

Charnwood Housing Delivery Scenarios

Delivery trajectories - Scenario B

Ref	Address	Scenario	Site area (ha)	Greater submarket area	Available capacity	Site size	TOTAL 2017/18-2035/36	Annual Deliveries																	Post-2035/36		
								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	2031/32	2032/33	2033/34		2034/35	2035/36
PSH106	Nanpantan Grange, Land south west of Loughborough	B	100.0	Northern Charnwood	3,000	Large	1,560									100	100	140	140	140	140	200	200	200	200	1,440	
PSH110	North of Birstall Direction of Growth	B	55.0	Southern Charnwood	1,650	Large	1,650				60	120	130	130	130	120	120	120	120	120	130	130	90				-
PSH120	Land east of Leicester Road, Thurcaston	B	19.3	Southern Charnwood	579	Large	550									40	40	40	40	40	40	40	70	100	100	29	
PSH134	West of Loughborough Sustainable Urban Extension	B	106.7	Northern Charnwood	3,200	Large	2,540				60	120	120	160	160	160	160	160	160	160	160	160	160	160	160	160	660
PSH210	North East of Leicester Sustainable Urban Extension	B	150.0	Southern Charnwood	4,500	Large	3,570				120	250	250	250	250	200	200	200	200	200	200	200	200	200	200	200	930
PSH255	Land at Woodthorpe, East & West of A6004 Epinal Way, Lough	B	38.0	Northern Charnwood	1,140	Large	1,140							25	50	100	150	150	150	150	150	65				-	
PSH387 & High Leys Farm / Manor Farm		B	17.3	Southern Charnwood	500	Large	500								50	40	40	40	40	40	40	40	40	65	65	-	
PSH389	Land off Groby Road	B	13.17	Southern Charnwood	500	Large	500							70	70	70	50	50	50	50	40					-	
PSH404	Land west of Tickow Lane	B	16.67	Northern Charnwood	540	Large	540								50	75	75	75	75	75	75	40				-	
PSH69	Land South East of Syston	B	40.00	Southern Charnwood	1,200	Large	910						50	50	50	50	50	50	50	50	50	90	100	135	135	290	
n/a	Annual small and medium site delivery	B	n/a	Central Charnwood	9,090	Small and medium	5,323	327	283	283	283	284	319	319	319	319	319	319	319	319	319	232	147	147	147	3,767	
n/a	Annual small and medium site delivery	B	n/a	Northern Charnwood	5,915	Small and medium	3,571	361	359	294	295	296	205	205	205	119	119	79	79	79	79	139	151	151	151	2,344	
n/a	Annual small and medium site delivery	B	n/a	Southern Charnwood	2,195	Small and medium	1,437	120	120	120	120	123	138	74	74	74	74	74	74	74	74	30	-	-	-	758	
Annual totals			34,009				23,791	808	762	877	1,128	1,193	1,202	1,283	1,308	1,408	1,497	1,497	1,497	1,497	1,366	1,158	1,158	1,158	10,218		
Cumulative totals			34,009				23,791	808	1,570	2,447	3,575	4,768	5,970	7,253	8,561	9,969	11,466	12,963	14,460	15,957	17,454	18,951	20,317	21,475	22,633	23,791	

	2011/12 to 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	2031/32	2032/33	2033/34	2034/35	2035/36	Buffer above OAN
Cumulative Objectively Assessed Need (OAN)	5,964	2,699	3,693	4,687	5,681	6,675	7,669	8,663	9,657	10,651	11,645	12,639	13,633	14,627	15,621	16,615	17,609	18,603	19,597	20,591	
Cumulative completions	4,259	808	1,570	2,447	3,575	4,768	5,970	7,253	8,561	9,969	11,466	12,963	14,460	15,957	17,454	18,951	20,317	21,475	22,633	23,791	15.5%
Cumulative shortfall	1,705	1,891	2,123	2,240	2,106	1,907	1,699	1,410	1,096	682	179	-	-	-	-	-	-	-	-	-	
Five-year OAN incl. shortfall		6,861	7,093	7,210	7,076	6,877	6,669	6,380	6,066	5,652	5,149	4,970	4,970	4,970	4,970	4,970	n/a	n/a	n/a	n/a	
Five-year forecast housing completions		4,768	5,162	5,683	6,114	6,394	6,698	6,993	7,207	7,396	7,485	7,485	7,354	7,015	6,676	6,337	n/a	n/a	n/a	n/a	
Buffer above five-year OAN incl. shortfall		-31%	-27%	-21%	-14%	-7%	0%	10%	19%	31%	45%	51%	48%	41%	34%	28%	n/a	n/a	n/a	n/a	

Charnwood Housing Delivery Scenarios

Delivery trajectories - Scenario C

Ref	Address	Scenario	Site area (ha)	Greater submarket area	Available capacity Site size		TOTAL																						
							2017/18-2035/36	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	2031/32	2032/33	2033/34	2034/35	2035/36	Post-2035/36		
PSH106	Nanpantan Grange, Land south west of loughborough.	C	100.0	Northern Charnwood	3,000	Large	1,025											85	85	85	85	85	85	85	85	155	190	1,975	
PSH110	North of Birstall Direction of Growth	C	55.0	Southern Charnwood	1,650	Large	1,650				60	120	130	130	130	130	130	120	120	120	120	120	130	130	90			-	
PSH120	Land east of Leicester Road, Thurcaston	C	19.3	Southern Charnwood	579	Large	460											40	40	40	40	40	40	40	70	70	119		
PSH123	Land at Cotes	C	32.5	Northern Charnwood	975	Large	975							40	80	80	80	80	80	80	80	80	80	80	80	80	55	-	
PSH134	West of Loughborough Sustainable Urban Extension	C	106.7	Northern Charnwood	3,200	Large	2,540				60	120	120	160	160	160	160	160	160	160	160	160	160	160	160	160	160	660	
PSH210	North East of Leicester Sustainable Urban Extension	C	150.0	Southern Charnwood	4,500	Large	3,110				120	250	250	250	250	250	150	150	150	150	150	150	150	150	180	180	180	1,390	
PSH255	Land at Woodthorpe, East & West of A6004 Epinal Way, Loug	C	38.0	Northern Charnwood	1,140	Large	975							25	50	100	80	80	80	80	80	80	80	80	80	80	165		
PSH387 & High Leys Farm / Manor Farm		C	17.3	Southern Charnwood	500	Large	500										50	40	40	40	40	40	40	40	40	65	65	-	
PSH389	Land off Groby Road	C	13.2	Southern Charnwood	500	Large	500							70	70	70	50	50	50	50	50	50	50	40			-		
PSH404	Land west of Tickow Lane	C	16.7	Northern Charnwood	540	Large	450										50	40	40	40	40	40	40	40	40	40	90		
PSH69	Land South East of Syston	C	40.0	Southern Charnwood	1,200	Large	910							50	50	50	50	50	50	50	50	50	90	100	135	135	290		
PSH8	Land east of Barkby, Barkby	C	23.00	Southern Charnwood	690	Large	550										50	50	50	50	50	50	50	50	50	50	140		
PSH87	Wymeswold Airfield, Wymeswold	C	63.50	Northern Charnwood	770	Large	770								40	80	80	80	80	80	80	80	80	80	10		-		
n/a	Annual small and medium site delivery	C	n/a	Central Charnwood	9,090	Small and medium	5,323	327	283	283	283	284	319	319	319	319	319	319	319	319	319	319	319	319	232	147	147	147	3,767
n/a	Annual small and medium site delivery	C	n/a	Northern Charnwood	5,942	Small and medium	3,144	361	359	294	295	296	205	205	205	134	79	79	79	79	79	79	79	79	79	79	79	2,798	
n/a	Annual small and medium site delivery	C	n/a	Southern Charnwood	2,195	Small and medium	1,437	120	120	120	120	123	138	74	74	74	74	74	74	74	74	74	74	30	-	-	-	758	
Annual totals							36,471	24,319	808	762	877	1,128	1,193	1,202	1,323	1,428	1,497	1,497	1,497	1,497	1,497	1,497	1,497	1,366	1,251	1,251	1,251	12,152	
Cumulative totals							36,471	24,319	808	1,570	2,447	3,575	4,768	5,970	7,293	8,721	10,218	11,715	13,212	14,709	16,206	17,703	19,200	20,566	21,817	23,068	24,319	36,471	

	2011/12 to 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	2031/32	2032/33	2033/34	2034/35	2035/36	Buffer above OAN
Cumulative Objectively Assessed Need (OAN)	5,964	2,699	3,693	4,687	5,681	6,675	7,669	8,663	9,657	10,651	11,645	12,639	13,633	14,627	15,621	16,615	17,609	18,603	19,597	20,591	
Cumulative completions	4,259	808	1,570	2,447	3,575	4,768	5,970	7,293	8,721	10,218	11,715	13,212	14,709	16,206	17,703	19,200	20,566	21,817	23,068	24,319	18.1%
Cumulative shortfall	1,705	1,891	2,123	2,240	2,106	1,907	1,699	1,370	936	433	-	-	-	-	-	-	-	-	-	-	
Five-year OAN incl. shortfall		6,861	7,093	7,210	7,076	6,877	6,669	6,340	5,906	5,403	4,970	4,970	4,970	4,970	4,970	4,970	n/a	n/a	n/a	n/a	
Five-year forecast housing completions		4,768	5,162	5,723	6,274	6,643	6,947	7,242	7,416	7,485	7,485	7,485	7,354	7,108	6,862	6,616	n/a	n/a	n/a	n/a	
Buffer above five-year OAN incl. shortfall		-31%	-27%	-21%	-11%	-3%	4%	14%	26%	39%	51%	51%	48%	43%	38%	33%	n/a	n/a	n/a	n/a	

Charnwood Housing Delivery Scenarios

Delivery trajectories - Scenario D

Ref	Address	Scenario	Site area (ha)	Greater submarket area	Available capacity	Site size	TOTAL																				Post-2035/36*			
							2017/18-2035/36	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	2031/32	2032/33	2033/34	2034/35	2035/36				
PSH106	Nanpantan Grange, Land south west of loughborough.	D	100.0	Northern Charnwood	3,000	Large	1,025										85	85	85	85	85	85	85	85	85	85	155	190	1,975	
PSH110	North of Birstall Direction of Growth	D	55.0	Southern Charnwood	1,650	Large	1,650				60	200	200	130	130	130	120	120	120	120	120	120	130	70					-	
PSH120	Land east of Leicester Road, Thurstaston	D	19.3	Southern Charnwood	579	Large	515										40	40	40	40	40	40	40	40	70	70	70	95	64	
PSH123	Land at Cotes	D	32.5	Northern Charnwood	975	Large	975							40	80	80	80	80	80	80	80	80	80	80	80	80	80	55	-	
PSH134	West of Loughborough Sustainable Urban Extension	D	106.7	Northern Charnwood	3,200	Large	2,940				60	160	240	240	240	240	160	160	160	160	160	160	160	160	160	160	160	160	10	
PSH210	North East of Leicester Sustainable Urban Extension	D	150.0	Southern Charnwood	4,500	Large	3,140				120	250	250	250	250	250	150	150	150	150	150	150	150	150	180	180	180	180	1,110	
PSH255	Land at Woodthorpe, East & West of A6004 Epinal Way, Lough	D	38.0	Northern Charnwood	1,140	Large	975							25	50	100	80	80	80	80	80	80	80	80	80	80	80	165		
PSH387	& High Leys Farm / Manor Farm	D	17.3	Southern Charnwood	500	Large	500										50	40	40	40	40	40	40	40	40	40	40	-		
PSH389	Land off Groby Road	D	13.2	Southern Charnwood	500	Large	500							70	70	70	50	50	50	50	50	50	50	40				-		
PSH404	Land west of Tickow Lane	D	16.7	Northern Charnwood	540	Large	450										50	40	40	40	40	40	40	40	40	40	40	90		
PSH69	Land South East of Syston	D	40.0	Southern Charnwood	1,200	Large	975							50	50	50	50	50	50	50	50	50	120	135	135	135	225			
PSH8	Land east of Barkby, Barkby	D	23.00	Southern Charnwood	690	Large	550										50	50	50	50	50	50	50	50	50	50	50	140		
PSH87	Wymeswold Airfield, Wymeswold	D	63.50	Northern Charnwood	770	Large	770										40	80	80	80	80	80	80	80	80	10		-		
n/a	Annual additional PRS	D	n/a	Central Charnwood	n/a	Large	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	n/a		
n/a	Annual additional PRS	D	n/a	Northern Charnwood	n/a	Large	250	-	-	-	50	50	50	50	50	50	-	-	-	-	-	-	-	-	-	-	-	n/a		
n/a	Annual additional PRS	D	n/a	Southern Charnwood	n/a	Large	250	-	-	-	50	50	50	50	50	50	-	-	-	-	-	-	-	-	-	-	-	n/a		
n/a	Annual small and medium site delivery	D	n/a	Central Charnwood	8,590	Small and medium	5,185	327	283	283	230	284	319	319	319	319	319	319	319	319	319	319	319	147	147	147	147	3,405		
n/a	Annual small and medium site delivery	D	n/a	Northern Charnwood	5,942	Small and medium	3,202	361	359	309	345	346	206	176	176	134	79	79	79	79	79	79	79	79	79	79	79	2,740		
n/a	Annual small and medium site delivery	D	n/a	Southern Charnwood	2,195	Small and medium	1,474	120	120	135	170	124	119	74	74	69	69	74	74	74	74	74	30	-	-	-	-	721		
n/a	Annual additional Affordable Housing	D	n/a	Central Charnwood	500	Small and medium	500	-	-	-	100	100	100	100	100	-	-	-	-	-	-	-	-	-	-	-	-	-		
n/a	Annual additional Affordable Housing	D	n/a	Northern Charnwood	-	Small and medium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
n/a	Annual additional Affordable Housing	D	n/a	Southern Charnwood	-	Small and medium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Annual totals							36,471	25,826	808	762	907	1,415	1,644	1,534	1,574	1,679	1,492	1,492	1,497	1,497	1,497	1,497	1,497	1,281	1,251	1,251	1,251	10,645		
Cumulative totals							36,471	25,826	808	1,570	2,477	3,892	5,536	7,070	8,644	10,323	11,815	13,307	14,804	16,301	17,798	19,295	20,792	22,073	23,324	24,575	25,826	36,471		
							2011/12 to 2016/17																					Buffer above OAN		
Cumulative Objectively Assessed Need (OAN)							5,964	2,699	3,693	4,687	5,681	6,675	7,669	8,663	9,657	10,651	11,645	12,639	13,633	14,627	15,621	16,615	17,609	18,603	19,597	20,591				
Cumulative completions							4,259	808	1,570	2,477	3,892	5,536	7,070	8,644	10,323	11,815	13,307	14,804	16,301	17,798	19,295	20,792	22,073	23,324	24,575	25,826	25.4%			
Cumulative shortfall							1,705	1,891	2,123	2,210	1,789	1,139	599	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Five-year OAN incl. shortfall								6,861	7,093	7,180	6,759	6,109	5,569	4,989	4,970	4,970	4,970	4,970	4,970	4,970	4,970	4,970	n/a	n/a	n/a	n/a				
Five-year forecast housing completions								5,536	6,262	7,074	7,846	7,923	7,771	7,734	7,657	7,475	7,480	7,485	7,269	7,023	6,777	6,531	n/a	n/a	n/a	n/a				
Buffer above five-year OAN incl. shortfall								-19%	-12%	-1%	16%	30%	40%	55%	54%	50%	51%	51%	46%	41%	36%	31%	n/a	n/a	n/a	n/a				

* After accounting for additional PRS / Affordable Housing delivery elsewhere in table