

Assessment of 5 Year Housing Land Supply

November 2007



HOUSING SUPPLY IN CHARNWOOD

1. INTRODUCTION

- 1.1 Planning Policy Statement 3, Housing (PPS3) states that from the 1st April 2007 local planning authorities will need to assess and demonstrate the extent to which existing plans fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing (paras 7, 8 and 68 to 74).
- 1.2 This paper sets out an assessment of whether there is a five year supply of deliverable housing land in Charnwood. This assessment will inform decisions on planning applications for housing developments after the 1st April 2007.
- 1.3 The assessment updates the initial assessment published in June 2007 which was based on the housing land availability position as at April 2006. The update now reflects the actual position at April 2007 recording actual completions and new sites permitted 2006-2007.

2. THE EXISTING DEVELOPMENT PLAN POSITION IN RELATION TO HOUSING PROVISION

- 2.1 The adopted development plan is made up of the Borough of Charnwood Local Plan, 2004, the Leicestershire, Leicester and Rutland Structure Plan, 2005 and the Regional Spatial Strategy for the East Midlands 2005 (RSS 8).
- 2.2 Policy 17 of RSS8 sets out a housing requirement for Leicestershire of 3,150 homes per year between 2001 and 2021. The RSS does not break down housing requirements by district. Housing Policy 1 of the Leicestershire, Leicester and Rutland Structure Plan sets out a requirement for the provision of 63,000 homes over the period 1996-2016 for the plan area, equating to 3,150 homes per year. For Charnwood the Structure Plan sets out an overall requirement of 9,400 homes or 470 homes a year. Housing requirements in the Borough of Charnwood Local Plan covered the period 1991 to 2006 and were based on the previous Structure Plan. The revised Structure Plan replaces these requirements.
- 2.3 The draft East Midlands Regional Plan was published for consultation in September 2006, and an independent Examination in Public (EIP) is due to be held in May/June 2007. Policy 14 of the Draft Plan indicates an annual requirement of 760 homes in Charnwood over the period 2001-2026. Subject to any proposed changes by the Secretary of State following the EIP, this requirement will be addressed through the Borough Council's Local Development Framework Core Strategy and Allocations Development Plan Documents.
- 2.4 The basis of this assessment is therefore the established housing land requirement as set out in the existing adopted Regional Spatial Strategy and Leicestershire, Leicester and Leicester Structure Plan. The annual requirement for Charnwood set out in the Structure Plan has been applied to the RSS plan period 2001-2021, to derive a requirement of 9,400 homes over the 20 year period. Deducting completions 2001-2007 leaves a residual requirement of 5,096 homes (364 per year). The five year housing requirement at April 2007 is therefore **1,820 homes**.

3. DELIVERABLE HOUSING LAND

3.1 PPS3 states that for sites to be considered deliverable they need to be available, suitable and achievable within a five year period (para 55). To establish whether there is a five year supply of deliverable housing land in the Borough, existing large site permissions (10 or more dwellings) and remaining Local Plan allocations have been assessed and a judgement has been made about whether they are available, suitable and achievable. This assessment has been based on the following assumptions.

3.2 For sites to be considered **available** they will be:

- under construction; or
- have outline, detailed or reserved matters permission; or
- be an allocated site in the Borough of Charnwood Local Plan; **and**
- be owned by a developer or have known developer interest, or are advertised for sale.

3.3 For sites to be considered **suitable** PPS3 indicates that they should offer a suitable location for development which would contribute to the creation of sustainable mixed communities. For those sites with planning permission or allocated in the adopted Local Plan this assessment of suitability will have formed part of the decision to grant planning permission or allocate the site. Therefore those sites either with existing planning permission or allocated in the adopted Local Plan are considered to be suitable sites.

3.4 For sites to be considered **achievable** there should be a reasonable prospect that housing will be delivered on the site in 5 years. Sites are considered achievable if:

- they are under construction; or
- there are no known ownership constraints; and
- there are no known physical or environmental constraints; and
- there are no conditions or section 106 agreements precluding or limiting development within the 5 year period.

3.5 Table I sets out the assessment of large sites with planning permission and remaining allocations on the basis of these criteria. The assessment has been on the basis of housing land supply information available as at 1st April 2007. The assessment considers the 5 year period 2007-2012.

3.6 The assessment has been based on information available from the Borough Council's planning and building control records combined with site visits to check progress on site.

4. THE FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

4.1 The assessment demonstrates that there is a 5 year supply of housing land in the Borough. The position is summarised below:

		Dwellings	Average Per Year
a	Housing Requirement 2001-2021 (Leicestershire, Leicester and Rutland Structure Plan requirement applied to RSS timeframe)	9400	470
b	Completions 2001-2007	4304	
c	Residual requirement 2007-2021 (a-b)	5096	364
d	Requirement for 5 years 2007-2012 =5 x 383	1820	
e	Supply of deliverable sites	2780	
f	Surplus over requirement (e-d)	960 (53%)	
g	Number of Years Supply (e/364)	7.6	

4.2 No allowance has been made for windfalls in the calculation of the five year supply. However, it is expected that small and larger windfalls will continue to make a contribution to housing land supply. There is an existing stock of small site permissions totalling some 149 dwellings. The 5 year supply calculation therefore represents a conservative assessment. Permissions on large site windfalls and completions on small sites will be reflected in the supply calculations when the assessment is updated.

4.3 The rise in the number of years supply is because this year shows the actual build accounts compared to last year which was largely based on assumptions. The increase in the housing supply of 180 dwellings is due to two factors; there has been a net loss of 170 plots which has been offset by the granting of permission of 350 new plots in the last monitoring year. The net loss reflects a higher completion rate compared to the assumptions that were made in the previous year's supply and changes to existing sites with the inclusion of additional plots. Additionally there has been a higher permission rate of large scale housing development followed by a quick build time.

4.4 This assessment will inform decisions on planning applications for housing determined after the 1st April 2007 in accordance with PPS3 paragraphs 68-74. It indicates that there is a 5 year supply of deliverable land for housing to meet strategic requirements set out in the adopted Regional Spatial Strategy and Leicestershire, Leicester and Rutland Structure Plan. Accordingly planning applications for housing will be considered having regard to PPS3, in particular paragraph 69, policies in the adopted Development Plan and other material considerations.

Parish	Address/ Location	Allocated	Outline	Detail	Under Construction	Total Available at Apr 07	Status	Available: Site Under Construction	Available: Outline/ Detail/ Reserved Matters or Local Plan Alloc	Available: Owned by Developer/ Known Interest/ Advertised for Sale
Anstey	Off Bradgate Road			3	20	23	Under Const	Yes	n/a	Yes
Anstey	10-36 Staddon Road				11	11	Under Const	Yes	Yes	Yes
Anstey	Hancock and Roberts, Staddon Road				23	23	Under Const	Yes	Yes	Yes
Anstey	Former Potters Carpets, Bradgate Road				48	48	Under Const	Yes	Yes	Yes
Anstey	Between 1 & 3 Latimer Street and 10a and 16 Bradgate Road				18	18	Under Const	Yes	Yes	Yes
Anstey	Land between Rosebery Road, Kitchener Road			16	8	24	Under Const	Yes	Yes	Yes
Barrow Upon Soar	Cotes Road			173	144	317	Under Const	Yes	n/a	Yes
Birstall	North of Harrowgate Drive Phase 1a			74	17	91	Under Const	Yes	n/a	Yes
Burton on the Wolds	Brook Street			5	24	29	Under Const	Yes	n/a	Yes
Loughborough	Maxwell Drive			35	29	64	Under Const	Yes	n/a	Yes
Loughborough	Land South of Loughborough D (Phase 1)				13	13	Under Const	Yes	n/a	Yes
Loughborough	Land South of Loughborough D (Phase 2)			69	2	71	Under Const	Yes	Yes	Yes

Table 1: Assessment of Deliverable sites

Parish	Address/ Location	Allocated	Outline	Detail	Under Construction	Total Available at Apr 07	Status	Available: Site Under Construction	Available: Outline/ Detail/ Reserved Matters or Local Plan Alloc	Available: Owned by Developer/ Known Interest/ Advertised for Sale
Loughborough	Peartree Lane			78	37	115	Under Const	Yes	n/a	Yes
Loughborough	26 Hudson Street				11	11	Under Const	Yes	Yes	Yes
Loughborough	7-9 Nottingham Rd				12	12	Under Const	Yes	Yes	Yes
Loughborough	Blackbird Hotel, Garendon Green				33	33	Under Const	Yes	Yes	Yes
Loughborough	The Wharf				43	43	Under Const	Yes	Yes	Yes
Loughborough	Curzon Cinema				29	29	Under Const	Yes	Yes	Yes
Loughborough	67-69 Forest Road				12	12	Under Const	Yes	Yes	Yes
Mountsorrel	Land off Granite Way				15	15	Under Const	Yes	Yes	Yes
Quorn	High St/ Station Rd				14	14	Under Const	Yes	Yes	Yes
Quorn	Land off Meynell Road			4	8	12	Under Const	Yes	Yes	Yes
Shepshed	63-69 Brook Street				15	15	Under Const	Yes	Yes	Yes
Shepshed	Little Haw Farm			16	32	48	Under Const	Yes	Yes	Yes
Sileby	99-101 Swan St				19	19	Under Const	Yes	Yes	Yes
Syston	East 19 Barkby Lane			38	18	56	Under Const	Yes	n/a	Yes
Syston	Barkby Road Phase 1			195	27	222	Under Const	Yes	Yes	Yes
Thurmaston	Land off Sandiacre Drive			169	24	193	Under Const	Yes	Yes	Yes
Wymeswold	Land at Wysall Lane			51	13	64	Under Const	Yes	Yes	Yes
Anstey	2-10 Gladstone Street			13		13	Detail	No	Yes	Yes
Anstey	Gynsills Court, Gynsills Lane			16		16	Detail	No	Yes	Yes
Barrow Upon Soar	2a Warner Street			14		14	Detail	No	Yes	No
Birstall	North of Harrowgate Drive Phase 1b			127		127	Detail	No	Yes	Yes
Birstall	North of Harrowgate Drive Phase 1c			182		182	Detail	No	Yes	Yes

Parish	Address/ Location	Allocated	Outline	Detail	Under Construction	Total Available at Apr 07	Status	Available: Site Under Construction	Available: Outline/ Detail/ Reserved Matters or Local Plan Alloc	Available: Owned by Developer/ Known Interest/ Advertised for Sale
Birstall	Birstall Garage, Loughborough Rd/ Collingwood			11		11	Detail	No	Yes	Yes
Loughborough	Land South of Loughborough D (Phase 3)			48		48	Detail	No	Yes	Yes
Loughborough	Beacon Road Playing Field			43		43	Detail	No	Yes	Yes
Loughborough	Land South of Loughborough C			9		9	Detail	No	Yes	Yes
Loughborough	Former Towles Building, Clarence St			43		43	Detail	No	Yes	No
Loughborough	Valley Road/ Woodbrook Rd			20		20	Detail	No	Yes	Yes
Loughborough	Petrol Station Ashby Road			20		20	Detail	No	Yes	Yes
Loughborough	77 Byron Street			15		15	Detail	No	Yes	Yes
Loughborough	Storer Hall, Ashby Road			52		52	Detail	No	Yes	Yes
Loughborough	Perrys Garage, Derby Rd			60		60	Detail	No	Yes	Yes
Loughborough	Corner Little Moor Lane/ Empress Rd			64		64	Detail	No	Yes	Yes
Loughborough	East Midlands Hotel			38		38	Detail	No	Yes	Yes
Loughborough	Garage site Woodgate/South Street			22		22	Detail	No	Yes	Yes
Loughborough	Schofield Centre			88		88	Detail	No	Yes	no
Loughborough	40 Brisco Avenue			14		14	Detail	No	Yes	Yes
Queniborough	30-44 Marsden Avenue			16		16	Detail	No	Yes	Yes
Rothley	21 Cossington Lane			15		15	Detail	No	Yes	No

Parish	Address/ Location	Allocated	Outline	Detail	Under Construction	Total Available at Apr 07	Status	Available: Site Under Construction	Available: Outline/ Detail/ Reserved Matters or Local Plan Alloc	Available: Owned by Developer/ Known Interest/ Advertised for Sale
Rothley	Former Rothley Garage			24		24	Detail	No	Yes	Yes
Shepshed	Forresters Arms, Charnwood Road			18		18	Detail	No	Yes	Yes
Sileby	4a The Maltings			33		33	Detail	No	Yes	Yes
Syston	Barkby Road			118		118	Detail	No	Yes	Yes
Syston	1142 Melton Road			24		0	Detail	No	Yes	No
Thurmaston	Auster Industrial Estate, Silverdale Drive			58		58	Detail	No	Yes	No
Thurmaston	82 Humberstone Lane			24		24	Detail	No	Yes	Yes
Barrow Upon Soar	Steelcraft and Always		36			36	Outline	No	Yes	Yes
Birstall	North of Harrowgate Drive		424			424	Outline	No	Yes	Yes
Loughborough	Wharcliffe Rd/Great Central Road		42			42	Outline	No	Yes	No
Loughborough	Goods Yard Close and Station Avenue		27			27	Outline	No	Yes	Yes
Loughborough	Land South of Loughborough A		427			427	Outline	No	Yes	Yes
Rothley	The Grange Fowke Street		41			41	Outline	No	Yes	Yes
Sileby	38 Cossington Road		10			10	Outline	No	Yes	No
Thurmaston	Rear 169-177 Colby Drive		17			17	Outline	No	Yes	Yes
Thurmaston	10 Hadrian Road		24			24	Outline	No	Yes	Yes

Parish	Address/ Location	Allocated	Outline	Detail	Under Construction	Total Available at Apr 07	Status	Available: Site Under Construction	Available: Outline/ Detail/ Reserved Matters or Local Plan Alloc	Available: Owned by Developer/ Known Interest/ Advertised for Sale
Thurmaston	Garden Street		18			18	outline	No	Yes	Yes
Anstey	H/2a Bradgate Road	43				43	Allocated	No	Yes	Yes
Barrow Upon Soar	H/1a Land off Nottingham Road	30				0	Allocated	No	Yes	No
Loughborough	H/1b Land at Empress Road	30				30	Allocated	No	Yes	Yes

Parish	Address/ Location	Suitable: Planning Permission / Local Plan Allocation	Suitable: Brownfield Site within PUA/ SRC/ Service Centre	Achievable: No Ownership Constraints	Achievable: No Physical/ Enviro Constraints	Achievable: No Conditions/ S106 Precluding Development	Deliverable	Comments	5 Year Supply 2007-2012
Anstey	Off Bradgate Road	Yes	-	Yes	Yes	Yes	Yes	David Wilson Homes	23
Anstey	10-36 Staddon Road	Yes	Yes	Yes	Yes	Yes	Yes		11
Anstey	Hancock and Roberts, Staddon Road	Yes	Yes	Yes	Yes	Yes	Yes	Interhome Properties Limited	23
Anstey	Former Potters Carpets, Bradgate Road	Yes	Yes	Yes	Yes	Yes	Yes	McCarthy and Stone Developments Ltd	48
Anstey	Between 1 & 3 Latimer Street and 10a and 16 Bradgate Road	Yes	Yes	Yes	Yes	Yes	Yes	Red E4 Development Limited	18
Anstey	Land between Rosebery Road, Kitchener Road	Yes	Yes	Yes	Yes	Yes	Yes		24
Barrow Upon Soar	Cotes Road	Yes	-	Yes	Yes	Yes	Yes		280
Birstall	North of Harrowgate Drive Phase 1a	Yes	-	Yes	Yes	Yes	Yes		91
Burton on the Wolds	Brook Street	Yes	-	Yes	Yes	Yes	Yes		29
Loughborough	Maxwell Drive	Yes	-	Yes	Yes	Yes	Yes		64
Loughborough	Land South of Loughborough D (Phase 1)	Yes	-	Yes	Yes	Yes	Yes		13
Loughborough	Land South of Loughborough D (Phase 2)	Yes	Yes	Yes	Yes	Yes	Yes		71
Loughborough	Peartree Lane	Yes	-	Yes	Yes	Yes	Yes		115
Loughborough	26 Hudson Street	Yes	Yes	Yes	Yes	Yes	Yes		11
Loughborough	7-9 Nottingham Rd	Yes	Yes	Yes	Yes	Yes	Yes		12
Loughborough	Blackbird Hotel, Garendon Green	Yes	Yes	Yes	Yes	Yes	Yes		33

Parish	Address/ Location	Suitable: Planning Permission / Local Plan Allocation	Suitable: Brownfield Site within PUA/ SRC/ Service Centre	Achievable: No Ownership Constraints	Achievable: No Physical/ Enviro Constraints	Achievable: No Conditions/ S106 Precluding Development	Deliverable	Comments	5 Year Supply 2007-2012
Loughborough	The Wharf	Yes	Yes	Yes	Yes	Yes	Yes		43
Loughborough	Curzon Cinema	Yes	Yes	Yes	Yes	Yes	Yes		29
Loughborough	67-69 Forest Road	Yes	Yes	Yes	Yes	Yes	Yes		12
Mountsorrel	Land off Granite Way	Yes	Yes	Yes	Yes	Yes	Yes	Moseley Estates Ltd	15
Quorn	High St/ Station Rd	Yes	Yes	Yes	Yes	Yes	Yes		14
Quorn	Land off Meynell Road	Yes	Yes	Yes	Yes	Yes	Yes		12
Shepshed	63-69 Brook Street	Yes	Yes	Yes	Yes	Yes	Yes		15
Shepshed	Little Haw Farm	Yes	Yes	Yes	Yes	Yes	Yes		48
Sileby	99-101 Swan St	Yes	Yes	Yes	Yes	Yes	Yes	Cromwell Country Homes	19
Syston	East 19 Barkby Lane	Yes	-	Yes	Yes	Yes	Yes		56
Syston	Barkby Road Phase 1	Yes	Yes	Yes	Yes	Yes	Yes	David Wilson Homes	140
Thurmaston	Land off Sandiacre Drive	Yes	Yes	Yes	Yes	Yes	Yes	Metropolitan Housing Trust	140
Wymeswold	Land at Wysall Lane	Yes	-	Yes	Yes	Yes	Yes	George Wimpey Ltd	64
Anstey	2-10 Gladstone Street	Yes	Yes	Yes	Yes	Yes	Yes	Del Rosa Developments	13
Anstey	Gynsills Court, Gynsills Lane	Yes	Yes	Yes	Yes	Yes	Yes	Linden Moss	16
Barrow Upon Soar	2a Warner Street	Yes	Yes	Yes	Yes	Yes	Yes	site ready for development	14
Birstall	North of Harrowgate Drive Phase 1b	Yes	-	Yes	Yes	Yes	Yes	Jelsons Ltd	108
Birstall	North of Harrowgate Drive Phase 1c	Yes	-	Yes	Yes	Yes	Yes	Jelsons Ltd	100
Birstall	Birstall Garage, Loughborough Rd/ Collingwood	Yes	Yes	Yes	Yes	Yes	Yes		11

Parish	Address/ Location	Suitable: Planning Permission / Local Plan Allocation	Suitable: Brownfield Site within PUA/ SRC/ Service Centre	Achievable: No Ownership Constraints	Achievable: No Physical/ Enviro Constraints	Achievable: No Conditions/ S106 Precluding Development	Deliverable	Comments	5 Year Supply 2007-2012
Loughborough	Land South of Loughborough D (Phase 3)	Yes	Yes	Yes	Yes	Yes	Yes	William Davis Ltd.	48
Loughborough	Beacon Road Playing Field	Yes	-	Yes	Yes	?	Yes	William Davis Limited. Could depend on relocation of Cricket Pitch to Beacon Road	43
Loughborough	Land South of Loughborough C	Yes	-	Yes	Yes	Yes	Yes		9
Loughborough	Former Towles Building, Clarence St	Yes	Yes	Yes	Yes	Yes	NO	Difficult to convert.	0
Loughborough	Valley Road/ Woodbrook Rd	Yes	Yes	Yes	Yes	Yes	Yes	William Davis Limited. Site cleared	20
Loughborough	Petrol Station Ashby Road	Yes	Yes	Yes	?	Yes	Yes	Hillbase Developments Limited	20
Loughborough	77 Byron Street	Yes	Yes	Yes	Yes	Yes	Yes	Augusta Developments Ltd,	15
Loughborough	Storer Hall, Ashby Road	Yes	Yes	Yes	Yes	Yes	Yes	Bellway Homes Ltd	52
Loughborough	Perrys Garage, Derby Rd	Yes	Yes	Yes	Yes	Yes	Yes	Westleigh Developments	60
Loughborough	Corner Little Moor Lane/ Empress Rd	Yes	Yes	Yes	No	Yes	Yes	Westleigh Developments. Derwent Living Developers	64
Loughborough	East Midlands Hotel	Yes	Yes	Yes	Yes	Yes	Yes	Stateside Property Services Limited	38

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Loughborough	Garage site Woodgate/South Street	Yes	Yes	yes	Yes	Yes	Yes		22
Loughborough	Schofield Centre	Yes	Yes	yes	Yes	Yes	no		0
Loughborough	40 Brisco Avenue	Yes	Yes	Yes	Yes	Yes	Yes	Mill Tower Developments Ltd	14
Queniborough	30-44 Marsden Avenue	Yes	-	Yes	Yes	Yes	Yes		16
Rothley	21 Cossington Lane	Yes	Yes	Yes	Yes		Yes	Praedium Developments	15
Rothley	Former Rothley Garage	Yes	Yes	Yes	Yes	Yes	Yes	Permisson Homes	24
Shepshed	Forresters Arms, Charnwood Road	Yes	Yes	Yes	Yes	Yes	Yes	Cadeby Homes	18
Sileby	4a The Maltings	Yes	Yes	Yes	Yes	Yes	Yes	New detail app pending, Country & Metropolitan Homes Ltd,	33
Syston	Barkby Road	Yes	-	Yes	Yes	Yes	Yes	William Davis	118
Syston	1142 Melton Road	Yes	Yes	Yes	Yes	Yes	NO	Living Choice Investments Ltd. Lease problems.	0
Thurmaston	Auster Industrial Estate, Silverdale Drive	Yes	Yes	Yes	?	Yes	Yes	Masona Holdings Ltd.	58
Thurmaston	82 Humberstone Lane	Yes	Yes	No	Yes	Yes	Yes	Alpha Properties Ltd.	24
Barrow Upon Soar	Steelcraft and Always	Yes	Yes	Yes	Yes	Yes	Yes	Jelsons Ltd.	36
Birstall	North of Harrowgate Drive	Yes	-	Yes	Yes	Yes	Yes	Jelsons Ltd	0
Loughborough	Wharnccliffe Rd/Great Central Road	Yes	Yes	Yes	Yes	?	Yes	Site cleared.	42

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Loughborough	Goods Yard Close and Station Avenue	Yes	Yes	Yes	Yes	Yes	Yes	Reserved matters submitted. Stamford Homes	27
Loughborough	Land South of Loughborough A	Yes	-	Yes	Yes	Yes	Yes	Wm Davis	56
Rothley	The Grange Fowke Street	Yes	Yes	Yes	Yes	Yes	Yes	William Davis	41
Sileby	38 Cossington Road	Yes	Yes	?	No	No	NO	Garage still in use	0
Thurmaston	Rear 169-177 Colby Drive	Yes	Yes	Yes	Yes	Yes	yes	Red Fox Developments Ltd	17
Thurmaston	10 Hadrian Road	Yes	Yes	Yes	Yes	Yes	Yes	Reserved matters pending. Benfield Homes	24
Thurmaston	Garden Street	Yes	Yes	Yes	Yes	Yes	Yes	Benfield Homes.	18
Anstey	H/2a Bradgate Road	Yes	-	Yes	Yes	Yes	Yes	David Wilson Homes	43
Barrow Upon Soar	H/1a Land off Nottingham Road	Yes	Yes	No	Yes	Yes	NO	No developer interest	0
Loughborough	H/1b Land at Empress Road	Yes	Yes	Yes	Yes	Yes	Yes	Outline consent Sowden Limited	30
TOTAL									2780