

Harborough District Council

5 Year Housing Land Supply

31 March 2014

Introduction

This report has been prepared in the context of the publication of the National Planning Policy Framework (NPPF) on the 27th 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 1st April 2014 to 31st March 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 Harborough Housing Requirements Study (GL Hearn 2013). This recommended the housing requirement for Harborough District of 8,800 dwellings between 2011 and 2031, or 440 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 440 dwellings per annum. The requirement figure is liable to change, in accordance with the publication of more up-to-date evidence of objectively assessed housing need and the preparation of a planned housing figure as part of the emerging new Local Plan for Harborough District.

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 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. The Sedgfield method is now applied, and 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 previously applied in past 5 year housing land supply reports, 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 deliverable¹¹ 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 11 years including the current, the annual housing targets (of 350 dwellings per annum from 2006, and 440 per annum from 2011) have only been met in three years (2006/07, 2007/08, 2009/10). Cumulative completions have exceeded the cumulative housing

requirement for the district in all of the previous years except the last (2013/14). However, due to under delivery against annual targets in 8 of the past 11 years, the Council has applied a 20% buffer. Looking forward, the projected cumulative completions (Appendix 2 below) are expected to supply above the annual requirement of 440 dwellings per annum over the next 4 years. As such, 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

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Total Completions	279	197	255	450	586	263	542	300	240	284	334
Cumulative Completions				450	1036	1299	1841	2141	2381	2665	2999
Number of dwellings above or below Annual Requirement (2006-2011 = 350pa, 2011-2014 = 440pa)				100	236	-87	192	-50	-200	-156	-106
Cumulative Requirement				350	700	1050	1400	1750	2190	2630	3070
Number of dwellings above or below Cumulative Requirement (2006-2011 = 350pa, 2011-2014 = 440pa)				100	336	249	401	391	191	36	-71

Harborough District Council
5 Year Housing Land Supply Calculation 1 April 2013 to 31 March 2014

<u>Harborough District Housing Requirements 2011-2031</u>			
	Row	Total	Calculation
Housing Requirement for Harborough District 2011-2031 (See above)	A	8800	<i>n/a</i>
Annual Housing Requirement	B	440	<i>A / 20 years</i>
Housing Requirement 2011-2014	C	1320	<i>B x 3 years</i>
Recorded housing completions 1 Apr 2011 - 31 Mar 2014 (See Appendix 1)	D	858	<i>n/a</i>
Shortfall to add to the next 5 years requirement (See above)	E	462.0	<i>C - D</i>
Shortfall as an annual requirement for the next 5 years	F	92.4	<i>E / 5 years</i>
Total Annual requirement for the next 5 years	G	532.4	<i>B + F</i>
Additional 20% Buffer (See above)	H	106.48	<i>G x 0.20</i>
Total Annual Requirement for the next 5 years, including buffer	I	638.88	<i>G + H</i>
<u>Total Five Year Housing Requirement</u>	J	3194.4	<i>I x 5 years</i>

<u>Supply of Sites</u>			
Projected delivery from Allocated sites with permission (See Appendix 3, Table 1.)	K	786	<i>n/a</i>
Projected delivery from Market Harborough SDA (See Appendix 3, Table 2.)	L	446	<i>n/a</i>
Projected delivery from large sites with planning permission (See Appendix 3, Table 3.)	M	1102	<i>n/a</i>
Project delivery from Neighbourhood Plan Allocated Sites (See Appendix 3, Table 4.)	N	47	<i>n/a</i>
Projected delivery from sites with planning permission, pending a Section 106 Agreement (See Appendix 3, Table 5.)	O	276	<i>n/a</i>
Project delivery from small sites with planning permission (Sites under construction and unimplemented) (See Appendix 4)	P	246	<i>n/a</i>
PDL Windfall allowance (See Appendix 5)	Q	62	<i>n/a</i>
<u>Five Year Supply of deliverable sites</u>	R	2965	<i>K + L + M + N + O + P + Q</i>

<u>Five Year calculation: 1 Apr 2014 to 31 Mar 2019</u>			
Annual requirement plus 20% buffer	S	638.88	<i>I</i>
Assessed Five Year Supply of Deliverable Dwellings	T	2965	<i>R</i>
Supply of Land as a percentage of the requirement	U	92.8%	<i>R / J</i>
<u>Years Supply of Land</u>	V	4.64	<i>R / I</i>

Supply of Deliverable Housing Sites Summary Table

<u>Scenario</u>	<u>Annual Requirement/Total Requirement</u>	<u>Supply</u>	<u>Overall supply(+)/shortfall(-)</u>	<u>5 year supply (years)</u>
District Requirement	532 / 2,660	2965	+305	5.57
Including 20% Buffer	638.88 / 3194.4	2965	-229.4	4.64

Appendix 1 - Recorded completions between 1 April 2013 and 31 March 2014, by site and type

Local Plan Allocated Sites

<u>Allocated Site</u>	<u>Green</u>	<u>Brown</u>	<u>Conversion</u>	<u>Dwellings Lost</u>	<u>Total Completions (minus dwellings lost)</u>
KB/1 - Land at Warwick Rd, Kibworth	24	0	0	0	24
GG/2 - Stretton Rd, Great Glen	19	0	0	0	19
MH/3 - Farndon Rd, Market Harborough	93	0	0	0	93
Grand total					136

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>Conversion s</u>	<u>Dwellings Lost</u>	
Great Bowden	Fernie Hunt Stables - site completed in current monitoring year	0	11	0	0	11
Great Glen	Land at Stretton Rd Farm	8	0	0	0	8
Husbands Bosworth	Land south of 38 Welford Rd - site completed in current monitoring year	8	0	0	0	8
Kibworth Beauchamp	Land between 87 & 101 Weir Rd - site completed in current monitoring year	2	0	0	0	2
	Former Railway Station (Isobel Lane)	0	1	0	0	1
Market Harborough	Land East of Northampton Rd	37	0	0	0	37
	Land at Clack Hill	32	0	0	0	32
	Land at Glebe Rd	11	0	0	0	11
Scraptoft	Land North of Scraptoft Campus	25	0	0	0	25
Tilton On The Hill	Land at Melton Rd - site completed in current monitoring year	6	0	0	0	6
Ullesthorpe	Land at Ashby Rd - site completed in current monitoring year	6	0	0	0	6
Grand total						147

Small sites (of less than 5 dwellings)

<u>Parish</u>	<u>Site Address</u>	<u>Dwellings lost/demolished</u>	<u>Green</u>	<u>Brown</u>	<u>Conversion</u>	<u>Total Completions (minus dwellings lost)</u>
Ashby Magna	43 Peveril Rd	-1	0	1	0	1
Ashby Parva	Land Adj Elliott and Brixton, Main Street	0	0	1	0	1
Ashby Parva	The Chase, 3 Willoughby Rd	0	0	1	0	2
Bitteswell	Old Water Booster Station	0	0	1	1	2
Bitteswell	The Croft, Ashby Lane	-1	0	1	0	1
Bitteswell	The Hunting Lodge, Ullesthorpe Road	-1	0	1	1	0
Bitteswell	Church View, Lutterworth Rd	-2	0	1	1	-1
Broughton Astley	43 Coventry Road	0	0	1	0	1
Broughton Astley	52 Six Acres	0	0	1	0	1
Broughton Astley	42 Dunton Road	0	1	0	0	1
Broughton Astley	1 Newton Way	0	1	0	0	1
Broughton Astley	51b Main Street	0	0	1	1	1
Bruntingthorpe	Cobbler's End, Little End	0	1	0	0	1
Church Langton	Land off Stonton Road	0	1	0	1	1
Claybrooke Parva	White House Farm, Watling Street	0	0	1	1	1
East Norton	The Flat, Rickstead Farm	0	0	1	1	1
Fleckney	5 Bratmyr	0	1	0	0	1
Foxton	64 Swingbridge Street	-1	0	1	0	1
Gilmorton	Ashwell, Ashby Road	0	0	1	0	1
Gilmorton	Ivanhoe House, Main Street	0	0	1	1	1
Great Bowden	49 Main Street	0	1	0	1	1
Houghton on the Hill	26 Ingarsby Lane	0	0	1	1	1
Husbands Bosworth	13 Church Lane	0	0	1	0	3
Husbands Bosworth	7 Welford Road	0	0	1	0	4
Continued overleaf...						

<u>Parish</u>	<u>Site Address</u>	<u>Dwellings lost/demolished</u>	<u>Green</u>	<u>Brown</u>	<u>Conversion</u>	<u>Total Completions (minus dwellings lost)</u>
Husbands Bosworth	Lister Tools, Bell Lane	0	0	1	1	4
Illston on the Hill	Illston Grange	-1	0	1	0	1
Kibworth Beauchamp	5&5A Weir Road	0	0	1	1	2
Kibworth Beauchamp	2 School Walk	0	1	0	0	1
Kimcote	Manor Fields Farm	0	1	0	0	1
Lutterworth	Garages G22, Ferrers Road	0	0	1	0	4
Market Harborough	Land Adjacent to 126 Burnmill Road	0	0	1	0	1
Newton Harcourt	Hurst Farm, Glen Road	0	1	0	1	1
North Kilworth	The Close, 18 Hawthorne Road	-2	0	1	1	-1
Scraptoft	Kutia, 94 Station Lane	-1	0	1	0	1
Scraptoft	Hall Farm, Beeby Road	0	1	0	1	2
Shangton	Lakeside Farm, Melton Road	0	1	0	0	1
Shearsby	Bean Hill Farm, Church Lane	0	1	0	0	1
Stoughton	10 Church Lane	-1	0	1	0	1
Theddingworth	2 Toms Close	0	1	0	0	1
Tugby & Keythorpe	Former Dairy Buildings, Crackbottle Road	0	1	0	1	1
Ullesthorpe	Sarahs Orchard, Manor Road	0	0	1	0	1
Totals		-11	14	27	13	51

Completions Summary 1 April 2013 to 31 March 2014

Allocated site completions: 136
Large site completions: 147
Small site completions: 51

Total completions: **334**

Appendix 2 - Housing Trajectory 2011-2031

		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
A	Completions on Allocated Sites	125	212	136																	
B	Completions on Large Sites (5 dwellings and above)	61	28	147																	
C	Completions on Small Sites (under 5 dwellings)	54	44	51																	
D	Total Past Completions	240	284	334																	
E	Projections for Market Harborough Strategic Development Area				0	36	116	156	138	117	117	117	117	117	117	117	117	118	0	0	0
F	Projections for Allocated Sites with Planning Permission				232	169	174	129	82	126	121	87	50	20	0	0	0	0	0	0	0
G	Projections for Large Sites with Planning Permission				331	416	346	257	75	70	70	70	39	0	0	0	0	0	0	0	0
H	Projections for Small Sites with Planning Permission				50	50	50	50	46	0	0	0	0	0	0	0	0	0	0	0	0
I	PDL Windfall Allowance				0	0	0	31	31	0	0	0	0	0	0	0	0	0	0	0	0
J	Total Projected Completions				613	671	686	623	372	313	308	274	206	137	117	117	117	118	0	0	0
K	Cumulative Completions	240	524	858	1471	2142	2828	3451	3823	4136	4444	4718	4924	5061	5178	5295	5412	5530	5530	5530	5530
L	Cumulative Requirement 11-31	440	880	1320	1760	2200	2640	3080	3520	3960	4400	4840	5280	5720	6160	6600	7040	7480	7920	8360	8800
M	Number of dwellings above or below Cumulative Requirement	-200	-356	-462	-289	-58	188	371	303	176	44	-122	-356	-659	-982	-1305	-1628	-1950	-2390	-2830	-3270
N	Number of completions above or below the annual requirement of 440	-200	-156	-106	-440	-440	-440	-440	-440	-440	-440	-440	-440	-440	-440	-440	-440	-440	-440	-440	-440

Appendix 3 - Five Year Supply Site Assessments (1 April 2014 to 31 March 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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
Various	MH/3 Land at Farndon Road, Market Harborough	25.1	a) Currently three developers have planning permission on the site. David Wilson Homes and Barratts homes have provided the following build rates.	194	172	22	DWH: 7 BH: 15	0	0	0	0	22
			b) Projections for the third developer, Ben Bailey Homes have been estimated.	59	19	40	13	13	14	0	0	40
			c) David Wilson Homes and Barratts Homes provided this projection for Phase 2, to 2015/16. From 2016/17 projections are estimated.	n/a	n/a	Up to 376	DWH: 25 BH: 61	DWH: 26 BH: 20	60	60	40	292
			d) Total projections for site.	629	191	438	121	59	74	60	40	<u>354</u>
06/01209/RE M	KB/1 Land at Warwick Road, Kibworth	15.7	a) The developer has provided the following build rates and confirmed a reduction in the expected total delivery on site, from 660 to 549 (dated 07.05.2014).	549	271	278	46	50	50	46	42	<u>234</u>
10/00847/RE M	GG/2 Land at Stretton Road, Great Glen	11.3	Greenfield. The developer has provided the following build rate until 2015/16. Build rates from 2016/17 are estimates.	281	83	198	65	60	50	23	0	<u>198</u>
<u>Total Units</u>				1459	545	914	232	169	174	129	82	<u>786</u>

Appendix 3 – Five Year Supply Site Assessments (1 April 2014 to 31 March 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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
12/00044/FUL & 13/00523/OUT - Decision pending	Land north of Lubenham Hill, Market Harborough	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	126
13/01483/OUT – Decision pending	Land to the west of Leicester Rd, Market Harborough	35.17	Greenfield.	450	0	450	0	0	0	0	0	0
11/00112/OUT – Decision pending	Land at Airfield Farm, Market Harborough	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	320
<u>Total Units</u>				1500	<u>0</u>	<u>1500</u>	<u>0</u>	<u>36</u>	<u>116</u>	<u>156</u>	<u>138</u>	<u>446</u>

Appendix 3 – Five Year Supply Site Assessments (1 April 2014 to 31 March 2019)

Table 3. Large sites with Planning Consent

<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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
06/01420/FUL & 13/00543/PCD	Former White Hart Garage, Billesdon	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 they have not responded to requests for projections. However, recent discharge of planning conditions infers an intention to proceed within the next 5 years.	15	0	15	0	0	0	15	0	15
10/01579/OUT	Land off Crowfoot Way, Broughton Astley	5.31	Greenfield. The agent for the site provided the following expected build rate on 29.05.2014.	50	0	50	0	20	20	10	0	50
10/01669/OUT & 13/01488/REM	Land at Lathkill Street, Market Harborough	1.29	Previously Developed Land located within the Limits to Development for Market Harborough. The developer has provided the following projection.	47	0	47	12	35	0	0	0	47
09/00589/OUT	Land at Glebe Road, Market Harborough	7.51	Greenfield. The developer provided the following build rate 6 months ago.	140	11	129	36	36	36	18	0	126

<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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
12/01797/FUL & 12/01798/LBC & 13/00558/FUL	Scraptoft Hall, Church Lane, Scraptoft	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	61
12/00907/FUL	Former Kwik Save Site, Northampton Road, Market Harborough	0.26	Previously developed land. The developer has provided the following build rates prior to the current planning approval.	51	0	51	51	0	0	0	0	51
06/00124/REM	Former Railway Station, Kibworth	0.88	Previously developed land. Work has resumed on site. The developer has been contacted for projections and the Council awaits a response. The following is an estimate of delivery.	47	11	36	10	10	10	6	0	36
11/01145/REM	Land at Clack Hill, Market Harborough	3.22	Greenfield. The developer has confirmed the following build rate.	50	48	2	2	0	0	0	0	2
11/00117/OUT & 13/01282/REM	Land north of Bill Crane Way, Lutterworth	8	Greenfield. The developer provided the following build rates 12 months ago.	149	0	149	18	56	55	20	0	149
11/01080/OUT (Allowed on Appeal 16.08.12)	Land off Pulford Drive, Thurnby	5.98	Greenfield. The developer has provided the following build rates.	128	0	128	12	37	37	37	5	128
12/01330/REM	Land east of Scraptoft, Scraptoft Campus	6.95	Greenfield. The agent has provided the following build rates.	111	25	86	25	25	25	11	0	86

<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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
11/01709/OUT & 12/01377/REM	Land east of Northampton Road, Market Harborough	4.78	Greenfield. The developer has provided the following build rates.	110	12	98	35	35	28	0	0	98
12/00520/FUL	Land at Stretton Road Farm, Great Glen	0.48	Mixed Brownfield/Greenfield site. No response was received from the developer, these build rates have been estimated.	10	8	10	2	0	0	0	0	2
12/00806/OUT	Overstone House, Market Harborough	2.70	Greenfield site. The following build rates have been provided by the agent in 2014, on behalf of Carey Homes.	50	0	50	0	26	24	0	0	50
11/01446/FUL & 13/00425/PCD	9 Weir Rd, Kibworth	tbc	The agent has confirmed the following build rate for the site.	22	0	22	22	0	0	0	0	22
13/00806/FUL	Gandys Roses, North Kilworth	0.86	The following build rate has been provided by the agent.	11	0	11	11	0	0	0	0	11
12/00900/OUT	Leaders Farm, Coventry Road, Lutterworth	6.43	Greenfield. The following build rates have been estimated. S106 recently signed.	130	0	130	35	30	30	35	0	130
13/00627/OUT	Goodmans Farm, Gilmorton	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.	20	0	20	0	15	5	0	0	20
13/00102/FUL	Land Rear of 8-28 High Street, Kibworth Beauchamp	0.59	Greenfield site. The following build rate has been estimated.	13	0	13	0	7	6	0	0	13

<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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
13/00350/FUL & 13/00590/CON & 13/01785/PCD	Works, Nether Green, Great Bowden	0.48	PDL site being developed by Mulberry Property Developments. The following build rate has been estimated.	5	0	5	0	5	0	0	0	5
09/00044/FUL	Rectory Farm, Church Bank, Great Easton	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
10/01525/ETF	Midland Handling Co, Stretton Road, Great Glen	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
11/00538/ETF	The Bulls Head, Tur Langton	0.14	Previously Developed Land. Work on site has not started. No response was received from the developer. The site is vacant but has had full planning permission for a number of years without any work taking place.	8	0	8	0	0	0	0	0	0
10/01137/FUL	Land rear of The Hollies, Ashby Parva	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

<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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
07/01728/REM	Harborough Rubber Site, Market Harborough	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
<u>Total Units</u>				<u>1534</u>	<u>351</u>	<u>1191</u>	<u>311</u>	<u>358</u>	<u>276</u>	<u>152</u>	<u>5</u>	<u>1102</u>

Appendix 3 - Five Year Supply Site Assessments (1 April 2014 to 31 March 2019)

Table 4. Neighbourhood Plan Allocated Sites

<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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
N/a	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	0	12	0	7	5	0	0	12
N/a	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	35	0	3	17	15	0	35
<u>Total Units</u>				Min' of 45	<u>0</u>	<u>47</u>	<u>0</u>	<u>10</u>	<u>22</u>	<u>15</u>	<u>0</u>	<u>47</u>

Appendix 3 - Five Year Supply Site Assessments (1 April 2014 to 31 March 2019)

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

<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>2014 / 2015</u>	<u>2015 / 2016</u>	<u>2016 / 2017</u>	<u>2017 / 2018</u>	<u>2018 / 2019</u>	<u>Total Units in 5 Year Supply</u>
13/01142/OUT	Land East & West of Broughton Way, Broughton Astley		Agent has provided the following build rate. S106 due to be signed by January 2014.	310	0	310	0	0	0	50	50	100
13/00898/FUL	Land at Coventry Rd, Broughton Atley		Build rate supplied by William Davis Ltd.	199	0	199	20	40	40	40	20	160
13/01641/OUT	2 Uppingham Road, Houghton On The Hill	0.51	Erection of 16 houses and bungalows. The following build rate has been estimated.	16	0	16	0	8	8	0	0	16
Total Units				525	0	509	20	48	48	90	70	276

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

Commencements – page 1 of 4

<u>Planning Permission Reference</u>	<u>Settlement</u>	<u>Site</u>	<u>Net Commencements</u>
09/00079/FUL (24.04.2009)	Billesdon	The Garden House, Tilton Lane	1
10/01286/FUL (20.09.2010)	Billesdon	6 Brook Lane	1
05/00291/FUL 10/01057/FUL (30.09.2010)	Bitteswell	Bitteswell Hall, Hall Lane	1
02/01354/FUL (29/11/02) 05/01374/FUL (28/10/05) 12/01589/VAC (09.01.13)	Broughton Astley	Sutton Lodge Farm, Frolesworth Road	4
06/00356/OUT (31/5/06), 06/01176/REM (13/11/06)	Broughton Astley	74 station road	1
09/00866/FUL (16/08/10)	Broughton Astley	Glebe Farm, Frolesworth Road	0
08/00187/FUL (12.05.2008) 08/00119/CON	Bruntingthorpe	Hazeldean, Main Street	1
10/00032/ful (25.03.2010)	Bruntingthorpe	Old School Farm, Main Street	1
09/00231/FUL (24.04.2009) 09/00230/LBC (21.04.2009)	Burton Overy	The Barns on Main Street	2
09/00022/Ful (06.03.2009) 09/00023/LBC (06.03.2009)	Burton Overy	Hillbank, Carlton Drive	1
06/01772/FUL (12.02.2007) 10/00208/ETF (22.04.2010) 12/01530/PDC (13.12.2012)	Claybrooke Parva	Claybrooke Hall, Main Rd	1

08/01271/FUL (22.09.2008)	Cotesbach	Elmdene, Main Street	1
10/00709/REM (19/07/10)	Fleckney	Land Adj, The Meadows, Kilby Road	0
08/01657/FUL (25/03/09), Revised Scheme 10/01274/FUL (11/11/10)	Foxton	Land Adj 20 Vicarage Drive	1
07/01114/FUL (04/12/07), 10/00359/ETF (12/05/10)	Gilmorton	Church Drive	1
11/00639/FUL (22/06/11)	Gilmorton	Washbrook Lodge, Lutterworth Road	2
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	1
10/01408/FUL (16/02/11)	Great Bowden	5 Sutton Road	1
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	1
08/00250/FUL (14/05/08)	Great Easton	Land rear of 10 High Street	1
09/00378/FUL (30/06/09)	Great Easton	4 High Street	1
12/01401/FUL (19.12.2012)	Great Glen	Stackely House, Stretton Rd	1
13/00822/FUL (29.07.2013)	Great Glen	Kingswood Lodge, London Rd	1

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	1
06/01816/FUL (28/2/07)	Hallaton	Hycroft, Horninghold Road	1
08/01557/OUT (11/03/09), 09/00416/REM (15/06/09)	Hallaton	Horse Close Farm, Cranoe Road	1
09/00764/FUL (19/08/09)	Hallaton	Spinney View Farm, East Norton Road	1
99/00809/FUL (24/5/00), 03/01235/FUL (revised scheme - 8/10/03) 07/00742/FUL (2/7/07 - revised scheme)	Hallaton	Crotts Garage, North End	1
01/00705/FUL (16/7/01), 04/01348/FUL (renewal - 13/10/04)	Hallaton	Cow Close, Horninghold Road	1
08/01038/FUL (3/11/08), 10/01082/FUL (15/11/10)	Husbands Bosworth	42A Bell Lane	1
12/00821/OUT 12/01661/FUL (08.01.2013)	Husbands Bosworth	Croft Farm, Leicester Road	1
12/00808/FUL (09.10.12)	Illston on the Hill	Holly Farm, Three Gates	1
07/00953/REM (15/08/07) (reserved matters of 04/00725/VAC)	Keyham	Kennels and Cattery, Snows Lane	1
10/00994/FUL (01/10/10)	Kibworth Beauchamp	Morrison Court	2
06/00181/FUL (4/4/06), 08/00103/FUL (revised scheme - 31/03/08)	Kimcote	OS 0009, Kilworth Road	1

07/00222/FUL (18/4/07)	Laughton	Brock Hill Byre, Mowsley Lane	1
06/01425/ful (24/11/06), 07/00292/FUL (revision 26/4/07), 09/01151/FUL (18/11/09), 12/01829/PCD (16.01.2013)	Loddington & Launde	Copt Hill Farm, Launde Road	1
12/01342/FUL (07.11.12)	Lowesby & Cold Newton	Streethill Farm	3
08/01638/FUL (13/02/09), 09/01428/FUL (18/01/10)	Lutterworth	18 High Street	1
13/00726/OUT (29.08.2013) 13/01659/REM (02.01.14)	Lutterworth	69 Bitteswell Road	0
05/00626/FUL (17/08/05)	Market Harborough	Land Adj 38 Logan Crescent	1
13/01115/FUL (10.09.2013)	Market Harborough	Wharf House, Union Wharf	2
05/01796/FUL (30/1/06)	Market Harborough	Journey, 51 Northampton Road	0
06/00900/out (14/8/06), 09/00948/OUT (24/09/09), 12/00783/REM (17.07.12), 12/01532/PCD (08.01.2013)	Market Harborough	Land Rear of 5 Glebe Road	1
06/00865/FUL (9/1/07), 09/01316/FUL (14/12/09)	Market Harborough	The Cherry Tree, Church Walk	0
07/00686/FUL (25/7/07)	Market Harborough	Land adjacent 2 the Woodlands	1
07/01256/FUL (04/12/07)	Market Harborough	The Martin Building, 58 Highfield Street	4
08/01349/FUL (08/12/08), 09/00987/FUL (06/10/09)	Market Harborough	101 Logan Street	1
11/01414/FUL (01/12/11)	Market Harborough	48 Northampton Road -	0
11/00730/FUL (22/07/11)	Market Harborough	130 Logan Street	2
11/01083/FUL (02/12/11), 12/01676/FUL	Market Harborough	23 The Woodlands	1

(18.01.2013)			
12/00818/FUL (28.01.2013)	Medbourne	Mill Farm, Slawston Rd	1
08/01035/FUL (24/09/08)	North Kilworth	The Cottage, 24 Green Lane	1
10/00523/FUL (11/06/10)	North Kilworth	Ivy House, Back Street	1
13/00704/FUL (21.06.2013)	North Kilworth	Land adj 14 Elmcroft	0
05/01881/FUL (23/2/06)	Owston & Newbold	Rose Cottage, Middle Street	2
04/00947/FUL (03/08/04)	Peatling Magna	Oak Tree House, Main Street	0
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	1
05/00833/FUL (26/9/05)	Peatling Parva	Field Barn, Ashby Road	1
09/00216/ful (29.04.2009) 09/00217/lbc (29.04.2009) 10/01657/LBC (07/03/2011), 11/0155/FUL + 11/01056/LBC (04/10/11)	Shawell	Grange Farm, Catthorpe Road	0
03/00071/FUL & 03/00069/LBC (17/3/04) Won on Appeal, with conditions (02.09.2003)	Shawell	The Old Rectory, Main Street	1
10/00283/ETF (22/04/10)	Stockerston	The Glebe Cottage, Church Lane	1
13/01512/CLU (03.12.2013)	Stoughton	Unicorn House	0
09/00649/FUL (05.08.2009)	Sutton in the Elms	50 Sutton Lane	1
10/00942/FUL (06/09/10), 12/00500/LBC (28.05.12)	Swinford	Home Farm	1

06/01501/FUL, 06/01499/LBC (11/12/06), 09/01492/ETF (29/03/10) 13/00302/PCD(08.05.2013) 13/00305/PCD (08.05.2013) 13/00339/FUL (13.05.2013) 13/00340/LBC (13.05.2013)	Theddingworth	Home Farm, Main Street	2
12/00489/FUL (24.05.12) 13/01162/FUL (25.09.2013)	Thurnby & Bushby	Land Adj 33 Hereward Drive, Thurnby	1
11/01269/FUL (21/12/11)	Tugby & Keythorpe	Land Opposite Keythorpe Hall Farm, Hallaton Road Tugby	1
12/00594/FUL (19.09.2012)	Tugby & Keythorpe	Lane Farm, Wood Lane, Tugby	1
07/00967/FUL (28/8/07), 09/00526/FUL (21/07/09)	Ullesthorpe	The Bank, Main Street	3
12/00436/FUL (27.06.12)	Ullesthorpe	The Lawn, College Street	1
14/00459/FUL (tbc)	Misterton & Walcote	Tavern Inn, 21 Lutterworth Road, Walcote	1
09/01368/FUL (04.01.10), 12/00380/FUL (04.05.12), 12/01588/PCD (21.12.2012)	Walton	Sandy Lands, Hall Lane	1
Units commenced			80
Minus 10% lapse rate			8
Total			72

Commitments – Page 1 of 7

<u>Planning Application Reference</u>	<u>Parish</u>	<u>Site Address</u>	<u>Net Commitments</u>
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
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
11/01114/FUL (26.10.2011)	Billesdon	8 Long Lane	1
12/00438/FUL (14.05.2012) 13/00992/FUL (16.09.2013) 13/01558/FUL (12.12.2013)	Billesdon	7 Leicester Road	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

12/00305/OUT (24.10.2012) 12/01365/REM (03.01.2013)	Broughton Astley	22 Coventry Road	1
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
13/01188/FUL (11.10.2013)	Drayton	Stokese Buildings, Nevill Holt Road	1
10/00970/Ful (07.10.2010)	Dunton Bassett	Oakberry Farm	1
13/01640/FUL (12.02.2014)	Dunton Bassett	Merrie Monk, 38 Station	1

		Rd	
13/01499/FUL (29.11.2013)	East Norton	Knights Farm, Hallaton Rd	1
13/00786/FUL 13/01381/NMA (10.10.2013)	East Langton	Land north of Stonton Rd, Church Langton	2
10/00167/ETF (01/04/10), 11/01185/FUL (14/10/11)	Foxtton	The Manor House, Swingbridge Street	1
08/01227/FUL (10/12/08), 10/01361/FUL (29/11/10), 12/01775/VAC (31.01.2013)	Foxtton	61 Main Street, Foxtton	1
10/00155/FUL (11/03/10)	Foxtton	43 Main Street	1
10/00122/FUL (10/05/10), 11/00733/FUL (02/08/11), 12/00787/FUL (31.07.12)	Foxtton	Foxtton Field Centre, 47 Middle Street	1
13/01556/FUL (20.12.2013)	Foxtton	28 Middle 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

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)	Great Easton	Land at Gatehouse Lane, Caldecott Rd	4
09/00820/FUL (21/08/09)	Great Glen	4A Oaks Road	1
11/00610/FUL (08/07/11) 13/01462/PCD (02.12.2013)	Great Glen	Land off Chestnut Drive, Stretton Hall	2
13/00961/LBC	Great Glen	Hall Farm, Main Street	3
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
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
12/01558/FUL (18.04.2013)	Kibworth Beauchamp	84 Hillcrest Avenue	1
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)	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
11/00812/OUT (28/07/11), 11/01579/REM (23/12/11)	Kibworth Harcourt	Mostyne House, 15 Marsh Avenue	1
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)	Laughton	Church Farm	1
13/01320/FUL (19.12.2013)	Laughton	Lodge Farm	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
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
11/01625/FUL (21.09.2012) 12/01671/PCD (24.09.2013)	Lubenham	Tower House, 32 Rushes Lane	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

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
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
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
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
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
09/01434/FUL (13/01/10)	Scraptoft	Land Adj Pinewood, Covert Lane	2
12/01401/FUL (19.12.2012)	Scraptoft	Stackley House, Stretton Road	1
11/01600/FUL (25/01/12) 12/01243/FUL (07.11.12)	Shangton	Shangton Holt, Gartree Road	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
13/00266/FUL (03.05.2013)	South Kilworth	Hemploe View, The Belt	0
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
08/00845/FUL (28/11/08), 11/01531/ETF (29/12/11)	Thurnby & Bushby	917 Uppingham Road	4
10/00445/FUL (01/06/10)	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
13/00799/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)	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
Units permitted			193
Minus 10% lapse rate			19
<u>Total</u>			<u>174</u>
-	-		

Total Small Site Capacity

Commencements (including 10% lapse rate)	72
Commitments (including 10% lapse rate)	<u>174</u>
Total	246

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	% Units
Previously Developed Land (PDL)	20	379	4%
Greenfield Land	119	9,979	94%
Mixed PDL/Greenfield	5	236	2%
Total	144	10,594	100%

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

Site	Estimated Yield
Lorry Park, Gaulby Road, Billesdon	6
34 Main Street, Broughton Astley	5
Merrie Monk, Station Road, Dunton Bassett	5
Victoria Works, Saddington Road, Fleckney	13
Land at High Street, Fleckney	35
41 Main Street, Great Bowden	5
Land off Sutton Road, Great Bowden	22
Land west of Gilmorton Road, Lutterworth	35
The Rectory, Coventry Road, Lutterworth	6
Land at Gilmorton Road, Lutterworth	31
18 Station Road, Lutterworth	7
Works, Crescent Road, Lutterworth	14
Caravan Park, Moorbarns Lane, Lutterworth	6
Land off Leicester Road, Lutterworth	58
Vedonis Works, Lutterworth	44
James Bond Caravan Park, Lutterworth	30
101 Great Bowden Road, Market Harborough	8

Land off Great Bowden Road, Market Harborough	43
Saw Mill, Gores Lane, Market Harborough	31
Car Park north of St Marys Road, Market Harborough	5
Towrite Depot, Clarence Street, Market Harborough	6
Buildcentre Site, Braybrooke Road, Market Harborough	11
Ex garage site, Naseby Sq/Newcombe Street, Market Harborough	10
Land south of The Berries, Stanford Road, Swinford	10
Coles Nursery, Uppingham Road, Thurnby	169
Total	615

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

Site	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
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	15						

Harborough							
Total	422	91	316	151	37	11	9

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