

**AVISON  
YOUNG**



**Charnwood Local Plan Examination  
Hearing Statement on behalf of Jelson Homes  
Matter 7: Housing Land Supply**

June 2022

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**For and on behalf of Avison Young (UK) Limited**

## **MATTER 7 – HOUSING LAND SUPPLY**

### **Issue 1 – Whether the Plan will provide for sufficient housing land supply to deliver the planned housing growth over the Plan period and whether a deliverable five year supply of housing will be available on adoption.**

- 1.1 In order for the Local Plan to be sound it must provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period. Because the Council must also 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, the Plan is also required to identify specific, deliverable sites for years one to five of the plan period and then sufficient developable sites, or broad areas of growth, for the remainder of the plan period.
- 1.2 The Glossary to the NPPF defines 'deliverable' sites as being available now, offering a suitable location for development now and be available within a realistic prospect that housing will be delivered on the site within 5 years. In order for a site to be considered 'developable' it should be in a suitable location for housing development with a reasonable prospect that it will be available and could be viably developed at the point envisaged.
- 1.3 The Council has taken the view that, in order to guard against housing land supply related risks, it should identify specific sites to satisfy the entirety of its housing requirement. We agree that this is appropriate and necessary.
- 1.4 Paragraph 74 of the Framework highlights that strategic policies should include a trajectory illustrating the expected 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. The Inspectors MIQs contain a note that advises the Council that its responses to the questions posed about HLS should include an updated housing trajectory, updated completions data for the years 2021/22 and other information / evidence it has obtained from site promoters. Given this information won't be publicly available until after the closing data for the submission of the hearing statements (6 June), and given the only other housing land supply information the Council has published is a revised 5 year HLS position statement (as at 1 April 2022), we have little alternative, but to respond to the Inspectors questions on the basis of the information and evidence that the Council supported the Regulation 19 consultation together with references to the April 2022 HLS Position Statement, as necessary. We will of course review the Council's latest information as soon as it becomes available and will produce for the Inspectors a supplementary hearing statement setting out Jelson's position on matters concerning HLS.
- 1.5 The Council's housing trajectory can be found at appendix 2 of the Submission Version of the Local Plan. It shows the anticipated timescales in which each draft housing allocation is expected to come forward together with the estimated annual completions for each site. The Plan does not however, contain any other detailed information to support the assumptions that the Council has made in respect of the deliverability and / or developability of each site, the timescales in which they are likely to come forward for development and the rates that they will be built out at. Instead, it seems as though the Council has based its assumptions on these matters on the site specific information contained in its Strategic Housing Land Availability Assessment (SHLAA) which was published in December 2020.
- 1.6 Jelson has undertaken a robust assessment of the evidence underpinning all of the Authority's draft housing allocations to determine whether they are deliverable and developable, in accordance with the provisions of the NPPF. We have also reviewed the evidence that underpins the assumptions the

Authority is making about the number of dwellings each site is capable of accommodating and whether the timeframes for their delivery are adequately evidenced.

1.7 This exercise has identified that there are issues with (i) some of the sites that it has identified; (ii) the blend of sites that it is proposing to allocate; and (iii) serious issues with the lead in times and delivery rates that it has assumed. We provide a more detailed analysis of the housing land supply provided for in the Plan below:

- a) the Council has assumed that a significant number of sites will be capable of accommodating more dwellings than the developer / promoter / landowners have indicated that the site could accommodate in the site proformas that they submitted to the Council through the SHLAA Call for Sites process. There is no evidence in the Plan or the SHLAA that confirms or explains why the Council has taken the decision to increase the potential capacity of certain sites. This needs to be confirmed.
- b) There are numerous sites in the Plan's housing trajectory that the Council has assumed will deliver housing much earlier in the Plan period than the developer / promoter / landowners have indicated they would in their SHLAA Call for Sites Proformas. Again, the plan does not contain any reasoned justification in the Plan to support the assumptions the Council has made about the timescales in which each site is likely to come forward. This needs to be clarified.
- c) As it stands, there are certain draft housing allocations in the Plan that do not reflect the scale of development proposed in applications for planning permission that Council has received during the past 12-18 months, applications that are currently subject of member resolutions to grant planning permission or consents recently granted by the authority. This skews the housing trajectory, albeit in the Council's favour in most cases. This needs to be corrected.
- d) A number of the sites that are proposed to be allocated are not deliverable and are not demonstrably developable either. As a consequence, there can be little confidence in their ability to make a positive contribution to housing delivery through the plan period. The most obviously challenged sites in this regard are:

**HA4 Queniborough Lodge, Queniborough** – this site is proposed to be allocated for 132 dwelling. It is not controlled by a developer and whilst the Council has granted planning permission to the landowner (Shields Engineering) for the residential redevelopment of the site in 2015, that permission was never implemented, and consequently it lapsed in 2018. The applicant made no attempts to extend the life of the planning permission and the LPA has received no further applications for the redevelopment of the site since. We acknowledge that the site is included as a housing allocation in the Queniborough Neighbourhood Plan (QNP), but the supporting policy confirms that the site / premises are still in an engineering use (which it has been since 1975). On the face of it, the QNP the allocation seems to be entirely predicted on the fact that (a) this is a brownfield site; and (b) there has been an application on it in the past, rather than an appetite from the landowner or a developer to bring it forward for development. We note also that during the course of the determination of the 2013 planning application, the applicant unsuccessfully attempted to argue that Council hadn't ought to require this site to deliver a policy compliant amount of affordable housing, for viability reasons. Seemingly the costs of demolishing the existing buildings and remediating the site are prohibitive. Taking all this into account we believe that there is little prospect of this site coming forward for residential development during the Plan period.

**HA26 Limehurst Depot, Loughborough** – the Plan proposes to allocate this site for 138 dwellings. According to the SHLAA it is a vacant former Council depot, which is still owned by the local authority. It was previously allocated for mixed use (tourism-led) development in the Borough of Charnwood Local Plan (2004). However, it never came forward for mixed use development. The SHLAA indicates

that the entire site is within Flood Zone 3b. It also suggests that there is no developer interest in the site. Given the history of the site and the very obvious technical constraints posed to its redevelopment as a consequence of its location within Flood Zone 3b we are of the view that this site is unlikely to be suitable for residential development.

**HA62 The Leys, Hathern (6 dwellings).** In 2008 Morris Homes made an application for full planning permission for the residential redevelopment of the site for 6 dwellings. The Council's online planning records don't indicate how it determined the application. Nevertheless, we know that the site hasn't been redeveloped for housing. Indeed, the SHLAA confirms that the site is now in an alternative use. It would appear as though the landowner secured planning permission in 2014 for the use of the site for a mobile cabin hire facility. In our view there is no prospect of this site being available or redeveloped for housing viably and for this reason it should not be taken forward as a housing allocation in the Plan.

- e) the Council is relying on its three main SUEs to deliver 47% of the new homes that the Borough needs. Given the history of these sites, and the fact that none of them are yet close to delivering a significant number of new homes, this comprises an inherently risky housing strategy. Of equal concern is (i) the number of dwellings that the Council is expecting the sites to deliver in the first five years of the plan period; and, (ii) the rate at which the is assuming that these sites will deliver new housing once they get to the point that homes are being completed.

Insofar as (i) is concerned, the Council's housing trajectory assumes that the NE of Leicester SUE will deliver 855 dwellings over the first five years of the Plan period, in spite of the fact that it has only granted reserved matters approvals that would enable the three housebuilders who control the site to deliver 604 dwellings between them. It is unrealistic for the Council to assume that the three housebuilders will complete their respective first phases of development (at 40 dpa per outlet), obtain reserved matters approvals for further phases of the development, secure the necessary technical approvals to enable development to commence on the next phases of development and complete a further 251 dwellings within the first five years of the plan period.

Similarly, the Plan's housing trajectory shows that the Council has assumed that the North of Birstall SUE will deliver 510 dwellings over the first five years of the Plan period. The developers of the site have yet to make any applications to the authority for approval of the reserved matters. To date the Council has received a single application to discharge a condition imposed on the outline element of the scheme. As a consequence, the only implementable consents the site developer have are for an extra care facility and 193 dwellings both of which were approved as detailed elements of the hybrid application for the wider site. Based on the length of time it has taken other developers to secure the necessary planning and technical approvals to enable SUEs elsewhere in Leicestershire to deliver housing it is unrealistic for the Council to assume that this site will deliver 808 dwellings during the first five years of the plan period.

In terms of (ii) at both West of Loughborough and North East Leicester, the Council is asserting that these sites will, at their peak, deliver 250 to 275 dwellings per annum ("dpa"). At West of Loughborough, it is assuming that a delivery rate of 250 dpa will be maintained for 11 years. At North East Leicester, it is assuming 275 dpa for one year, 250 dpa for 4 years and 200 dpa for 8 years. We consider these estimates to be wildly optimistic. They far exceed anything ever achieved in Leicestershire before. For example, the build out rates for Lubbethorpe SUE in Blaby, which is the only SUE in Leicestershire that has any track record of housing delivery, have never exceeded 177 dpa. There is therefore no evidence to suggest that such rates will ever be achieved on these sites.

Moreover, there is no evidence in respect of the number of developer outlets that could sensibly be provided for (given layout, infrastructure and phasing constraints) and no analysis of the

impact of absorption rates in the specific markets being targeted. If the quoted delivery rates are not achieved, the Plan simply will not deliver the new homes that the Borough needs.

By way of illustration of the potential scale of the issue, if the West of Loughborough and North East Leicester both deliver at a maximum rate of 200 dpa (which would still be a major achievement), and if the North of Birstall SUE starts delivering housing 2 years later than the Council has forecast (which is highly realistic) the Plan would fall short of its forecast total number of new homes by 921. Moreover, if housing delivery within the three SUEs is delayed by just another year (which given their history and the fact that none of them have in place the planning approvals that they need to deliver housing in line with the Council's trajectory, is entirely possible), 555 homes would be lost from the Plan's forecast out-turn. If a two-year delay were experienced, the shortfall would increase to almost 1,300 dwellings (more than a year's worth of housing need). This risk must be taken out of the Plan by allocating additional land in sustainable locations.

- 1.8 For the Council's benefit we produced for the purposes of our Regulation 19 representations, our own version of the Local Plan housing trajectory which in our view better reflects the rate and timescales at which the SUEs and other large sites will deliver housing; addresses inaccurate assumptions that the Council has made in respect of the capacity of certain sites based on information contained in the SHLAA and applications received / approvals granted by the LPA; and, removes those sites that we do not consider should be allocated for housing in the Plan (**Appendix 1**).
- 1.9 Importantly, this shows that:
- a) The Plan allocates land that is capable of delivering just 8,285 new homes – 666 fewer than the Council says that the Plan should make the provision for (8,951 net).
  - b) Crucially, the Plan does not allocate sufficient specific deliverable sites for years 1-5 of the plan period to enable the Council to achieve a 5 year housing land supply, against the housing requirement expressed in the Plan's strategic housing policies, upon adoption of the Plan. In fact, our analysis shows that the Plan's housing allocations wouldn't result in the Council having a positive five year housing land supply position until year seven (2027/28) of the Plan period. This is simply not acceptable and would be contrary to the provisions of the NPPF. Such under-delivery would have significant social and economic consequences for and would create significant uncertainty for the people of Charnwood. In a time when we continue to fail to deliver the number of homes that the Borough needs, this is simply not acceptable planning practice. Unless this is addressed the Plan will not be sound.
  - c) When the revised timescales and delivery rates for the SUEs are factored in, this results in the estimated total completions falling short of the Plan's cumulative requirement by some 222 dwellings by the end of the plan period.
  - d) We note that the Council's most recently published 5 year HLS Position Statement (April 2022) contains a table which sets out the anticipated annual completions from its large sites over the 5 year period from 21/22 to 25/26. This differs significantly to anticipated annual completions set out in the Housing Trajectory the Council prepared in support of the Submission Version of its Local Plan. That trajectory assumed that the Plan's housing allocations and sites with planning permission would deliver 6271 dwellings over the first five years of the Plan Period. Yet the Council's latest HLS Position Statement predicts that the Council will only deliver 3353 dwellings over the same period. This is almost **3,000** dwellings fewer than it expected some 12 months ago. Moreover and more importantly, the latest housing supply table indicates that the Council isn't expecting its annual completions to meet its housing requirement of 1111 dwellings in any of next 5 years of the plan

1.10 In summary, it is Jelson's view that

- many of the proposed housing allocations in the draft Plan are unlikely to deliver in the timescales and at the rates that the Council is anticipating.
- the Plan does not identify a sufficient supply of specific deliverable sites for years 1-5 of the Plan period, developable sites or broad locations for growth for years 6-10.
- the Council has exceeded its current annual requirement of 1111 dwellings once in the last ten years, and in that instance it did so by 6 dwellings.
- the Council has a poor past record of delivering housing and this position seems unlikely to change soon. this has been compounded by the length of time that it takes the local authority to process planning applications. As discussed elsewhere in our Hearing Statements Jelson has made applications for planning permission for its sites at Burton on the Wolds, Mountsorrel and Barkby Road, Syston. Insofar as the latter is concerned, it has taken the Council 4 months to validate that application, while the applications for Mountsorrel and Burton on the Wolds have been with the Council for 6 months without any action being taken.
- For the reasons discussed above, The Council ought to consider increasing the buffer it adds to its 5 year HLS
- based on a requirement of 1111 dpa it is highly unlikely that the Plan will help ensure a 5 year HLS upon adoption or over the Plan period.

1.11 Housing delivery can best be achieved in the short and medium term, by local authorities allocating a range of medium or smaller sites across a variety of market locations. The widest mix of sites provides choice for consumers, allows settlements to grow in sustainable ways, creates opportunities to diversify the construction sector, responds to changing circumstances in the housing sector and provides competition in the land market. A diversified portfolio of housing sites also offers the widest possible range of products to households, providing access different types of dwellings to meet their housing needs.

1.12 In addition to the sites Jelson controls and which have been allocated in the Plan it also controls land that has been omitted from the draft Plan which could help to make up the shortfall, (these are the sites at Cotes, Burton on the Wolds and Rearsby). Jelson is a Leicester based housebuilder with a proven track record of delivering successful family homes across the County (including previously in Charnwood Borough) for over 130 years. As a local house builder Jelson has particular knowledge of the local housing market and has the expertise to quickly turn housing allocations into delivered housing numbers. The allocation of a site in which Jelson has a controlling interest therefore guarantees that the site will quickly be brought forward for development. This would assist the Council both with addressing its dire 5 year housing land supply position and enable it to demonstrate a deliverable supply of the Plan period.

## **Appendix 1 – AY Version of LP Housing Trajectory**



HA4	Queniborough Lodge																		0	Site has been subject of a PA but this lapsed in 2018. Applicant raised issues about viability at that stage. Previous applications were made by Shields Engineering not a developer. Don't agree that site is deliverable
HA11	Rear of Manor Medical Centre, Melton Road, Thurmaston										8								8	SHLAA proforma states site could only accommodate 8 dwellings.
HA5	Land at Melton Road, Syston				10	18													28	Full planning application received by LPA for erection of 28 dwellings in July 2019 - amended to take account of reduction in numbers
HA9	Works opposite 46 Brook Street, Thurmaston										7								7	
HA10	Works adjacent 46 Brook Street, Thurmaston										5								5	
HA6	Brook Street, Syston										10								10	SHLAA indicates that site could only deliver 10 units - trajectory amended accordingly.
HA13	Park View Nursery Site off Gynsill Lane, Glenfield				10	20													30	
HA14	Land off Cliffe Road / Henson Close, Birstall				20	15													35	
HA2	Barkby Road, Syston					20	40	40	40	40	40								220	SHLAA proforma suggest that the site is only capable of delivering 208 dwellings. Trajectory adjusted accordingly.
HA3	Land north of Barkby Road, Syston					27	40	40	40	10									157	SHLAA proforma suggests that the site is only capable of delivering 157 dwellings in 6-10 year period.
HA8	Woodgate Nurseries, Barkby Lane, Thurmaston				15	24													39	
<b>ALLOCATIONS Loughborough Urban Centre</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>54</b>	<b>120</b>	<b>170</b>	<b>115</b>	<b>100</b>	<b>275</b>	<b>343</b>	<b>282</b>	<b>160</b>	<b>140</b>	<b>206</b>	<b>51</b>	<b>2031</b>		
HA29	Southfields Road Car Park, Loughborough					29													29	SHLAA indicates site capacity is 29 dwellings not 33.
HA28	Land off Derby Square															37			37	SHLAA indicates site capacity is 37 units not 43.
HA21	Part of Baxter Gate Opportunity Site, Loughborough										100	110							210	
HA23	Market Street															72			72	
HA24	Southfields Council Offices, Southfield Road											53	110						163	

HA26	Former Limehurst Depot																		0	Site was previously allocated for mixed use development in 2004 Local Plan but has never come forward for development. Entire site is within Flood Zone 3b. Not considered deliverable or developable.
<b>Policy Ref.</b>	<b>CHARNWOOD BOROUGH</b>	<b>2021/ 2022</b>	<b>2022/ 2023</b>	<b>2023/ 2024</b>	<b>2024/ 2025</b>	<b>2025/ 2026</b>	<b>2026/ 2027</b>	<b>2027/ 2028</b>	<b>2028/ 2029</b>	<b>2029/ 2030</b>	<b>2030/ 2031</b>	<b>2031/ 2032</b>	<b>2032/ 2033</b>	<b>2033/ 2034</b>	<b>2034/ 2035</b>	<b>2035/ 2036</b>	<b>2036/ 2037</b>	<b>TOTALS</b>	<b>AY Comments</b>	
		16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1			
HA16	Laburnum Way, Loughborough						30	50	50	50	50	50	42	50	50			422	SHLAA suggests that site would deliver in 6-10 year period. Seems realistic given it is not controlled by a developer or promoter and lead-in times for similar sites.	
HA17	Moat Farm, Land south west of Loughborough.										25	40	40	40	40	20		205		
HA18	Land to r/o Snells Nook Lane, Loughborough					25	40	40	15									120		
HA15	Land south of Loughborough						50	50	50	50	90	90	90	60	50	50	51	681	Site is not controlled by a developer or promoter but SHLAA suggests that there is developer interest. SHLAA indicates site capacity would be 681 homes. Lead-in times seem unrealistic based on history of deliver from other large sites in Borough. SHLAA also suggests that the site won't deliver as quickly as the Council has assumed.	
HA20	Land off Beacon Road							30										30		
HA19	Park Grange Farm, Newstead Way				15													15		
HA25	138-144 Knighthorpe Road, Loughborough										10								10	SHLAA says that site could only accommodate 10 dwellings and that it would come forward in 11-15 year period.
HA27	Former Main Post Office, Sparrow Hill, Loughborough													10					10	SHLAA highlights that site capacity is 10 dwelling.
HA22	Devonshire Square															27			27	Part of the site is within FZs 2 & 3. SHLAA suggests that site could only accommodate 27 dwellings.
<b>ALLOCATIONS Shepshed Urban Area</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>209</b>	<b>340</b>	<b>288</b>	<b>271</b>	<b>197</b>	<b>128</b>	<b>113</b>	<b>123</b>	<b>108</b>	<b>60</b>	<b>40</b>	<b>40</b>	<b>25</b>	<b>1942</b>		
HA34	Land off Tickow Lane (north), Shepshed				22	44	44	44	44	44	44	44	44	20					394	
HA42	32 Charnwood Road, Shepshed				15														15	
HA30	Land off Fairway Road					25	40	35											100	SHLAA says that site wouldn't start delivering until 6-10 year period
HA39	Land fronting Ashby Road & Ingleberry Road, Shepshed				25	40	40	40	40	15									200	Current planning application with LPA proposes development of the site for up to 200 dwellings. Still issues to be resolved before PP could be granted.

HA35	Land North of Hallamford Road and West of Shepshed										25	40	40	40	40	40	25	250	Previous applications on site were refused and appeal withdrawn by applicant. Doesn't appear to be developer interest according to SHLAA. It suggests that site would deliver in 11-15 year period not within 5 years.
HA32	Land off Tickow Lane (south)				22	44	44	44	44	44	44	14						300	
HA40	Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane				25	40	40	40	29									174	
HA41	Land south of Ashby Road Central				25	24												49	
HA31	Land north of Ashby Road, Shepshed				25	40	40	40	40	25								210	Council resolved to grant outline planning permission for 210 unit scheme on this site in July 2021.
HA36	20 Moscow Lane, Shepshed											25	24					49	SHLLA says no developer interest, identifies potential access issues and suggests that the site would deliver in 11-15 year period. No indication why CBC think it will now deliver within 5 years
HA33	Land at Oakley Road, Shepshed				25	40	40	28										133	
HA37	Land rear of 62 Iveshead Road				20	43												63	LPA resolved to grant PP for up to 63 units on the in March 2021. trajectory amended to reflect this.
HA38	Land to rear of 54 Iveshead Road,				5													5	
<b>ALLOCATIONS Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>144</b>	<b>216</b>	<b>323</b>	<b>334</b>	<b>265</b>	<b>238</b>	<b>163</b>	<b>104</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1806</b>	
HA44	Fairhaven Farm, Anstey				25	22												47	
HA43	Land west of Anstey				36	75	90	90	90	75	75	50	19					600	
HA47	Land adjoining 84 Melton Road, Barrow upon Soar									18								18	
HA45	Land to south of Melton Road, Barrow upon Soar						25	40	40	25								130	SHLLA indicates that the site would deliver within 6-10 year period not first five years.
HA46	Land off Melton Road, Barrow upon Soar					25	40	40	15									120	
HA48	Land off Willow Road, Barrow upon Soar						23	40	40	40	40							183	SHLLA states that the site capacity is 183 dwellings yet the Council has assumed 215. Also says that site will deliver in 6-10 year period. Council claim 5 in spite of there being no developer interest in site.
HA49	Land off Cotes Road, Barrow upon Soar						25	40	40	40	40	35						220	This site comprises at least 6 SHLAA sites which seem to be controlled by different landowners. SHLAA says that site won't start delivering until 6-10 year period which seems realistic given land assembly issues.

HA50	East of Loughborough Road, Quorn				25	40	40											105	Miller Homes have made an application to CBC for development of 105 homes. Trajectory amended accordingly.
HA55	Rear of The Maltings site High Street, Sileby				13													13	
HA53	Land off Barnards Drive, Sileby				25	40	40	40	40	40	3							228	
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	5												14	
HA54	Homefield Road, Sileby						25	19										44	SHLAA states that site won't deliver until 6-10 year period. Also that likely capacity is 44 units.
HA51	Land south of Rothley						15	25										40	SHLLA says that there is no developer interest in the site but that it is available. SHLAA suggests that 6-10 year period is more realistic assumption on delivery.
HA52	971 Loughborough Road, Rothley					9												9	
<b>ALLOCATIONS Other Settlements</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>118</b>	<b>181</b>	<b>185</b>	<b>102</b>	<b>55</b>	<b>80</b>	<b>110</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>862</b>	
HA59	Land to rear of Derry's Garden Centre, Cossington				25	40	40	25										130	Planning application submitted to CBC for erection of 130 dwellings on the site. Trajectory amended to reflect this.
HA60	Land off Melton Road, East Goscote				25	40	40	40	40	40	40	5						270	Outline application submitted to the Council in March 2021 for the erection of 270 dwellings on the site. Trajectory amended to reflect this.
HA61	Land to the rear of 89 Loughborough Road, Hathern				18	11												29	
HA63	Land off Zouch Road, Hathern				25	25												50	
HA62	The Leys, Hathern																	0	Morris Homes secured planning permission for erection of 6 dwellings on the site in 2007. that consent was never implemented and has now lapsed. SHLAA says that alternative use has now come forward on the site. No evidence of it being developable.
HA64	Land at Threeways Farm, Queniborough				25	40	35											100	
HA65	Land off Melton Road, Queniborough					25	30											55	
HA66	Land off Gaddesby Lane, Rearsby						25	22										47	Site is not controlled or promoted by a developer. Not allocated for housing in NP. Timescales seem unrealistic
HA68	Land off Old Gate Road, Thrussington									25	35							60	
HA67	44 Hoby Road, Thrussington										30							30	

HA69	The former Rectory & Land at Thurcaston										5	26						31	
N/A	Wymeswold NP housing requirement						15	15	15	15								60	
Policy Ref.	CHARNWOOD BOROUGH	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	TOTALS	AY Comments
		16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		
	TOTAL ALL – Estimated completions from DRAFT ALLOCATIONS	0	0	0	566	975	1101	1047	817	686	861	731	499	310	270	336	86	8285	
LUC2	Estimated completions from WEST OF LOUGHBOROUGH SUE			60	180	200	200	200	200	200	200	200	200	200	200	200	200	2640	
LUA2	Estimated completions from NORTH EAST OF LEICESTER SUE	30	135	135	135	135	200	200	200	200	200	200	200	200	200	200	200	2770	Developers have only secured RM approval for 604 dwellings across first three phases of development yet trajectory assumes that the site will deliver 855 over this period. Trajectory amended to reflect 3 outlets each delivering at 45 dpa
LUA3	Estimated completions from DIRECTION OF GROWTH NORTH OF BIRSTALL				40	40	175	150	150	130	130	130	130	130	130	130	55	1520	Site benefits from outline PP for 1950 dwellings plus element of extra care and detailed approval for 193 dwellings. S106 completed in January 2021. One DoC application and no RM approvals made to LPA since then. Entirely unrealistic to expect site to deliver in timescales and rates set out.
	TOTAL ALL – Estimated completions from SUE's	30	135	195	355	375	575	550	550	530	530	530	530	530	530	530	455	6930	
	Estimated total completions	896	763	550	1100	1399	1893	1642	1367	1216	1391	1261	1029	840	800	866	541	17554	
	Estimated cumulative completions	896	1659	2209	3309	4708	6601	8243	7610	10826	12217	13478	14507	15347	16147	17013	17554		
	Annualised housing requirement	1111	1111	1111	1111	1111	1111	1111	1111	1111	1111	1111	1111	1111	1111	1111	1111		
	Cumulative requirement	1111	2222	3333	4444	5555	6666	7777	8888	9999	11110	12221	13332	14443	15554	16665	17776		
	MONITOR - No. dwellings above or below cumulative requirement	-215	-563	-1124	-1135	-847	-65	466	1278	827	1107	1257	1175	904	593	348	-222		