



TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL BY DAVID WILSON HOMES LIMITED

OUTLINE APPLICATION FOR UP TO 150 DWELLINGS, TOGETHER
WITH NEW OPEN SPACE, LANDSCAPING, AND DRAINAGE
INFRASTRUCTURE, WITH ALL MATTERS RESERVED EXCEPT FOR
ACCESS

(AS AMENDED TO INCLUDE PROPOSED JUNCTION IMPROVEMENT
WORKS AT BARKBY ROAD CROSS ROADS, RECEIVED 20/05/2022)

BARKBY ROAD, QUENIBOROUGH

PLANNING APPLICATION REF: P/20/2380/2

APPEAL REFERENCE: APP/X2410/W/23/3316574

CHARNWOOD BOROUGH COUNCIL

REBUTTAL
(Housing Land Supply)

1. Personal

- 1.1 My name is Michael Hopkins. I have a Bachelors Degree in Ecology, a Masters Degree in Landscape Development and Planning and a Doctorate in Urban Morphology and Ecology, and am an Affiliate Member of the Royal Town Planning Institute. I am currently employed as a Principal Planning Officer and have worked in the Local Plans Team at Charnwood Borough Council since June 2019. Previously I worked for the Borough Council in various governance roles, including as Deputy Monitoring Officer, and have been continuously employed by the Borough Council since September 2003.
- 1.2 The evidence that I have prepared and provided for this appeal in this Proof of Evidence is true and has been prepared and is given in accordance with the Royal Town Planning Institute's Code of Professional Conduct. I can confirm that the opinions expressed are my professional opinions.

2. Introduction

- 2.1 This document sets out the Council's response to those aspects of the Appellant's Proof of Evidence that relate to housing land supply. The Appellant's Proof of Evidence covers this issue in two places: a section on the examination of the Charnwood Local Plan 2021-37 within Part 4 on the Planning Policy Context, and the first section of Part 6 which deals with Housing Land Supply and the Policy Implications.
- 2.2 Responses relating to the weight to be given to policies as a result of the housing land supply position are set out in a separate rebuttal document.
- 2.3 At the time the Council's Housing Land Supply Proof of Evidence was submitted, work on preparing its housing land supply position as of 1st April 2023 had not been completed. This work has now been completed and shows a housing land supply of deliverable sites of 4.27 years. An updated Proof of Evidence included the relevant calculations and list of deliverable sites is included as an annex to this rebuttal.

3. Local Plan Examination (paragraphs 4.62-4.76)

- 3.1 Part 4 of the Appellant's Proof of Evidence sets out the policy context for considering the planning application. The final section deals with the examination of the emerging Local Plan.

Background to the Examination

- 3.2 Paragraphs 4.62-4.65 set out key events in relation to the examination. The Council has no comments on these paragraphs.

Identification of Additional Housing Supply in Response to Leicester's Unmet Need

- 3.3 The Appellant's Proof of Evidence correctly states at paragraph 4.66 that "the LPA published an Additional Housing Supply Technical Note (CD5.20), Sustainability Appraisal Addendum (CD5.21) and Housing Trajectory (CD5.22) in January 2023, on the same deadline as other participants of the Local Plan Examination". It should be noted that the Council did so in accordance with the timetable and programme set by the Local Plan Inspectors.
- 3.4 The Council has no comments on paragraphs 4.67 and 4.68.
- 3.5 The Appellant's Proof of Evidence correctly states at paragraph 4.69 that "[d]uring the February Examination sessions the LPA further amended the Housing Trajectory which reduced the purported housing land supply from 6.06 years (CD5.22) to 5.79 years (CD5.29) on adoption of the Plan". It should be noted that the Council did so at the request of the Inspectors in order to show the results of the scrutiny of the housing trajectory in the hearing session on that matter.

Dealing with Shortfalls in the Early Years of the Plan Period

- 3.6 The Appellant's Proof of Evidence correctly states at paragraphs 4.69 and 4.70 that the housing trajectories submitted by the Council do not set out how the shortfall in housing provision in the early years of the plan period are to be addressed. The Planning Practice Guidance states that the Sedgefield method for addressing the shortfall should be used but that Councils can make the case for other methods through the plan-making process¹.
- 3.7 This issue was raised by the Inspectors in the hearing sessions but the Council was not invited to set out its preferred approach, nor have the Inspectors confirmed how they think the shortfall should be addressed. This therefore remains a live issue for the remainder of the examination.
- 3.7 The Appellant's Proof of Evidence correctly states at paragraphs 4.71 and 4.73 that applying the Sedgefield method to the most up to date trajectory submitted to the examination (CD5.29) would produce a housing land supply on adoption of the plan in 2023/24 of 5.05 years. It should be noted that the housing land supply of 7,227 homes is the position following significant scrutiny through the process of an examination in public and incorporates modifications that the Inspectors requested as a result of that scrutiny.

¹ The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal. (Paragraph 031 Reference ID: 68-031-20190722)

Remainder of the Examination

- 3.8 The examination process is not yet complete. As set out in paragraph 4.73 of the Appellant's Proof of Evidence, the Inspectors wrote to the Council on 23rd May 2023 setting out the next steps for the examination (CD8.17). In relation to housing land supply the Inspectors have requested that "[u]pdated completions/housing land supply monitoring data to 31.3.23" be provided so that they can be subject to further consultation.
- 3.9 There therefore does not seem to be any evidence on which to conclude, as the Appellant's Proof of Evidence does at paragraph 4.71 that "[i]t therefore seems highly likely that the Examining Inspector's will require the LPA to identify additional supply". The Council's position remains as set out in paragraph 6.1 of its Housing Land Supply Proof of Evidence.

"At this stage it is only possible to explain the current position and to indicate that the Council is seeking to move to a position of having a five year supply of housing land by the end of 2023. It is, however, for the two Inspectors examining the plan to conclude whether it is sound on the basis that a five year supply of housing land can be demonstrated on adoption of the plan."

Conclusion

- 3.10 Issues relating to housing land supply were the subject of significant scrutiny through the examination process which is ongoing. The Inspectors have identified the need for further consultation on some of these matters and it is ultimately for them to come to a decision on the soundness of the Local Plan in due course.
- 3.11 On that basis the Council is not arguing, as it is suggested that it might in paragraph 4.76, that the emerging Local Plan has significant weight nor the same weight should be applied to the plan as a whole. Instead differing weights are applied to different policies depending on the degree of unresolved objections, in accordance with paragraph 48 of the National Planning Policy Framework.
4. Main Issue 2: Housing Land Supply and the Policy Implications

- 4.1 Part 6 of the Appellant's Proof of Evidence deals with the second main issue identified for the appeal. The first section of this part deals with the housing land supply position itself and is dealt with in this rebuttal. The policy implications are dealt with in a separate rebuttal.

Age of Development Plan Documents

- 4.2 Paragraphs 6.1 to 6.3 set out the times at which different development plan documents were adopted. The Council has no comments on these paragraphs.

Five Year Housing Land Supply Position

- 4.3 The diagram illustrating paragraph 6.5 of the Appellant's Proof of Evidence correctly shows the changing housing land supply position over time. It should be noted that the information illustrates the critical role that having an up to date Local Plan in place for the five years after adoption of the Core Strategy in November 2015 had in being able to demonstrate a five year housing land supply.

Housing Delivery Test

- 4.4 In relation to the Housing Delivery Test, see paragraph 6.6, it should be noted that the housing requirement against which delivery was measured reverted to the Local Housing Need calculated using the standard method once the Core Strategy was more than five years old.

Affordable Housing

- 4.5 The Council has no comments on the detail of the information in relation to affordable housing set out in paragraphs 6.7 to 6.14. However, it should be noted that the Council seeks policy compliant levels of affordable housing from developments but where appropriate recognises the evidence that has been provided by developers that this would affect the viability of some schemes..

Tilted Balance

- 4.6 The Council does not have any comments in relation to the points made regarding whether the tilted balance set out in paragraph 11(d) of the National Planning Policy Framework is engaged.

Other Settlements

- 4.7 In relation to the sustainability of Queniborough as a location for development, it is suggested that there is a missing word in the first sentence. The Council agrees that Queniborough is one of the most sustainable Other Settlements (as stated in the final sentence of paragraph 6.23). All Other Settlements are by definition less sustainable than the settlements above them in the hierarchy (Edge of Leicester, Loughborough, Shepshed and Service Centres), of which there are 11. The suggested modification is as follows:

“Queniborough is acknowledged to be a one of the Council's most sustainable **Other sSettlements**, with a good range of services and facilities, illustrated on the Facilities and Services Plan at CD8.13.”

Michael Hopkins
2nd June 2023



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CHARNWOOD BOROUGH COUNCIL

PROOF OF EVIDENCE
(Housing Land Supply Update)

1. Personal

- 1.1 My name is Michael Hopkins. I have a Bachelors Degree in Ecology, a Masters Degree in Landscape Development and Planning and a Doctorate in Urban Morphology and Ecology, and am an Affiliate Member of the Royal Town Planning Institute. I am currently employed as a Principal Planning Officer and have worked in the Local Plans Team at Charnwood Borough Council since June 2019. Previously I worked for the Borough Council in various governance roles, including as Deputy Monitoring Officer, and have been continuously employed by the Borough Council since September 2003.
- 1.2 The evidence that I have prepared and provided for this appeal in this Proof of Evidence is true and has been prepared and is given in accordance with the Royal Town Planning Institute's Code of Professional Conduct. I can confirm that the opinions expressed are my professional opinions.

2. Introduction

- 2.1 This document sets out the Council's approach to calculating the need for housing and the available supply of housing land to meet that need. It provides details of the relevant national policy and guidance and explains how this has been followed (sections 4 and 5). The document also provides information about the emerging replacement Local Plan in order to highlight some differences in how housing need has been calculated for the purposes of the new Local Plan (section 6). It remains a matter for the Local Plan Inspectors whether the plan is sound or not.
- 2.2 A version of this document was prepared prior to the completion of the process of preparing the Council's housing land supply position as of 1st April 2023. At that time it was anticipated that the position will be a supply of approximately 4 years. That work has now been completed and the document has been updated with the relevant calculations and the inclusion of Appendix B. Amended items are shown in red underlined text.

3. Development Plan Background

- 3.1 The adopted Local Plan for Charnwood is made up of the Charnwood Local Plan 2011 to 2028 Core Strategy (2015) and the saved policies from the Borough of Charnwood Local Plan (2004). The Core Strategy was adopted on 9th November 2015 and is therefore more than five years old.
- 3.2 The replacement Charnwood Local Plan 2021-37 is well advanced. Following consultation in accordance with Regulations 18 and 19 of the Town and Country Planning (Local Planning) Regulations 2012, the draft plan was submitted to the Secretary of State for examination on 3rd December 2021. Examination hearing sessions took place between June 2022 and February 2023 and have been concluded.

3.3 The Council's most recent Local Development Scheme was published in April 2023 and sets out an expected adoption date for the new Local Plan of September 2023, based on receiving the Inspectors' report in July 2023. The Council is currently waiting to hear from the Inspectors regarding the next steps. This has been delayed by the Planning Inspectorate's moratorium on correspondence relating to local plans in the pre-election period. It is therefore likely that adoption would be later in 2023 than indicated in the Local Development Scheme but is still expected to be before the end of the year.

4. Policy and Guidance on the Five Year Housing Land Supply

National Planning Policy Framework (NPPF)

4.1 Paragraph 74 of the NPPF states (with relevant footnotes):

“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old³⁹.

“The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁴¹.”

³⁹ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

⁴⁰ For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

⁴¹ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

4.2 The NPPF glossary provides the following definition of what can be considered a deliverable site.

“To be considered deliverable, sites for housing 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. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

Planning Practice Guidance

4.3 Further guidance is provided in the Planning Practice Guidance as follows:

“What constitutes a ‘deliverable’ housing site in the context of plan-making and decision-taking?

“In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;
- are allocated in a development plan;
- have a grant of permission in principle; or
- are identified on a brownfield register.

“Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;

- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

“Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.

Paragraph: 007 Reference ID: 68-007-20190722”

- 4.4 In terms of plan making, the Planning Practice Guidance states that “strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan”. (Paragraph: 004 Reference ID: 68-004-20190722)

Consultation on Changes to the NPPF

- 4.5 In December 2022 the Government began a consultation on proposed changes to the NPPF, including a tracked changes version of proposed amendments (Core Document CD 8.21) which ran until 2nd March 2023. Should the proposed changes in relation to planning for housing be implemented they would have a significant effect on how the housing land supply is calculated, when a five year supply of housing land is required to be demonstrated and when a four year supply of housing land is required to be demonstrated. At this time the proposed changes do not carry any weight.

5. Calculating the Five Year Housing Land Supply Position at 1st April 2023

Number of Homes Required

- 5.1 In accordance with paragraph 74 of the NPPF, as the Charnwood Local Plan 2011 to 2028 Core Strategy (2015) is more than five years old the Borough’s five year housing supply requirement is provided by the local housing need calculated using the standard method. For 2023/24 this is 1,105 homes per year.
- 5.2 The Planning Practice Guidance states that where the standard method for assessing local housing need is used there is no need to consider past under delivery in establishing the local housing need figure. This is because the standard method already factors in past under delivery as part of the affordability ratio part of the calculation (Paragraph 031 Reference ID: 68-031-20190722).

5.3 In accordance with paragraph 74 of the NPPF, the appropriate buffer to add to this figure is 5%. The Council's most recent Housing Delivery Test result is for 2021 (data released January 2022) and was 145% and the Council is not seeking to produce an annual position statement.

5.4 The resulting calculation is as follows:

	Housing supply position as at 1st April 2023	Total
a	Annual housing requirement	1,105
b	Number of dwellings required for five years 1 April 2023 to 31 March 2028 (1,105 x five years).	5,525
c	5% buffer (rounded up) to ensure choice and competition in the market for land (National Planning Policy Framework paragraph 74 a).	277
d	Total number of dwellings required for five years 1 April 2023 to 31 March 2028 (b + c)	5,802

Process for Identifying Supply of Deliverable Sites

5.5 The process used for identifying deliverable sites is as follows using a cut-off date of 31st March 2023. Any new permissions granted on and since 1st April 2023 are not included in this assessment.

- (i) identify outstanding outline and detailed planning permissions, and appeals allowed and planning approvals subject to the signing of a Section 106 agreement, on sites of less than 10 homes
- (ii) identify other outstanding detailed planning permissions, and appeals for detailed permission allowed and detailed planning approvals subject to the signing of a Section 106 agreement,
- (iii) exclude from groups i and ii those sites where there is evidence that there is not a reasonable prospect of delivery within the next five years
- (iv) identify other outstanding outline planning permissions, and appeals for outline permission allowed and outline planning approvals subject to the signing of a Section 106 agreement, on sites of 10 homes or more
- (v) obtain evidence from site promoters regarding the delivery of sites in group iv and exclude from group iv those sites where evidence does not demonstrate a reasonable prospect of delivery within the next five years
- (vi) identify outstanding planning permissions that will result in a loss of homes within the next five years.

5.6 In accordance with the Planning Practice Guidance (paragraphs 034 Reference ID: 68-034-20190722 and 035 Reference ID: 68-035-20190722) the Council has included accommodation for students and older people in the calculation of supply. These sites are set out below and the yield of equivalent homes has been calculated as follows:

Site	Bedspaces	Conversion Rate	Equivalent Homes
<u>The Former Druid Arms, Pinfold Gate, Loughborough</u>	<u>52 (student)</u>	<u>2.5</u>	<u>20</u>
<u>10 Chestnut Way, East Goscote</u>	<u>5 (residential care home)</u>	<u>1.8</u>	<u>2</u>
<u>57 Ashby Road Central, Shepshed</u>	<u>10 (residential care home)</u>	<u>1.8</u>	<u>5</u>

5.7 The Council has not included any Brownfield Register sites or an allowance for windfalls in the calculation of supply. The Council considered the deliverability of each site separately at steps iii and v and has therefore not applied a general lapse rate to all sites.

Obtaining Supporting Evidence

5.8 In order to provide evidence of deliverability, the developers of all major development sites with planning permission (i.e., permission for 10 or more homes) were contacted and asked to provide information about lead in times and build out rates. This information was supplemented by similar information collected in relation to proposed housing allocations for the Charnwood Local Plan 2021-2037 examination and evidence of past performance for lead in times and build out rates for sites of particular sizes.

5.9 For major development sites with detailed permission and where no further information was provided by developers, the delivery rates were identified using past delivery performance on that particular site where construction had begun. For those major development sites with detailed permission where construction work had not started, any information provided by promoters and the general assumptions for lead in times and build out rates for sites of that size were applied.

5.10 For major development sites with outline permission the same approach was used as for major development sites with detailed permission except that where no information was provided from developers the sites were not considered to meet the definition of deliverable.

5.11 The evidence for lead in times, i.e., the period from when a site was granted permission to the start of construction of the first plot on site, and build out rates for major development was submitted to the local plan examination as part of the Council's matters statements. The relevant tables are included in Appendix A.

5.12 For sites with planning permission which do not involve major development (i.e., on sites with less than 10 homes), the general assumptions for lead in times and build out rates which have been used are three years from the decision date when

a site was granted permission (this applied only for sites where construction work has not started) for lead in times and 5 homes per year for build out rates.

Supply of Deliverable Sites

5.13 The sites that have been identified and the projected housing delivery trajectory are set out in Appendix B. This includes all the sites identified in steps i, ii and iv, with those excluding from being considered as deliverable in steps iii and v shown as providing no homes between 1st April 2023 and 31st March 2028. The corresponding position from 1st April 2022 is a Core Document (CD 8.22).

5.14 The resulting calculation is as follows:

Housing supply position as at 1st April 2023	Total
Outstanding planning permissions on sites of less than 10 homes	<u>279</u>
Other outstanding detailed planning permissions (excluding those sites where there is not a reasonable prospect of delivery within the next five years)	<u>2,811</u>
Other outstanding outline planning permissions (excluding those sites where evidence does not demonstrate a reasonable prospect of delivery within the next five years)	<u>1,886</u>
Outstanding planning permissions that will result in a loss of homes over the next five years	<u>-13</u>
Estimated supply of deliverable sites for five years from 1st April 2023 to 31st March 2028	<u>4,963</u>

5.15 Comparing the supply of deliverable of homes against the requirement figure, including buffer, gives a housing land supply of TBC years as shown below.

	Housing supply position as at 1st April 2023	Total
a	Annual housing requirement	1,105
b	Number of dwellings required for five years 1 April 2023 to 31 March 2028 (1,105 x five years).	5,525
c	5% buffer (rounded) to ensure choice and competition in the market for land (National Planning Policy Framework paragraph 74 a).	277
d	Total number of dwellings required for five years 1 April 2023 to 31 March 2028 (b + c)	5,802
e	Estimated supply of deliverable sites for five years from 1st April 2023 to 31st March 2028 (taken from table above)	<u>4,963</u>
f	Surplus over requirement (e - d).	<u>-839</u>

	Housing supply position as at 1st April 2023	Total
g	Annual housing target (d divided by five years) (rounded).	1,161
h	Number of years supply (e divided by g)	4.27 years

6. Emerging Local Plan

- 6.1 As set out in section 2, the following section provides information on how the issues of housing need and housing land supply were considered during the examination of the new Local Plan. At this stage it is only possible to explain the current position and to indicate that the Council is seeking to move to a position of having a five year supply of housing land by the end of 2023. It is, however, for the two Inspectors examining the plan to conclude whether it is sound on the basis that a five year supply of housing land can be demonstrated on adoption of the plan.
- 6.2 The submission draft of the Charnwood Local Plan 2021-37 used the standard method to calculate the local housing need. Using the figures published in 2021, this produced a local housing need of 1,111 homes per year (17,776 homes over the plan period). In accordance with paragraph 008 Reference ID: 2a-008-20190220 of the Planning Practice guidance this figure can be used for two years from the date of submission of the plan, in this case December 2021.
- 6.3 During the course of the examination it was proposed that the Borough's housing need should be increased to incorporate its apportionment of Leicester's unmet need for housing identified in the Leicester and Leicestershire Housing and Economic Needs Assessment June 2022 (Core Documents CD5.16 and CD5.17) and the Leicester and Leicestershire Authorities Statement of Common Ground Relating to Housing and Employment Land Needs June 2022 (Core Document CD5.15). These identified that the apportionment to Charnwood should be 78 homes per year.
- 6.4 The scale of that unmet need and its apportionment were considered at hearing sessions held on 25th and 26th October 2022. The Inspectors concluded that the examination would proceed on the basis of the Housing and Economic Needs Assessment and the Statement of Common Ground. As a result, the local housing need for the purposes of the local plan is 1,189 homes per year (19,024 homes over the plan period).
- 6.5 The local plan examination hearing sessions concluded with three weeks of hearings in February 2023 which included sessions on Assessment of Housing Need, the Housing Requirement and Mix and Choice of Housing (8th February), Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations (14th, 15th and 16th February) and Housing Land Supply (16th and 17th February). The Council is currently waiting to receive a letter from the

Inspectors setting out the next steps. That letter is expected during the week commencing 22nd May 2023.

7. Conclusion

- 7.1 The Council's housing land supply position as at 1st April 2023 is 4.27 years.
- 7.2 The Charnwood Local Plan 2021-37 is currently being examined. In order to be found sound the plan would have to demonstrate that there would be a five year supply of housing land on its adoption. Should the Inspectors conclude that the plan can be made sound through main modifications, it is anticipated that adoption would be before the end of 2023.

Michael Hopkins

2nd June 2023

APPENDIX A – Extract from Local Plan Examination Matter 7 Statement Regarding Lead In Times and Delivery Rates

7.1.2 The first table sets out recent performance for the delivery of housing sites of different sizes in Charnwood. It shows that there is no significant impact arising from the size of development on delivery when the outline and reserved matters route is used. Adding on 6 months to move from first starts on dwellings to first completions would give an overall time from submission of an outline planning application to first completions of approximately 42 months.

Site Size	Avg. Time from submission to Outline permission	Avg. Time from outline permission to Reserved Matters Permission	Average Site preparation ground works	Avg. Time from Outline submission to first dwelling start	Average build out rates per annum	Average sales outlets
10- 50 dwellings	16 months	16 months	7 months	39 months	24	1
51- 200 dwellings	14 months	14 months	7 months	35 months	36	1
201+ dwellings	10 months	23 months	3 months	36 months	48	1

7.1.3 The second table, below, provides a comparison with housing proposals the subject of applications for full planning permission.

Site Size	Avg. Time from submission to Detail only permission	Average Site preparation ground works	Avg. Time from Detail submission to first dwelling start	Average build out rates per annum	Average sales outlets
10- 50 dwellings	13 months	4 months	17 months	24	1
51- 200 dwellings	13 months	13 months	26 months	36	1
201+ dwellings	N/A	N/A	N/A	N/A	N/A

APPENDIX B - CHARNWOOD FIVE YEAR HOUSING LAND SUPPLY 2023-2028

LARGE SITES

Planning application	Settlement	Site address	Details	Decision date	Local Plan ref	Housing delivery source	Built	Remaining	Status	1	2	3	4	5	TOTAL 2023 to 2028
										2023/24	2024/25	2025/26	2026/27	2027/28	
P/21/0869/2	Anstey	97 Gynsill Lane, Anstey, LE7 7AJ	Outline application for up to 40 dwellings with all matters reserved except access.	22/12/2022	HA13	Confirmation from document "Proposed Housing Allocation Representatives Pro formas" dated April 2022 (EXAM 9) submitted for Charnwood Local Plan 2021-37 examination - see page 26. Site has outline approved subject to signing of s106 for 40 homes. Updated housing delivery rates based on housing trajectory (EXAM 58A).	0	40	Outline approved subject to signing of s106			20	20		40
P/05/3778/2	Anstey	Land between 1 & 3 Latimer Street and 10a & 16 Bradgate Road, Anstey, Leicestershire	Conversion of factory buildings and erection of new buildings to form 17 2-bedroom apartments. Construction stalled.	10/03/2006		Delivery rates to be added when information is provided.	0	17	Part built. Construction stalled.						0
P/15/0229/2	Barrow upon Soar	Land at Melton Road, Barrow Upon Soar, Leicestershire	[Jelson Homes] Erection of 291 dwellings (Reserved matters Outline application P/10/1518/2 refers). 205 homes built, 86 homes remaining.	14/06/2016		Based on past delivery rate as site is currently under construction.	205	86	Under construction	35	35	16			86
P/21/0760/2	Barrow upon Soar	Land South of Melton Road, Barrow Upon Soar, Leicestershire	Outline application for up to 130 new dwellings, with all matters reserved except access.		HA45	Written statement "Matter 6: Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations. Hearing Statement" dated June 2022 submitted by Gladman for Charnwood Local Plan 2021-37 examination. Updated housing delivery rates based on housing trajectory (EXAM 58A).	0	130	Outline approved subject to signing of s106				40	40	80
P/21/0759/2	Barrow upon Soar	Land off Melton Road, Barrow Upon Soar, Leicestershire	Outline application for up to 135 new dwellings, with all matters reserved except access.		HA46	Written statement "Matter 6: Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations. Hearing Statement" dated June 2022 submitted by Gladman for Charnwood Local Plan 2021-37 examination. Updated housing delivery rates based on housing trajectory (EXAM 58A).	0	135	Outline approved subject to signing of s106				40	40	80
	Barrow upon Soar	Residual of Allocation, Land off Nottingham Road	Residual of Borough of Charnwood Local Plan (2004) Allocation for 10 dwellings			Delivery rates to be added when planning application is submitted or permission granted.	0	10	Allocation						0
P/21/2028/2	Burton on the Wolds	Land off Melton Road, Burton On The Wolds, Leicestershire LE12 5AL	[William Davis Homes] Approval of reserved matters in relation to appearance, landscaping, layout and scale pursuant to Outline Planning Permission Ref. P/19/0041/2	26/05/2022		Consultation response (2023).	0	70	Under construction	15	40	15			70
P/21/0615/2	Burton on the Wolds	Sturdee Poultry Farm, Sowters Lane, Burton On The Wolds, Leicestershire LE12 5AL	Outline Application for the erection of up to 60 residential dwellings, with all matters reserved except access. Reserved matters application submitted for 60 dwellings (P/23/0887/2) pending consideration	28/06/2022 (outline P/21/0615/2)		Consultation response (2023). Due to reserved matters currently pending consideration the housing delivery rates have been pushed back one year.	0	60	Outline permission (Reserved matters pending consideration)			30	30		60
P/20/2393/2	Cossington	Land off Humble Lane, Cossington, Leicestershire	Development of up to 130 dwellings, provision of land for school expansion, open space and children's play area. Outline application with all matters reserved except access.	11/10/2022	HA59	Confirmation from document "Proposed Housing Allocation Representatives Pro formas" dated April 2022 (EXAM 9) submitted for Charnwood Local Plan 2021-37 examination - see page 90. No reserved matters application has been received (to date) so the housing delivery rates have been pushed back one year.	0	130	Outline permission			25	40	40	105
P/21/1446/2	Cossington	102 Main Street, Cossington, LE7 4UX	Erection of 57 dwellings, alterations to existing access and associated works.	20/10/2022		Assume detailed permission granted during 2023/24 and housing delivery two years from decision date.	0	57	Detailed approved subject to signing of s106			28	29		57
P/20/2383/2	East Goscote	Land off Melton Road, East Goscote, Leicestershire	Outline planning application for the erection of up to 270 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Melton Road. All matters reserved except for means of access. Reserved matters application submitted for 256 dwellings (P/22/2279/2) pending consideration.	01/11/2022 (outline P/20/2383/2)	HA60	Confirmation from document "Proposed Housing Allocation Representatives Pro formas" dated April 2022 (EXAM 9) submitted for Charnwood Local Plan 2021-37 examination - see page 91. Due to reserved matters currently pending consideration the housing delivery rates have been pushed back one year.	0	256	Outline permission (Reserved matters pending consideration)			30	40	40	110
P/19/1724/2	Loughborough	Sital House, Cattlemarket, Loughborough, Leicestershire LE11 3DH	Conversion of existing office space into 15 residential flats	15/10/2019		Delivery rates to be added when information is available.	0	15	Change of Use Prior Notification						0
P/21/2627/2	Loughborough	Chairman House, 16 Cradock Street, Loughborough, Leicestershire	Demolition of existing offices and erection of three storey building to provide 16 no. Specialist Supported Living Units (use class C3b) with associated works (Part retrospective)	21/10/2022		Consultation response (2023).	0	16	Under construction	16					16
P/21/0550/2	Loughborough	Main Street, Woodthorpe, Loughborough, Leicestershire	Outline application with all matters reserved (except for access) for development of up to 120 new dwellings with access from Main Street, Woodthorpe, Loughborough	18/11/2022	HA15 (part)	Based on housing delivery provided in the Statement of Common Ground Site HA15 Land South of Loughborough (EXAM 24G) submitted for Charnwood Local Plan 2021-37 examination - see page 3. Note this site is part of HA15 and includes housing delivery rates for 120 dwellings. Updated housing delivery rates based on housing trajectory (EXAM 58A).	0	120	Outline allowed subject to signing of s106			30	40	40	110
P/17/2604/2, P/20/0770/2	Loughborough	1 Morley Street Loughborough Leicestershire LE11 1EP	Variation of condition 1 (approved drawings) of planning permission P/18/2343/2 to amend external scale, appearance, internal layout and distribution of 203 one and two bedroom apartments (reduction to 195 apartments). 140 homes built, 55 homes remaining.	30/10/2020		Site visit confirms site is currently under construction and almost finished.	140	55	Under construction	55					55
P/18/0431/2	Loughborough	Park Grange Farm, Newstead Way, Loughborough Leicestershire LE11 2FB	Conversion, alterations and extensions to farmhouse and outbuildings to create 13 dwellings and construction of two dwellings. (Revised scheme - P/17/0550/2 refers)	01/11/2021	HA19	Assume two years from decision date. Site visit confirms the site is currently on market and for that reason the housing delivery rates have been pushed back one year.	0	15	Detailed permission		15				15
P/21/0171/2	Loughborough	144 Nottingham Road, Loughborough LE11 1EX	Construction of new four/five storey apartment building comprising of 16 No. one and two bedroom flats, with associated hard landscape courtyard amenity space, planting, cycle and bin storage following demolition of existing buildings	23/02/2022		Consultation response (2023).	0	16	Detailed permission		16				16
P/19/0489/2	Loughborough	11 Pinfold Gate, Loughborough, Leicestershire	Demolition of existing buildings and erection of 5 storey building with basement accommodation to provide 26 Student Cluster Flats and ancillary accommodation with associated landscaping works. Full application submitted for erection of 5 storey accommodation to provide 22 Student Cluster Flats and ancillary accommodation with associated landscaping works (P/22/1414/2) pending consideration. [22 cluster flats comprising of 100 single person bedrooms with shared amenity spaces]	18/05/2020 (outline P/19/0489/2)		Previous consultation response (2022). Delivery rates to be added when detailed permission granted.	0	26	Site cleared (full application pending consideration)						0
P/20/1404/2	Loughborough	The Former Druid Arms, Pinfold Gate, Loughborough LE11 1BE	Demolition of existing buildings and erection of a 52-bed student accommodation scheme with associated landscaping works.	02/11/2021		Previous consultation response (2022).	0	52-bed = 20 homes	Detailed permission		20				20
P/14/1833/2	Loughborough	Garendon Park - West of Loughborough SUE	Outline planning permission for residential development up to 3,200 dwellings; up to 16 ha of employment land of B1/B2 and B8 uses; a mixed-use Community Hub of up to 4 ha comprising a local convenience retail unit (2,000 sqm); up to 1,000 sqm of other A1 retail, A2 financial and professional services, A3 food and drink, B1 business and D1 uses, sites for Gypsy, Travellers and Travelling Showpeople provision totalling 1 ha; 2 primary schools up to 2 ha each; strategic open space including allotments; access roads and new Strategic Link Road; open space/landscaping and associated works; principal means of access; restoration of Garendon Park and assets; all other matters to be reserved. Persimmon Homes/ William Davis Homes Reserved Matters P/20/2187/2 (phase 1b = 251 homes) and P/20/0515/2 (phase 1a = 217 homes) granted for 468 dwellings. See separate entries below.	20/07/2018	LUC2	Housing delivery rates provided in the Statement of Common Ground Site LUC2 West of Loughborough Sustainable Urban Extension (EXAM 24C) submitted for Charnwood Local Plan 2021-37 examination - see page 3. See separate entries below for parts of site with reserved matters. Updated housing delivery rates based on housing trajectory (EXAM 58A). Projected completions include housing delivery rates for reserved matters P/20/0515/2 and P/20/2187/2.	0	2,732	Outline permission (and reserved matters - see below entries)	60	130	180	210	250	830
P/20/0515/2	Loughborough	Land at West of Loughborough, Loughborough, Leicestershire	Reserved Matters of outline planning permission P/14/1833/2 for the erection of 217 dwellings (phase 1a), including the discharge of outline conditions 11, 14, 39, 43 & 50. 14 homes built, 203 homes remaining.	19/07/2021	LUC2 (part)	See above. Projected completions included in above entry.	14	203	Under construction	----- see above -----					0
P/20/2187/2	Loughborough	Pear Tree Lane, Loughborough, Leicestershire	Reserved matters application comprising of 251 dwellings inclusive of access, appearance, landscaping and scale relating to Phase 1b and 1c of outline application P/14/1833/2	08/10/2021	LUC2 (part)	Consultation response (2023). Projected completions included in above entry.	0	251	Reserved Matters	----- see above -----					0
P/21/1260/2	Markfield (within Newtown Linford Parish)	Land at Ashby Road, Markfield	Outline planning application for residential development of up to 93 dwellings, public open space, landscaping and associated works. All matters reserved except for access.			Consultation response (2023). No reserved matters application has been received (to date) so housing delivery rates have been pushed back two years.	0	93	Outline approved subject to signing of s106			5	40	48	93
P/15/1024/2	Mountsorrel	Land off Halstead Road, Mountsorrel, Leicestershire LE12 7HG	[Jelson Homes] Erection of 200 dwellings. (Reserved Matters Outline application P/13/1008/2 refers). 184 homes built, 16 homes remaining.	17/02/2016		Based on past delivery rate as site is currently under construction.	184	16	Under construction	16					16
P/20/2361/2	Mountsorrel	Land off Halstead Road, Mountsorrel, Leicestershire LE12 7HG	[Jelson Homes] Residential Development of 50 dwellings and associated infrastructure	08/11/2022		Consultation response (2023).	0	50	Under construction	3	34	13			50
P/19/1363/2	Mountsorrel	Land adjacent Granite Way, Mountsorrel, Leicestershire	Erection of 9 dwellings and 2 commercial offices.	30/10/2019		Site visit confirms site is currently under construction.	0	9	Under construction	9					9
P/20/2349/2	Queniborough	Land off Boonton Meadow Way including No. 65 Glebe Road, Queniborough	Residential development for the erection of up to 50 no. dwellings, with associated landscaping, open space, drainage infrastructure and access; and the demolition of No. 65 Glebe Road, Queniborough to facilitate the development of an emergency access. (Outline - Access only to be considered).	08/11/2022		Consultation response (2023).	0	50	Outline permission			50			50
P/19/2139/2	Quorn	Loughborough Road, Quorn, Leicestershire	[Miller Homes] Erection of 105 dwellings with associated infrastructure, landscaping and public open space to include engineering works to un-named watercourse to permanently remove 450mm culvert to be replaced by open channel and re-profiling of existing watercourse to provide additional flood storage. 41 homes built, 64 homes remaining.	14/05/2021	HA50	Based on past delivery rate as site is currently under construction.	41	64	Under construction	40	24				64

Planning application	Settlement	Site address	Details	Decision date	Local Plan ref	Housing delivery source	Built	Remaining	Status	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL 2023 to 2028
P/16/0987/2, P/19/2422/2, P/20/0674/2	Rearsby	Sacred Heart Convent 61 Station Road Rearsby Leicestershire LE7 4YY	Conversion of nunnery to 8 dwellings, erection of 3 bungalows and 5 houses with associated access, parking and landscaping. P/20/0674/2 Revisions to convert three dwellings previously approved (P/16/0987/2 refers) to create five dwellings. 14 homes built, 4 homes remaining.	26/11/2020		Site visit confirms site is currently under construction and almost finished.	14	4	Under construction	4					4
P/20/2140/2	Rothley	Land South of Farmers Way/Brookfield Road, Rothley, Leicestershire	Erection of new detached school building to rear of existing primary school including relocation of hard ball court, additional staff parking & extension to drop off car park with extended access (full application) and erection of up to 70 dwellings including landscaping, drainage infrastructure & access to existing allotments with all matters reserved except access (outline permission). Revised scheme P/20/0610/2 refers.	01/04/2022		Consultation response (2023).	0	70	Outline permission			35	35		70
P/16/1660/2	Rothley	Land North of Birstall, Birstall, Leicestershire	Hybrid planning application comprising: Outline application (with all matters reserved on those areas not subject to the detailed proposals) for erection of 1,950 residential dwellings (Use Class C3)... and detailed planning application relating to the erection of 193 dwellings (Use Class C3), erection of two separate lodge/gate houses (Use Class C3), a countryside park with sports pitches, sports pavilion, structural landscaping, biodiversity parkland, details of drainage and internal access roads, and the provision of the primary access including the details of the signalised roundabout to the A6 Dual Carriageway, site access works and the provision of a two way local link to Loughborough Road, Rothley.	05/11/2020	LUA3	Housing delivery rates provided in the Statement of Common Ground Site LUA3 North of Birstall Sustainable Urban Extension (EXAM 24B) submitted for Charnwood Local Plan 2021-37 examination - see pages 2 and 3. Updated housing delivery rates based on housing trajectory (EXAM 58A).	0	1,950	Under construction		70	120	160	175	525
P/21/2045/2	Shepshed	Land South of Ashby Road Central, Shepshed LE12 9BS	Outline application for residential development of up to 50 dwellings with all matters reserved except for access.		HA41	Confirmation from agent that construction works on site will begin within the next five years. Housing delivery rates based on housing trajectory (EXAM 58A).	0	50	Outline approved subject to signing of s106			25	25		50
P/20/2088/2	Shepshed	Land off Ashby Road West, Shepshed	Residential development for the erection of up to 210 dwellings with associated access, landscaping, open space and sustainable drainage. (Outline - Access only to be considered) (Ref. P/19/2436/2 refers). Reserved matters P/22/1524/2 granted April 2023.	07/01/2022 (P/19/2436/2); 03/04/2023 (P/22/1524/2)	HA31	Confirmation from document "Proposed Housing Allocation Representatives Pro formas" dated April 2022 (EXAM 9) submitted for Charnwood Local Plan 2021-37 examination - see page 58. Housing delivery rates have been pushed back two years from 2022/23 to 2024/25 now reserved matters granted in April 2023.	0	210	Outline permission (Reserved matters granted in April 2023)		10	50	50	50	160
P/20/0109/2; P/20/2217/2	Shepshed	38 Charnwood Road Shepshed LE12 9QF	Change of use of residential institution (use class C2) to assisted living home (use class Sui Generis) including rear extensions and associated parking & landscaping scheme. P/20/2217/2 internal alterations to create 2 no. additional assisted living units = 27 self-contained studio apartments.	03/09/2020 (P/20/0109/2); 19/03/2021 (P/20/2217/2)		Site is currently under construction - assumptions for build-out rates.	0	Net gain 14 (loss of 25-bed = 13 homes)	Under construction	14					14
P/20/1347/2	Shepshed	62 Iveshead Road, Shepshed LE12 9ER	[Strata Homes] Erection of 63 dwellings following the demolition of 62 Iveshead Road (Now Demolished); to include associated vehicular access, open space, landscaping and drainage infrastructure. (Revised scheme: P/17/1935/2 refers). 15 homes built, 48 homes remaining.	01/10/2021	HA37	Consultation response (2023).	15	48	Under construction	48					48
P/21/0027/2	Shepshed	Land West of Iveshead Road, Shepshed, Leicestershire	Outline planning application (with all matters reserved except for access) for the erection of up to 50 dwellings with internal access roads, public open space, landscaping, surface water attenuation and associated infrastructure. Reserved matters application submitted for up to 50 dwellings (P/23/0241/2) pending consideration.	11/07/2022 (outline P/21/0027/2)		Reserved matters application submitted and pending consideration. Assume reserved matters granted permission during 2023/24 and housing delivery two years from decision date of reserved matters.	0	50	Outline permission allowed (Reserved matters pending consideration)			25	25		50
P/17/0246/2 & P/20/1952/2	Shepshed	Land at Oakley Road and Hallamford Road, Shepshed, Leicestershire LE12 9AU	Erection of 33 dwellings (Reserved Matters - Outline application P/13/1838/2 refers) 12 homes built, 21 homes remaining. P/20/1952/2 partial re-design of layout approved under P/17/0246 with addition of 4 plots (37 total). 25 homes remaining	23/08/2017		Site visit confirms part of site built and work commenced on the remainder of the site.	12	25	Under construction	10	15				25
P/13/1826/2, P/16/2143/2, P/18/0435/2, P/18/1956/2, P/19/0352/2	Shepshed	Land off Tickow Lane, Shepshed, Leicestershire	[William Davis] Site for the erection of 380 dwellings with associated landscaping, public open space and access from Tickow Lane. Reserved Matters granted for Phase 1 - 119 dwellings (P/16/2143/2), Phase 2 - 58 dwellings (P/18/1956/2) and 34 dwellings (P/18/0435/2), Phase 3 - 169 dwellings (P/19/0352/2). 349 homes built, 31 homes remaining.			Consultation response (2023).	349	31	Under construction	31					31
P/16/2056/2	Shepshed	Land at Tickow Lane, Shepshed, Leicestershire	[Jelson Homes] Erection of 180 dwellings (Reserved Matters application - outline planning permission - P/14/1604/2 refers). 94 homes built, 86 homes remaining.	27/07/2017		Based on past delivery rate as site is currently under construction.	94	86	Under construction	24	24	24	14		86
P/21/0738/2	Sileby	Land off Barnards Drive, Sileby, Leicestershire	An outline planning application for the erection of up to 228 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.	06/03/2023	HA53	Confirmation from document "Proposed Housing Allocation Representatives Pro formas" dated April 2022 (EXAM 9) submitted for Charnwood Local Plan 2021-37 examination - see page 83. Updated housing delivery rates based on housing trajectory (EXAM 58A).	0	228	Outline permission			20	40	40	100
P/21/0549/2	Sileby	Land at Cemetery Road, Sileby, Leicestershire	[Elemento Group] Erection of 108 dwellings with access served off Cemetery Road. Variation of conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 17, and 19 of P/16/1359/2.	24/12/2021		Site visit confirms site is currently under construction - build-out rates based on previous consultation response (2022).	0	108	Under construction	70	38				108
P/21/0491/2	Sileby	Land East of Cossington Road, Sileby, Leicestershire	Outline planning application for up to 170 dwellings (including affordable housing) with all matters reserved other than access together with associated landscaping and other infrastructure. Reserved matters application submitted for up to 170 dwellings with associated access, landscaping and infrastructure (P/22/2309/2) pending consideration.	13/06/2022 (outline P/21/0491/2)		Reserved matters application submitted and pending consideration. Assume reserved matters granted permission during 2023/24 and housing delivery two years from decision date of reserved matters.	0	170	Outline permission allowed (Reserved matters pending consideration)			35	35	35	105
P/21/0535/2	Sileby	Land off Homefield Road, Sileby, Leicestershire LE12 7LZ	Residential development comprising the erection of 55 dwellings with associated infrastructure, access, landscaping and public open space.	03/11/2022	HA54	Consultation response (2023).	0	55	Detailed permission	55					55
P/19/1683/2, P/19/2162/2	Sileby	Peashill Farm, Ratcliffe Road, Sileby, Leicestershire LE12 7QB	[Davidsons Homes] Reserved matters (appearance, scale, layout and landscaping) in respect of Outline Application P/17/1578/2 for the demolition of one dwelling and Erection of 170 dwellings plus P/19/2162/2 erection of 31 dwellings. net Total 200. 105 homes built, 95 homes remaining.	04/11/2020 (P/19/1683/2); 26/05/2021 (P/19/2162/2)		Based on past delivery rate as site is currently under construction.	105	95	Under construction	52	43				95
P/21/2131/2	Sileby	Peashill Farm, Ratcliffe Road, Sileby LE12 7QB	Outline planning application with all matters reserved (except for access) for the development of up to 175 dwellings with associated infrastructure, accesses, landscaping and open space	13/02/2023		Consultation response (2023). No reserved matters application has been received (to date) so housing delivery rates have been pushed back one year.	0	175	Outline permission			25	50	50	125
P/19/1215/2	Sileby	Land to the east of Seagrave Road, Sileby	[Miller Homes] Erection of 195 dwellings including public open space, landscaping, access and surface water attenuation. (P/15/0047/2 refers). 146 homes built, 49 homes remaining.	17/10/2019		Based on past delivery rate as site is currently under construction.	146	49	Under construction	49					49
P/13/2498/2	Thurmaston	Thorpebury - North East of Thurmaston SUE	Outline permission for Sustainable Urban Extension (SUE) of up to 4500 dwellings, up to 13ha of employment land, two local centres, one district centre, one food store, reserved land for traveller site, school and healthcare facilities, allotments, open space. Full permission for new southern link road and associated works. See reserved matters entries below.	04/08/2016	LUA2	Housing delivery rates provided in the Statement of Common Ground Site LUA2 North East of Leicester Sustainable Urban Extension (EXAM 24C) submitted for Charnwood Local Plan 2021-37 examination - see page 2. See separate entries below for parts of site with reserved matters. Updated housing delivery rates based on housing trajectory (EXAM 58A). Projected completions include housing delivery rates for reserved matters P/21/0631/2, P/21/0571/2, P/19/1374/2 and P/19/1479/2.	0	3,896	Outline permission (and reserved matters - see below entries)	125	150	150	200	200	825
P/21/0631/2; P/21/0571/2	Thurmaston	Land North East of Leicester	P/21/0631/2 = S73 application for variation of condition 2, 9 and 10 of P/19/1457/2 (RMA2) - Reserved Matters (access, appearance, landscaping, layout and scale) for residential development of 226 dwellings within phase 1 of Outline permission referenced P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2 (as amended by P/21/0630/2). (Variation to Schedule 1 and 2 relating to plot substitutions, increase in development of sub-phase by 1 plot and plot references of condition 10.). P/21/0571/2 = S73 application for variation of condition 2, 9 and 10 of P/19/1374/2 (RMA2) - Reserved Matters (access, appearance, landscaping, layout and scale) for residential development of 131 dwellings within phase 1 of Outline permission referenced P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2 (as amended by P/21/0570/2). (Variation to Schedule 1 and 2 relating to plot substitutions, reduction in development of sub-phase by 2 plots and variation of plot references of condition 10.). 32 homes built, 176 homes remaining.	27/08/2021	LUA2 (part)	Consultation response (2023). Projected completions included in above entry.	32	176	Under construction	----- see above -----					0
P/19/1374/2	Thurmaston	Land North East of Leicester	Reserved Matters, (access, appearance, landscaping, layout and scale), for residential development of 133 dwellings within Phase 1 of Outline permission reference: P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2. (RMA3)	11/02/2020	LUA2 (part)	See above. Projected completions included in above entry.	0	133	Reserved Matters	----- see above -----					0
P/19/1479/2	Thurmaston	Land North East of Leicester	Reserved Matters, (access, appearance, landscaping, layout and scale), for residential development of 246 dwellings within Phase 1 of Outline permission reference P/13/2498/2. Supported by the Environmental Statement submitted with Outline permission reference P/13/2498/2. (RMA4)	11/02/2020	LUA2 (part)	See above. Projected completions included in above entry.	0	246	Reserved Matters	----- see above -----					0
P/20/0181/2	Thurmaston	157 Humberstone Lane, Thurmaston, Leicestershire LE4 8HN	Demolition of existing commercial buildings and redevelopment of the site to provide 30 dwellings	15/01/2021		Consultation response (2023).	0	30	Under construction	30					30

Planning application	Settlement	Site address	Details	Decision date	Local Plan ref	Housing delivery source	Built	Remaining	Status	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL 2023 to 2028
P/20/2107/2	Woodhouse Eaves	Land at Maplewell Road, Woodhouse Eaves LE12 8RA	Outline planning application for the erection of up to 36 dwellings and associated road infrastructure, landscaping, drainage and associated works (considering access only).	04/10/2021		Delivery rates to be added when information is provided that completions will begin on site within five years.	0	36	Outline permission allowed						0
P/22/0647/2	Wymeswold	Land South of East Road, Wymeswold, Leicestershire	Reserved Matters of permission P/20/2427/2 for 65 residential dwellings (Use Class C3) and associated works and the discharge of condition 17 (tree protection) and condition 22 (biodiversity) of outline permission P/20/2427/2	02/12/2022		Assume two years from decision date.	0	65	Reserved Matters		30	35			65
P/20/2044/2	Wymeswold	Land off East Road, Wymeswold, Leicestershire	[Davidsons Homes] Outline application for the erection of 45 new dwellings, all matters reserved except access (revised scheme, P/18/0081/2 refers). Reserved matters application submitted for 45 dwellings (P/22/2290/2) pending consideration.	21/01/2022 (outline P/20/2044/2)		Consultation response (2023).	0	45	Outline permission (Reserved matters pending consideration)			20	25		45
LARGE TOTAL										761	694	1006	1188	1048	4697

SMALL SITES

Planning application	Settlement	Site address	Details	Decision date	Local Plan ref	Housing delivery source	Built	Remaining	Status	1 2023/ 24	2 2024/ 25	3 2025/ 26	4 2026/ 27	5 2027/ 28	TOTAL 2023 to 2028
P/21/0515/2	Anstey	The Cedars, 88 Bradgate Road, Anstey, Leicestershire LE7 7FB	Erection of detached house to side and detached garage to front of detached house	08/07/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/1984/2	Anstey	165 Gynsill Close, Anstey, Leicestershire LE7 7AN	Demolition of existing dwelling and erection of two detached dwellings and associated garages. Dwelling demolished and 2 dwellings under construction	10/12/2021		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/22/0127/2	Anstey	Land At Former 167 Gynsill Close, Anstey, Leicestershire	Erection of 2 detached dwellings and garages and associated works.	21/04/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/21/2360/2	Anstey	Gynsill Court Mews, Gynsill Lane, Anstey LE7 7AH	Two storey extension to side of existing buildings for new dwelling. Erection of new 2 storey building containing 4 No. self-contained flats and associated works.	17/01/2022		Assume three years from decision date.	0	5	Detailed permission		5				5
P/21/2207/2	Anstey	31 Staddon Road, Anstey LE7 7AY	Conversion of dwellinghouse to 2 apartments, with rear roof extension and hardstanding	21/01/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/19/1965/2	Anstey	27 The Close, Anstey LE7 7EP	Proposed erection of detached bungalow (Revised scheme - P/19/0564/2 refers)	14/11/2019		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/22/0324/2	Barkby	11 Main Street, Barkby, Leicestershire LE7 3QG	Change of use of existing dwelling to financial and professional services (Use Class E(c) (i) and (ii)).	11/05/2022		Assume three years from decision date.	0	-1	Detailed permission			-1			-1
P/20/2190/2	Barrow upon Soar	23 & 25 Beveridge Street, Barrow Upon Soar LE12 8PL	Conversion of two dwellings to one dwelling and alterations to front fenestration, rendering of front elevation, erection of porch to front and chimney to side.	01/04/2021		Assume three years from decision date.	0	-1	Detailed permission		-1				-1
P/20/2236/2	Barrow upon Soar	125 Cotes Road, Barrow Upon Soar LE12 8JP	Erection of three dwellings and associated works.	04/10/2021		Assume three years from decision date.	0	3	Detailed permission		3				3
P/20/1905/2	Barrow upon Soar	128 Cotes Road, Barrow Upon Soar LE12 8JS	Residential development of 4 detached bungalows with associated garages, including formation of access, hard and soft landscaping and related works.	11/03/2022		Assume three years from decision date.	0	4	Detailed permission		4				4
P/20/1615/2	Barrow upon Soar	138/140 Cotes Road, Barrow Upon Soar, Leicestershire LE12 8JS	Demolition of existing garage, the erection of a two-storey 4-bedroom dwelling and detached single-storey garage outbuilding, and associated works.	05/05/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/0392/2	Barrow upon Soar	Land and Building Rear of 15-17 High Street, Barrow upon Soar LE12 8PY	Change of use from storage (Use Class B8) to a dwellinghouse and residential garden (Use Class C3).	21/04/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/18/2600/2	Beeby	Home Farm Main Street Beeby LE7 3BL	Conversion of existing farmhouse and farm buildings, and erection of new building to form seven dwellings and rear extension to the existing cottage together with associated car parking, landscaping and access.	29/09/2021		Assume three years from decision date.	0	6	Detailed permission		6				6
P/21/0853/2	Birstall	Thornfield House, 9 Church Hill, Birstall, Leicestershire LE4 4DN	Change of use of annex accommodation to separate dwelling. Erection of single storey extensions and formation of parking area.	23/06/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/1782/2	Birstall	473 Loughborough Road, Birstall LE4 4BJ	Erection of detached house and triple garage to rear (Variation of Condition 2 of P/20/0505/2 to revise approved plans) under Section 73 of the Town and Country Planning Act 1990.	09/05/2022		Site visit confirms site is currently under construction and almost finished.	0	1	Under construction	1					1
P/19/1419/2	Birstall	711 Loughborough Road, Birstall, Leicestershire LE4 4NL	Erection of detached dwelling.	12/12/2019		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/15/0383/2	Birstall	Land rear of 86 Queensgate Drive, Birstall, Leicestershire LE4 3JR	Site for the erection of up to 3 bungalows	28/08/2015		Plot 1 built. Remaining plots 2 and 3 unimplemented.	1	2	Extant permission. 1 built, 2 remaining to be built						0
P/20/0237/2	Birstall	Land adj. 24 Walker Road, Birstall, Leicestershire LE4 3BN	Erection of two storey detached dwelling.	06/04/2020		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/21/2014/2	Burton on the Wolds	79 Melton Road Burton On The Wolds LE12 5TQ	Erection of dwelling and detached garage.	31/01/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/22/0423/2	Burton on the Wolds	Greyhound Inn Melton Road Burton On The Wolds Leicestershire	Reconfiguration and part conversion of existing pub car park. 21 spaces total to be retained as parking and erection of 3x new four bedroom dwellinghouses (Class C3) and associated parking.	24/10/2022		Assume three years from decision date.	0	3	Detailed permission			3			3
P/22/1381/2	Burton on the Wolds	Brookfields Farm Bandalls Lane Burton On The Wolds Leicestershire LE12 8JH	Proposed change of use from residential farmhouse (C3 Use Class) to special educational needs college (F1 Use Class) with ancillary uses, landscaping and access alterations	09/12/2022		Assume three years from decision date.	0	-1	Detailed permission			-1			-1
P/22/1460/2	Cossington	Rear of 125 Main Street, Cossington, Leicestershire LE7 4UW	Site for the erection of a dwelling. (Outline planning application)	29/09/2022		Assume three years from decision date.	0	1	Outline permission			1			1
P/19/0813/2	Cossington	Land off Platts Lane, Cossington, Leicestershire LE7 4UX	Erection of a dwelling with associated access, parking and landscaping works.	09/10/2020		Assume three years from decision date.	0	1	Detailed permission	1					1
P/22/1415/2	East Goscote	10 Chestnut Way East Goscote Leicestershire LE7 3QQ	Change of Use from Medical Centre (Class E) to Residential Care Home (Class C2) and first floor front/side extension.	13/10/2022		Assume three years from decision date.	0	5-bed = 2 homes	Detailed permission			2			2
P/22/0455/2	Hathern	Land adjacent 39 High Meadow, Hathern, Leicestershire LE12 5HW	Outline application for construction of a bungalow and additional parking for number 39 (access only)	03/08/2022		Assume three years from decision date.	0	1	Outline permission			1			1
P/19/2492/2	Hathern	24 Wide Lane, Hathern LE12 5LN	Erection of dwelling.	02/10/2020		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/21/0900/2	Loughborough	1 Albert Street, Loughborough LE11 2DW	Partial demolition and conversion and change of use of the host building from Use Class B2 to Use Class C3, and erection of two-storey extension to create a new apartment building comprising of 9 no. apartments.	01/10/2021		Assume three years from decision date.	0	9	Detailed permission		9				9
P/21/1840/2	Loughborough	36 Alston Drive, Loughborough, Leicestershire LE11 5UH	Single storey extensions to side and rear and conversion of semi-detached dwelling to 2 flats. Formation of parking area to front.	26/10/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/1018/2	Loughborough	41 Arthur Street, Loughborough LE11 3AY	Conversion of dwelling to 2 x one bed flats and single storey extension to rear (part retrospective).	04/11/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/22/0015/2	Loughborough	6 Arthur Street, Loughborough, Leicestershire LE11 3AY	Removal of existing conservatory, proposed single storey side and rear extension and conversion of C3 Dwelling to provide 2 x 2 bed flats.	03/05/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/21/0650/2	Loughborough	160 Ashby Road, Loughborough LE11 3AG	Change of use of dwelling (Class C3) to three flats and fenestrations alterations.	16/07/2021		Assume three years from decision date.	0	2	Detailed permission		2				2
P/20/1454/2	Loughborough	Westfields, 192 Ashby Road, Loughborough, Leicestershire LE11 3AG	Erection of detached building for student accommodation (6 x 1 bedroom apartments & 2 x 4 bedroom apartments) with associated parking. Variation of Conditions 2, 9, 10, 11, 12, 14, 16 & 17 of planning permission P/19/0107/2.	07/04/2022		Assume three years from decision date.	0	8	Detailed permission			8			8
P/21/0423/2	Loughborough	16 Baxter Gate, Loughborough, Leicestershire LE11 1TG	Change of use of upper floors from offices (Class E) to 2 flats (Class C3)	24/09/2021		Assume three years from decision date.	0	2	Detailed permission		2				2
P/22/0430/2	Loughborough	First Floor Office, 12 Baxter Gate, Loughborough, Leicestershire LE11 1TG	Part change of use and erection of 1st floor and roof extensions at rear to form 2 no. flats and 1 no. office with associated alterations to building (Revised plans rec'd 20th June 2022).	12/08/2022		Assume three years from decision date.	0	2	Detailed permission			2			2
P/21/0390/2	Loughborough	Limehurst House, Bridge Street, Loughborough, Leicestershire	Proposed change of use from offices (Use Class E(g)(i)) to a mixed use, consisting of office use (Use Class E(g)(i)) on the Basement and Ground Floor with residential use (Use Class C3) on the first and second floors.	28/04/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/2494/2	Loughborough	Land rear of 113 Byron Street, Loughborough, Leicestershire LE11 5JN	Erection of a two-storey dwelling	28/03/2022		Assume three years from decision date.	0	1	Outline permission		1				1
P/21/0628/2	Loughborough	35 Cattlemarket, Loughborough LE11 3DL	Certificate of lawful (proposed) development for the change of use of the property from Class A1 (retail) to mixed use of Class A1 and C3 (retail and residential at first floor)	04/05/2021		Assume three years from decision date.	0	1	Certificate of Lawful Proposed Development		1				1
P/19/0986/2	Loughborough	Fairways 40 Cross Hill Lane, Loughborough, Leicestershire LE11 2RF	Erection of 4 dwellings, alterations and extensions to No. 40 Cross Hill Lane following demolition of 42 Cross Hill Lane.	14/08/2019		Site visit confirms site is currently under construction.	0	4	Under construction	2	2				4
P/21/0785/2	Loughborough	106A Derby Road, Loughborough LE11 5HL	Conversion of building to 8no flats (7no studio flats and 1no two bed flat) to ground, first and second floors, alterations to shopfront and fenestrations and provision of bin store to rear.	25/03/2022		Site visit confirms site is currently under construction.	0	8	Under construction		8				8
P/22/0053/2	Loughborough	113 Derby Road, Loughborough, Leicestershire LE11 5AE	Change of use from Retail Unit (Class E(a)), C3 Dwelling and outbuilding and erection of rear link extension to create 4 no. flats, with render and external alterations, and boundary treatment.	28/03/2022		Assume three years from decision date.	0	3	Detailed permission		1				1
P/19/1227/2	Loughborough	18-19 Fennel Street, Loughborough LE11 1UQ	Demolition of existing building and erection of a mews style development comprising 9 no. dwellings (Use Class C3) and 8 no. retail units (Use Class E).	13/11/2020		Assume three years from decision date.	0	9	Detailed permission	9					9

Planning application	Settlement	Site address	Details	Decision date	Local Plan ref	Housing delivery source	Built	Remaining	Status	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL 2023 to 2028
P/22/0160/2	Loughborough	Shakespeare House, 65 Forest Road, Loughborough, Leicestershire LE11 3NW	Conversion of and alterations to semi-detached dwelling to form 1 x 2 bed flat and 4 x 1 bed flats. Erection of single storey extension to rear and alterations to existing garage to form cycle store and bin store to side.	11/04/2022		Assume three years from decision date.	0	4	Detailed permission			4			4
P/22/0736/2	Loughborough	50 Frederick Street, Loughborough, Leicestershire LE11 3BJ	Proposed change of use of existing dwelling to 2 no. 2-bedroomed flats.	21/03/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/22/0621/2	Loughborough	9 Herrick Road, Loughborough, Leicestershire LE11 2BP	Single storey and two storey extensions, erection of new pitched roof, loft conversion and associated external works to form 1x5 Bedroom Flat (C4) 1x7 Bedroom Flat (Sui Generis) and 1x 2 Bedroom Flat (C3)	03/05/2022		Assume three years from decision date.	0	3	Detailed permission			3			3
P/21/1766/2	Loughborough	18 - 20 High Street, Loughborough, Leicestershire LE11 2PZ	Change of Use from Offices (Class E) to Dwellinghouses (Class C3).	Prior approval not required 25/10/2021		Delivery rates to be added when information is available.	0	6	Change of Use Prior Notification						0
P/18/1358/2	Loughborough	16 Hudson Street, Loughborough LE11 1EJ	Demolition of existing building and erection of 1 x 1 bedroom flats and 8 x 2 bedroom flats and associated parking.	03/06/2021		Assume three years from decision date.	0	9	Detailed permission		9				9
P/21/1672/2	Loughborough	Kingfisher Halls, Kingfisher Way, Loughborough, Leicestershire	Conversion and extension of roof to student hall of residence to provide an additional 5 studios.	04/11/2021		Assume three years from decision date.	0	2	Detailed permission		2				2
P/22/1425/2	Loughborough	146 Knightthorpe Road Loughborough LE11 5JU	Application for the change of use of a dwelling (Use Class C3a) to a children's home (Use Class C2) for a maximum of four children, with three carers, two carers of whom sleep overnight.	26/05/2022		Assume three years from decision date.	0	-1	Detailed permission			-1			-1
P/14/0711/2	Loughborough	Land adj to 116 Leconfield Road, Loughborough	Erection of dwelling	06/06/2014		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/20/2221/2	Loughborough	168 - 170 Leicester Road Loughborough Leicestershire LE11 2AH	Use of existing orthodontic practice at No. 168 with one additional consultation room (4 in total), change of use of dwelling (Class C3) at No. 170 to office and staff facilities/amenity space ancillary to orthodontic practice. Provision of additional car parking to front of No 170 and access alterations.	15/09/2021		Assume three years from decision date.	0	-1	Detailed permission		-1				-1
P/22/0496/2	Loughborough	128 Leopold Street Loughborough LE11 5DW	Conversion of dwelling to 3 no. flats, and construction of two storey extensions to side and rear extension and single storey extension to rear.	15/07/2022		Assume three years from decision date.	0	2	Detailed permission			2			2
P/21/2610/2	Loughborough	2-7 Market Street & 35 and 36 Cattle Market Loughborough LE11 3EP	Change of use of first and second floors from Class E (Retail) to Class C3 (Residential) to form 7no. self-contained flats with associated alterations and cycle/refuse store.	11/04/2022		Assume three years from decision date.	0	7	Detailed permission			7			7
P/21/0671/2	Loughborough	20 Market Street Loughborough LE11 3ER	Change of use of the first floor of the retail unit to provide two multiple occupation flats (Use Class C4) and erection of first floor extensions and alterations to the rear provide three additional flats (Use Class C3).	01/06/2021		Assume three years from decision date.	0	5	Detailed permission		5				5
P/21/2444/2	Loughborough	Nanpantan Scout Headquarters 212 Nanpantan Road Loughborough Leicestershire LE11 3YE	One detached dwelling and double garage with new access	15/07/2022		Assume three years from decision date.	0	1	Outline permission			1			1
P/22/0026/2	Loughborough	63 - 67 Nottingham Road Loughborough Leicestershire LE11 1ES	Conversion of existing incidental residential flat and storage to 3no. self-contained flats with associated alterations to include creation of new opening and insertion of doorway	30/05/2022		Assume three years from decision date.	0	2	Detailed permission			2			2
P/22/0021/2	Loughborough	50 Old Ashby Road, Loughborough, Leicestershire LE11 4PG	Erection of dwelling to side of semi-detached dwelling.	30/05/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/21/2482/2	Loughborough	37 Oxford Street Loughborough Leicestershire LE11 5DP	Two storey and single storey extensions to rear of terraced house and conversion of resultant building to 2. No. 2 bedroom flats.	28/02/2022		Assume three years from decision date.	0	2	Detailed permission			2			2
P/22/2134/2	Loughborough	Land to the side of 74 Parklands Drive, Loughborough, Leicestershire LE11 2TB	Erection of detached dwelling and formation of parking off Cross Hill Lane. (Approval of Reserved Matters to outline planning permission P/22/1088/2 - Appearance, Landscaping and Scale)	08/02/2023		Assume two years from decision date of reserved matters.	0	1	Reserved matters		1				1
P/21/2245/2	Loughborough	21 Rectory Road Loughborough LE11 1PL	One detached dwelling	26/05/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/10/2464/2	Loughborough	Land adjacent to 122 Sharpley Road Loughborough	Extension of time for extant permission P/072577/2 for the erection of dwelling.	25/10/2011		Site visit confirms site is currently under construction and almost finished.	0	1	Under construction	1					1
P/21/1719/2	Loughborough	Land at Shelley Street Loughborough Leicestershire LE11 5LB	Erection of 2 No. detached single storey dwellings and associated car parking and landscaping.	25/10/2021		Assume three years from decision date.	0	2	Detailed permission		2				2
P/22/0880/2	Loughborough	114 Shelthorpe Road Loughborough Leicestershire LE11 2PF	Construction of detached two storey dwellinghouse with associated parking and refuse/recycling facilities	13/07/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/22/1596/2	Loughborough	11 Swan Street Loughborough Leicestershire LE11 5BJ	Change of use of 2nd floor from storage to 3 self-contained flats with entrance door to ground floor.	14/06/2022		Assume three years from decision date.	0	3	Detailed permission			3			3
P/20/0962/2	Loughborough	12A Swan Street Loughborough Leicestershire LE11 5BJ	Installation of new shop front and change of use of premises to a mixed use comprising retail (use class A1) at ground floor level and an eight bedroom house in multiple occupation (sui generis use) on first, second, and third floor.	18/08/2020		No information that construction work has started.	0	1	Detailed permission						0
P/22/0068/2	Loughborough	11A Wards End Loughborough Leicestershire LE11 3HA	Change of use of first and second floors from residential (Use Class C3) to tattoo studio (Sui Generis).	01/04/2022		Assume three years from decision date.	0	-1	Detailed permission			-1			-1
P/21/2437/2	Loughborough	Land to the rear of 26 - 28 William Street Loughborough Leicestershire LE11 3BZ	Erection of a detached 2.5 storey dwelling and associated works.	09/03/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/0969/2	Loughborough	Land to the North of Woodgate Drive Off Forest Road Loughborough	Proposed 1 no. 2-storey detached dwelling.	13/08/2021		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/22/0958/2	Loughborough	21 York Road Loughborough Leicestershire LE11 3DA	Proposed conversion of existing dwelling into 2no. two-bedroom self-contained flat, with conversion of roofspace, rear dormer, rooflight, and single storey rear extension	01/04/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/21/0186/2	Mountsorrel	74 Boundary Road, Mountsorrel, Leicestershire LE12 7ER	Erection of 1 no. dwelling and associated alterations to the roof of the host dwelling, No. 74 Boundary Road	21/02/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/09/1129/2	Mountsorrel	17 Castle Road, Mountsorrel, LE12 7ET	Erection of detached bungalow fronting Highfields Road (Revised Scheme P/08/1558/2 refers)	20/07/2009		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/21/1364/2	Mountsorrel	4 Castle Road, Mountsorrel LE12 7EU	Erection of a detached dwelling	11/02/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/20/2402/2	Mountsorrel	249 Leicester Road Mountsorrel Leicestershire LE12 7DD	Erection of detached dwelling.	05/11/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/17/1818/2	Mountsorrel	22 Rothley Road Mountsorrel Leicestershire LE12 7JU	Alterations and extensions to 22 Rothley Road to change from 5 bedroom dwelling to 2 x 3 bedroom dwelling and 1 x 2 bedroom dwelling.	04/01/2018		Site visit confirms site is currently under construction.	0	2	Under construction	2					2
P/21/1311/2	Mountsorrel	7 Sibley Road Mountsorrel LE12 7BB	Conversion of bed and breakfast accommodation (Use Class C1) to 2 dwellings (Use Class C3) including fenestration alterations.	29/09/2021		Assume three years from decision date.	0	2	Detailed permission		2				2
P/16/1229/2; P/21/1194/2	Mountsorrel	Wishbone Lane Mountsorrel Leicestershire	Erection of eight dwellings. (P/21/1194/2 substitution of housetype for final plot).	12/12/2017; 29/10/2021		Site visit confirms site is currently under construction.	7	1	Under construction	1					1
P/19/2119/2	Newtown Linford	Lady Jane Mobile Home Park Bradgate Road Newtown Linford Leicestershire LE6 0HD	Erection of 5no. two bed bungalows, 2no. three bed bungalows and 1no. replacement dwelling at 532 Bradgate Road	26/06/2020		No information that construction work has started.	0	7	Detailed permission						0
P/21/0272/2	Newtown Linford	Rear of 48 Groby Lane Newtown Linford Leicestershire LE6 0HH	Erection of one detached dwelling and garage	21/04/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/2161/2	Newtown Linford	103 Main Street Newtown Linford LE6 0AF	Refurbishment and alterations to join 103 and 105 into a single family residence, proposed canopy replacing existing conservatory and alterations to existing garage building.	25/02/2022		Assume three years from decision date.	0	-1	Detailed permission		-1				-1
P/19/1574/2	Newtown Linford	Longdale Warren Hill Newtown Linford Leicestershire	Conversion of agricultural building to a dwelling with extension for store, porch and dormer windows.	27/09/2019		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/22/0329/2	Quorn	Staverton House, 1580 Melton Road, Quorn Leicestershire LE7 3FN	Submission of technical details in relation to Planning Permission in Principle ref P/20/2197/2 - erection of 1 dwelling, formation of new or altered vehicular accesses and associated works.	09/05/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/21/0620/2	Quorn	62 Quornborough Road Quornborough Leicestershire LE7 3DG	Erection of first floor extension to create flat accommodation.	17/03/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/20/0394/2	Quorn	Land to the rear of 15 - 17 Mere Lane Quornborough Leicestershire LE7 3DE	Erection of dwelling and associated access including provision of parking for existing dwellings	21/10/2020		Assume three years from decision date.	0	1	Under construction	1					1
P/23/0117/2	Quorn	21 Buddon Lane, Quorn, Leicestershire LE12 8AA	Demolition of bungalow, and construction of two storey detached dwellinghouse and associated works. (Retrospective)	20/03/2023		Replacement dwelling.	0	0	Detailed permission						0
P/21/2327/2	Quorn	Land at 57 Chaveney Road, Quorn, Leicestershire LE12 8AB	Proposed erection of detached 2-storey dwelling and store to rear of existing dwelling including widening of access.	25/02/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/22/0967/2	Quorn	Land to the rear of 88 - 90 Chaveney Road, Quorn LE12 8AD	Site for the erection of a detached two storey dwelling and a triple garage/car port block to the rear of No. 88 Chaveney Road and formation of associated access (Outline planning permission).	21/10/2022		Assume three years from decision date.	0	1	Outline permission			1			1
P/20/1437/2	Quorn	Land to the West of Flanders Close	Erection of 3 no. dwellings and associated works			Delivery rates to be added when permission granted.	0	3	Detailed approved subject to signing of s106						0

Planning application	Settlement	Site address	Details	Decision date	Local Plan ref	Housing delivery source	Built	Remaining	Status	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL 2023 to 2028
P/17/0421/2; P/21/0538/2	Quorn	One Ash Loughborough Road, Quorn, Leicestershire LE12 8UE	Certificate of lawful implementation of planning permission P/18/2158/2 by virtue of material operations occurring within the prescribed time limit set out within the relevant conditions.	22/05/2018 (P/17/0421/2); 19/04/2021 (P/21/0538/2)		P/21/0538/2 confirms planning permission has commenced however no information provided whether the two dwellings will be built within five years.	0	2	Work commenced						0
P/22/0573/2	Quorn	One Ash Loughborough Road, Quorn, Leicestershire LE12 8UE	Change of use of dwelling (Use Class C3) to Offices (Use Class E(g) and E(g)(ii))	15/08/2022		Assume three years from decision date.	0	-1	Detailed permission			-1			-1
P/21/2406/2	Quorn	63 Loughborough Road, Quorn LE12 8DU	Application of Reserved Matters for planning permission P/19/0664/2. The erection of one dwelling and associated works (Scale, Layout, Appearance, Landscaping)	26/10/2022		Assume two years from decision date of reserved matters.	0	1	Reserved matters		1				1
P/09/0636/2	Quorn	Land adj to Stoop Lane, Willow Cottage, School Lane, Quorn, Loughborough LE12 8BL	Erection of a detached dwelling. (Reserved Matters - outline application P/06/0436/2 refers)	05/08/2009		Site is currently under construction - assumptions for build-out rates.	0	1	Under construction	1					1
P/19/1707/2	Quorn	28/30 Soar Road, Quorn, Leicestershire LE12 8BW	Erection of one dwelling with re-positioning of existing access and provision of turning and parking areas.	18/11/2019		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/20/1803/2	Quorn	Mansfield Lodge, 102 Station Road, Quorn LE12 8BS	Change of use of outbuilding to a dwelling (Use Class C3) and erection of new double garage to rear accessed off Disraeli Street.	26/02/2021		Assume three years from decision date.	0	1	Detailed permission	1					1
P/22/1219/2	Quorn	34 Unitt Road, Quorn, Leicestershire LE12 8BY	Erection of 2 semi detached dwellings, with associated works.	29/11/2022		Assume three years from decision date.	0	2	Detailed permission			2			2
P/21/1093/2	Quorn	Wood Close, Wyvernhohe Drive, Quorn LE12 8AP	Erection of two detached dwellings fronting Buddon Lane	23/12/2022		Assume three years from decision date.	0	2	Detailed permission			2			2
P/21/0841/2	Ratcliffe on the Wreake	Former Heliport Building, Land at Main Street, Ratcliffe On The Wreake, Leicestershire	Change of use of agricultural building to dwelling house (class C3) (Prior Notification)	Prior approval granted 21/05/2021		Delivery rates to be added when information is available.	0	1	Change of Use Prior Notification						0
P/21/1865/2	Rearsby	2 Brook Street, Rearsby, Leicester LE7 4YA	Conversion of first floor flat to holiday accommodation (Class C1).	23/12/2022		Assume three years from decision date.	0	-1	Detailed permission			-1			-1
P/12/0359/2; P/17/1921/2	Rearsby	Land off Gaddesby Lane, Rearsby, Leicester, LE7 4YJ	Site for the erection of 4 two-storey detached dwellings.	10/04/2012 (P/12/0359/2); 30/11/2017 (P/17/1921/2)		Site visit confirms site is currently under construction.	1	3	Under construction	3					3
P/22/0513/2	Rearsby	Site Of Former 13 Gaddesby Lane, Rearsby, Leicestershire	Erection of two detached dwellings with carports and associated external works	07/08/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/21/2395/2	Rearsby	1870 Melton Road, Rearsby, Leicestershire LE7 4YS	Change of use of agricultural building to dwellinghouse (C3).	Prior approval granted 11/02/2022		Delivery rates to be added when information is available.	0	1	Change of Use Prior Notification						0
P/20/0797/2	Rearsby	34-36 Station Road, Rearsby LE7 4YY	Erection of detached single storey dwelling to rear of nursing home to provide staff accommodation, and associated landscaping and access works.	08/06/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/12/2636/2; P/13/2256/2	Rothley	Land at Brownhill Crescent, Rothley, Leicestershire LE7 7LA	Site for the erection of 3 dwellings. (Reserved matters - Erection of 1 dwelling (plot 1) - now built).	26/02/2013 (P/12/2636/2); 07/01/2014 (P/13/2256/2)		Delivery rates to be added when reserved matters submitted or permission granted for plots 2 and 3.	1	2	Extant permission. 1 built, 2 remaining to be built						0
P/18/1100/2	Rothley	49 North Street, Rothley LE7 7NN	Change of use of first floor to 3 no. flats.	24/09/2018		Site visit confirms site is currently under construction.	0	2	Under construction	2					2
P/20/1219/2; P/22/1717/2	Rothley	Former St Johns Ambulance, North Street, Rothley, Leicestershire LE7 7NN	Demolition of the existing building on-site and the erection of an apartment building comprising of 4 no. dwellings and associated facilities, and alterations to the vehicular access and parking arrangements	09/07/2021		Assume three years from decision date.	0	4	Detailed permission		4				4
P/21/1221/2	Rothley	Land adjacent to 171 Swithland Lane, Rothley LE7 7SJ	Erection of 2.5 storey detached house and triple garage. Formation of vehicular access and associated driveway and landscaping works.	21/10/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/1297/2	Rothley	Land to the West of No.39 The Ridgeway, Rothley LE7 7LE	Erection of a detached dwelling with double garage and swimming pool (Resubmission of P/18/0713/2)	22/10/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/22/1826/2	Rothley	2 Tiffin Homefield Lane, Rothley, Leicestershire LE7 7NE	Conversion of existing dwelling and annex into 4 supported living apartments with ancillary facilities	06/01/2023		Assume three years from decision date.	0	3	Detailed permission			3			3
P/16/1079/2	Seagrave	Mount Pleasant Farm Paudy Lane Seagrave Leicestershire LE7 4TB	Erection of agricultural workers dwelling and associated garage.	01/09/2016		Site is currently under construction - assumptions for build-out rates.	0	1	Under construction	1					1
P/22/1667/2	Seagrave	45 Swan Street Seagrave Leicestershire LE12 7NL	Proposed subdivision of existing residential site to form 2no independent dwelling houses.	09/12/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/21/0472/2	Shepshed	1-2 The Parade, Anson Road, Shepshed	Change of use of 2 no. retail units from retail use (Use Class E) to residential use (Use Class C3) and associated alterations to existing shop fronts to create 2 no. dwellings.	Prior approval not required 07/07/2021		Delivery rates to be added when information is available.	0	2	Change of Use Prior Notification						0
P/21/0240/2	Shepshed	57 Ashby Road Central Shepshed Leicestershire LE12 9BS	Proposed first floor extension over existing accommodation wing at rear of care home to provide 10 additional bedrooms, including internal alterations and re-organisation of existing layout.	16/04/2021		Assume three years from decision date.	0	10-bed = 5 homes	Detailed permission		5				5
P/22/1155/2	Shepshed	Land rear of 14-22 Field Street Field Street Shepshed Leicestershire LE12 9AL	Erection of detached three storey building to provide two self-contained flats.	01/12/2022		Assume three years from decision date.	0	2	Detailed permission			2			2
P/20/0566/2	Shepshed	Land at / rear of 31 Garendon Road Shepshed LE12 9NU	Erection of 8x dwellings including demolition of existing bungalow, associated access and landscaping works (revision of scheme P/19/1322/2 refers).	09/02/2021		Assume three years from decision date.	0	7	Detailed permission	7					7
P/21/1531/2	Shepshed	Adj. Shielings 6 Glenmore Avenue Shepshed Leicestershire LE12 9LH	Erection of detached 2 storey dwelling, creation of vehicular access and erection of boundary fencing.	08/10/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/22/0891/2	Shepshed	Rear of 39 A Leicester Road Shepshed Leicestershire LE12 9DF	Erection of 2 storey building comprising 8 flats with associated bin storage facilities, car parking, access and landscaping works.			Delivery rates to be added when permission granted.	0	8	Detailed approved subject to signing of s106						0
P/21/2218/2	Shepshed	Rear of 87 Leicester Road Shepshed Leicestershire LE12 9DF	Erection of detached bungalow and associated works (Reserved matters to planning permission reference P/20/1246/2)	06/06/2022		Assume two years from decision date of reserved matters.	0	1	Reserved matters		1				1
P/21/2516/2	Shepshed	Land to the rear of 103 Leicester Road Shepshed Leicestershire LE12 9DG	Proposed new bungalow on land to the rear of 103 Leicester Road, Shepshed.	01/04/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/21/0651/2	Shepshed	153 Leicester Road Shepshed LE12 9DG	Detached dwelling to the rear of 153 Leicester Road, Shepshed	28/09/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/20/1295/2	Shepshed	Saley Close Shepshed Leicestershire LE12 9FL	Erection of 5 dwellings with variation to Condition 2 of planning permission P/18/2058/2 (relating to approved plans and seeking substitution of house type for Plot 4)	20/11/2020		Site visit confirms site is currently under construction.	4	1	Under construction	1					1
P/21/2393/2	Shepshed	2 Spring Lane Shepshed Leicestershire LE12 9JE	Demolition of existing shop and erection of three 2.5 storey terraced dwelling houses	28/10/2022		Assume three years from decision date.	0	3	Detailed permission			3			3
P/21/0457/2	Shepshed	Land adjacent to 4 St Botolph Road Shepshed LE12 9HZ	Erection of a detached dwelling (Revised scheme P/19/0006/2 refers)	05/05/2021		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/20/0248/2	Shepshed	40A Sullington Road Shepshed Leicestershire LE12 9JG	Erection of one dwelling	16/06/2020		No reserved matters application has been received (to date).	0	1	Outline permission						0
P/21/1771/2; P/22/1836/2	Sileby	44 Cossington Road Sileby Leicestershire LE12 7RS	Proposed change of use from C2 to C3.	27/01/2022 (P/21/1771/2); 21/12/2022 (P/22/1836/2)		Assume three years from decision date.	0	Net gain 2 homes (loss of 6 bed = 3 homes)	Detailed permission			-2			-2
P/20/1789/2	Sileby	Land adjacent 1 Greedon Rise, Sileby LE12 7TE	Proposed detached 2-storey dwelling	18/12/2020		Site visit confirms site is currently under construction	0	1	Detailed permission	1					1
P/22/1696/2	Sileby	6 High Street Sileby Leicestershire LE12 7RX	Change of use from Commercial (Use Class E) to dwellinghouse (Use Class C3) - Notification under Schedule 2 Part 3 Class MA of the Town and Country Planning General Permitted Development (England) Order 2015 (as amended)	Prior approval not required 21/11/2022		Delivery rates to be added when information is available.	0	1	Change of Use Prior Notification						0
P/21/1300/2	Sileby	115 Homefield Road Sileby Leicestershire LE12 7TG	Change of use from training centre to dwelling (Class C3).	02/09/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/19/0218/2	Sileby	9 King Street Sileby Leicestershire LE12 7LZ	Erection of 8 dwellings and conversion of existing farmhouse into 2 dwellings.	23/04/2021	HA58	Site visit confirms site is currently under construction	0	9	Under construction	9					9
P/21/1125/2	Sileby	196 Seagrave Road Sileby LE12 7TS	Erection of two detached houses and one detached bungalow following demolition of existing dwelling.	23/08/2021		Assume three years from decision date.	0	2	Detailed permission		2				2
P/21/1609/2	Sileby	109 Swan Street Sileby Leicestershire LE12 7NN	Change of use from Offices (Class B1(a)) to residential (Class C3). (Prior Notification)	Prior approval not required 07/09/2021		Delivery rates to be added when information is available.	0	6	Change of Use Prior Notification						0
P/21/1709/2	South Croxton	The Golden Fleece 77 Main Street South Croxton Leicestershire LE7 3RL	Conversion of part of existing restaurant and dwellings and extension of building to form 2 No. 2 storey dwellings and 2 No. flats and associated works. Application to determine if prior approval is required for the change of use from commercial, business and service (use class E) to dwelling (use class C3) (GPD Class MA) (Change of Use Prior Notification) submitted and pending consideration (P/23/0115/2).	02/12/2021		Site visit confirms plots 1 and 2 implemented. Restaurant has not been converted to residential use	2	2	Under construction		2				2
P/21/2229/2	Swithland	132 Main Street Swithland LE12 8TJ	Conversion of No's 132 & 134 Main Street Swithland into a single dwelling and associated internal works (Listed Building Consent)	07/06/2022		Assume three years from decision date.	0	-1	Listed Building Consent			-1			-1
P/22/0487/2	Swithland	175 Main Street Swithland Leicestershire LE12 8TQ	Demolition of existing dwelling and detached garage; construction of replacement dwelling (C3) and detached garage.	05/08/2022		Replacement dwelling.	0	0	Detailed permission						0
P/21/2073/2	Syston	Albert Street Syston LE7 2JA	Erection of 8 dwellings, formation of car parking and associated landscaping works. Erection of eight new dwellings	31/01/2022		Assume three years from decision date.	0	8	Detailed permission		8				8
P/20/1856/2	Syston	89-91 Barkby Road Syston Leicestershire LE7 2AH	Erection of 5 dwellings	10/01/2022		Assume three years from decision date.	0	5	Outline permission		5				5

Planning application	Settlement	Site address	Details	Decision date	Local Plan ref	Housing delivery source	Built	Remaining	Status	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL 2023 to 2028
P/21/1193/2	Syston	6 High Street Syston LE7 1GP	Proposed conversion of part of ground floor and all of the first floor and loft space to a 5 bedroom house in multiple occupation (Use Class C4) and installation of 2 rear dormer windows and change of use from ground floor retail unit (Class E) to nail bar (Sui Generis)	27/09/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/0990/2	Syston	Elizabeth House, 73 High Street, Syston	Conversion of ground floor office to one bed flat.	23/08/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/20/0900/2	Syston	Land to side and rear of 1042 - 1044 Melton Road Syston LE7 2NN	Erection of two dwellings to rear of existing dwelling.	05/07/2021		Site visit confirms site is currently under construction	0	2	Under construction	2					2
P/22/1256/2	Syston	1209A Melton Road Syston Leicestershire LE7 2JT	Prior notification of a change of use from Business (Use Class E) to dwellinghouse (Use Class C3), first floor and attic only.	Prior approval not required 19/01/2023		Delivery rates to be added when information is available.	0	1	Change of Use Prior Notification						0
P/21/0993/2	Syston	1349 Melton Road, Syston LE7 2EP	Outline application for one single storey dwelling	26/07/2021		Assume three years from decision date.	0	1	Outline permission		1				1
P/19/1235/2	Syston	22 Moorland Road Syston Leicestershire LE7 1YJ	Erection of 2 storey detached dwelling house including the formation of hardstanding areas for car parking and vehicular access off Covert Close.	28/08/2019		Site visit confirms site is currently under construction.	0	1	Under construction	1					1
P/22/1037/2	Syston	4 Sandford Road Syston Leicestershire LE7 2JY	Change of use of building from office/storage space and 3no flats to 6no flats and alterations to the front, rear and side fenestrations (variation of conditions 2 and 3 P/21/0438/2) in respect of proposed render to side and rear of proposed elevation and insertion of an additional 2no. windows), under Section 73 of TCPA Act 1990 (Retrospective).	26/09/2022		Assume three years from decision date.	0	3	Detailed permission			3			3
P/21/2241/2	Thrussington	1 Old Gate Road Thrussington LE7 4TL	Demolition of existing property and construction of replacement dwelling.	04/04/2022		Replacement dwelling.	0	0	Detailed permission						0
P/21/2593/2	Thrussington	Hollies Farm Old Gate Road Thrussington Leicestershire LE7 4TL	Erection of 5 dwellings and garages with vehicular accesses and associated works following demolition of existing farm buildings.	10/01/2023		Assume three years from decision date.	0	5	Detailed permission			5			5
P/21/0989/2	Thrussington	Ilex House 26 Regent Street Thrussington LE7 4UB	Erection of 4 bedroom dwelling.	20/12/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/04/2301/2; P/22/0067/2	Thrussington	Wreake House Farm, Regent Street, Thrussington	Erection of 3 detached houses. Plot 1 built.	13/12/2004 (P/04/2301/2); 13/04/2022 (P/22/0067/2)		Plot 1 built. Remaining plots 2 and 3 unimplemented.	1	2	Extant permission. 1 built, 2 remaining to be built						0
P/20/2083/2	Thurcaston	Land off Leicester Road Thurcaston Leicestershire LE7 7JH	Reserved Matters (appearance, landscaping, layout and scale) of approved application P/18/1241/2 for the erection of 1 no. 5-bedroomed dwelling.	08/03/2021		Site is currently under construction - assumptions for build-out rates.	0	1	Under construction	1					1
P/21/2042/2	Thurmaston	Adjacent to 8 Alexandra Street Thurmaston LE4 8FA	Erection of two storey dwelling house	13/01/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/20/0040/2	Thurmaston	34 Barkby Thorpe Lane Thurmaston LE4 8GP	Change of use of dwelling to children's pre-school and after school club along with alterations to building.	21/07/2020		No information that construction work has started.	0	-1	Detailed permission						0
P/20/1634/2	Thurmaston	39 Charnwood Avenue Thurmaston LE4 8FL	Erection of dwelling.	23/11/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/19/1293/2	Thurmaston	35 Church Street Thurmaston LE4 8DQ	Erection of detached bungalow following demolition of existing garage	30/10/2019		Site visit confirms site is currently under construction.	0	1	Detailed permission	1					1
P/21/2271/2	Thurmaston	Land adjacent to 40 Clayton Drive Thurmaston Leicestershire	Erection of 2 detached dwellings.	05/05/2022		Assume three years from decision date.	0	2	Detailed permission			2			2
P/22/1282/2	Thurmaston	17 Dorothy Avenue Thurmaston Leicestershire LE4 8AB	Change of use from a residential dwelling (Use Class C3) to a children's care home (Use Class C2)	27/09/2022		Assume three years from decision date.	0	-1	Detailed permission			-1			-1
P/21/2374/2	Thurmaston	31 Ferndale Road Thurmaston Leicestershire LE4 8JE	Proposed two storey extension to side, single storey extension to rear, canopy to front, and dormer extension to rear of dwelling and change of use of dwelling to 2No. self-contained flats (Use Class C3) (Revised scheme to P/21/1460/2 refers).	21/01/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/09/0472/2	Thurmaston	61 Highway Road, Thurmaston, Leicester, LE4 8FR	Demolition of existing bungalow and erection of 1 bungalows and 4 dormer bungalows. (revised scheme P/08/2762/2 refers)	22/06/2009		Site visit confirms site is currently under construction.	0	4	Under construction	4					4
P/18/0347/2	Thurmaston	Former 61 Highway Road Thurmaston Leicestershire LE4 8FR	Erection of 3 dormer bungalows - Revised scheme of P/17/1202/2	23/04/2018		Site visit confirms site is currently under construction.	0	3	Under construction	3					3
P/22/1060/2	Thurmaston	7 Humberstone Lane Thurmaston LE4 8HJ	Proposed 4no. self-contained flats with two storey rear extension, for residential and storage use, with dormer windows to rear and roof lights to the front with associated cycle parking and refuse/recycling facilities (Revised scheme P/21/2231/2 refers)	18/11/2022		Assume three years from decision date.	0	3	Detailed permission			3			3
P/21/1409/2	Thurmaston	6 Parkdale Road Thurmaston Leicestershire LE4 8JP	Proposed erection of detached dwelling, extension of dropped kerb across width of plot (resubmission of app P/20/2336/2).	24/09/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/22/1516/2	Ulverscroft	Ulverscroft Grange Nursery Priory Lane Ulverscroft Leicestershire LE67 9PB	Change of use of plant nursery to residential use (C3). Conversion, extension and demolition of buildings. Installation of decking area, hardstanding and landscaping. (Part-retrospective).	19/10/2022		Assume three years from decision date.	0	1	Detailed permission			1			1
P/20/1977/2	Walton on the Wolds	Foxhill Cottage 341 Walton Lane Walton On The Wolds LE12 8JX	Conversion of rural building to equine manager's dwelling (variation of Condition 2 of P/16/2030/2 relating to approved plans), under Section 73 of the Town and Country Planning Act 1990.	22/12/2020		Site visit confirms construction stalled.	0	1	Construction stalled						0
P/21/1891/2	Walton on the Wolds	Foxhill Farm 343 Walton Lane Walton On The Wolds LE12 8JX	Change of use of agricultural building to create 2 no. dwelling.	Prior approval not required 28/02/2022		Delivery rates to be added when information is available.	0	1	Change of Use Prior Notification						0
P/21/1892/2	Walton on the Wolds	Foxhill Farm 343 Walton Lane Walton On The Wolds LE12 8JX	Change of use of agricultural building to create 1 no. dwelling.	Prior approval not required 28/02/2022		Delivery rates to be added when information is available.	0	1	Change of Use Prior Notification						0
P/21/0249/2	Walton on the Wolds	Walton Farm 31 Black Lane Walton On The Wolds Leicestershire LE12 8HN	Erection of an agricultural workers dwelling (Reserved Matters - appearance, landscaping, layout and scale) (Outline Permission P/20/1214/2 refers).	09/07/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/2411/2	Woodhouse Eaves	Land r/o 6 Nanhill Drive Woodhouse Eaves Leicestershire LE12 8TL	One detached dwelling	23/03/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/21/0469/2	Woodhouse Eaves	Hanging Stone Farm Brook Road Woodhouse Eaves Leicestershire LE12 8RS	Change of use from agricultural barn to dwelling (C3) - Prior Notification	Prior approval granted 21/04/2021		Delivery rates to be added when information is available.	0	1	Change of Use Prior Notification						0
P/21/2411/2	Woodhouse Eaves	Land r/o 6 Nanhill Drive Woodhouse Eaves Leicestershire LE12 8TL	One detached dwelling	25/03/2022		Assume three years from decision date.	0	1	Detailed permission		1				1
P/20/1940/2	Woodhouse Eaves	Land opposite 135 Maplewell Road Woodhouse Eaves Leicestershire LE12 8QY	Reserved Matters for layout, appearance & landscaping in relation to the erection of one dwelling (Outline application P/18/0117/2 refers)	08/03/2021		Assume two years from decision date of reserved matters.	0	1	Reserved matters	1					1
P/21/0059/2	Woodhouse Eaves	Longhill Farm Breakback Road Woodhouse Eaves Leicestershire LE12 8TA	Conversion of agricultural building to create a detached residential dwelling for an agricultural worker. (Revised scheme P/20/1243/2 refers)	03/03/2021		Assume three years from decision date.	0	1	Detailed permission	1					1
P/21/1356/2	Woodhouse Eaves	Adj. 12 Windmill Rise Woodhouse Eaves LE12 8SG	Erection of one detached dwelling and double garage	04/10/2021		Assume three years from decision date.	0	1	Detailed permission		1				1
P/17/1130/2	Wymeswold	7 Clay Street Wymeswold Leicestershire LE12 6TY	Erection of four dwellings following demolition of existing dwelling and outbuildings (Revised scheme - P/17/0196/2 refers).	11/09/2017		Site visit confirms construction stalled.	0	3	Site cleared. Construction stalled.						0
P/21/1571/2	Wymeswold	Land at Farriers Close Wymeswold	Erection of 4 detached dwellinghouses and associated parking and landscaping.	19/05/2022		Assume three years from decision date.	0	4	Detailed permission			4			4
P/22/1810/2	Wymeswold	23 London Lane Wymeswold Leicestershire LE12 6UB	Demolition of existing dwelling and garage and construction of replacement dwelling with detached store and garden room	17/11/2022		Replacement dwelling.	0	0	Detailed permission						0
SMALL TOTAL										69	123	74	0	0	266
GRAND TOTAL (LARGE & SMALL)										830	817	1080	1188	1048	4963