

# Harborough District Council

## 5 Year Housing Land Supply

1 October 2014 to 30 September 2019

---

### Introduction

This report has been prepared in the context of the publication of the National Planning Policy Framework (NPPF) on the 27<sup>th</sup> March 2012. The NPPF revokes and replaces all Planning Policy Statements and is supported by the Planning Policy Guidance (March 2014).

The NPPF states the requirement on local planning authorities to identify and update annually a five year supply of housing land (Harborough District Council updates this every 6 months). Paragraph 47 states that Local Planning Authorities should:

- *“Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. 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;*
- *Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- *Set out their own approach to housing density to reflect local circumstances.” (Paragraph 47, NPPF).*
- This is supplemented by two definitions:
- *To be considered **deliverable**, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be*

*implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

- *To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.*

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.

The NPPF demonstrates 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”

### **Harborough District 5 Year Housing Supply Calculation**

The remainder of this report sets out the calculation of Harborough District’s five-year housing supply position, taking into account the requirements of the NPPF and covers the period from 1 October 2014 to 30 September 2019. The calculation is set out in tabular form on page 5 of this report and explained in more detail below.

### **Housing Requirement for Harborough District 2011-2031 (Rows A and B, Table page 5)**

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.*” It goes on to state that, “*Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints.*” As such, the housing requirement figure that is now applied to the calculations presented within this report is based on the most up-to-date evidence of objectively assessed housing need, as set out in the Leicester and Leicester Strategic Market Housing Assessment (SHMA) by GL Hearn. This recommended the housing requirement for Harborough District of 9,500 dwellings between 2011 and 2031, or 475 dwellings per annum.

The need to use the most up to date evidence of housing need was further reinforced by the Secretary of State’s recent decision in the Crowfoot Way Broughton Astley appeal (ref: APP/F2415/A/12/2183653). The Secretary of State agreed with the Inspector’s conclusions that, “*The 2013 GLH figure [440pda] remains as the most robust evidence of the likely housing requirement for the district.*” (Inspector’s Report, para 25). Therefore, although the figure is untested

and has not gone through public examination, the annual housing requirement used in the current 5 year land supply calculation for the Harborough District is 475 dwellings per annum.

The plan period presented is that of the emerging new Local Plan of 2011-2031 to correspond with the housing requirement evidence used.

### **Shortfall to add to the next 5 years requirement (Row E, Table page 5)**

In June 2014 the Council applied the Sedgefield method to calculate the 5 year housing land supply position. In previous years the Council has applied the Liverpool method to calculate the five year housing land supply, with any previous under supply of housing phased into the requirement across the remaining 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”*. As such, the Council has changed the method for calculating the five year supply of housing. Therefore, the Sedgefield method continues to be applied for this interim update for the first 6 months of 2014/15 to 30 September. This allows for any previous shortfall in housing delivery during the plan period to be delivered within the next 5 years and not spread across the remainder of the plan period.

Given the Liverpool or ‘residual’ method was applied in 5 year housing land supply reports in 2013/14 and prior, it is important to not compare the outcome of this current document with previous years.

### **Buffer (Row H, Table page 5)**

Paragraph 47 of the NPPF states that to boost significantly the supply of housing, local planning authorities should:

*“Identify and update annually a supply of specific deliverable<sup>11</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. 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.”*

Table A below demonstrates that of the past 8.5 years including the current, the annual housing targets (of 350 dwellings per annum from 2006, and 475 per annum from 2011) have only been met in three years (2006/07, 2007/08, 2009/10). Cumulative completions have been below the cumulative requirement in the last 3 years (2011/12, 2013/14 and first 6 months of 2014/15). Due to the under delivery against annual targets in 5 of the past 8.5 years, the Council has applied a 20% buffer. Should delivery performance improve, the Council may review its position on using a 20% buffer in the future.

**Table A: Housing Delivery since 2003/04**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15 (6 months)
Annual requirement	350	350	350	350	350	475	475	475	237.5
Total Completions	450	586	263	542	300	240	284	334	262
Number of dwellings above or below Annual Requirement (2006-2011 = 350pa, 2011-2014 = 475pa)	100	236	-87	192	-50	-235	-191	-141	24.5
Cumulative Requirement	350	700	1050	1400	1750	2225	2700	3175	3412.5
Cumulative Completions	450	1036	1299	1841	2141	2381	2665	2999	3261
Number of dwellings above or below Cumulative Requirement (2006-2011 = 350pa, 2011-2014 = 475pa)	100	336	249	441	391	156	-35	-176	-389

\*This figure looks at half a year as the requirement (237.5, half of 475) because this is the mid-year update and we only have 6 months of completion data for 2014/2015.

**Harborough District Council**  
**5 Year Housing Land Supply Calculation**  
**1st October 2014 to 30th September 2019**

Harborough District Housing Requirements 2011-2031			
	Row	Total	Calculation
Strategic Housing Requirements for Harborough District 2011-2031	A	9,500	n/a
Annual Housing Requirement	B	475	A / 20 years
Housing Requirement to date (1 Apr 2011- 30 Sept 2014)	C	1,663	B x 3.5 years
Recorded housing completions 1 Apr 2011 to- 30 Sept 2014 (See Appendix 1 for completions in the last 6 months. See Appendix 2 for past completions from 1 April 2011 to 31 March 2014.)	D	1,120	n/a
Shortfall to add to the next 5 years requirement	E	543	C - D
Shortfall as an annual requirement for the next 5 years	F	109	E / 5 years
Total Annual requirement for the next 5 years	G	584	B + F
Additional 20% Buffer	H	117	G x 0.20
Total Annual Requirement for the next 5 years, including buffer	I	700	G + H
<b>Total Five Year Housing Requirement</b>	<b>J</b>	<b>3,501</b>	<b>I x 5 years</b>
Supply of Sites: 1 Oct 2014 to 30 Sept 2019			
Projected delivery from Allocated sites with permission (See Appendix 3, Table 1.)	K	427	n/a
Projected delivery from Market Harborough SDA (See Appendix 3, Table 2.)	L	505	n/a
Projected delivery from large sites with planning permission (See Appendix 3, Table 3.)	M	1,014	n/a
Projected delivery from Neighbourhood Plan Allocated Sites (see Appendix 3, Table 4.)	N	47	n/a
Projected delivery from sites with planning permission, pending a Section 106 Agreement (See Appendix 3, Table 5.)	O	451	n/a
Projected delivery from small sites with planning permission (Sites under construction and unimplemented, see Appendix 4)	P	270	n/a
PDL Windfall allowance (See Appendix 5.)	Q	78	n/a
<b>Five Year Supply of deliverable sites</b>	<b>R</b>	<b>2,792</b>	<b>K + L + M + N + O + P + Q</b>
Five Year Assessmentcalculation Looking Forward: 1 Oct 2014 to 30 Sept 2019			
Annual requirement plus 20% buffer	S	700	I
Assessed Five Year Supply of Deliverable Dwellings	T	2,792	R
Supply of Land as a percentage of the requirement	U	80%	R / J
<b>Years Supply of Land</b>	<b>V</b>	<b>3.99</b>	<b>R / I</b>

**Supply of Deliverable Housing Sites Summary Table**

<u>Scenario</u>	<u>Annual Requirement</u>	<u>Total Units in the 5 Years Supply</u>	<u>Overall supply/shortfall</u>	<u>5 year supply (years)</u>
District Requirement	475	2792	417	5.88
District Requirement incl' shortfall	584	2792	-128	4.78
Requirement including 20% Buffer	700	2792	-708	3.99

### **Local Plan Allocated Sites**

### **Large Sites (of 5 dwellings or more)**

<u>Settlement</u>	<u>Site Name</u>	<u>Completions</u>				<u>Total Completions (minus dwellings lost)</u>
		<u>Green</u>	<u>Brown</u>	<u>Conversions</u>	<u>Dwellings Lost</u>	
<b>Kibworth Beauchamp</b>	9 Weir Road	9	0	0	0	<b>9</b>
<b>Lutterworth</b>	Leaders Farm, Coventry Rd	2	0	0	0	<b>2</b>
<b>Market Harborough</b>	Land East of Northampton Rd	23	0	0	0	<b>23</b>
	Land at Clack Hill	1	0	0	0	<b>1</b>
	Land at Glebe Rd	27	0	0	0	<b>27</b>
<b>Scraptoft</b>	Land North of Scraptoft Campus	20	0	0	0	<b>20</b>
<b><u>Grand total</u></b>						<b><u>82</u></b>

### Small sites completions (of less than 5 dwellings)

<u>Parish</u>	<u>Site Address</u>	<u>Green</u>	<u>Brown</u>	<u>Conversion?</u>	<u>Completed in Current Monitoring Year</u>
Billesdon	8 Long Lane	1	0	0	1
Billesdon	7 Leicester Road	1	0	0	1
Broughton Astley	22 Coventry Road	1	0	0	1
Fleckney	The Forge, Birdcage Cottage, Arnesby Rd	1	0	1	1
Gilmorton	Washbrook Lodge, Lutterworth Road	0	1	1	1
Great Bowden	5 Sutton Road	0	3	0	3
Great Glen	Stackely House, Stretton Rd	1	0	0	1
Kibworth Beauchamp	84 Hillcrest Avenue	1	0	0	1
Kibworth Harcourt	Mostyne House, 15 Marsh Avenue	1	0	0	1
Knaptoft	Barn Conversion, Warren Farm, Welford Rd	1	0	1	1
Lubenham	Tower House, 32 Rushes Lane	1	0	0	1
Market Harborough	Land rear 5 Glebe Rd	0	1	0	1
Market Harborough	Wharf House, Union Wharf	0	1	1	1
Market Harborough	97 Fairfield Rd	1	0	0	1
Market Harborough	83 Cromwell Crescent	0	-1	-1	-1
North Kilworth	The Cottage, 24 Green Lane	1	0	0	1
North Kilworth	Ivy House, Back Street	0	1	1	2
North Kilworth	Land adj 14 Elmcroft	1	0	0	1
Shangton	Shangton Holt, Gartree Road	1	0	1	1
Shearsby	Bean Hill Farm, Church Lane	1	0	0	1
South Kilworth	Hemploe View, The Belt	0	1	0	0
Tilton on the Hill	Mawby Cottage	0	0	-1	-1



Ullesthorpe	The Bank, Main Street	0	2	0	<b>2</b>
Ullesthorpe	The Lawn, College Street	1	0	0	<b>1</b>
<b><u>Totals</u></b>		<b><u>15</u></b>	<b><u>9</u></b>	<b><u>6</u></b>	<b><u>23</u></b>

### **Completions Summary 1 April 2014 to 30 September 2014**

Allocated site completions:	157
Large site completions:	82
Small site completions:	23
<b><u>Total completions:</u></b>	<b><u>262</u></b>

# Appendix 2 - Housing Trajectory 2011-2031

		2011/12	2012/13	2013/14	2014/15 (Apr-Sept update)	2014/15 (Oct 14 - Mar 15)	2015/16	2016/17	2017/18	2018/19	2019/20 (Apr-Sept)	2019/20 (Oct19 -)	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
A	Completions on Allocated Sites	125	212	136	157																		
B	Completions on Large Sites (5 dwellings and above)	61	28	147	82																		
C	Completions on Small Sites (under 5 dwellings)	54	44	51	23																		
D	Total Completions	240	284	334	262																		
E	Projections for Market Harborough Strategic Development Area					0	36	116	156	138	59	58	117	117	117	117	117	117	117	118	0	0	0
F	Projections for Allocated Sites with Planning Permission					149	183	81	14	0	0	40	40	40	40	36	0	0	0	0	0	0	0
G	Projections for Large Sites with Planning Permission (incl pending S106 and Neighbourhood Plan allocated sites)					191	446	409	255	140	71	199	152	10	0	0	0	0	0	0	0	0	0
H	Projections for Small Sites with Planning Permission					27	54	54	54	54	27	27	54	54	54	54	54	54	54	54	54	54	54
I	PDL Windfall Allowance					0	0	0	31	31	15.5	15.5	31	31	31	31	31	31	31	31	31	31	31
J	Total Projected Completions					367	719	660	510	363	173	340	394	252	242	238	202	202	202	203	85	85	85
K	Cumulative Completions	240	524	858	1120	1487	1839	2499	3009	3372	3545	3884	4278	4530	4772	5010	5212	5414	5616	5819	5904	5989	6074
L	Cumulative Requirement 11-31	475	950	1425	1663	1900	2375	2850	3325	3800	4038	4275	4513	4988	5463	5938	6413	6888	7363	7838	8313	8788	9263
M	Number of dwellings above or below Cumulative Requirement	-235	-426	-567	-543	-413	-536	-351	-316	-428	-493	-391	-235	-458	-691	-928	-1201	-1474	-1747	-2019	-2409	-2799	-3189
N	Number of completions above or below the annual requirement of 475	-235	-191	-141	-213	130	244	185	35	-112	-238	102	-81	-223	-233	-237	-273	-273	-273	-272	-390	-390	-390
O	Years remaining in the plan period	20	19	18	17	16.5	16	15	14	13	12.5	12	11	10	9	8	7	6	5	4	3	2	1

### Appendix 3 - Five Year Supply Site Assessments (1 October 2014 to 30 September 2019)

Table 1. Allocated sites with Planning Consent (2001 Local Plan)

<u>Planning reference</u>	<u>Site address</u>	<u>Site area (ha)</u>	<u>Comments</u>	<u>Total units permitted</u>	<u>Units built</u>	<u>Residual Units</u>	<u>Oct 2014 / Mar 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Apr - Oct 2019</u>	<u>Total Units in 5 Year Supply</u>
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	130	41	12	29	0	0	0	0	<b><u>41</u></b>
			b) Ben Bailey (Gladedale) Homes	59	53	6	3	3	0	0	0	0	<b><u>6</u></b>
			c) Barratt Homes	203	100	103	45	45	13	0	0	0	<b><u>103</u></b>
			d) Remainder of site - planning applications awaited	196	0	196	0	0	0	0	0	0	<b><u>0</u></b>
			<b>e) Total projections for site.</b>	629	283	346	60	77	13	0	0	0	<b><u>150</u></b>
06/01209/REM	KB/1 Land at Warwick Road, Kibworth	15.7	The developer has provided the following build rates and confirmed a reduction in the expected total delivery on site, from 660 to 549 (dated 06.11.2014).	549	395	154	40	50	50	14	0	0	<b><u>154</u></b>
10/00847/REM	GG/2 Land at Stretton Road, Great Glen	11.3	a) Miller Homes	230	101	129	49	56	18	0	0	0	<b><u>123</u></b>
			b) John Littlejohn Homes	53	0	53	0	0	10	14	16	8	<b><u>48</u></b>
			c) Total Projection for site.	283	101	182	49	56	28	14	16	8	<b><u>171</u></b>
<b>Total Units</b>				<b>1408</b>	<b>779</b>	<b>629</b>	<b>149</b>	<b>183</b>	<b>81</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b><u>427</u></b>

\*The developer provided a projection of 21 for Oct 2014 – Mar 2015; to account for a lag rate between buildings being completed and the Council being in receipt of a formal completion notice 24 units have been added to the Oct 2014 – Mar 2015 supply figure.

\*\* The developer provided a projection of 15 for Oct 2014 – Mar 2015; to account for a lag rate between buildings being completed and the Council being in receipt of a formal completion notice 25 units have been added to the Oct 2014 – Mar 2015 supply figure.

### Appendix 3 – Five Year Supply Site Assessments (1 October 2014 to 30 September 2019)

**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 dwellings can be delivered within the next 5 years.

<u>Planning reference</u>	<u>Site Address</u>	<u>Site Area (Ha)</u>	<u>Comments</u>	<u>Total Units Permitted</u>	<u>Units built</u>	<u>Residual Units</u>	<u>Oct 2014 / Mar 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Apr - Sept 2019</u>	<u>Total Units in 5 Year Supply</u>
12/00044/FUL & 13/00523/OUT - Decision pending	Land north of Lubenham Hill	6.14	Greenfield. The developer has provided the following build rate assuming site draw down in Jan/Feb 2015, first sales anticipated in July 2015.	126	0	126	0	36	36	36	18	0	<b>126</b>
13/01483/OUT – Decision pending	Land to the west of Leicester Rd	35.17	Greenfield.	450	0	450	0	0	0	0	0	0	<b>0</b>
11/00112/OUT – Decision pending	Land at Airfield Farm	55.78	Greenfield. The developer has provided the following build rate based on work starting on site in autumn 2015.	924	0	924	0	0	80	120	120	80	<b>400</b>
<b>Total Units</b>				<b><u>1500</u></b>	<b><u>0</u></b>	<b><u>1500</u></b>	<b><u>0</u></b>	<b><u>36</u></b>	<b><u>116</u></b>	<b><u>156</u></b>	<b><u>138</u></b>	<b><u>80</u></b>	<b><u>526</u></b>

### Appendix 3 – Five Year Supply Site Assessments (1 October 2014 to 30 September 2019)

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

<u>Planning reference</u>	<u>Settlement</u>	<u>Site Address</u>	<u>Site Area (Ha)</u>	<u>Comments</u>	<u>Total Units Permitted</u>	<u>Units built</u>	<u>Residual Units</u>	<u>Oct 2014 / Mar 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Apr - Oct 2019</u>	<u>Total Units in 5 Year Supply</u>
10/01137/FUL	Ashby Parva	Land rear of The Hollies	0.39	Greenfield. Work on site has not started. No response was received from the developer.	6	0	6	0	0	0	0	0	0	<b>0</b>
06/01420/FUL & 13/00543/PCD	Billesdon	Former White Hart Garage	0.26	Previously Developed Land. Work on site has not started. Although the applicant initially indicated an intention to develop the site within 3 years no work has begun on the site and we have been informed by the agent that the project is on hold until further notice (06.11.2014).	15	0	15	0	0	0	0	0	0	<b>0</b>
10/01579/OUT	Broughton Astley	Land off Crowfoot Way	5.31	Greenfield. The agent for the site provided a build rate on 29.05.2014 however, they have applied to change the scheme therefore the start date has been delayed by a min' 6 months. Projected build rates have been updated to reflect this.	50	0	50	0	10	20	20	0	0	<b>50</b>
13/00211/FUL	Fleckney	Land to the east of Leicester Rd	1.12	Greenfield. The following build rate has been estimated by the council.	28	0	28	0	0	12	16	0	0	<b>28</b>

13/00627/OUT	Gilmorton	Goodmans Farm	0.68	Greenfield site. Outline permission only. Application for detailed planning consent expected in Spring 2014. The following build rate has been provided by the developer (30.10.2014)	20	0	20	0	10	10	0	0	0	<b>20</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 developpr has been copntacted but we await a response. The following build rate has been estimated.	5	0	5	0	0	5	0	0	0	<b>5</b>
09/00044/FUL	Great Easton	Rectory Farm, Church Bank	0.49	Greenfield. Work on site has not started. No response was received from the developer. The site is still in active use as a residential farm building and agricultural buildings.	6	0	6	0	0	0	0	0	0	<b>0</b>
13/01767/OUT allowed at Appeal 10.07.2014	Great Easton	Land rear of 28 Broadgate	0.6	Erection of up to 13 dwellings (all matters reserved). The agent anticipates building work to commence in 2015/16 - the build out rate has been estimated based on information provided by the agent (04.12.2014).	13	0	13	0	5	5	3	0	0	<b>13</b>
12/00520/FUL	Great Glen	Land at Stretton Road Farm	0.48	Mixed Brownfield/Greenfield site. No response was received from the developer, these build rates have been estimated.	10	8	2	2	0	0	0	0	0	<b>2</b>

10/01525/ETF	Great Glen	Midland Handling Co, Stretton Road	0.22	Previously Developed Land. Work on site has not started. No response was received from the developer. The site has had full planning permission for a number of years without any work taking place.	8	0	8	0	0	0	0	0	0	0	0
06/00124/REM	Kibworth	Former Railway Station	0.88	Previously developed land. Work has resumed on site. The developer has provided the following projected build rate (05.11.2014).	47	11	36	6	7	12	7	0	0	0	32
11/01446/FUL & 13/00425/PCD	Kibworth	9 Weir Rd	0.56	The agent has confirmed the following build rate for the site (05.12.2013). No update has been received from the developer since 2013.	22	0	22	22	0	0	0	0	0	0	22
13/00102/FUL	Kibworth	Land Rear of 8-28 High Street	0.59	Greenfield site. The following build rate has been provided by the developer (31.10.2014).	13	0	13	13	0	0	0	0	0	0	13
11/00117/OUT & 13/01282/REM	Lutterworth	Land north of Bill Crane Way	8	Greenfield. The developer provided the following build rate (31.10.2014).	149	0	149	18	50	59	22	0	0	0	149
12/00900/OUT	Lutterworth	Leaders Farm	6.43	Greenfield. The following build rates have been estimated. S106 recently signed.	130	2	128	27	43	7	0	0	0	0	77
10/01669/OUT & 13/01488/REM	Market Harborough	Land at Lathkill Street	1.29	Previously Developed Land located within the Limits to Development for Market Harborough. The developer has provided the following projection (03.11.2014).	47	0	47	3	38	6	0	0	0	0	47
09/00589/OUT	Market Harborough	Land at Glebe Road	7.51	Greenfield. The developer provided the following build rate 12 months ago.	140	38	102	36	36	30	0	0	0	0	102

11/01145/REM	Market Harborough	Land at Clack Hill	3.22	Greenfield. The developer has confirmed the following build rate.	50	48	2	2	0	0	0	0	0	<b>2</b>
11/01709/OUT & 12/01377/REM	Market Harborough	Land east of Northampton Road	4.78	Greenfield. A site visit on 07.11.2014 confirmed 68 units have been completed. The following build rate has been estimated.	110	65	45	15	30	0	0	0	0	<b>45</b>
12/00806/OUT	Market Harborough	Overstone House	2.7	Greenfield site. The following build rates have been provided by the agent (03.11.2014).	50	0	50	0	22	26	0	0	0	<b>48</b>
13/00930/FUL	Market Harborough	Land at Waterfield Place	1.26	Greenfield. The developer has provided the following build rate (30.10.2014).	24	0	24	0	24	0	0	0	0	<b>24</b>
07/01728/REM	Market Harborough	Harborough Rubber Site	2.14	Brownfield. The remainder of the site is now advertised for sale. No build rate projections have been received from the current owners. No completions have been estimated within the next five years due to the uncertainties over who will develop the remainder of the site.	286	247	39	0	0	0	0	0	0	<b>0</b>
11/01793/FUL	North Kilworth	Land Off Station Road	10.4	Change of use to form 220- berth marina, including up to 10 residential moorings	10	0	10	0	0	0	0	0	0	<b>0</b>
13/00806/FUL	North Kilworth	Former Gandys Roses plant nursery	0.86	The following build rate has been provided by the agent (30.10.2014).	11	0	11	0	11	0	0	0	0	<b>11</b>



12/01330/REM	Scraptoft	Land east of Scraptoft	6.95	Greenfield. The agent has provided the following build rates for a previous report - the council has estimated an updated forecast based on the current number of completions.	113	45	68	7	25	25	11	0	0	<b>68</b>
12/01797/FUL & 12/01798/LBC & 13/00558/FUL	Scraptoft	Scraptoft Hall, Church Lane	4.03	Mixed development. The developer provided the following build rates in December 2013 – an update has not been provided since, despite numerous requests.	61	0	61	40	21	0	0	0	0	<b>61</b>
11/01080/OUT (Allowed on Appeal 16.08.12)	Thurnby	Land off Pulford Drive	5.98	Greenfield. The developer has provided the following build rates.	128	0	128	0	25	40	25	25	13	<b>128</b>
14/01168/FUL & 14/01235/PCD	Tur Langton	The Bulls Head	0.14	Previously Developed Land. Work on site has not started but the developer has discharged some planning conditions.	6	0	6	0	6	0	0	0	0	<b>6</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.	61	0	61	0	20	20	21	0	0	<b>61</b>
<b><u>Total Units</u></b>					<b><u>1595</u></b>	<b><u>464</u></b>	<b><u>1131</u></b>	<b><u>191</u></b>	<b><u>383</u></b>	<b><u>277</u></b>	<b><u>125</u></b>	<b><u>25</u></b>	<b><u>13</u></b>	<b><u>1014</u></b>

### Appendix 3 - Five Year Supply Site Assessments (1 October 2014 to 30 September 2019)

Table 4. Neighbourhood Plan Allocated Sites

<u>Planning reference</u>	<u>Settlement</u>	<u>Site Address</u>	<u>Site Area (Ha)</u>	<u>Comments</u>	<u>Total Units Permitted</u>	<u>Oct 2014 / Mar 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Apr - Sept 2019</u>	<u>Total Units in 5 Year Supply</u>
13/01142/OUT	Broughton Astley	Land East & West of Broughton Way, Broughton Astley		Agent has provided the following build rate (07.11.2014). S106 due to be signed in 2014.	Please refer to Appendix 3, Table 5 the build rate projections.							
13/00898/FUL	Broughton Astley	Land at Coventry Rd, Broughton Astley		Build rate supplied by William Davis Ltd (31.10.2014). S106 due to be signed in 2014.								
N/a	Billesdon	Land east of Rolleston Rd, Billesdon		The following build rate has been provided by the agent and indicates that dwellings can be delivered within the next 5 years.	Min' of 10 dwellings; 12 proposed	0	7	5	0	0	0	<b>12</b>
N/a	Billesdon	Land north of High Acres, Billesdon		The following build rate has been provided by the developer and indicates that dwellings can be delivered within the next 5 years.	Min' of 35 dwellings	0	3	17	15	0	0	<b>35</b>
<b>Total Units</b>					Min' of 45	<b>0</b>	<b>10</b>	<b>22</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>47</b>

### Appendix 3 - Five Year Supply Site Assessments (1 October 2014 to 30 September 2019)

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

<u>Planning reference</u>	<u>Settlement</u>	<u>Site Address</u>	<u>Site Area (Ha)</u>	<u>Comments</u>	<u>Total Units Permitted</u>	<u>Oct 2014 / Mar 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Apr - Oct 2019</u>	<u>Total Units in 5 Year Supply</u>
13/01142/OUT	Broughton Astley	Land East & West of Broughton Way, Broughton Astley		Agent has provided the following build rate (07.11.2014). S106 due to be signed in 2014.	310	0	25	50	50	50	25	200
13/00898/FUL	Broughton Astley	Land at Coventry Rd, Broughton Astley		Build rate supplied by William Davis Ltd (31.10.2014).	199	0	20	40	40	40	20	160
13/01641/OUT	Houghton on the Hill	2 Uppingham Road, Houghton On The Hill	0.51	Erection of 16 houses and bungalows. The following build rate has been estimated.	16	0	8	8	0	0	0	16
13/01465/OUT & 14/00669/OUT	Scraptoft	Land off Pulford Drive	6.2	Greenfield. The developer has provided the following build rates (10.11.2014).	130	0	0	12	25	25	13	75
<b><u>Total Units</u></b>					655	<u>0</u>	<u>53</u>	<u>110</u>	<u>115</u>	<u>115</u>	<u>58</u>	<b><u>451</u></b>

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

### **Part A: Commencements – page 1 of 8**

<b><u>Uniform PP</u></b>	<b><u>Parish</u></b>	<b><u>Site Address</u></b>	<b><u>Net Commencements</u></b>
09/00079/FUL (24.04.2009)	Billesdon	The Garden House, Tilton Lane	<b>1</b>
10/01286/FUL (20.09.2010)	Billesdon	6 Brook Lane	<b>0</b>
05/00291/FUL 10/01057/FUL (30.09.2010)	Bitteswell	Bitteswell Hall, Hall Lane	<b>1</b>
02/01354/FUL (29/11/02) 05/01374/FUL (28/10/05) 12/01589/VAC (09.01.13)	Broughton Astley	Sutton Lodge Farm, Frolesworth Road	<b>4</b>
06/00356/OUT (31/5/06), 06/01176/REM (13/11/06)	Broughton Astley	74 station road	<b>1</b>
09/00866/FUL (16/08/10)	Broughton Astley	Glebe Farm, Frolesworth Road	<b>0</b>
08/00187/FUL (12.05.2008) 08/00119/CON	Bruntingthorpe	Hazeldean, Main Street	<b>0</b>
10/00032/ful (25.03.2010)	Bruntingthorpe	Old School Farm, Main Street	<b>1</b>
09/00231/FUL (24.04.2009) 09/00230/LBC (21.04.2009)	Burton Overy	The Barns on Main Street	<b>2</b>
09/00022/Ful (06.03.2009) 09/00023/LBC (06.03.2009)	Burton Overy	Hillbank, Carlton Drive	<b>0</b>
06/01772/FUL (12.02.2007) 10/00208/ETF (22.04.2010) 12/01530/PDC (13.12.2012)	Claybrooke Parva	Claybrooke Hall, Main Rd	<b>1</b>
08/01271/FUL (22.09.2008)	Cotesbach	Elmdene, Main Street	<b>0</b>
13/01188/FUL (11.10.2013) 14/00145/PCD (11.10.2013)	Drayton	Stokes Buildings, Nevill Holt Road	<b>1</b>
10/00709/REM (19/07/10)	Fleckney	Land Adj, The Meadows, Kilby Road	<b>0</b>
08/01657/FUL (25/03/09), Revised Scheme 10/01274/FUL (11/11/10)	Foxton	Land Adj 20 Vicarage Drive	<b>1</b>

14/00241/FUL (16.04.2014) 14/00242/LBC (16.04.2014)	Foxton	The Old School House, Woodgate	<b>1</b>
08/00608/FUL (20/06/08), 10/01662/ETF (03/02/2011)	Gaulby	The Paddock, Main Street	<b>1</b>
07/01114/FUL (04/12/07), 10/00359/ETF (12/05/10)	Gilmorton	Church Drive	<b>1</b>
09/01556/CON (11/02/10) 13/00771/FUL (11.07.2013) 13/00772/FUL (11.07.2013) 13/01880/PCD (12.2.2014)	Great Bowden	1 Upper Green Place	<b>0</b>
10/01408/FUL (16/02/11)	Great Bowden	5 Sutton Road	<b>3</b>
12/01162/FUL (21.09.2012)	Great Bowden	Geneviene, The Green	<b>0</b>
13/00295/FUL (25.04.2014 - appeal allowed)	Great Bowden	50 Station Rd	<b>1</b>
02/00960/OUT (16/5/03), 06/00848/REM (20/10/06)	Great Easton	Land at OS 2577 and 2962 - Barnsdale Farm, SW of Great Easton	<b>1</b>
08/00250/FUL (14/05/08)	Great Easton	Land rear of 10 High Street	<b>1</b>
09/00378/FUL (30/06/09)	Great Easton	4 High Street	<b>1</b>
02/01802/FUL (29/1/03), 03/01809/FUL (revised scheme - 28/1/04), 06/01680/ful (20/2/07)	Great Glen	Glenbrook, Stretton Road	<b>0</b>
13/00822/FUL (29.07.2013) 14/00233/FUL (14.04.2014)	Great Glen	Kingswood Lodge, London Rd	<b>1</b>
08/01563/FUL (11/02/09) 12/00018/ETF 13/00520/FUL (13.06.2013) 13/01487/MMA (05.12.2013)	Gumley	Hall Farm, Main Street	<b>1</b>
06/01816/FUL (28/2/07)	Hallaton	Hycroft, Horninghold Road	<b>3</b>
08/01557/OUT (11/03/09), 09/00416/REM (15/06/09)	Hallaton	Horse Close Farm, Cranoë Road	<b>1</b>
09/00764/FUL (19/08/09)	Hallaton	Spinney View Farm, East Norton Road	<b>1</b>

99/00809/FUL (24/5/00), 03/01235/FUL (revised scheme - 8/10/03) 07/00742/FUL (2/7/07 - revised scheme)	Hallaton	Crotts Garage, North End	<b>1</b>
01/00705/FUL (16/7/01), 04/01348/FUL (renewal - 13/10/04)	Hallaton	Cow Close, Horninghold Road	<b>1</b>
08/01038/FUL (3/11/08), 10/01082/FUL (15/11/10)	Husbands Bosworth	42A Bell Lane	<b>1</b>
12/00821/OUT 12/01661/FUL (08.01.2013)	Husbands Bosworth	Croft Farm, Leicester Road	<b>1</b>
12/00808/FUL (09.10.12)	Illston on the Hill	Holly Farm, Three Gates	<b>1</b>
07/00953/REM (15/08/07) (reserved matters of 04/00725/VAC)	Keyham	Kennels and Cattery, Snows Lane	<b>1</b>
10/00994/FUL (01/10/10)	Kibworth Beauchamp	Morrison Court	<b>2</b>
06/00181/FUL (4/4/06), 08/00103/FUL (revised scheme - 31/03/08)	Kimcote	OS 0009, Kilworth Road	<b>1</b>
07/00222/FUL (18/4/07)	Laughton	Brock Hill Byre, Mowsley Lane	<b>1</b>
13/01320/FUL (19.12.2013)	Laughton	Lodge Farm	<b>1</b>
06/01425/ful (24/11/06), 07/00292/FUL (revision 26/4/07), 09/01151/FUL (18/11/09), 12/01829/PCD (16.01.2013)	Loddington & Launde	Copt Hill Farm, Launde Road	<b>1</b>
12/01342/FUL (07.11.12)	Lowesby & Cold Newton	Streethill Farm	<b>3</b>
14/00641/FUL (04.08.2014)	Lubenham	Thorpe View Stables, Foxton Rd	<b>1</b>
08/01638/FUL (13/02/09), 09/01428/FUL (18/01/10)	Lutterworth	18 High Street	<b>1</b>
13/00726/OUT (29.08.2013) 13/01659/REM (02.01.14)	Lutterworth	69 Bitteswell Road	<b>1</b>
05/00626/FUL (17/08/05)	Market Harborough	Land Adj 38 Logan Crescent	<b>1</b>

05/01796/FUL (30/1/06)	Market Harborough	Journey, 51 Northampton Road	<b>1</b>
06/00865/FUL (9/1/07), 09/01316/FUL (14/12/09)	Market Harborough	The Cherry Tree, Church Walk	<b>1</b>
07/00686/FUL (25/7/07)	Market Harborough	Land adjacent 2 the Woodlands	<b>1</b>
07/01256/FUL (04/12/07)	Market Harborough	The Martin Building, 58 Highfield Street	<b>4</b>
08/01349/FUL (08/12/08), 09/00987/FUL (06/10/09)	Market Harborough	101 Logan Street	<b>1</b>
11/01414/FUL (01/12/11)	Market Harborough	48 Northampton Road -	<b>1</b>
11/00730/FUL (22/07/11)	Market Harborough	130 Logan Street	<b>1</b>
11/01083/FUL (02/12/11), 12/01676/FUL (18.01.2013)	Market Harborough	23 The Woodlands	<b>1</b>
12/00818/FUL (28.01.2013)	Medbourne	Mill Farm, Slawston Rd	<b>1</b>
14/00270/FUL (17.06.2014)	Mowsley	Mowsley C of E Primary School	<b>1</b>
02/00400/OUT (1/7/03), 06/00936/REM (21/8/06)	North Kilworth	Pincet Lodge	<b>0</b>
08/01035/FUL (24/09/08)	North Kilworth	The Cottage, 24 Green Lane	<b>2</b>
05/01881/FUL (23/2/06)	Owston & Newbold	Rose Cottage, Middle Street	<b>1</b>
04/00947/FUL (03/08/04)	Peatling Magna	Oak Tree House, Main Street	<b>1</b>
99/01152/FUL (renewal - 10/12/99), 04/00495/FUL (renewal - 19/5/04), 09/00028/FUL (resubmission 17/03/09)	Peatling Parva	Land Adjacent the Paddocks, Main Street	<b>1</b>
05/00833/FUL (26/9/05)	Peatling Parva	Field Barn, Ashby Road	<b>1</b>
09/00216/ful (29.04.2009) 09/00217/lbc (29.04.2009) 10/01657/LBC (07/03/2011), 11/0155/FUL + 11/01056/LBC (04/10/11)	Shawell	Grange Farm, Catthorpe Road	<b>2</b>
03/00071/FUL & 03/00069/LBC (17/3/04) Won on Appeal, with conditions (02.09.2003)	Shawell	The Old Rectory, Main Street	<b>1</b>

07/01040/FUL (revision 16/8/07)	Skeffington	Overvale, Main Street	<b>0</b>
10/00283/ETF (22/04/10)	Stockerston	The Glebe Cottage, Church Lane	<b>1</b>
13/01512/CLU (03.12.2013) 14/00928/FUL (10.09.2014)	Stoughton	Unicorn House	<b>1</b>
09/00649/FUL (05.08.2009)	Sutton in the Elms	50 Sutton Lane	<b>0</b>
10/00942/FUL (06/09/10), 12/00500/LBC (28.05.12)	Swinford	Home Farm	<b>1</b>
06/01501/FUL, 06/01499/LBC (11/12/06), 09/01492/ETF (29/03/10) 13/00302/PCD(08.05.2013) 13/00305/PCD (08.05.2013) 13/00339/FUL (13.05.2013) 13/00340/LBC (13.05.2013)	Theddingworth	Home Farm, Main Street	<b>2</b>
12/00489/FUL (24.05.12) 13/01162/FUL (25.09.2013)	Thurnby & Bushby	Land Adj 33 Hereward Drive, Thurnby	<b>1</b>
11/01269/FUL (21/12/11)	Tugby & Keythorpe	Land Opposite Keythorpe Hall Farm, Hallaton Road Tugby	<b>0</b>
12/00594/FUL (19.09.2012)	Tugby & Keythorpe	Lane Farm, Wood Lane, Tugby	<b>0</b>
14/00459/FUL (tbc)	Misterton & Walcote	Tavern Inn, 21 Lutterworth Road, Walcote	<b>1</b>
09/01368/FUL (04.01.10), 12/00380/FUL (04.05.12), 12/01588/PCD (21.12.2012)	Walton	Sandy Lands, Hall Lane	<b>1</b>

**Units commenced 79**

Minus 10% lapse rate 8

**Total 71**



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

### **Part B: Commitments – Page 1 of 7**

<b><u>Planning Application Reference</u></b>	<b><u>Parish</u></b>	<b><u>Site Address</u></b>	<b><u>Net Commitments</u></b>
13/00193/FUL (10.04.2013) 13/00195/CON (10.04.2013)	Allextton	White House, Main Street	0
10/01183/FUL (22.08.2011)	Ashby Magna	The Cottage, Hall Lane	1
14/00276/LBC (17.04.2014) 14/00696/PDN (07.08.2014)	Ashby Magna	Hall Farm, Hall Lane	1
14/00719/FUL (10.07.2014)	Ashby Magna	Land Adj 12 Peveril Rd	1
04/01262/FUL (18.11.2004) 09/00890/FUL (15.09.2009)	Billesdon	Home Farm, Tilton Lane	4
06/00895/FUL (23.08.2006) 09/00276/FUL (11.05.2009)	Billesdon	Land at 1b Brook Lane	1
10/00176/FUL (28.04.2010)	Bitteswell	West End Farm, West End	1
12/00326/FUL (26.03.2013)	Bitteswell	Elms Farm, Ullesthorpe Rd	1
13/00338/OUT (20.05.2013)	Bitteswell	The Courts Ashby Lane	1
08/00469/OUT (22/05/08) 11/00702/REM (11/08/11) 12/01161/FUL (04.10.12) 13/00141/PCD (11.06.2013)	Broughton Astley	Land r/o 124 and 126 Station Rd	1
11/00993/FUL (22/09/11)	Broughton Astley	1 Chestnut Grange, Station Road	1
10/01134/FUL (07/10/10)	Broughton Astley	Ireland House Buildings	1

08/00192/FUL (14.02.2008) 11/00016/ETF 13/00971/FUL (09.09.2013)	Broughton Astley	Land at Church Close	2
12/00588/REM, 09/00920/OUT 12/1786/REM (13.05.2013)	Broughton Astley	Land Adj 52 Six Acres	1
13/01450/FUL (02.12.2013)	Broughton Astley	Leire Turn Farm, Leire Lane	1
09/00925/FUL (24.09.2009) 09/00926/LBC (24.09.2009)	Burton Overy	The Elms, Elms Lane	0
07/01628/FUL (13.02.2008) 10/00851/FUL (17.01.2011)	Burton Overy	The Gravel, Burton Overy	2
10/0070/FUL (08.09.2010)	Burton Overy	Land opposite Paddocks	2
13/01833/FUL (07.03.201)	Burton Overy	Bute Barn, Town Street	1
08/01279/FUL (01.07.2009)	Claybrooke Parva	Watling House, Watling Street	1
07/00932/FUL (22.08.2007) 10/00527/ETF (03.06.2010)	Cold Newton	The Cottage, Main Street	1
10/00006/FUL (16.04.2010)	Cold Newton	Manor House, Skeg Hill Road	1
12/01213/FUL (08.10.2012)	Cold Newton	Cold Newton Lodge Farm, Tilton Lane	0
13/00942/FUL	Cold Newton	Land at Ashtree Farm, Leicester Road	1
11/00954/FUL (09.09.2011) 12/00522/FUL (30.07.2012)	Cotesbach	Land Adj Careth, Main Street	1
10/01065/FUL (15.10.2010) 11/01073/FUL (04.10.2011)	Drayton	Orchard Farm Bungalow	1
10/00970/Ful (07.10.2010)	Dunton Bassett	Oakberry Farm	1

13/01640/FUL (12.02.2014)	Dunton Bassett	Merrie Monk, 38 Station Rd	1
14/00367/FUL (12.05.2014)	Dunton Bassett	Merrie Monk, 38 Station Rd	2
13/01499/FUL (29.11.2013)	East Norton	Knights Farm, Hallaton Rd	1
13/00786/FUL 13/01381/NMA (10.10.2013) 13/01899/FUL (17.04.2014) 14/00635/FUL (09.07.2014)	East Langton	Land north of Stonton Rd, Church Langton	2
10/00167/ETF (01/04/10), 11/01185/FUL (14/10/11)	Foxton	The Manor House, Swingbridge Street	1
08/01227/FUL (10/12/08), 10/01361/FUL (29/11/10), 12/01775/VAC (31.01.2013)	Foxton	61 Main Street, Foxton	1
10/00155/FUL (11/03/10)	Foxton	43 Main Street	1
10/00122/FUL (10/05/10), 11/00733/FUL (02/08/11), 12/00787/FUL (31.07.12)	Foxton	Foxton Field Centre, 47 Middle Street	1
13/01556/FUL (20.12.2013)	Foxton	28 Middle Street	1
14/00761/FUL (25.07.2014)	Foxton	27 Main street	1
08/01637/FUL (16/02/09), 10/01308/FUL (13/12/10)	Frolesworth	Corner House, 38 Main Street	1
10/01757/FUL (12/04/11)	Frolesworth	Land Adjacent to Charnwood Bungalow, Main Street	1
12/01659/OUT	Gilmorton	Usher Farm, Walcote Road	1
13/01580/OUT (13.12.2013)	Gilmorton	The Urchins, Ashby Rd	2

12/00316/CON (14.06.12) 12/00318/FUL (13.06.12)	Great Bowden	Fernie Cottages, Nether Green	0
12/01081/FUL (03.09.2012), 12/01613/PCD (23.01.2013), 12/01691/PCD (23.01.2013)	Great Bowden	Land opposite Fernie Hunt Stables, Nether Green	1
09/00943/FUL (22/12/09)	Great Easton	Manor Farm	3
08/01521/FUL (14/01/09)	Great Easton	Land Adj 22 Broadgate	1
07/00615/LBC & 07/00612/FUL 10/00447/ETF & 10/00516/ETL (03/06/10) 13/00779/ETF (05.09.2013) 14/00584/FUL (23.07.2014) 14/00821/LBC (23.07.2014)	Great Easton	Westbrook House, 3 Brook Lane	1
10/01202/FUL (12/10/10)	Great Easton	6 Clarkesdale	1
10/01700/CON (14/02/11)	Great Easton	1a Cross Bank	2
09/00752/OUT (allowed at appeal 25.10.2012) 13/01065/REM (05.09.2013) 14/00244/FUL (14.04.2014)	Great Easton	Land at Gatehouse Lane, Caldecott Rd	4
08/00758/FUL 13/00790/ETF (10.07.2013) 14/00592/nma (20.05.2014)	Great Easton	Land rear of Westbrook House	1
14/00086/FUL (30.05.2014) 14/00111/LBC (30.05.2014)	Great Easton	Land Adj 22 Broadgate	1

14/00912/PDN (27.08.2014)	Great Easton	Sophie's Barn, Holy Oaks Farm, Stockerston Lane	1
09/00820/FUL (21/08/09)	Great Glen	4A Oaks Road	1
11/00610/FUL (08/07/11) 13/01462/PCD (02.12.2013) 14/00510/FUL (03.06.2014)	Great Glen	Land off Chestnut Drive, Stretton Hall	2
13/00961/LBC	Great Glen	Hall Farm, Main Street	3
14/00870/FUL (02.09.14)	Great Glen	9 London Rd	4
12/01401/FUL (19.12.2012)	Great Glen	Stackley House, Stretton Road	1
10/00844/FUL (26/08/10) 13/01176/FUL (18.11.2013)	Gumley	Farm Cottage, Main Street	1
04/01263/LBC (16/11/04), 04/01220/FUL (16/11/04), 09/00008/FUL (17/03/09)	Hallaton	Hallaton Manor, Cranoe Road	1
11/00522/FUL (26/05/11)	Hallaton	Land at Hunts Lane	2
12/00859/CON	Hallaton	33 Eastgate	-4
07/00570/FUL (15/6/07), 10/00475/FUL (01/06/10)	Houghton on the Hill	23 Ingarsby Lane	1
08/01483/FUL (25/02/09)	Houghton on the Hill	Land 41A, Uppingham Road	2
11/01805/FUL (18.04.2013)	Hungarton	Willowghyll Main Street	1
09/00880/FUL (16/10/09), 11/00620/FUL (02/11/11)	Husbands Bosworth	Woodside Farm, Theddingworth Road	1
09/01485/ETF (16/03/10), 12/00334/REM (08.05.12)	Husbands Bosworth	Land Adj 35 Butt Lane	3

11/01521/FUL (14/12/11)	Husbands Bosworth	31 High Street	4
12/01158/FUL (02.01.2013) (revised scheme of 10/00265/FUL), 12/01675/PCD (21.01.2013)	Husbands Bosworth	Wheler Stables, Welford Road	1
13/01273/FUL (28.11.2013)	Husbands Bosworth	Bosworth House, Berridges Lane	1
14/00850/PDN (13.08.2014)	Husbands Bosworth	Glebe Farm, Welford Rd	1
14/00512/PDN (19.06.2014)	Illston on the Hill	The Lodge, Carlton Curlieu Manor, Gartree Rd	1
14/00671/FUL (15.07.2014)	Keyham	Long Meadow Farm, Ingarsby Rd	1
11/00195/FUL (23/03/11)	Kibworth Beauchamp	The Leys	1
11/00161/FUL (13/07/11)	Kibworth Beauchamp	Land Rear of 24-26 Hillcrest Ave	2
11/00553/FUL (13/06/11)	Kibworth Beauchamp	Land Adjacent 22 Gladstone Street	1
12/00916/FUL	Kibworth Beauchamp	Lloyds Chemist, 8 Station Street	2
13/00283/FUL	Kibworth Beauchamp	2 Imperial Road	2
13/01006/FUL	Kibworth Beauchamp	26 Hillcrest Ave	2
13/00399/FUL (03.06.2013) 13/00638/LBC (03.06.2013) 13/01411/FUL (14.11.2013) 13/01440/LBC (14.11.2013) 13/01835/LBC (22.01.14) 13/01740/FUL (22.01.14) 14/00772/FUL (19.08.2014) 14/00857/LBC (13.08.2014)	Kibworth Beauchamp	22 High Street	1

09/01014/FUL 13/01258/FUL (22.10.2013) 13/01681/FUL (17.12.13)	Kibworth Beauchamp	13 Halford Rd	1
14/00061/FUL (14.04.2014)	Kibworth Beauchamp	land Adj 10 Imperial Rd	2
14/00285/FUL (21.05.2014)	Kibworth Beauchamp	34 Gladstone Street	1
14/00899/FUL (25.09.2014)	Kibworth Beauchamp	85 Weir Rd	3
12/01552/FUL (17.01.2013) 13/00072/CON (01.03.2013)	Kimcote	The Laurels, Poultney Lane	0
13/00060/FUL (23.08.2013) 13/01871/FUL (03.03.2014)	Kimcote	Kyimbila Poultney Lane	1
11/01738/OUT & 12/01168/FUL (04.11.2013)	Knaptoft	Knaptoft Hall Farm Welford Road	1
12/01087/FUL (18.12.2013) 14/00248/FUL (26.06.2014)	Laughton	Church Farm	1
08/01543/FUL (14/05/09), 11/00873/ETF (25/08/11), 14/00886/FUL (19.08.2014)	Leire	Ash House, Main Street	1
10/01756/FUL (20/04/2011)	Leire	The Glables, Main Street	1
13/00616/FUL (17.06.2013) 13/00617/LBC (17.06.2013)	Leire	Eaglesfield, Main street	2
13/01786/FUL (10.04.2014)	Leire	The Gables, Main Street	1
08/01001/FUL (24/09/08)	Lubenham	Flagstone House, 24 Foxton Road	1
09/01577/FUL (15/02/10)	Lubenham	Holmes Farm, Foxton Road	1

06/01010/LBC (28/9/06), 09/01029/FUL (15/10/09), 10/01220/FUL (31/12/10)	Lubenham	Old Vicarage, 23 The Green	1
11/00121/FUL (22/06/11)	Lubenham	1 Main Street	1
13/01089/FUL (12.09.13) 13/01099/LBC (12.09.2013)	Lutterworth	The Old Chapel, Chapel Street	-1
10/00765/FUL (28/07/10)	Lutterworth	41 Station Road	1
11/01784/FUL (04.04.12)	Lutterworth	32 Fielding Way	1
13/00227/FUL (14.05.2013)	Lutterworth	Riddlesden Farm, Leicester Road	1
12/00814/FUL	Lutterworth	Woodbrig House Farm, Coventry Road	1
13/00785/FUL (28.08.2013)	Lutterworth	24 Feilding Way	5
13/01803/LBC (24.02.2014)	Lutterworth	Police House, 2 Lower Leicester Rd	4
14/00093/FUL (18.03.2014)	Lutterworth	38 Regent Street	1
14/00048/OUT (14.04.2014)	Lutterworth	Smiths Timber & Joinery Co, Misterton Way	5
12/01023/OUT 14/00685/REM (19.09.2014)	Market Harborough	Gildings Auction House, Roman Way	1
08/00851/FUL (06/08/08), 11/00343/FUL (09/05/11)	Market Harborough	Bindleys Yard, School Lane	4
08/00960/FUL (03/09/08), 08/01268/FUL (31/03/09)	Market Harborough	32B Coventry Road	4
08/01526/FUL (20/01/09)	Market Harborough	85 Burnmill Road	0
09/00266/FUL (13/05/09)	Market Harborough	5 Victoria Avenue	1
09/01035/FUL (13/10/09)	Market Harborough	3 Sulleys Yard, Adam and Eve Street	-1



09/01543/FUL (28/01/10)	Market Harborough	147 St Marys Road	-1
09/01498/FUL (03/03/10)	Market Harborough	Land at The Woodlands	2
10/00119/FUL (29/03/10)	Market Harborough	87 and 89 St Marys Road	4
09/01551/OUT (28/04/10), 11/01486/FUL (20/12/11)	Market Harborough	Westbrook House, Scotland Road	1
10/00784/FUL (29/07/10) 13/01158/FUL (30.09.2013)	Market Harborough	24 Leicester Road	1
10/00778/FUL (04/08/10)	Market Harborough	Archway House 44 Coventry Road	1
10/01313/FUL (05/11/10)	Market Harborough	4 Quakers Yard	1
11/01790/FUL (09/02/12)	Market Harborough	104 Northampton Road	1
12/01444/FUL (14.11.12)	Market Harborough	Land rear of 54, Northampton Road	1
12/01639/FUL	Market Harborough	42 Lubenham Hill	0
13/00225/ful (24.05.2013)	Market Harborough	Land Adj 32 The Heights	1
13/01595/FUL (23.12.2013)	Market Harborough	5 Patrick Street	1
14/00057/FUL (18.03.2014)	Market Harborough	8 Knoll Street	1
14/00173/FUL (19.05.2014)	Market Harborough	76 Great Bowden Rd	1
14/01015/FUL (17.09.2014)	Market Harborough	3 Naseby Close	1
07/00777/FUL (renewal - 12/05/08), 11/00464/ETF (19/05/11), 12/01644/FUL (14.03.2014)	Medbourne	The Old Slaughter House, off Spring Bank	1
09/00592/FUL (17/07/09)	Medbourne	Innarla Caravan Park	2
10/00848/FUL (11/08/10)	Medbourne	Pagets Farm 36 Main Street	2

14/00956/FUL (10.09.14)	Medbourne	Barn, Uppingham Rd	1
09/01299/FUL (25/01/10), 11/00826/FUL (30/06/11)	Misterton & Walcote	37A Brook Street	1
10/00403/FUL (18/05/10)	Misterton & Walcote	38 Brook Street	1
13/00871/FUL (17.09.2013)	Misterton & Walcote	Poultney Grange Farm, Lutterworth Rd	1
13/00314/FUL (12.07.2013)	Misterton & Walcote	Cold Farm, Gilmorton	1
11/01812/FUL 13/01683/MMA (21.01.14)	Misterton & Walcote	Wakeley Farm, Lutterworth Rd, North Kilworth	1
13/01837/FUL (02.07.2014)	Neville Holt	Font House, Drayton Rd	0
11/00734/FUL (08/02/12)	Newton Harcourt	The Manor House, Wistow Road	1
13/01500/FUL (08.01.2014)	North Kilworth	The White Lion, Lutterworth Rd	1
14/00675/FUL (16.09.2014)	North Kilworth	The Old Post Office, Lutterworth Rd	1
11/00085/FUL (15/03/2011)	Owston & Newbold	Land OS 6658, Newbold Lane	0
13/00312/FUL	Peatling Magna	Elsons Lodge, Peatling Parva Road	1
10/01359/FUL (09/12/10)	Peatling Parva	Westdale Farm, Bambury Lane	1
09/00119/FUL (27/03/09), 11/01736/ETF (31/01/12) 14/00429/FUL (20.05.2014)	Scraptoft	The Woodlands, Covert Lane	0
09/01434/FUL (13/01/10)	Scraptoft	Land Adj Pinewood, Covert Lane	2
13/01443/FUL (Appeal allowed 04.07.2014)	Scraptoft	Manor Farmhouse, Stocks Rd	1
09/00822/FUL (19/10/09), 11/00415/FUL (19/05/11)	Shawell	Hill Top Farm, Swinford Road	1

13/00245/FUL (06.06.2013) 13/00246/CON (06.06.2013)	Shearsby	Tall Trees, Mill Lane	0
08/00329/FUL (02/05/08), 11/00152/FUL (11/03/11)	Skeffington	Land rear of The Stableyard, Main Street	2
11/01321/FUL (18.05.12)	Skeffington	Glebe Farm, Uppingham Road	1
12/01117/FUL (13.09.2013)	Smeeton Westerby	Parkland House, 73 Main Street	1
10/00026/FUL (30/03/10)	Smeeton Westerby	Land rear of Debdale Farm	1
07/00916/OUT (04/09/07), 10/00063/FUL (12/03/10)	Swinford	Highleigh, Kilworth Road	1
10/00941/FUL (07/09/10)	Swinford	Home Farm	1
12/00871/FUL (13.09.2012)	Swinford	Home Farm	1
14/00955/FUL (29.10.2014)	Theddingworth	Pen Y Bryn, Main Street	1
08/00845/FUL (28/11/08), 11/01531/ETF (29/12/11)	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 12, Telford Way	2
13/01831/FUL (11.02.2014)	Thurnby & Bushby	7 & 8 The Cuttings, Thurnby	2
09/00893/FUL (18/09/09)	Tilton on the Hill	Land OS 5275, Oakham Road	1
10/01124/FUL (Appeal Decision)	Tilton on the Hill	The Rose and Crown	3
12/01128/FUL (11.10.12)	Tilton on the Hill	Land OS 3000, Melton Road	6
13/00133/OUT 14/00550/REM (09.07.2014)	Tilton on the Hill	Oak House, Oakham Rd	1

13/00799/FUL (24.07.2013)	Tugby & Keythorpe	1 Uppingham Road, Tugby	1
12/00754/FUL (13.09.12)	Tur Langton	Barn at Tur Langton Lodge, Cranoe Road	1
08/01665/FUL (17/02/09)	Walton	Ash Barns, Bosworth Road	2
12/01789/OUT (30.04.2013)	Walton	Land At Mowsley Lane	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)	West Langton	Home Farm, Main Street AKA 'New House', Main Street	1
10/00813/FUL (27/07/10) 13/00345/FUL (22.05.2013)	West Langton	Hillcrest, West Langton Road	1
13/00963/LBC	Willoughby Waterleys	The Old Hall Cottage, Ashby Lane	2
<b>Units permitted</b>			<b>221</b>
<b>Minus 10% lapse rate</b>			<b>22</b>
<b><u>Total</u></b>			<b><u>199</u></b>

### **Total Small Site Capacity**

Commencements (including 10% lapse rate)	71
Commitments (including 10% lapse rate)	<u>199</u>
<b>Total</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.'

### **Known capacity on Previously Developed Land (SHLAA 2014)**

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

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

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

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

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

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

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

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

The above information indicates that both past delivery and possible future supply could comfortably deliver at least 31 dwellings per year. To allow for greater robustness, the annual PDL windfall allowance does not apply to the first three years of the 5 Year Supply. This will ensure that any un-planned for sites will have adequate time to gain planning permission and deliver residential dwellings.