



CHARNWOOD LOCAL PLAN 2021-2037

Examination Statement by Charnwood Borough Council

**CHARNWOOD ADDITIONAL HOUSING SUPPLY
TECHNICAL NOTE**

January 2023

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1. Introduction and Purpose

- 1.1 The Council has been working together with other authorities in the Leicester and Leicestershire Housing Market Area to identify the scale and apportionment of Leicester's unmet needs for housing and employment land. This work culminated in the publication of a Leicestershire Housing and Economic Needs Assessment (HENA) and various supporting documents including a statement of common ground in Spring 2022 (Examination Documents 43, 44A, 44B, 44C, 45, 46, 47A, and 47B. These set out that quantities of 78 homes per year and 23ha of employment land as Charnwood's apportionment of Leicester's unmet needs.
- 1.2 The Examination Documents were the subject of examination hearings in October 2022. On the basis of those hearings, the Inspectors concluded that the examination of the Charnwood Local Plan 2021-37 should proceed on the basis of the apportionment of unmet needs set out in the HENA. This produces an amended minimum housing need for the Borough of 1,189 homes per year (see EXAM 55).
- 1.3 This technical note sets out how the Local Plan could be modified to provide the additional homes that are required to meet the higher housing requirement arising from the apportionment of Leicester's unmet housing identified for Charnwood.

2. Background

- 2.1 The Local Plan was prepared on the basis of the Borough's local housing need of 1,111 homes per year calculated in April 2021 using the standard method. To enable a stable approach to plan making this figure can be fixed for two years from the date of submission of the plan (PPG Ref: ID: 2a-008-20190220). This produces a housing requirement of 17,776 homes over the 16 years of the plan. The Pre-submission Draft Local Plan (SD/2) identifies a supply of 19,461 homes from allocations and other sources to meet this requirement, including providing a buffer of 9.5% to ensure that the requirement is met.
- 2.2 As part of the preparations for the examination of the Local Plan, the Council provided an updated housing trajectory position as of 1st April 2022 (EXAM 11). This identifies a supply of 19,469 new homes, which also provides a buffer of 9.5% above the housing requirement.
- 2.3 Since the submission of the plan the work across the Housing Market Area to address the issue of Leicester's unmet need for housing continued to progress. This identified an apportionment of that unmet need to the other districts in Leicestershire. Charnwood's share of that is 78 homes per year. On 9th June 2022 the Council's Cabinet agreed to sign the statement of common ground that set out this apportionment. This position was set out in a statement at the June 2022 hearing sessions (EXAM 39).

2.4 Including this apportionment in the Borough's housing requirement increases it to 1,189 homes per year. The remainder of this note sets out how this additional need could be met.

3. Scale of Additional Need and Sources of Supply

3.1 The following table sets out the number of additional new homes that would be required to accommodate Charnwood's apportionment of Leicester's unmet housing need in the Local Plan housing requirement.

	Annual Figure	Total Figure	+10% Flexibility	Flexibility vs Amended Need
Need				
Current Requirement	1,111	17,776	19,554	
Additional Need	78	1,248	1,373	
Amended Requirement	1,189	19,024	20,927	
Supply				
Local Plan		19,461		2.3%
April 2022 Update		19,469		2.3%

3.2 Over the 16-year plan period of 2021-37, 78 homes per year equates to a total of 1,248 homes and increases the housing requirement to 19,024 homes. The current supply identified in the Local Plan would provide 2.3% flexibility at that level of requirement.

3.3 The number of additional new homes required to meet the unmet need of 78 extra units a year whilst maintaining a 10% supply buffer is 1,458. This is greater than the figure of 1,373 in the table above (total additional need plus 10% flexibility) because the submitted plan has a 9.5% buffer rather than 10%.

3.4 The Council has identified how the plan can be amended to meet this additional need by focussing on existing sources of supply rather than identifying new site allocations. The reasons for choosing this option are that the existing allocations have been identified through a systematic site selection process, documented in TP/2 (updated version submitted as EXAM 7), as the most suitable sites for sustainable development. They are also the sites that are best related to infrastructure provision, either existing or new provision that will be delivered through the plan. Securing higher densities in appropriate locations can also help to ensure the efficient use of land.

4. Additional Yields from Existing Sources of Supply

4.1 The following existing sources of supply have been assessed to establish the further contribution that could be made to housing supply:

- windfall sites;
- updated housing supply position;
- changes to allocated sites.

Windfalls

4.2 The current version of the housing trajectory does not include an allowance for windfall sites. In effect this source of supply currently provides additional but uncounted flexibility reflecting the prudent approach taken in the plan. Over the last 10 years windfalls have provided an average of 63 homes per year. Over the last 15 years the average has been 69 homes per year (Matter Statement 7.4). If the more recent, lower rate of 63 homes per year is applied over 12 years to avoid double counting with existing commitments, this would equate to 756 homes. The contribution of this source to meeting the additional requirement is set out below.

Initial requirement		1,458
Contribution from windfalls	756	
Updated supply		
Changes to allocations		
Remaining to be found		702

Updated housing supply position

4.3 Since the preparation of EXAM 11 the following planning permissions have been granted on appeal:

- an application for 170 homes at Cossington Road, Sileby (PSH474)
- an application for 50 homes at Iveshead Road, Shepshed (PSH472).

Initial requirement		1,458
Contribution from windfalls	756	
Updated supply	220	
Changes to allocations		
Remaining to be found		482

Changes to allocated sites

4.4 The Council has also sought to identify those allocations where there is potential to increase site capacity in a way that is consistent with sustainable development. The sites to be considered were limited to those where information relating to higher capacities has previously been provided by site promoters through:

- planning applications;
- requests for pre-application advice;
- representations made on the Local Plan.

4.5 Limiting the scope of enquiry in this way means that there is a level of confidence that the increased capacity could be achieved. These sites were then considered in light of the evidence base and sustainability appraisal work that has already informed the plan. These were used specifically to identify the constraints on the intensification of development and how this had already been reflected in the identification of a capacity for the site and site-specific policies in the Local Plan. In some cases, this work concluded by identifying a revised capacity for the site that is between that currently set out in the Local Plan and that being proposed by the promoters. The existing evidence in relation to current infrastructure provision and the options for new provision were also considered as part of this process. Discussions with infrastructure providers also took place to understand if main modifications would be necessary – see section 5.

4.6 Appendix A sets out the results of the work to identify additional supply that could be achieved from the existing allocations in the plan through:

- increasing the density within the amount of land identified for housing (Table 1)
- expanding the parcels of land identified for housing within the allocation boundary (Table 2)¹ or
- expanding the allocation boundary (Table 3)².

Initial requirement		1,458
Contribution from windfalls	756	
Updated supply	220	
Changes to allocations	518	
Remaining to be found		-36

4.7 Appendix A also lists those sites that were considered for intensification but not taken forward.

Combined Effects

4.7 Including these three sources of supply would add 1,494 homes to the overall supply over the plan period. This would increase the total supply to 20,963 homes and provide a buffer of 10.2% for flexibility at 1,189 homes per year.

4.8 Appendix B provides a further update to the plan’s housing trajectory reflecting the changes described above and replaces the earlier update provided as EXAM 11. The updated trajectory also makes further amendments to the delivery trajectories for sites to reflect changes in circumstances since April

¹ These changes would require amendments to the relevant site specific illustrative diagrams.

² These changes would require amendments to the Policies Map.

2022. The combined effect of these is to reduce the total supply to 20,952 homes and the buffer to 10.1%.

- 4.9 Amended versions of two key tables from the plan, Table 5 (SD/2, page 27) and the table that accompanies Policy DS3 (SD/2, pages 33-36), are provided at Appendix C and Appendix D which show the main modifications that would be required to incorporate these changes into the plan. Other consequential changes to figures provided in the plan relating to the requirement and supply of homes would also need to be made. Appendix A also identifies where modifications to the Policies Map and illustrative diagrams are required.

5. Consequential Policy Changes

- 5.1 Further Sustainability Appraisal work has been undertaken to test the approach set out above to meeting the higher housing requirement arising from the apportionment of Leicester's unmet housing identified for Charnwood against reasonable alternatives (EXAM 57). This concludes that the sustainability effects of the approach to intensify existing sites within the development strategy compares favourably to those alternatives. Consideration has however been given to whether modifications to policy wording are required to address the impacts of higher levels of development. The remainder of this section sets out three proposed modifications.
- 5.2 The increase in the capacity of site HA43 (Land West of Anstey) reinforces the need for the masterplan-led approach that is set out in the site specific policy (DS3(HA43)). The following modification, shown in bold, underlined text is proposed to highlight the particular education and transport issues that need to be addressed through that masterplan-led approach. The modification is therefore necessary to ensure the effectiveness of the policy.

Before outline permission is granted for the site, or any part of the site, we will require:

- *a masterplan to be agreed which includes delivery and phasing arrangements for the whole allocation, in order to achieve comprehensive development **that is also integrated with the delivery of necessary infrastructure across the development as a whole, and so that the timing of the delivery of the new primary school, its location, and transport links to it reduce highway impacts and maximise the ability to use sustainable travel options;** and*
 - *a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.*
- 5.3 The increase in the area and capacity of site HA48 (Willow Road, Barrow upon Soar) is linked to the previously identified proposed modifications that move the location of the new 1 form entry primary school from HA49 (Cotes Road, Barrow upon Soar) to this site (Main 6.v and Main 6.w). The relocation of an existing

farmstead is now required to facilitate the development of this site. The following additional text is therefore proposed to be added to the reasoned justification for Policy DS3(HA48).

Relocation of the existing farmstead currently situated within the [revised] boundary of housing allocation HA48 to an alternative location north of the northern site allocation boundary in order to facilitate the provision of the site access from Cotes Road and development of the site is supported. The siting and design of the relocated farmstead will be considered against other policies in the Local Plan, notably DS5 High Quality Design, C1 Countryside and EV1 Landscape.

- 5.4 Intensification is proposed at sites adjacent to or in close proximity to each other, for example to the west of Shepshed and north of Queniborough, which could lead to cumulative effects. The introductory wording to Policy DS3 promotes development at allocated sites that is cohesive and integrated with other allocations. In order to ensure this policy is effective, particularly in the light of this intensification, it is proposed that the policy's reasoned justification is modified by the addition of the following paragraph after 2.64 to provide an explanation of this approach.

The design and layout of development can contribute to managing its impact on, and accessibility to, infrastructure. We expect the design and layout of development on allocated sites to address these issues in a way that enables it to be co-ordinated with development at nearby sites and responds positively to opportunities for integrating provision and access. We will therefore support, where possible, the co-ordination of site access points, including shared access points and associated spine roads, and the integration of landscaping and other green infrastructure between sites.

6. Conclusion

- 6.1 The technical note identifies how the Pre-submission Draft Local Plan including its allocations could be modified to provide the additional homes that are required to meet the apportionment of Leicester's unmet housing identified for Charnwood. Those modifications would increase the plan's housing requirement from 17,776 homes to 19,024 homes and the supply from 19,461 homes to 20,952 homes.

Appendix A – Additional Supply from Existing Housing Allocations

Table 1: Increase Density Within Housing Parcels

Site Ref	Location	Local Plan Capacity	Revised Capacity	Planning Permission Obtained	Commentary
HA8	Woodgate Nurseries, Barkby Lane, Thurmaston	39	46	No	Flood risk mitigation identified in site specific policy is still achievable at this capacity.
HA13	Park View Nursery, Gynsill Lane, Glenfield	30	40	Approved by Plans Committee, awaiting S106 Agreement	Significant intensification would compromise required biodiversity mitigation identified in site specific policy but some intensification could be achieved with good design. Confirmed through development management process.
HA25	Knightthorpe Road, Loughborough	13	15	No	Intensification appropriate for urban location.
HA32	Tickow Lane (South), Shepshed	300	325	No	Delivery of Black Brook strategy and new primary school are still achievable at this capacity.
HA40	West of Ingleberry Road, Shepshed	174	200	No	Additional capacity could be achieved with good design. No objections by Lead Local Flood Authority to proposals for this capacity.
HA41	South of Ashby Road, Shepshed	49	50	Approved by Plans Committee, awaiting S106 Agreement	No identified issues identified as a result of this small increase in capacity.
HA43	West of Anstey	600	714	No	Increase in capacity to level identified by SHLAA methodology for large site would still enable landscape impact and green infrastructure provision to be addressed.
HA46	Land off Melton Road, Barrow	120	135	Approved by Plans Committee, awaiting S106 Agreement	Additional capacity could be achieved with good design.
HA59	Derry's Garden Centre, Cossington	124	130	Yes	Proposed capacity approved by Plans Committee.

Site Ref	Location	Local Plan Capacity	Revised Capacity	Planning Permission Obtained	Commentary
HA60	Melton Road, East Goscote	223	270	Yes	Proposed capacity approved by Plans Committee.
HA63	Zouch Road, Hathern	50	56	No	Additional capacity could be achieved with good design.
HA66	Gaddesby Lane, Rearsby	47	65	No	Additional capacity could be achieved with good design.
	TOTAL		+277		

Table 2 Expand Housing Parcels Within Allocation

Site Ref	Location	Local Plan Capacity	Revised Capacity	Planning Permission Obtained	Commentary
HA7	Barkby Thorpe Lane	105	180	No	Some intensification is possible while maintaining sufficient land for road to North-east of Leicester SUE and settlement identity.
HA64	Threeways Farm, Queniborough	100	160	No	Some intensification is possible while maintaining settlement identity, particularly in light of the Cossington Road, Sileby appeal decision.
HA65	Melton Road, Queniborough	55	85	No	Some intensification is possible while maintaining settlement identity, particularly in light of the Cossington Road, Sileby appeal decision.
	TOTAL		+165		

Note: these changes will require modifications to the illustrative diagrams that accompany the site specific policies in Policy DS3.

Table 3 Expand Allocation Boundaries

Site Ref	Location	Local Plan Capacity	Revised Capacity	Planning Permission Obtained	Commentary
HA33	Oakley Road	133	204	No	Already proposed as a main modification due to error in identifying site boundaries.
HA48	Willow Road, Barrow	215	220	No	Updated landscape evidence (EXAM 35) confirms that this level of intensification is acceptable.
	TOTAL		+76		

Note: These changes will require modifications to the Policies Map. For HA33 this is already proposed in EXAM 33(G).

Table 4 Other Sites Considered

Site Ref	Location	Local Plan Capacity	Suggested Capacity	Commentary
HA1	Land South East of Syston	960	1,200	Local plan capacity identified as a result of extensive landscape and design consideration
HA14	Land off Cliffe Road/Henson Close, Birstall	35	143	Reduction in capacity to maintain Green Wedge functions should be maintained
HA15	Land South of Loughborough	723	835	Local plan capacity identified as a result of extensive landscape and design consideration
HA16	Laburnum Way, Loughborough	422	500	Local plan capacity identified as a result of extensive landscape and design consideration
HA18	Land to r/o Snells Nook Lane, Loughborough	120	128	Reduction in capacity to address biodiversity issues and safeguard access should be retained
HA20	Land off Beacon Road, Loughborough	30	40	Reduction in capacity to address biodiversity issues should be retained
HA30	Land off Fairway Road	100	200	Potential infrastructure impacts when considered alongside other development and proposed changes
HA35	Land North of Hallamford Road and West of Shepshed	250	408	Potential infrastructure impacts when considered alongside other development and proposed changes, and landscape impacts in relation to setting of Shepshed
HA49	Land off Cotes Road, Barrow	220	225	Local plan capacity retained for consistency with education delivery strategy
HA56	Land off Kendal Road, Sileby	24	32	Reduction in capacity to address biodiversity and heritage issues should be retained

Appendix B

Charnwood Local Plan 2021 -2037 Housing Trajectory

Policy Ref.	CHARNWOOD BOROUGH	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	TOTALS
	Commitments Leicester Urban Area - Birstall, Thurmaston, Syston	14	64	20	14													112
	Commitments Loughborough Urban Centre	344	194	59	62			15										674
	Commitments Shepshed Urban Area	169	118	181	110	54	40	40	25									737
	Commitments Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby	251	257	284	179	67		106	111	23								1278
	Commitments Other Settlement– Estimated completions from commitments	6	21	26	137	81		35	71	8								385
	Commitments Small Village or Hamlet– Estimated completions from commitments	8	7	6	10													31
	TOTAL ALL – Estimated completions from commitments	792	661	576	512	202	40	196	207	31	0	0	0	0	0	0	0	3217
APP1	Iveshead Road, Shepshed				10	40												50
APP2	Cossington Road, Sileby				10	40	40	40	40									170
	TOTAL - Additional Commitments				20	80	40	40	40									220
	ALLOCATIONS Leicester Urban Area - Birstall, Thurmaston, Syston				28	70	264	322	300	260	262	180	121	100	100	100	60	2167
HA1	Land South East of Syston						25	75	100	100	100	100	100	100	100	100	60	960
HA2	Barkby Road, Syston					10	40	40	40	40	40	40	1					251
HA3	Land north of Barkby Road, Syston					40	40	40	40	35								195
HA4	Queniborough Lodge						40	40	40	5								125
HA5	Land at Melton Road, Syston				28													28
HA6	Brook Street, Syston										15							15
HA7	Land off Barkby Thorpe Lane, Thurmaston						25	40	40	40	35							180
HA8	Woodgate Nurseries, Barkby Lane, Thurmaston						24	22										46
HA9	Works opposite 46 Brook Street, Thurmaston										7							7
HA10	Works adjacent 46 Brook Street, Thurmaston										5							5
HA11	Rear of Manor Medical Centre, Melton Road, Thurmaston										20							20
HA12	Land at Gynsill Lane & Anstey Lane, Glenfield						40	40	40	40	40	40	20					260
HA13	Park View Nursery Site off Gynsill Lane, Glenfield					20	20											40
HA14	Land off Cliffe Road/Henson Close, Birstall						10	25										35
	ALLOCATIONS Loughborough Urban Centre					55	318	252	180	140	298	343	290	196	85	63	0	2220
HA15	Land south of Loughborough					30	40	90	90	90	90	90	90	90	23			723
HA16	Laburnum Way, Loughborough						50	50	50	50	50	50	50	50	22			422
HA17	Moat Farm, Land south west of Loughborough.										25	40	40	40	40	20		205
HA18	Land to r/o Snells Nook Lane, Loughborough					10	40	40	30									120
HA19	Park Grange Farm, Newstead Way																	0
HA20	Land off Beacon Road							20	10									30
HA21	Part of Baxter Gate Opportunity Site, Loughborough										100	110						210
HA22	Devonshire Square							39										39
HA23	Market Street						50	13										63
HA24	Southfields Council Offices, Southfield Road											53	110					163
HA25	138-144 Knightthorpe Road, Loughborough					15												15
HA26	Former Limehurst Depot						138											138
HA27	Former Main Post Office, Sparrow Hill, Loughborough												16					16
HA28	Land off Derby Square															43		43
HA29	Southfields Road Car Park, Loughborough										33							33
	ALLOCATIONS Shepshed Urban Area					65	233	273	257	208	183	167	168	101	82	6	0	1743
HA30	Land off Fairway Road						40	40	20									100
HA31	Land north of Ashby Road, Shepshed																	0
HA32	Land off Tickow Lane (south)						44	44	44	44	44	44	44	17				325
HA33	Land at Oakley Road, Shepshed						30	40	40	40	40	14						204
HA34	Land off Tickow Lane (north), Shepshed						44	44	44	44	44	44	44	44	42			394
HA35	Land North of Hallamford Road and West of Shepshed						10	40	40	40	40	40	40					250
HA36	20 Moscow Lane, Shepshed							25	24									49
HA37	Land rear of 62 Iveshead Road																	0
HA38	Land to rear of 54 Iveshead Road,								5									5
HA39	Land fronting Ashby Road & Ingleberry Road, Shepshed										25	40	40	40	40	6		151
HA40	Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane					25	40	40	40	40	15							200
HA41	Land south of Ashby Road Central					25	25											50
HA42	32 Charnwood Road, Shepshed					15												15
	ALLOCATIONS Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby				61	198	317	310	310	258	170	112	86	33	0	9	0	1864
HA43	Land west of Anstey				36	75	90	90	90	75	75	75	75	33				714
HA44	Fairhaven Farm, Anstey					25	22											47
HA45	Land to south of Melton Road, Barrow upon Soar						40	40	40	10								130
HA46	Land off Melton Road, Barrow upon Soar						40	40	40	15								135
HA47	Land adjoining 84 Melton Road, Barrow upon Soar									18								18
HA48	Land off Willow Road, Barrow upon Soar					10	40	40	40	40	40	10						220
HA49	Land off Cotes Road, Barrow upon Soar						30	60	60	60	10							220
HA50	East of Loughborough Road, Quorn																	0
HA51	Land south of Rothley					25	15											40
HA52	971 Loughborough Road, Rothley															9		9
HA53	Land off Barnards Drive, Sileby					20	40	40	40	40	40	8						228
HA54	Homefield Road, Sileby				25	30												55

HA55	Rear of The Maltings site High Street, Sileby					13												13
HA56	Land off Kendal Road (South of Butler Way and Gray Lane), Sileby									5	19							24
HA57	36 Charles Street, Sileby												11					11
HA58	9 King Street, Sileby																	0
	ALLOCATIONS Other Settlements				68	120	245	171	85	105	105	11	0	0	0	0	0	910
HA59	Land to rear of Derry's Garden Centre, Cossington				25	40	40	25										130
HA60	Land off Melton Road, East Goscote				25	40	40	40	40	40	40	5						270
HA61	Land to the rear of 89 Loughborough Road, Hathern				18			11										29
HA62	The Leys, Hathern											6						6
HA63	Land off Zouch Road, Hathern					25	31											56
HA64	Land at Threeways Farm, Queniborough						40	40	40	40								160
HA65	Land off Melton Road, Queniborough						40	40	5									85
HA66	Land off Gaddesby Lane, Rearsby					10	40	15										65
HA67	44 Hoby Road, Thrusington											30						30
HA68	Land off Old Gate Road, Thrusington									25	35							60
HA69	The former Rectory & Land at Thurcaston					5	14											19
N/A	Wymeswold NP housing requirement																	0
	TOTAL ALL – Estimated completions from DRAFT ALLOCATIONS				157	508	1377	1328	1132	971	1018	813	665	430	267	178	60	8904
LUC2	Estimated completions from WEST OF LOUGHBOROUGH SUE	20	60	130	180	210	250	250	250	250	250	250	250	250	250	250	250	3100
LUA2	Estimated completions from NORTH EAST OF LEICESTER SUE	30	125	150	150	200	200	200	200	200	200	200	200	200	250	250	250	2805
LUA3	Estimated completions from DIRECTION OF GROWTH NORTH OF BIRSTALL		50	100	150	175	175	150	150	150	150	150	150	150	150	130	120	1950
	TOTAL ALL – Estimated completions from SUE's	50	235	380	480	585	625	600	600	600	600	600	600	600	650	630	620	7855
	Windfall Allowance				63	63	63	63	63	63	63	63	63	63	63	63	63	756
	Estimated total completions	792	711	811	1069	1333	2105	2252	2042	1665	1681	1476	1328	1093	980	871	743	20952
	Estimated cumulative completions	792	1503	2314	3383	4716	6821	9073	11115	12780	14461	15937	17265	18358	19338	20209	20952	
	Annualised housing requirement	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	
	Cumulative requirement	1189	2378	3567	4756	5945	7134	8323	9512	10701	11890	13079	14268	15457	16646	17835	19024	10.1
	MONITOR - No. dwellings above or below cumulative requirement	-397	-875	-1253	-1373	-1229	-313	750	1603	2079	2571	2858	2997	2901	2692	2374	1928	
	MANAGE - Annual requirement taking account of past/projected completions	1189	1215	1252	1285	1303	1301	1220	1106	989	892	761	617	440	222	-157	-1185	

	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30	Apr-31	Apr-32						
	5 year supply	5 year supply	5 year supply	5 year supply	5 year supply	5 year supply	5 year supply	5 year supply	5 year supply	5 year supply	5 year supply	5 year supply						
	3.78	4.83	6.06	7.05	7.52	7.80	7.30	6.56	5.80	5.25	4.60	4.02						
5 YEAR REQUIREMENT	5945	5945	5945	5945	5945	5945	5945	5945	5945	5945	5945	5945						
5 YEAR REQUIREMENT + 5%	6243	6243	6243	6243	6243	6243	6243	6243	6243	6243	6243	6243						
5 YEAR COMPLETIONS	4716	6029	7570	8801	9397	9745	9116	8192	7243	6558	5748	5015						
SURPLUS	-1527	-214	1327	2558	3154	3502	2873	1949	1000	315	-495	-1228						

Appendix C: Updated Local Plan Table 5 (SD/2 page 27)

Settlement	Housing Supply	Windfalls	Distribution of New Homes	Total Homes
Leicester Urban Area	5,254 4,867	151	2,104 2,167	7,358 7,185
Loughborough Urban Centre	3,831 3,774	151	2,242 2,220	6,073 6,145
Shepshed Urban Area	453 787	151	1,878 1,743	2,331 2,681
Service Centres	928 1,448	151	1,819 1,864	2,747 3,463
Other Settlements	119 385	151	815 910	934 1,446
Small Villages/Hamlets	18 31	0	0	18 31
Total	40,603 11,292	756*	8,858 8,904	19,461 20,952*

* There is a difference of 1 in these totals due to windfall allowance of 63 homes per year over 12 years not dividing exactly by the 5 applicable tiers in the settlement hierarchy.

Appendix D: Updated Local Plan Table for Policy DS3

The following sites are allocated for housing **approximately the specified number of dwellings**, as outlined on the Policies Map:

Policy Ref	Site Name	Location	Number of Homes	Site Specific Policy*
Sustainable Urban Extensions				
LUA2	North East of Leicester	Thurmaston	4,500	Page 80
LUA3	North of Birstall	Birstall	1,950	Page 85
LUC2	West of Loughborough	Loughborough	3,200	Page 104
Leicester Urban Area				
HA1	Land South East of Syston	Syston	960	Page 36
HA2	Barkby Road	Syston	270 251	Page 37
HA3	Land north of Barkby Road	Syston	195	Page 37
HA4	Queniborough Lodge	Syston	432 125	Page 38
HA5	Land at Melton Road	Syston	34 28	
HA6	Brook Street	Syston	15	
HA7	Land off Barkby Thorpe Lane	Thurmaston	405 180	Page 38
HA8	Woodgate Nurseries, Barkby Lane	Thurmaston	39 46	Page 39
HA9	Works opposite 46 Brook Street	Thurmaston	7	
HA10	Works adjacent 46 Brook Street	Thurmaston	5	
HA11	Rear of Manor Medical Centre, Melton Road	Thurmaston	20	
HA12	Land at Gynsill Lane and Anstey Lane	Glenfield	260	Page 39
HA13	Park View Nursery Site off Gynsill Lane	Glenfield	30 40	Page 41
HA14	Land off Cliffe Road/Henson Close	Birstall	35	Page 41
			Total: 2,104	<u>2,167</u>
Loughborough Urban Centre				
HA15	Land south of Loughborough	Loughborough	723	Page 42
HA16	Laburnum Way	Loughborough	422	Page 44
HA17	Moat Farm, Land south west of Loughborough	Loughborough	205	Page 46
HA18	Land to r/o Snells Nook Lane	Loughborough	120	Page 48
HA19	Park Grange Farm, Newstead Way	Loughborough	15**	Page 49
HA20	Land off Beacon Road	Loughborough	30	Page 49
HA21	Part of Baxter Gate Opportunity Site	Loughborough	210	Page 49
HA22	Devonshire Square	Loughborough	39	Page 50
HA23	Market Street	Loughborough	72**	Page 50
HA24	Southfields Council Offices	Loughborough	163	Page 50
HA25	138-144 Knightorpe Road	Loughborough	43 15	
HA26	Former Limehurst Depot	Loughborough	138	Page 51
HA27	Former Main Post Office, Sparrow Hill	Loughborough	16	Page 51
HA28	Land off Derby Square	Loughborough	43	Page 51

Policy Ref	Site Name	Location	Number of Homes	Site Specific Policy*
HA29	Southfields Road Car Park	Loughborough	33	Page 52
			Total: 2,242	<u>2,244</u>
Shepshed Urban Area				
HA30	Land off Fairway Road	Shepshed	100	Page 52
HA31	Land north of Ashby Road,	Shepshed	190**	Page 53
HA32	Land off Tickow Lane (south)	Shepshed	300 <u>325</u>	Page 53
HA33	Land at Oakley Road	Shepshed	433 <u>204</u>	Page 54
HA34	Land off Tickow Lane (north)	Shepshed	394	Page 54
HA35	Land North of Hallamford Road and West of Shepshed	Shepshed	250	Page 54
HA36	20 Moscow Lane	Shepshed	49	Page 55
HA37	Land rear of 62 Iveshead Road	Shepshed	68**	Page 55
HA38	Land to rear of 54 Iveshead Road	Shepshed	5	
HA39	Land fronting Ashby Road and Ingleberry Road	Shepshed	151	Page 55
HA40	Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane	Shepshed	474 <u>200</u>	Page 55
HA41	Land south of Ashby Road Central	Shepshed	49 <u>50</u>	Page 56
HA42	32 Charnwood Road	Shepshed	15	Page 56
			Total 1,878	<u>2,001</u>
Service Centres				
HA43	Land west of Anstey	Anstey	600 <u>714</u>	Page 56
HA44	Fairhaven Farm	Anstey	47	Page 58
HA45	Land to south of Melton Road	Barrow upon Soar	130	Page 58
HA46	Land off Melton Road	Barrow upon Soar	420 <u>135</u>	Page 58
HA47	Land adjoining 84 Melton Road	Barrow upon Soar	18	Page 58
HA48	Land off Willow Road	Barrow upon Soar	215 <u>220</u>	Page 59
HA49	Land off Cotes Road	Barrow upon Soar	220	Page 59
HA50	East of Loughborough Road	Quorn	75**	Page 60
HA51	Land south of Rothley	Rothley	40	
HA52	971 Loughborough Road	Rothley	9	
HA53	Land off Barnards Drive	Sileby	228	Page 60
HA54	Land off Homefield Road	Sileby	55	Page 60
HA55	Rear of The Maltings High Street	Sileby	13	Page 61
HA56	Land off Kendal Road (South of Butler Way and Gray Lane)	Sileby	24	Page 61
HA57	36 Charles Street	Sileby	11	Page 62
HA58	9 King Street	Sileby	14**	Page 62
			Total 1,819	<u>1,953</u>
Other Settlements				

Policy Ref	Site Name	Location	Number of Homes	Site Specific Policy*
HA59	Land to rear of Derry's Garden Centre	Cossington	424 <u>130</u>	Page 62
HA60	Land off Melton Road	East Goscote	223 <u>270</u>	Page 63
HA61	Land to the rear of 89 Loughborough Road,	Hathern	29	Page 64
HA62	The Leys	Hathern	6	
HA63	Land off Zouch Road	Hathern	50 <u>56</u>	Page 65
HA64	Land at Threeways Farm	Queniborough	400 <u>160</u>	Page 65
HA65	Land off Melton Road	Queniborough	55 <u>85</u>	Page 66
HA66	Land off Gaddesby Lane	Rearsby	47 <u>65</u>	
HA67	44 Hoby Road	Thrussington	30	Page 66
HA68	Land off Old Gate Road	Thrussington	60	Page 66
HA69	The former Rectory and Land at Thurcaston	Thurcaston	34 <u>19</u>	Page 67
N/A	Wymeswold NP housing requirement		60	
			Total: 845	<u>910</u>
			Grand Total: 8,858	<u>9,275</u>

* No attempt has been made to update the page numbers in the final column of the table.

** All or part of these allocations had planning permission as of 31st March 2022 which are counted as commitments in Appendices B and C.