

Charnwood Local Plan 2021 -2037 Housing Trajectory

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	Change from EXAM 58B
		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	47	20	9	15											143	
	Commitments - Loughborough Urban Centre	344	109	91	71	81	48			15	15							774	
	Commitments - Shepshed Urban Settlement	169	136	70	55	44	41	29		27	26							597	
	Commitments - Service Centres (Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby)	251	251	198	197	79	120	121	85	105	30							1437	
	Commitments - Other Settlements	6	17	42	100	34	89	118	47	190	105							748	
	Commitments - Small Villages or Hamlets	8	8		9	1												26	
	TOTAL ALL – Estimated completions from commitments			448	452	248	313	268	132	337	176	0	0	0	0	0	0	2374	
	ALLOCATIONS Leicester Urban Area - Birstall, Thurmaston, Syston			0	5	11	50	150	267	349	322	230	180	180	160	101	100	2105	
HA1	Land South East of Syston							25	75	100	100	100	100	100	100	100	100	900	Delay by 1 year. 60 outside plan period.
HA2	Barkby Road, Syston								10	40	40	40	40	40	40	1		251	Delay by 3 years
HA3	Land north of Barkby Road, Syston						20	40	40	40	40	15						195	Delay by 1/2 year
HA4	Queniborough Lodge							40	40	40	5							125	Delay by 1 year.
HA5	Land at Melton Road, Syston				5	11	10											26	Reduce to 26. Forward 4 years
HA6	Brook Street, Syston										15							15	No change
HA7	Land off Barkby Thorpe Lane, Thurmaston							25	40	40	40	35						180	Delay by 1 year
HA8	Woodgate Nurseries, Barkby Lane, Thurmaston								12	24	10							46	Delay by 1.5 years
HA9	Works opposite 46 Brook Street, Thurmaston										7							7	No change
HA10	Works adjacent 46 Brook Street, Thurmaston										5							5	No change
HA11	Rear of Manor Medical Centre, Melton Road, Thurmaston										20							20	No change
HA12	Land at Gynsill Lane & Anstey Lane, Glenfield								40	40	40	40	40	40	20			260	No change
HA13	Park View Nursery Site off Gynsill Lane, Glenfield						20	20										40	Delay by 1 year
HA14	Land off Cliffe Road/Henson Close, Birstall								10	25								35	Delay by 2 years
	ALLOCATIONS Loughborough Urban Centre			0	15	7	148	276	200	284	313	343	290	196	169	81	0	2322	
HA15	Land south of Loughborough						25	50	90	90	90	90	90	90	90	18		723	Delay by 1 year
HA16	Laburnum Way, Loughborough						33	50	50	50	50	50	50	50	39			422	Reduce to 133 in 5 year period
HA17	Moat Farm, Land south west of Loughborough.										25	40	40	40	40	20		205	No change
HA18	Land to r/o Snells Nook Lane, Loughborough						10	40	40	30								120	Delay by 1 year
HA19	Park Grange Farm, Newstead Way				15													15	No change
HA20	Land off Beacon Road								20	10								30	Delay by 1 year
HA21	Part of Baxter Gate Opportunity Site, Loughborough										100	110						210	No Change

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HA22	Devonshire Square									39								39	Remove from 5 year period
HA23	Market Street					7				50	15							72	7 only in 5 year period
HA24	Southfields Council Offices, Southfield Road											53	110					163	No Change
HA25	138-144 Knightthorpe Road, Loughborough									15								15	Remove from 5 year period
HA26	Former Limehurst Depot						80	136										216	increase to 216 and bring forward
HA27	Former Main Post Office, Sparrow Hill, Loughborough													16				16	No Change
HA28	Land off Derby Square															43		43	No Change
HA29	Southfields Road Car Park, Loughborough										33							33	No Change
	ALLOCATIONS Shepshed Urban Settlement			60	50	50	91	225	193	237	228	208	208	208	155	88	0	2001	
HA30	Land off Fairway Road								40	40	20							100	Delay by 2 years
HA31	Land north of Ashby Road, Shepshed			12	50	50	50	48										210	Forward by 1 year
HA32	Land off Tickow Lane (south)							44	44	44	44	44	44	44	17			325	Delay by 1 year
HA33	Land at Oakley Road, Shepshed									30	40	40	40	40	14			204	Outside 5 year period
HA34	Land off Tickow Lane (north), Shepshed							44	44	44	44	44	44	44	44	42		394	Delay by 1 year
HA35	Land North of Hallamford Road and West of Shepshed									10	40	40	40	40	40	40		250	Outside 5 year period
HA36	20 Moscow Lane, Shepshed								25	24								49	Delay by 1 year
HA37	Land rear of 62 Iveshead Road		15	48														63	No Change
HA38	Land to rear of 54 Iveshead Road,									5								5	No Change
HA39	Land fronting Ashby Road & Ingleberry Road, Shepshed											25	40	40	40	6		151	No Change
HA40	Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane						25	40	40	40	40	15						200	Delay by 1 year
HA41	Land south of Ashby Road Central						16	34										50	Delay by 1 year
HA42	32 Charnwood Road, Shepshed							15										15	Delay by 1 year
	ALLOCATIONS Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby			122	6	0	113	292	310	328	260	199	119	90	89	9	0	1937	
HA43	Land west of Anstey						20	65	90	90	90	90	90	90	89			714	Delay by 1 year
HA44	Fairhaven Farm, Anstey						25	22										47	Delay by 1 year
HA45	Land to south of Melton Road, Barrow upon Soar							40	40	40	10							130	Delay by 1 year
HA46	Land off Melton Road, Barrow upon Soar							40	40	40	15							135	Delay by 1 year
HA47	Land adjoining 84 Melton Road, Barrow upon Soar									18								18	No change
HA48	Land off Willow Road, Barrow upon Soar					10		40	40	40	40	40	10					220	Delay by 1 year
HA49	Land off Cotes Road, Barrow upon Soar							30	60	60	60	10						220	Delay by 1 year
HA50	East of Loughborough Road, Quorn		41	58	6													105	Based on delivery rate
HA51	Land south of Rothley						25	15										40	Delay by 1 year
HA52	971 Loughborough Road, Rothley															9		9	No change
HA53	Land off Barnards Drive, Sileby						20	40	40	40	40	40	8					228	Delay by 1 year
HA54	Homefield Road, Sileby			55														55	No change

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HA55	Rear of The Maltings site High Street, Sileby						13											13	Delay by 1 year
HA56	Land off Kendal Road (South of Butler Way and Gray Lane), Sileby										5	19						24	No change
HA57	36 Charles Street, Sileby												11					11	No change
HA58	9 King Street, Sileby			9														9	No change
	ALLOCATIONS Other Settlements			0	5	40	101	249	231	110	80	46	26	0	0	0	0	888	
HA59	Land to rear of Derry's Garden Centre, Cossington						25	40	40	25								130	Delay by 1 year
HA60	Land off Melton Road, East Goscote						30	40	40	40	40	40	26					256	Delay by 1 year
HA61	Land to the rear of 89 Loughborough Road, Hathern								25									25	Reduced to 25 but all in 5 year period
HA62	The Leys, Hathern											6						6	No change
HA63	Land off Zouch Road, Hathern				5	40	11											56	Forward by 0.5 years
HA64	Land at Threeways Farm, Queniborough							40	40	40	40							160	Delay by 1 year
HA65	Land off Melton Road, Queniborough							40	40	5								85	Delay by 1 year
HA66	Land off Gaddesby Lane, Rearsby						5	40	20									65	Delay by 1 year
HA67	44 Hoby Road, Thrussington								26									26	Reduce to 26 but all in 5 year period
HA68	Land off Old Gate Road, Thrussington						25	35										60	Delay by 1 year
HA69	The former Rectory & Land at Thurcaston						5	14										19	Delay by 1 year
N/A	Wymeswold NP housing requirement																	0	
	TOTAL ALL – Estimated completions from DRAFT ALLOCATIONS			182	81	108	503	1192	1201	1308	1203	1026	823	674	573	279	100	9253	
LUC2	Estimated completions from WEST OF LOUGHBOROUGH SUE		14	60	130	180	210	250	250	250	250	250	250	250	250	250	250	3094	No change
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	No change
LUA3	Estimated completions from DIRECTION OF GROWTH NORTH OF BIRSTALL				106	191	222	250	249	170	150	120	120	100	100	90	82	1950	Update Jan 24
	TOTAL ALL – Estimated completions from SUE's			185	386	521	632	700	699	620	600	570	570	550	600	590	582	7805	
	Windfall Allowance							63	63	63	63	63	63	63	63	63	63	630	removed WA for 26/27 as more than half way through year
	Estimated total completions	0	0	815	919	877	1448	2223	2095	2328	2042	1659	1456	1287	1236	932	745	20062	
	Estimated cumulative completions	792	1453	2268	3187	4064	5512	7735	9830	12158	14200	15859	17315	18602	19838	20770	21515	21515	
	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	13.1	
	MONITOR - No. dwellings above or below cumulative housing requirement	-397	-925	-1299	-1569	-1881	-1622	-588	318	1457	2310	2780	3047	3145	3192	2935	2491		
	MANAGE - Annual housing requirement taking account of past/projected completions	1189	1215	1255	1289	1320	1360	1351	1254	1149	981	804	633	427	141	-407	-1746		

Notes

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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
<b>Sedgefield Method</b>	<b>4.35</b>	<b>4.97</b>	<b>5.69</b>	<b>6.17</b>	<b>6.51</b>	<b>6.98</b>	<b>7.42</b>	<b>8.15</b>	<b>8.61</b>	<b>8.51</b>
5 year requirement	5945	5945	5945	5945	5945	5945	5945	5945	5945	5945
5 year requirement + deficit (-surplus)	6870	7244	7514	7826	7567	6533	5627	4488	3635	3165
Revised 5 year requirement + 5%	7214	7606	7890	8217	7945	6860	5908	4712	3817	3323
5 year completions	6282	7562	8971	10136	10347	9580	8772	7680	6570	5656

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
<b>Liverpool Method</b>	<b>4.77</b>	<b>5.59</b>	<b>6.47</b>	<b>7.10</b>	<b>7.29</b>	<b>7.27</b>	<b>7.27</b>	<b>7.46</b>	<b>7.78</b>	<b>8.51</b>
5 year requirement	5945	5945	5945	5945	5945	5945	5945	5945	5945	5945
5 year requirement + deficit (-surplus)	6275	6445	6599	6800	6756	6272	5746	4904	4020	3165
Revised 5 year requirement + 5%	6589	6767	6929	7140	7094	6585	6034	5150	4221	3323
5 year completions	6282	7562	8971	10136	10347	9580	8772	7680	6570	5656