



CHARNWOOD LOCAL PLAN 2021-2037

Examination Statement by Charnwood Borough Council

CHARNWOOD ADDITIONAL HOUSING SUPPLY TECHNICAL NOTE

January 2023

Updated September 2023

Explanatory Note

In their letter of 23rd May 2023 (EXAM 71), the Inspectors requested that a number of documents should be subject to a period of consultation. These included the proposed approach to increasing housing land supply as set out in EXAM 56 (the previous version of this document) and the updated housing land supply information to 31st March 2023.

Updating the housing land supply position affects the base position upon which the work set out in EXAM 56 was built. The following version of EXAM 56 has been updated to show the effects of updating the housing land supply position to that at 31st March 2023. The amendments are shown as tracked changes and some additional notes have also been added. It includes an updated version of the local plan trajectory as Appendix B. As with previous updates to the trajectory, this has been included as a simple replacement for the previous version with no tracked changes shown.

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1. Introduction and Purpose

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

2. Background

- 2.1 The Local Plan was prepared on the basis of the Borough's local housing need of 1,111 homes per year calculated in April 2021 using the standard method. To enable a stable approach to plan making this figure can be fixed for two years from the date of submission of the plan (PPG Ref: ID: 2a-008-20190220). This produces a housing requirement of 17,776 homes over the 16 years of the plan. The Pre-submission Draft Local Plan (SD/2) identifies a supply of 19,461 homes from allocations and other sources to meet this requirement, including providing a buffer of 9.5% to ensure that the requirement is met.
- 2.2 As part of the preparations for the examination of the Local Plan, the Council provided an updated housing trajectory position as of 1st April 2022 (EXAM 11). This identifies a supply of 19,469 new homes, which also provides a buffer of 9.5% above the housing requirement. [A further housing supply position as of 1st April 2023 is now available.](#)
- 2.3 Since the submission of the plan the work across the Housing Market Area to address the issue of Leicester's unmet need for housing continued to progress. This identified an apportionment of that unmet need to the other districts in Leicestershire. Charnwood's share of that is 78 homes per year. On 9th June 2022 the Council's Cabinet agreed to sign the statement of common ground that set out this apportionment. This position was set out in a statement at the June 2022 hearing sessions (EXAM 39).

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

3. Scale of Additional Need and Sources of Supply

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

	Annual Figure	Total Figure	+10% Flexibility	Flexibility vs Amended Need
Need				
Current Requirement	1,111	17,776	19,554	
Additional Need	78	1,248	1,373	
Amended Requirement	1,189	19,024	20,927	
Supply				
Local Plan		19,461		2.3%
April 2022 Update		19,469		2.3%
<u>April 2023 Update *</u>		<u>19,717</u>		<u>3.6%</u>

Note

* Excluding steps identified in the topic paper.

3.2 Over the 16-year plan period of 2021-37, 78 homes per year equates to a total of 1,248 homes and increases the housing requirement to 19,024 homes. The current supply identified in the Local Plan would provide 3.6% flexibility at that level of requirement.

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3.3 The number of additional new homes required to meet the unmet need of 78 extra units a year whilst maintaining a 10% supply buffer is 1,210. This is calculated by subtracting the updated April 2023 supply of 19,717 homes from the amended requirement of 20,927 homes.

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3.4 The Council has identified how the plan can be amended to meet this additional need by focussing on existing sources of supply rather than identifying new site allocations. The reasons for choosing this option are that the existing allocations have been identified through a systematic site selection process, documented in TP/2 (updated version submitted as EXAM 7), as the most suitable sites for sustainable development. They are also the sites that are best

related to infrastructure provision, either existing or new provision that will be delivered through the plan. Securing higher densities in appropriate locations can also help to ensure the efficient use of land.

4. Additional Yields from Existing Sources of Supply

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

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

Windfalls

4.2 The current version of the housing trajectory does not include an allowance for windfall sites. In effect this source of supply currently provides additional but uncounted flexibility reflecting the prudent approach taken in the plan. Over the last 10 years windfalls have provided an average of 63 homes per year. Over the last 15 years the average has been 69 homes per year (Matter Statement 7.4). If the more recent, lower rate of 63 homes per year is applied over 11 years to avoid double counting with existing commitments, this would equate to 756 homes. The contribution of this source to meeting the additional requirement is set out below.

Initial requirement		1,210
Contribution from windfalls	693	
Updated supply		
Changes to allocations		
Remaining to be found		517

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Updated housing supply position

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

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

Initial requirement		1,210
Contribution from windfalls	693	
Updated supply	220	
Changes to allocations		
Remaining to be found		297

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Changes to allocated sites

4.4 The Council has also sought to identify those allocations where there is potential to increase site capacity in a way that is consistent with sustainable

development. The sites to be considered were limited to those where information relating to higher capacities has previously been provided by site promoters through:

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

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

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

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

Initial requirement		1,210
Contribution from windfalls	693	
Updated supply	220	
Changes to allocations	504*	
Remaining to be found		-207

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Note

* Capacity of HA60 increased to 256 rather than 270 to reflect reserved matters planning application.

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

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

² These changes would require amendments to the Policies Map.

Combined Effects

- 4.7 Including these three sources of supply would add 1,417 homes to the overall supply over the plan period. This would increase the total supply to 21,134 homes and provide a buffer of 11.1% for flexibility at 1,189 homes per year.
- 4.8 Appendix B provides a further update to the plan's housing trajectory reflecting the changes described above and replaces the earlier updates provided as EXAM 11, EXAM 58 and EXAM 58A.
- 4.9 Amended versions of two key tables from the plan, Table 5 (SD/2, page 27) and the table that accompanies Policy DS3 (SD/2, pages 33-36), are provided at Appendix C and Appendix D which show the main modifications that would be required to incorporate these changes into the plan. Other consequential changes to figures provided in the plan relating to the requirement and supply of homes would also need to be made. Appendix A also identifies where modifications to the Policies Map and illustrative diagrams are required.

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5. Consequential Policy Changes

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

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

- a masterplan to be agreed which includes delivery and phasing arrangements for the whole allocation, in order to achieve comprehensive development **that is also integrated with the delivery of necessary infrastructure across the development as a whole, and so that the timing of the delivery of the new primary school, its location, and transport links to it reduce highway impacts and maximise the ability to use sustainable travel options;** and*

- *a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.*

5.3 The increase in the area and capacity of site HA48 (Willow Road, Barrow upon Soar) is linked to the previously identified proposed modifications that move the location of the new 1 form entry primary school from HA49 (Cotes Road, Barrow upon Soar) to this site (Main 6.v and Main 6.w). The relocation of an existing farmstead is now required to facilitate the development of this site. The following additional text is therefore proposed to be added to the reasoned justification for Policy DS3(HA48).

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

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

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

Note:

Subsequent amendments have been proposed to this wording following discussions with the Local Highway Authority as agreed during the consideration of Matter 8.

6. Conclusion

6.1 The technical note identifies how the Pre-submission Draft Local Plan including its allocations could be modified to provide the additional homes that are required to meet the apportionment of Leicester's unmet housing identified for Charnwood. Those modifications would increase the plan's housing

requirement from 17,776 homes to 19,024 homes and the supply from 19,461 ~~homes at 1st April 2022, and 19,717 homes at 1st April 2023 to 21,134~~ homes.

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Appendix A – Additional Supply from Existing Housing Allocations
Table 1: Increase Density Within Housing Parcels

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

Site Ref	Location	Local Plan Capacity	Revised Capacity	Planning Permission Obtained	Commentary
HA60	Melton Road, East Goscote	223	256	Yes	Proposed capacity approved by Plans Committee.
HA63	Zouch Road, Hathern	50	56	No	Additional capacity could be achieved with good design.
HA66	Gaddesby Lane, Rearsby	47	65	No	Additional capacity could be achieved with good design.
	TOTAL		+263		

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Table 2 Expand Housing Parcels Within Allocation

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

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

Table 3 Expand Allocation Boundaries

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

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

Table 4 Other Sites Considered

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

Appendix B

Policy Ref	CHARNWOOD BOROUGH	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	TOTALS
		16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
	Past completions (net)	792	661															1453
	Commitments - Leicester Urban Area (Birstall, Syston, Thurmaston)	14	38	44	20	8												124
	Commitments - Loughborough Urban Centre	344	109	85	87	28			37									690
	Commitments - Shepshed Urban Settlement	169	136	88	46	56	39											534
	Commitments - Service Centres (Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby)	251	251	246	179	132	120	85	85	30								1379
	Commitments - Other Settlements	6	17	30	77	198	124	48	36									536
	Commitments - Small Villages or Hamlets	8	8		9	1												26
	TOTAL ALL – Estimated completions from commitments			493	418	423	283	133	158	30	0	0	0	0	0	0	0	1938
	ALLOCATIONS Leicester Urban Area - Birstall, Thurmaston, Syston			0	0	30	224	282	328	265	297	180	141	140	120	100	60	2167
HA1	Land South East of Syston						25	75	100	100	100	100	100	100	100	100	60	960
HA2	Barkby Road, Syston					10	40	40	40	40	40	40	1					251
HA3	Land north of Barkby Road, Syston						40	40	40	40	35							195
HA4	Queenborough Lodge						40	40	40	5								125
HA5	Land at Melton Road, Syston								28									28
HA6	Brook Street, Syston										15							15
HA7	Land off Barkby Thorpe Lane, Thurmaston						25	40	40	40	35							180
HA8	Woodgate Nurseries, Barkby Lane, Thurmaston						24	22										46
HA9	Works opposite 46 Brook Street, Thurmaston										7							7
HA10	Works adjacent 46 Brook Street, Thurmaston										5							5
HA11	Rear of Manor Medical Centre, Melton Road, Thurmaston										20							20
HA12	Land at Gynsill Lane & Anstey Lane, Glenfield								40	40	40	40	40	40	20			260
HA13	Park View Nursery Site off Gynsill Lane, Glenfield					20	20											40
HA14	Land off Cliffe Road/Henson Close, Birstall						10	25										35

Policy Ref	CHARNWOOD BOROUGH	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	TOTALS
	ALLOCATIONS Loughborough Urban Centre			0	15	62	180	392	180	140	298	343	290	196	85	63	0	2244
HA15	Land south of Loughborough					30	40	90	90	90	90	90	90	90	23			723
HA16	Laburnum Way, Loughborough						50	50	50	50	50	50	50	50	22			422
HA17	Moat Farm, Land south west of Loughborough.										25	40	40	40	40	20		205
HA18	Land to r/o Snells Nook Lane, Loughborough					10	40	40	30									120
HA19	Park Grange Farm, Newstead Way				15													15
HA20	Land off Beacon Road							20	10									30
HA21	Part of Baxter Gate Opportunity Site, Loughborough										100	110						210
HA22	Devonshire Square							39										39
HA23	Market Street					7	50	15										72
HA24	Southfields Council Offices, Southfield Road											53	110					163
HA25	138-144 Knightthorpe Road, Loughborough					15												15
HA26	Former Limehurst Depot							138										138
HA27	Former Main Post Office, Sparrow Hill, Loughborough													16				16
HA28	Land off Derby Square															43		43
HA29	Southfields Road Car Park, Loughborough										33							33
	ALLOCATIONS Shepshed Urban Settlement			48	10	100	298	323	307	208	183	167	168	101	82	6	0	2001
HA30	Land off Fairway Road						40	40	20									100
HA31	Land north of Ashby Road, Shepshed				10	50	50	50	50									210
HA32	Land off Tickow Lane (south)						44	44	44	44	44	44	44	17				325
HA33	Land at Oakley Road, Shepshed						30	40	40	40	40	14						204
HA34	Land off Tickow Lane (north), Shepshed						44	44	44	44	44	44	44	44	42			394
HA35	Land North of Hallamford Road and West of Shepshed					10	40	40	40	40	40	40	40					250
HA36	20 Moscow Lane, Shepshed							25	24									49
HA37	Land rear of 62 Iveshead Road		15	48														63
HA38	Land to rear of 54 Iveshead Road,								5									5
HA39	Land fronting Ashby Road & Ingleberry Road, Shepshed											25	40	40	40	6		151

Policy Ref	CHARNWOOD BOROUGH	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	TOTALS
HA40	Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane					25	40	40	40	40	15							200
HA41	Land south of Ashby Road Central					25	25											50
HA42	32 Charnwood Road, Shepshead						15											15
	ALLOCATIONS Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby			104	24	113	292	310	310	273	185	127	101	89	0	9	0	1937
HA43	Land west of Anstey					20	65	90	90	90	90	90	90	89				714
HA44	Fairhaven Farm, Anstey					25	22											47
HA45	Land to south of Melton Road, Barrow upon Soar						40	40	40	10								130
HA46	Land off Melton Road, Barrow upon Soar						40	40	40	15								135
HA47	Land adjoining 84 Melton Road, Barrow upon Soar									18								18
HA48	Land off Willow Road, Barrow upon Soar					10	40	40	40	40	40	10						220
HA49	Land off Cotes Road, Barrow upon Soar						30	60	60	60	10							220
HA50	East of Loughborough Road, Quorn		41	40	24													105
HA51	Land south of Rothley					25	15											40
HA52	971 Loughborough Road, Rothley															9		9
HA53	Land off Barnards Drive, Sileby					20	40	40	40	40	40	8						228
HA54	Homefield Road, Sileby			55														55
HA55	Rear of The Maltings site High Street, Sileby					13												13
HA56	Land off Kendal Road (South of Butler Way and Gray Lane), Sileby										5	19						24
HA57	36 Charles Street, Sileby												11					11
HA58	9 King Street, Sileby			9														9
	ALLOCATIONS Other Settlements			0	0	120	280	175	128	80	70	43	0	0	0	0	0	896
HA59	Land to rear of Derry's Garden Centre, Cossington					25	40	40	25									130
HA60	Land off Melton Road, East Goscote					30	40	40	40	40	40	26						256
HA61	Land to the rear of 89 Loughborough Road, Hathern								18			11						29
HA62	The Leys, Hathern											6						6

Policy Ref	CHARNWOOD BOROUGH	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	TOTALS
HA63	Land off Zouch Road, Hathern					25	31											56
HA64	Land at Threeways Farm, Queniborough						40	40	40	40								160
HA65	Land off Melton Road, Queniborough						40	40	5									85
HA66	Land off Gaddesby Lane, Rearsby					10	40	15										65
HA67	44 Hoby Road, Thrussington										30							30
HA68	Land off Old Gate Road, Thrussington					25	35											60
HA69	The former Rectory & Land at Thurcaston					5	14											19
N/A	Wymeswold NP housing requirement																	0
	TOTAL ALL – Estimated completions from DRAFT ALLOCATIONS			152	49	425	1274	1482	1253	966	1033	860	700	526	287	178	60	9245
LUC2	Estimated completions from WEST OF LOUGHBOROUGH SUE		14	60	130	180	210	250	250	250	250	250	250	250	250	250	250	3094
LUA2	Estimated completions from NORTH EAST OF LEICESTER SUE		32	125	150	150	200	200	200	200	200	200	200	200	250	250	250	2807
LUA3	Estimated completions from DIRECTION OF GROWTH NORTH OF BIRSTALL				70	120	160	175	175	175	175	150	150	150	150	150	150	1950
	TOTAL ALL – Estimated completions from SUE's			185	350	450	570	625	625	625	625	600	600	600	650	650	650	7805
	Windfall Allowance						63	63	63	63	63	63	63	63	63	63	63	693
	Estimated total completions	0	0	830	817	1298	2190	2303	2099	1684	1721	1523	1363	1189	1000	891	773	19681
	Estimated cumulative completions	792	1453	2283	3100	4398	6588	8891	10990	12674	14395	15918	17281	18470	19470	20361	21134	21134
	PLAN - Annual housing requirement	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	
	PLAN - Cumulative housing requirement	1189	2378	3567	4756	5945	7134	8323	9512	10701	11890	13079	14268	15457	16646	17835	19024	11.1
	MONITOR - No. dwellings above or below cumulative housing requirement	-397	-925	-1284	-1656	-1547	-546	568	1478	1973	2505	2839	3013	3013	2824	2526	2110	
	MANAGE - Annual housing requirement taking account of past/projected completions	1189	1215	1255	1288	1327	1330	1244	1126	1004	907	772	621	436	185	-223	-1337	

Notes

Column A = green cell means housing allocation has planning permission. Orange cell means planning permission granted on part of housing allocation or SUE site.

Five Year Housing Land Supply

The Planning Practice Guidance sets out two methods for incorporating any deficit in housing delivery into the calculation of the five year housing land supply.

The Sedgefield Method, which deals with any deficit more quickly is the preferred method but local planning authorities can make a case for using the Liverpool Method.

Calculations using both methods, and incorporating surpluses where appropriate, are set out below.

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Sedgefield Method	5.16	5.74	6.00	6.35	6.84	7.43	7.97	8.15	8.26	8.00
5 year requirement	5945	5945	5945	5945	5945	5945	5945	5945	5945	5945
5 year requirement + deficit (-surplus)	6870	7229	7601	7492	6491	5377	4467	3972	3440	3106
Revised 5 year requirement + 5%	7214	7590	7981	7867	6816	5646	4690	4171	3612	3261
5 year completions	7438	8707	9574	9997	9330	8390	7480	6796	5966	5216

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Liverpool Method	5.89	6.86	7.49	7.82	7.41	6.79	6.18	5.71	5.14	4.62
5 year requirement	5945	5945	5945	5945	5945	5945	5945	5945	5945	5945
5 year requirement + deficit (-surplus)	6011	6044	6083	6086	6000	5882	5760	5663	5528	5377
Revised 5 year requirement + 5%	6312	6346	6387	6390	6300	6176	6048	5946	5804	5646
5 year completions	7438	8707	9574	9997	9330	8390	7480	6796	5966	5216

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

Settlement	Housing Supply	Windfalls	Distribution of New Homes	Total Homes
Leicester Urban Area	5,254 4,881	139	2,104 2,167	7,358 7,187
Loughborough Urban Centre	3,831 3,784	139	2,242 2,244	6,073 6,167
Shepshed Urban Area	453 534	139	1,878 2,016	2,334 2,689
Service Centres	928 1,379	139	1,819 1,978	2,747 3,496
Other Settlements	119 536	139	815 896	934 1,571
Small Villages/Hamlets	48 26	0	0	48 26
Total	10,603 11,140	693*	8,858 9,301	19,461 21,134 *

* There is a difference of 2 in these totals due to windfall allowance of 63 homes per year over 11 years not dividing exactly by the 5 applicable tiers in the settlement hierarchy.

Note:

The previous version included housing allocations with planning permission as part of the housing supply. Significantly more allocations now have planning permission and in order to better reflect the impact of the plan as a whole all the allocations are now included in the distribution of new homes column. This total of 9,301 homes matches that in appendices B and D.

- Deleted: 67
- Deleted: 5
- Deleted: 74
- Deleted: 20
- Deleted: 45
- Deleted: 787
- Deleted: 1,743
- Deleted: 1
- Deleted: 448
- Deleted: 864
- Deleted: 63
- Deleted: 385
- Deleted: 910
- Deleted: 446
- Deleted: 31
- Deleted: 31
- Deleted: 292
- Deleted: 756
- Deleted: 8,904
- Deleted: 0
- Deleted: 952
- Deleted: 1
- Deleted: 2

Appendix D: Updated Local Plan Table for Policy DS3

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

Policy Ref	Site Name	Location	Number of Homes	Site Specific Policy*
Sustainable Urban Extensions				
LUA2	North East of Leicester	Thurmaston	4,500	Page 80
LUA3	North of Birstall	Birstall	1,950	Page 85
LUC2	West of Loughborough	Loughborough	3,200	Page 104
Leicester Urban Area				
HA1	Land South East of Syston	Syston	960	Page 36
HA2	Barkby Road	Syston	270 251	Page 37
HA3	Land north of Barkby Road	Syston	195	Page 37
HA4	Queniborough Lodge	Syston	132 125	Page 38
HA5	Land at Melton Road	Syston	34 28	
HA6	Brook Street	Syston	15	
HA7	Land off Barkby Thorpe Lane	Thurmaston	405 180	Page 38
HA8	Woodgate Nurseries, Barkby Lane	Thurmaston	39 46	Page 39
HA9	Works opposite 46 Brook Street	Thurmaston	7	
HA10	Works adjacent 46 Brook Street	Thurmaston	5	
HA11	Rear of Manor Medical Centre, Melton Road	Thurmaston	20	
HA12	Land at Gynsill Lane and Anstey Lane	Glenfield	260	Page 39
HA13	Park View Nursery Site off Gynsill Lane	Glenfield	30 40	Page 41
HA14	Land off Cliffe Road/Henson Close	Birstall	35	Page 41
			Total: 2,404	2,167
Loughborough Urban Centre				
HA15	Land south of Loughborough	Loughborough	723	Page 42
HA16	Laburnum Way	Loughborough	422	Page 44
HA17	Moat Farm, Land south west of Loughborough	Loughborough	205	Page 46
HA18	Land to r/o Snells Nook Lane	Loughborough	120	Page 48
HA19	Park Grange Farm, Newstead Way	Loughborough	15**	Page 49
HA20	Land off Beacon Road	Loughborough	30	Page 49
HA21	Part of Baxter Gate Opportunity Site	Loughborough	210	Page 49
HA22	Devonshire Square	Loughborough	39	Page 50
HA23	Market Street	Loughborough	72**	Page 50
HA24	Southfields Council Offices	Loughborough	163	Page 50
HA25	138-144 Knighthorpe Road	Loughborough	43 15	
HA26	Former Limehurst Depot	Loughborough	138	Page 51
HA27	Former Main Post Office, Sparrow Hill	Loughborough	16	Page 51
HA28	Land off Derby Square	Loughborough	43	Page 51

Policy Ref	Site Name	Location	Number of Homes	Site Specific Policy*
HA29	Southfields Road Car Park	Loughborough	33	Page 52
			Total: 2,242	2,244
Shepshed Urban Area				
HA30	Land off Fairway Road	Shepshed	100	Page 52
HA31	Land north of Ashby Road,	Shepshed	210 **	Page 5 Deleted: 190**
HA32	Land off Tickow Lane (south)	Shepshed	300 325	Page 53
HA33	Land at Oakley Road	Shepshed	433 204	Page 54
HA34	Land off Tickow Lane (north)	Shepshed	394	Page 54
HA35	Land North of Hallamford Road and West of Shepshed	Shepshed	250	Page 54
HA36	20 Moscow Lane	Shepshed	49	Page 55
HA37	Land rear of 62 Iveshead Road	Shepshed	63 **	Page 5 Deleted: 68
HA38	Land to rear of 54 Iveshead Road	Shepshed	5	
HA39	Land fronting Ashby Road and Ingleberry Road	Shepshed	151	Page 55
HA40	Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane	Shepshed	474 200	Page 55
HA41	Land south of Ashby Road Central	Shepshed	49 50	Page 56
HA42	32 Charnwood Road	Shepshed	15	Page 56
			Total 4,878	2,016 Deleted: 01
Service Centres				
HA43	Land west of Anstey	Anstey	600 714	Page 56
HA44	Fairhaven Farm	Anstey	47	Page 58
HA45	Land to south of Melton Road	Barrow upon Soar	130	Page 58
HA46	Land off Melton Road	Barrow upon Soar	420 135	Page 58
HA47	Land adjoining 84 Melton Road	Barrow upon Soar	18	Page 58
HA48	Land off Willow Road	Barrow upon Soar	245 220	Page 59
HA49	Land off Cotes Road	Barrow upon Soar	220	Page 59
HA50	East of Loughborough Road	Quorn	105 **	Page 6 Deleted: 75
HA51	Land south of Rothley	Rothley	40	
HA52	971 Loughborough Road	Rothley	9	
HA53	Land off Barnards Drive	Sileby	228	Page 60
HA54	Land off Homefield Road	Sileby	55	Page 60
HA55	Rear of The Maltings High Street	Sileby	13	Page 61
HA56	Land off Kendal Road (South of Butler Way and Gray Lane)	Sileby	24	Page 61
HA57	36 Charles Street	Sileby	11	Page 62
HA58	9 King Street	Sileby	9 **	Page 6 Deleted: 14
			Total 4,849	1,978 Deleted: 53
Other Settlements				

Policy Ref	Site Name	Location	Number of Homes	Site Specific Policy*
HA59	Land to rear of Derry's Garden Centre	Cossington	424 130	Page 62
HA60	Land off Melton Road	East Goscote	223 256	Page 6 Deleted: 70
HA61	Land to the rear of 89 Loughborough Road,	Hathern	29	Page 64
HA62	The Leys	Hathern	6	
HA63	Land off Zouch Road	Hathern	50 56	Page 65
HA64	Land at Threeways Farm	Queniborough	400 160	Page 65
HA65	Land off Melton Road	Queniborough	55 85	Page 66
HA66	Land off Gaddesby Lane	Rearsby	47 65	
HA67	44 Hoby Road	Thrussington	30	Page 66
HA68	Land off Old Gate Road	Thrussington	60	Page 66
HA69	The former Rectory and Land at Thurcaston	Thurcaston	34 19	Page 67
N/A	Wymeswold NP housing requirement		60	
			Total: 845	896 Deleted: 910
			Grand Total: 8,858	9,301 Deleted: 275

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

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

Deleted: are