL	0
Great Bowden	7 Langton Road	16/01787/FUL	0
Great Bowden	Land at Nether Green	17/00970/FUL	1
Great Easton	The Cottage, Caldecot Rd	15/01155/FUL	0
Great Easton	Land rear of 44-48 High Street, Lounts Crescent	16/00598/FUL 17/00842/FUL	1
Great Easton	9 Brook Lane	16/01370/FUL	1
Great Easton	13 Deepdale	16/01513/FUL	1
Great Glen	38 Main Street	10/01146/ETO 15/00147/FUL	1
Great Glen	30 Higher Green	14/01498/FUL 17/01583/FUL	1
Great Glen	Pennbury Farm	15/01010/PDN	2
Hallaton	Land at Hunts Lane	11/00522/FUL 14/01155/FUL 17/00300/FUL	1
Hallaton	Land adj Bewicke Arms, Eastgate	15/01380/FUL 15/01991/PCD	1
Hallaton	7 Eastgate	16/01307/FUL	1
Houghton on the Hill	Land rear of 79 Uppingham Rd	15/00809/FUL	1

Parish	Site Address	Planning Reference	Net plots gained
Houghton on the Hill	Hillcroft, Uppingham Rd	15/01098/FUL	0
Houghton on the Hill	11 Uppingham Road	16/01189/FUL	1
Hungarton	3 Townend	07/01915/FUL 11/00968/ETF 16/01825/FUL	1
Hungarton	Ashby House Farm	15/01129/FUL 15/01130/LBC	2
Husbands Bosworth	Bosworth House, Berridges Lane	17/01457/FUL	2
Husbands Bosworth	Old Barn Farm, Welford Rd	15/00503/PDN	1
Husbands Bosworth	Old Barn Farm, Welford Rd	16/00726/FUL	1
Husbands Bosworth	25 Bell lane	16/00742/FUL	1
Keyham	Keyham Livery, Ingarsby Road	16/00665/FUL 17/00763/FUL	1
Kibworth Beauchamp	Land Adjacent 22 Gladstone Street	11/00553/FUL 15/01888/FUL	1
Kibworth Beauchamp	85 Weir Rd	14/00899/FUL 14/01392/PCD 17/01922/VAC	3
Kibworth Beauchamp	14 Dover Street	15/01227/FUL	0
Kibworth Beauchamp	Working Men's club, Fleckney Rd	15/01618/FUL	4
Kibworth Beauchamp	53B Fleckney Road	16/01535/FUL	1
Kibworth Beauchamp	Beaufield, Smeeton Road	17/00055/FUL	1
Kibworth Beauchamp	Rowan House, 23D White Street	17/00694/FUL	1
Kibworth Beauchamp	2 Springfield Close	17/00881/FUL	1
Kibworth Beauchamp	Land Adj 5 Kimberley Street	17/00956/FUL	1
Kibworth Beauchamp	9 Springfield Close	17/01146/FUL	1

Parish	Site Address	Planning Reference	Net plots gained
Kibworth Harcourt	6 Marsh Drive	16/01754/FUL	1
Kibworth Harcourt	Land rear of 41 Main Street	17/00269/FUL	1
Kimcote & Walton	Grange Farm, Bosworth Road	16/00580/PDN 16/01331/PDN	1
Kimcote & Walton	Kyimbila Poultney Lane, Kimcote	16/01015/FUL	0
Kimcote & Walton	Land At Mowsley Lane, Walton	17/00742/PDN	1
Kimcote & Walton	The Croft, Poultney Lane	17/01151/FUL	1
Knaptoft	The Old Stables, Welford	14/01595/PDN 15/00473/PDN	1
Knaptoft	The Stable Yard, Knaptoft House Farm, Bruntingthorpe Rd	15/01555/FUL	1
Knaptoft	The Old Stables, Welford Road	16/00368/FUL	0
Knaptoft	Knaptoft Hall Farm Cottages, Welford Road	16/01062/FUL	0
Laughton	Land North East of Gumley Rd	17/00677/PDN	1
Launde	Land at Launde Lot1, Launde Rd	17/00619/FUL	1
Leire	Springfield Farm, Broughton Lane	16/00764/FUL	1
Leire	Hall Farm, Back Lane	16/01396/FUL	1
Loddington & Launde	Copt Hill Farm, Launde Road	15/00732/FUL	1
Lubenham	Land At Rushes Lane	16/00226/FUL	1
Lubenham	G14 garages, Paget Rd	17/00200/FUL	3

Parish	Site Address	Planning Reference	Net plots gained
Lutterworth	32 Fielding Way	11/01784/FUL 15/00300/FUL	1
Lutterworth	46 Market Street	14/01391/FUL	3
Lutterworth	2 Coventry Rd	15/01135/FUL	1
Lutterworth	54 Swiftway	16/00515/FUL	1
Lutterworth	ATE Farms, Moorbarns Lane	16/00562/FUL	1
Lutterworth	48 Crescent Road	17/00760/FUL	1
Lutterworth	35 Baker Street	17/01064/FUL	1
Market Harborough	25 The Woodlands	15/00106/FUL	0
Market Harborough	11A Fairfield Rd	15/00742/FUL	6
Market Harborough	29 Great Bowden Rd	15/00949/FUL	1
Market Harborough	14 Leicester Rd	15/01651/PDN	1
Market Harborough	Garage, Kings Road,	15/01678/FUL	1
Market Harborough	Land rear of 43 and 45 The Broadway	15/02005/FUL	3
Market Harborough	Land at Ridge View, Scott Close	16/00412/FUL	1
Market Harborough	157 Cromwell Crescent	16/01092/FUL	1
Market Harborough	64 Roman Way	16/01676/FUL (Plot 1) 16/01677/FUL (Plot 2)	2
Market Harborough	Brockwood, The Woodlands	17/00095/FUL	1
Market Harborough	Bindley Yard, School Lane	17/00419/FUL	5
Market Harborough	Enigma Café Bar and Nightclub, 18 Coventry Rd	17/00610/FUL	4
Market Harborough	Wartnabys, 44 High Street	17/00628/FUL 17/00696/LBC	3
Market Harborough	24 The Woodlands	17/01106/FUL	0

Parish	Site Address	Planning Reference	Net plots gained
Market Harborough	26-30 Coventry Rd	16/02003/FUL	3
Medbourne	The Reading Room, 33 Main Street	15/00805/PDN	2
Misterton & Walcote	Wakeley Farm, Lutterworth Rd, North Kilworth	16/00320/FUL	0
North Kilworth	Hanwin Cottage, 20 Green Lane	16/01406/FUL	1
North Kilworth	Evergreen Field Farm, Pincet Lane	16/01460/REM	1
North Kilworth	Rose Cottage, Station Rd	17/00231/FUL	1
North Kilworth	Braeside, Canmer Lane	17/00247/FUL 17/01169/FUL	1
Owston & Newbold	Marefield Farm Stud, Marefield Lane	17/00263/PDN	1
Peatling Magna	Westdale Farm,	16/01462/PDN	1
Peatling Magna	Westdale Farm,	17/00410/PDN	1
Peatling Magna	Land at Arnesby Lane, Peatling Magna	17/01165/FUL	1
Saddington	Barford Top Stud	15/01133/FUL	1
Saddington	Land at Weir Road	15/01397/OUT 16/02076/REM	1
Scraptoft	Scraptoft Hill Farm, Covert Lane	15/02010/PDN	3
Scraptoft	Scraptoft Hill Farm, Covert Lane	17/00227/PDN	1
Smeeton Westerby	Hilltop Farm, Gumlery Road	16/02032/PDN	3
South Kilworth	Langton House, Walcote Road	16/01956/FUL	1
South Kilworth	Land adj Fernie Cottage, Rugby Rd	17/00518/FUL 17/02164/FUL	1

Parish	Site Address	Planning Reference	Net plots gained
Stoughton	Land Rear of The Courtyard, Gaulby Lane	10/01530/ETF 16/01168/FUL	1
Stoughton	16 Stoughton Lane	16/00867/FUL	0
Swinford	Land rear of Starmore Farm	16/01804/FUL	2
Swinford	Agricultural Buildings Adjacent Swinford Covert, Stanford Rd	17/00053/PDN	1
Theddingworth	Land at Beeches Farm	15/00794/FUL	1
Theddingworth	Beaches Farm, Taylors Lane	16/00650/PDN 16/02001/PDN	3
Theddingworth	Beaches Farm, Taylors Lane	17/00680/FUL	2
Theddingworth	Pen Y Bryn, Main Street	16/01282/FUL	1
Thurnby & Bushby	8 The Cuttings	15/00710/FUL	1
Thurnby & Bushby	13 Dalby Avenue	16/00411/FUL	1
Thurnby & Bushby	913 Uppingham Road	16/01934/FUL	1
Tilton on the Hill	Land off, Launde Road	12/01209/OUT 15/01406/REM	1
Tilton on the Hill	Land off, Launde Road	15/01669/FUL	1
Tilton on the Hill	Skeffington Wood Road (Barn conversion)	15/01710/PDN	1
Tilton on the Hill	Sycamore Works, Old Melton Road	16/00010/FUL	1
Tilton on the Hill	Bank Cottage, Oakham Road	16/00467/REM	1
Tilton on the Hill	Parsons Close	16/01314/FUL	3
Tugby & Keythorpe	Land rear of Fox & Hounds	16/01953/FUL	2
Ullesthorpe	Land Adj Wayside	15/00894/FUL 15/01490/PCD	1

Parish	Site Address	Planning Reference	Net plots gained
West Langton	Langton Gardens, Melton Road	15/01979/PDN	1
Willoughby Waterleys	Meadowlands Farm, Gilmorton Lane	15/00504/PDN	2
Willoughby Waterleys	Meadowlands Farm, Gilmorton Lane	17/01537/PDN	1
Willoughby Waterleys	Meadowlands Farm, Gilmorton Lane	17/02107/FUL	1
Total Small Commitments			205
Minus 10% lapse rate			21
<b>Total Commitments</b>			<b>185</b>

### Total Small Site Capacity

Small commitments	185
Net supply from small sites under construction	142
<b>Total supply from small sites</b>	<b>327</b>



## **Appendix 5 - Justification for Annual 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 two years of the 5 Year Supply. This will ensure that any un-planned for sites will have adequate time to gain planning permission and deliver residential dwellings.