

Charnwood Local Plan Examination Supplementary Consultation

Various Land Interests

Prepared by Fisher German LLP on behalf of David Wilson
Homes East Midlands

Project Title

David Wilson Homes East Midlands – Various Land Interests (Charnwood)

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1. Introduction

1.1 This Statement has been prepared on behalf of David Wilson Homes East Midlands in respect of their land interests within Charnwood Borough which are omission sites in the emerging Charnwood Local Plan. All sites are considered suitable for allocation in the scenario further housing sites are required to enable the Local Plan to be found sound (as we consider to be the case within representations and statements). David Wilson Homes Land interests are set out below.



Figure 1: Barkby Road, Queniborough, Site Location Plan (Appeal Decision Awaited)



Figure 2: Cossington Road, Sileby, Site Location Plan (Outline approved at Appeal, RM submitted)

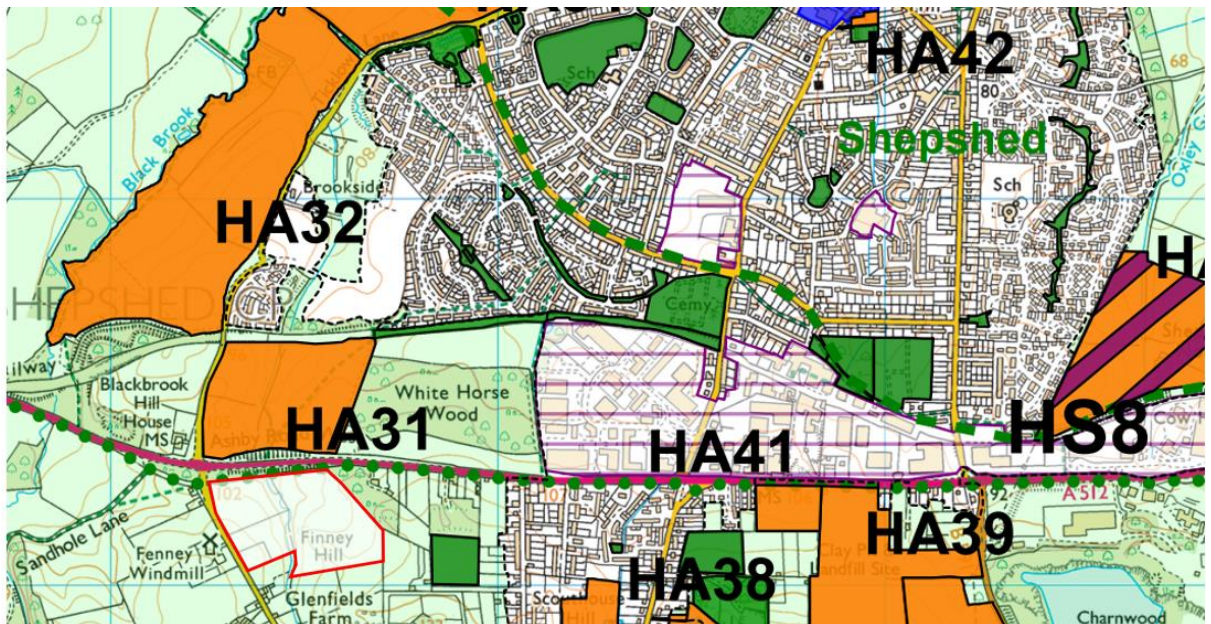


Figure 3: Land South of the Ashby Road West, Shepshed (Pre-application request submitted) (Local Plan Submission Policies Map Extract)

- 1.2 The Barkby Road site is located to the southern edge of Queniborough (Figure 1). The adopted Core Strategy identifies Queniborough as one of Charnwood's 12 'Other Settlements' which are acknowledged to be sustainable settlements, located approximately 9km to the northeast of the centre of Leicester, just south of the A607. The existing facilities and services in Queniborough, and nearby Syston, are within walking distance of the application site. The site, at the time of writing, is subject to a pending outline planning appeal application for up to 150 dwellings (reference P/20/2380/2). It is anticipated that a positive resolution can be achieved in the short term.
- 1.3 The Cossington Road site is located to the south of Sileby (Figure 2). The emerging Local Plan identifies Sileby as one of Charnwood's six 'Service Centres' which are acknowledged to be some of Charnwood's most sustainable settlements, located approximately 9km to the north of the centre of Leicester, east of the A60. The existing services of Sileby and Cossington are in walking distance of the site, including Sileby train station. The site was subject of a planning application for up to 170 dwellings (reference P/21/0491/2), refused in September 2021 and has since been allowed on appeal in June 2022 (reference APP/X2410/W/21/3287864).
- 1.4 The Ashby Road West site is located to the south west of Shepshed (Figure 3), adjacent to the Council's allocations to the west of the town (HA31 and HA32). Shepshed is identified is a key urban area with Charnwood, west of the M1 close to Loughborough. Shepshed is acknowledged to be the second most sustainable settlement in Charnwood and is distributed 12% of the Plan's

housing growth. A pre-application request for the delivery of approximately 200 dwellings has been submitted to the Council and discussions relating to the site are ongoing.

- 1.5 David Wilson Homes are a respected national housebuilder who deliver high quality new residential development and who have a strong track record of delivery in the local area. The Company is proud to have been awarded the Home Builders Federation (HBF) 5 Star Home Builder status for fourteen consecutive years. This accolade demonstrates the quality of both our client's product and service; awarded only to housebuilders who receive a higher than 90% recommendation by their customers. David Wilson Homes, as a national housebuilder also has the ability to expedite delivery, thus any of David Wilson's land interests allocated can make strong contributions to any housing land supply shortfalls identified.

2. Representations

Context

- 2.1 This consultation is a result of new information provided by the Council to both justify a new approach the Council only advocated on the first day of this examination, and also to satisfy wider concerns raised by the Inspectors.
- 2.2 The additional Charnwood Local Plan Examination Documents, submitted to the Examination and now consulted upon are as follows:
- EXAM 57 - Sustainability Appraisal Addendum December 2022
 - EXAM 56A - Charnwood Additional Housing Supply Update September 2023
 - EXAM 58B - Updated Housing Trajectory (containing completions information) September 2023
 - EXAM58C - Updated Housing Trajectory Update Notes September 2023
 - EXAM58D - Update to Five Year Supply on Adoption based on 2022/23 monitoring year
 - EXAM58E - Five Year Housing Land Supply site list
 - EXAM75 - Draft Transport Strategy document
 - EXAM76 - Updated Local Plan Viability Consolidated Addendum Report August 2023
- 2.3 These representations are written in a historically difficult time for British housebuilders, with factors including inflation, labour and material shortages, high interest rates and lack of approved housing land coming through the system (thus generating strong competition between housebuilders and artificially protecting historically high land prices which would otherwise be untenable given the wider issues). It is noted that recent reporting sets out that the construction industry, one of the most important sectors in the country, is due to be in recession until 2025 at the earliest. The Construction Products Association Autumn Forecasts, published 23rd October 2023, finds construction output is expected to fall by 6.8% in 2023, similar to the 7.0% contraction forecast three months ago, before a further marginal fall of 0.3% in 2024. Consequently, the UK economy is expected to flatline throughout 2024, holding back the recovery in major sectors of construction activity such as new build housing to 2025. Accordingly, delivery starts and build out rates should be tempered taking this into account.

Plan Period

- 2.4 Paragraph 22 of the NPPF states that *“strategic policies should look ahead over a minimum 15-year period from adoption”*. At this stage, it is becoming increasingly likely that any adoption will now not occur until 2024/25 at the earliest. There are only 4 months remaining for the Plan to be adopted in the 2023/24 year at the close of the consultation period, with significant further work and consultation required prior to the Plan being formally adopted. Applying the requirements of NPPF paragraph 22 to this adoption date gives a requirement for the Plan period to extend until 2038/39, 2 years additional to the 2036/37 currently assumed. Given the 15-year plan period is described as a minimum in the NPPF, these additional years should be added to the Plan period to ensure compliance with the requirements of the NPPF.

Five Year Housing Land Supply

- 2.5 The PPG is clear that *“in plan-making, the Inspector examining the plan will test the evidence to ensure that the 5 year housing land supply identified in strategic policies is sound. If it is not, wherever possible the Inspector will recommend main modifications to the plan to ensure that the plan identifies a 5 year housing land supply from its date of adoption”*.
- 2.6 Paragraph 68 of the NPPF confirms that *“strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
- a) specific, deliverable sites for years one to five of the plan period*
 - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan”*.
- 2.7 There is no allowance in national policy or guidance for an Authority to advance a Local Plan which cannot demonstrate a minimum of 5-years supply on adoption. It is an absolute test of the Local Plan and where this is not the case, the PPG is clear that main modifications are required to be included which rectify this position.
- 2.8 Within this context, we note that Exam 58B outlines that the Council can demonstrate only 5.16 years supply whilst utilising the Sedgfield method of calculation (I.E. meeting any under delivery in the first 5 years). The Council also provide the Liverpool method (meeting under delivery across

the remaining Plan period), giving 5.9 years supply, however, for reasons discussed below, we do not believe the Liverpool method can reasonably be used in this instance.

- 2.9 The Council's Sedgefield position can be at best described as marginal, and ultimately means any reduction in supply is highly likely to result in a failure to demonstrate a 5-year housing land supply on adoption of the Plan. In such a scenario, the PPG is clear it is incumbent on the Inspectors to propose main modifications to the Plan to ensure this can be demonstrated. Our client's land interests at Queniborough (Figure 1) or Shepshed (as delineated on Figure 3) can be allocated to meet any shortfall quickly. Sileby now benefits from an outline permission, and forms part of the Council's commitments.
- 2.10 In respect of the calculation method, the PPG strongly indicates the use of Sedgefield method over Liverpool, though whilst we concede there may be instances where Liverpool method is justified, that is not the case here. The PPG states¹ *"to ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement **in the first 5 years (including any shortfall)**, bringing forward additional sites from later in the plan period"* [our emphasis]. This shows that it is the PPG's clear anticipation that the Sedgefield method will be used as the starting point for calculating 5-year housing land supply. Clearly given the pressing need for housing, it would seem to us incongruous with the NPPF and national guidance for housing need that should have been delivered in 2021 (or earlier referring to the failure to deliver the Core Strategy strategic sites as anticipated), to instead be delivered in 2037 (or later if a more robust Plan period is adopted).
- 2.11 Given the strategy of the 2023 Local Plan essentially roles forward the broad strategy and strategic sites as allocated in the 2015 Core Strategy, any reliance on the Liverpool Method simply further 'kicks the can down the road', not positively meeting need in the short term as would be expected. Moreover, it would in essence reward the Council for the failure of the previous Plan by further pushing back housing need that is desperately needed in the short term. Throughout the preparation of the Plan we pointed to the previous failures of the strategic sites and advised that sufficient smaller scale sites would be needed to meet Charnwood's requirement (inclusive of Leicester City's unmet needs) until a point that all SUEs were positively delivering significant quantum of units.

¹ Paragraph: 022 Reference ID: 68-022-20190722

2.12 Whilst we maintain the assessment for which the Council must be assessed assumes an adoption date in the 2024/25 year, for consistency and comparison with the Council we have provided a position for both 2023/24 and 2024/25 as a base date.

Requirement 2023/24

2.13 It is assumed to now be common ground between parties that the annual housing requirement for Charnwood is 1,189 dwellings (LHN + Leicester City unmet need).

2.14 Therefore, the five year housing requirement is 5,945 dwellings, plus the shortfall/surplus from the initial years of the Plan and 5% buffer, calculated from the likely date of adoption. As discussed above, at this stage, monitoring year 2024/25 appears to be the most likely adoption date however for completeness we have calculated assuming both scenarios. The current shortfall comprises that from the 2021/22 and 2022/23 monitoring years, which totals 925 dwellings, shown below.

Year	2021/22	2022/23	Total
Requirement	1,189	1,189	2,378
Delivery	792	661	1,453
Shortfall	397	528	925

2.15 Having regard for the 925 dwelling shortfall in the initial two years of the Plan period, utilising the Sedgefield method in accordance with the PPG, this gives a requirement of 6,870 dwellings. Moreover, in accordance with the PPG it is necessary to apply an appropriate buffer to this requirement, inclusive of shortfall. Having regard for the most recently available Housing Delivery Test results a 5% buffer is applicable to this requirement (NPPF Paragraph 74), equating to an additional 344 dwellings. In total therefore, the housing requirement for Charnwood at point of adoption (2023/24) is considered to be 7,214 dwellings.

A	Annual Requirement	1,189
B	5 Year Requirement	5,945
C	Undersupply	925
D	Total (B+C)	6,870
E	5% Buffer (D x 5%)	344 (343.5)
F	Total Requirement (D+E)	7,214

Requirement 2024/25

- 2.16 It is assumed to now be common ground between parties that the annual housing requirement for Charnwood is 1,189 dwellings (LHN + Leicester City unmet need).
- 2.17 Therefore, the five year housing requirement is 5,945 dwellings, plus the shortfall/surplus from the initial years of the Plan and 5% buffer, calculated from the likely date of adoption. As discussed above, at this stage, monitoring year 2024/25 appears to be the most likely adoption date and thus for the purposes of this exercise is utilised. Whilst we do not have monitoring data for the current year, for the purposes of this calculation we have utilised the Council's estimate as per Exam 58B. This gives the following requirement and delivery rates for the initial years of the Plan period, totalling a 1,275 dwelling shortfall.

Year	2021/22	2022/23	2023/24	Total
Requirement	1,189	1,189	1,189	3,567
Delivery	792	661	839	2,283
Shortfall	397	528	359	1,275

- 2.18 Having regard for the 1,275 dwelling shortfall in the three initial years of the Plan period, utilising the Sedgefield method in accordance with the PPG, this gives a requirement of 7,220 dwellings. Moreover, in accordance with the PPG it is necessary to apply an appropriate buffer to this requirement, inclusive of shortfall. Having regard for the most recently available Housing Delivery Test results a 5% buffer is applicable to this requirement (NPPF Paragraph 74), equating to an additional 361 dwellings. In total therefore, the housing requirement for Charnwood at point of adoption (2024/25) is considered to be 7,581 dwellings.

A	Annual Requirement	1,189
B	5 Year Requirement	5,945
C	Undersupply	1,275
D	Total (B+C)	7,220
E	5% Buffer (D x 5%)	361
F	Total Requirement (D+E)	7,581

Supply

2.19 Annex 2 of the NPPF confirms the definition of deliverable. To be 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 5 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 5 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) 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 5 years.”

2.20 The PPG² sets out that 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;
- 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.

2.21 The starting point for the Council’s supply is the Council’s most recent housing trajectory (EXAM 58B), which represents the Council’s opinion on likely delivery of the various commitments and allocations in Charnwood. As set out at the hearing sessions, we disagree with the Council on a number of assumptions on site starts and delivery rates. For simplicity and brevity, we only comment on those sites for which our assumption on likely delivery differs significantly from the Council’s.

² Paragraph: 007 Reference ID: 68-007-20190722

Commitments

- 2.22 The PPG is clear that permissions for minor development should generally be considered deliverable. As such, the Council's assumptions for minor development are all considered to be deliverable (and are considered below).
- 2.23 The Council's land supply position has a reliance on a number of large-scale commitments. As commitments, many of these sites have permissions or are delivering units now. As such, this supply makes a considerable contribution to the Council's position, as per the below (again considering both base dates).

Year	1	2	3	4	5	Totals
Base Date						
2023/2024	502	418	430	283	133	1,766
2024/2025	418	430	283	133	158	1,422

- 2.24 The PPG is clear that wherein sites only benefit from an outline permission, they should only be considered developable for the purposes of five year housing land supply where there is clear evidence that housing completions will begin on site within five years.
- 2.25 We have made no comments on specific commitments at this stage but reserve the right to consider this position should new evidence or information become available (previous representations related to land north of Ashby Road, Shepshed, as this was considered as a commitment, however it is now covered as an allocation and thus discussed below).

Allocations

- 2.26 The largest source of the Council's supply is derived from new allocations. These are at various stages of the planning process. Where we have not commented on a specific site, we make no specific comments at this stage but reserve the right to consider this position should new evidence or information become available. Appendices 1 and 2 demonstrate the comparable five year supply trajectories.

ALLOCATIONS Leicester Urban Area - Birstall, Thurmaston, Syston

HA1 Land South East of Syston

- 2.27 There is no planning application. The Council assumes delivery of 25 in 2026/27 and 75 in 2027/28. Given the lack of a planning application and thus of lack of certainty about the ability of

a deliverable scheme there is not sufficient evidence to demonstrate that units will be delivered within either 5-year period. Until evidence is provided it is assumed non-deliverable and certainly not deliverable at the rates assumed by the Council.

HA1		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	0	25	75	100	
2027/28	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	0	25	75	100	200	
2028/29	DWH Assumption	0	0	0	0	0	0	

HA7 Land off Barkby Thorpe Lane, Thurmaston

- 2.28 There are two pending outline planning applications. One for 130 dwellings and associated infrastructure to the south of the site (Land off Barkby Thorpe Lane) and another for 79 dwellings (Land South of Barkby Lane Syston). Both planning applications have received holding representations from Lichfields on behalf of Commercial Estates Projects Ltd (CEG), the promoter and master developer of Thorpebury SUE and David Wilson Homes on behalf of the Thorpebury Phase 1 Developer Consortium (comprising of David Wilson Homes East Midlands, William Davis and Davidsons Developments. They state *“We do not object to the principle of application P/23/0932, however we have reason to believe that implementation of these proposals (following grant of any planning permission), alongside P/22/2109/2, may result in the loss of the outline Planning Permission P/13/2498/2 (OPP) at Thorpebury as a result of the Hillside judgement.”* They request that discussions are ongoing with Bellway Homes (the developer of the HA7) and that the application is not determined until discussions have concluded.
- 2.29 There are also outstanding highways works required for both applications on the sites as required by LCC highways regarding access to the site and concerns regarding junctions capacity assessments. There is a long-standing issue of congestion in the vicinity of Barkby Thorpe Lane, south of the site and there are planning applications for a number of other allocations in close proximity to the site which will need to be taken into account regarding highways issues.

2.30 There is not sufficient evidence to demonstrate that the site delivery as suggested by the Council will occur within either 5-year period. The available evidence suggests the contrary.

HA7		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	0	25	40	65	
	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	0	25	40	40	105	
	DWH Assumption	0	0	0	0	0	0	

HA14 Land off Cliffe Road/Henson Close, Birstall

2.31 There is no planning application. The Council assumes delivery of 10 in 2026/27 and 25 in 2027/28. Given the lack of a planning application and thus of lack of certainty about the ability of a deliverable scheme there is not sufficient evidence to demonstrate that 35 units will be delivered within either 5-year period. The site is located in an area that was previously designated as a Green Wedge adjoining Leicester. The Council states that the site has been reduced and development restricted to southeastern corner of the site to enable key Green Wedge functions to be retained as part of the development. Applicants are trying to agree a higher quantum of delivery for the site and argue that development should not be restricted to the southeastern part of site but instead informed by an LVIA. Given the lack of a planning application, it is not clear how quickly these areas of disagreement would be resolved.

HA14		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	0	10	25	35	
	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	0	10	25	0	35	
	DWH Assumption	0	0	0	0	0	0	

ALLOCATIONS Loughborough Urban Centre

HA15 Land south of Loughborough

- 2.32 Strategic scale allocation (723dw). No comprehensive application submitted. Part of site benefits from outline permission secured at appeal (120 dwellings). No Reserved Matters or discharge of conditions applications yet submitted. Site promoted by a promotor. Unclear relationship with rest of allocation and whether there are any land issues. Given the level of remaining uncertainty, it is concluded that delivery will be slower than the Council's assumed delivery rates. Given the level of uncertainty we have pushed delivery back a year.

HA15		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	30	40	90	160	
	DWH Assumption	0	0	0	30	40	70	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	30	40	90	90	250	
	DWH Assumption	0	0	30	40	50	120	

HA16 Laburnum Way, Loughborough

- 2.33 Whilst the scale of HA16 is smaller than HA15, it remains a significant site of 422 units. A full planning application for 130 dwellings has been submitted for part of the site which has outstanding issues to be resolved from consultation comments from Environmental Health and Ecology officers. There is no planning application for the rest of the site. Whilst the Council does not envisage delivery until 2026/27 year, which may be somewhat reasonable, it assumes delivery of 50 units in that first year. Planning applications of 400 dwellings upwards are often protracted, due to the level of impact, level of mitigation and requirements for infrastructure.
- 2.34 The delivery rates assumed by the Council are considered be aspirational. The site is clearly acknowledged to be highly sensitive with outstanding issues relating to heritage constraints, biodiversity corridors, landscape impacts and flood risk. The applicants are trying to agree a higher quantum of delivery for the site. Given the lack of a comprehensive planning application for the rest of the site, it is not clear if there are issues which require significant mitigation or how protracted future planning applications for the rest of the site may become. On this basis, we consider the below trajectory to represent a more robust assumption for the site, providing a more

reasonable lead in time before multi-outlet delivery begins, with delivery being reduced in the first year.

HA16		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	0	50	50	100	
	DWH Assumption	0	0	0	10	50	60	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	0	50	50	50	150	
	DWH Assumption	0	0	10	50	50	110	

HA22 Devonshire Square

- 2.35 Brownfield site adjoining the town centre, currently appears to be in use as a car park. Not clear if there is sufficient capacity within town centre parking to lose this parking provision without undue impacts on the vitality and vibrancy of the town centre. Delivery rates unusual and aspirational. As the site is in use it is not available now and thus cannot be considered deliverable. Site should therefore be wholly discounted from the supply calculations.

HA22		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	0	0	39	39	
	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	0	0	39	0	39	
	DWH Assumption	0	0	0	0	0	0	

HA23 Market Street

- 2.36 Brownfield site adjoining the town centre, currently appears to be in use as a car park. Not clear if there is sufficient capacity within town centre parking to lose this parking provision without undue impacts on the vitality and vibrancy of the town centre. Full planning permission has been granted to change the use of the first and second floors of the buildings on site from retail to residential

to form 7 flats. Delivery rates are aspirational for the rest of site which comprises the car park. As this part of the site is in use it is not available now and thus cannot be considered deliverable. The car park redevelopment part of the proposals should therefore be wholly discounted from the supply calculations.

HA23		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	7	50	15	72	
2027/28	DWH Assumption	0	0	7	0	0	7	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	7	50	15	0	72	
2028/29	DWH Assumption	0	7	0	0	0	0	

HA26 Former Limehurst Depot

2.37 No planning application as yet, presumed difficult brownfield site having regard for constraints such as existing buildings, access, flood risk etc. A pre-application was submitted in Oct 2022 for a scheme for 500 units of student accommodation which would equate to 138 units in the supply. The Council assume 138 units delivered in 2026/27. Given the lack of a planning application and thus of lack of certainty about the ability of a deliverable scheme to come forward despite such constraints, there is not sufficient evidence to demonstrate that 138 units will be delivered in one year or within the 5-year period. Assumed issues with viability also. Until evidence is provided assumed non-deliverable and certainly not deliverable at the rates assumed by the Council.

HA26		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	0	0	138	138	
2027/28	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	0	0	138	0	138	
2028/29	DWH Assumption	0	0	0	0	0	0	

ALLOCATIONS Shepshed Urban Centre

HA30 Land off Fairway Road

- 2.38 There is no planning application. The Council assumes delivery of 40 in 2026/27 and 40 in 2027/28. The site was formerly part of Garendon Park and retains features associated with this history. Parts of the site are acknowledged to be highly sensitive with outstanding issues relating to fluvial and surface water flooding and a watercourse flows through the site.
- 2.39 Given the lack of a planning application, it is not clear if there are issues which require significant mitigation or how protracted a planning application may become. Therefore, there is not sufficient evidence to demonstrate that 80 or 100 units will be delivered within either 5-year period.

HA30		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	0	40	40	80	
2027/28	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	0	40	40	20	100	
2028/29	DWH Assumption	0	0	0	0	0	0	

HA32 Land off Tickow Lane (south)

- 2.40 Strategic scale allocation. An outline application has been submitted for 350 dwellings and primary school and associated infrastructure. There are outstanding highways issues with National Highways. Severn Trent have raised concerns regarding connection with the foul water sewer which requires owner approval and may require a sewer modelling study due to the size of the development. They also advise there is a public sewer on the site. Consent is required to build close to this asset.
- 2.41 The Council assumes 44 dwellings delivery in 2026/27 and 2027/28. It is considered unlikely to achieve these levels of delivery in first year. We have therefore assumed a reduction in delivery for the first year, increased thereafter to reflect the more significant groundworks and infrastructure works likely necessary to increase rate of delivery.

HA32		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	0	44	44	88	
2027/28	DWH Assumption	0	0	0	10	44	54	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	0	44	44	44	132	
2028/29	DWH Assumption	0	0	10	44	44	98	

HA33 Land at Oakley Road

2.42 No current planning application. Promoters for the site state that it is being actively promoted and that an outline planning application for 204 units is being prepared however this has not yet been submitted. The Council assumes delivery of 30 dwellings in 2026/27 and 40 dwellings in 2027/28. Given the lack of a planning application and thus of lack of certainty about the ability of a deliverable scheme there is not sufficient evidence to demonstrate that 70 units or 110 units will be delivered within either 5-year period. Until evidence is provided it is assumed non-deliverable and certainly not deliverable at the rates assumed by the Council.

HA33		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	0	30	40	70	
2027/28	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	0	30	40	40	110	
2028/29	DWH Assumption	0	0	0	0	0	0	

HA35 Land North of Hallamford Road and West of Shepshed

2.43 Pending outline application for 250 dwellings. No documentation uploaded since 2016. Understood intention through an agreed SoCG with Council is to deliver 400 units on the site. This would necessitate a new and more complicated application with a likely significant determination period. Understood outstanding objections from NWL District Council which may further complicate matters. Given outstanding planning requirements to deliver a robust outline

application for 400 dwellings, subsequent reserved matters, infrastructure delivery and groundworks, considered reasonable to assume limited delivery in either 5-year period.

HA35		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	0	10	40	50	
2027/28	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	0	10	40	40	90	
2028/29	DWH Assumption	0	0	0	0	0	0	

ALLOCATIONS Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby
HA43 Land west of Anstey

- 2.44 Allocation formed of 3 planning applications by Davidsons Developments, dating from 2020 and 2021, all of which have outstanding objections from National Highways relating to potential and cumulative impacts on the A46. The remainder of the allocation is being advanced by William Davies Homes, who had a hybrid outline application registered in February 2022 and similarly with an outstanding holding objection from National Highways.
- 2.45 There have been no submissions from either applicant for some time and no published response to concerns raised by National Highways on any application in 6 months since such issues were confirmed. Similarly, Leicestershire County Council Highways have issued directions to the applications to not be permitted due to lack of submitted information.
- 2.46 The Davidsons Matter 6 statement confirms outstanding highways issues confirming that existing issues of congestion will be compounded by the development proposals. There is no certainty at this stage as to the scope and extent of highways mitigation required, and how this will be delivered. Reference in IDP that funding will be provided through both development contributions and Local highway Funding. At this stage it is unclear the extent of mitigation needed thus implications for local and developer funding. Leicestershire Highways funding understood to be limited and thus there will need to be significant conversation at a local level as to the scale of funding available and if it represents best value to the County for it to be spent here. Therefore, it is also unclear as to impact on S106 contributions, how these will be divided up

between the various outstanding planning applications and how this will be delivered. Consequently, unclear on impacts on viability of sites, given scale of other developer contributions.

2.47 The above means it is unclear as to how much development, if any, can be delivered in advance of highways mitigation and it is unclear how different applications will be treated if there is limited available capacity. We consider there to be insufficient evidence that the allocation will deliver within either five year period.

HA43		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	20	65	90	175	
	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	20	65	90	90	265	
	DWH Assumption	0	0	0	0	0	0	

HA44 Fairhaven Farm, Anstey

2.48 Pending full application submitted. Whilst no objection from National Highways, outstanding concern from Leicestershire County Council Highways. Site clearly impacted in the same way as HA43 and considered an integrated solution inclusive of Section 106 contributions from all Anstey schemes likely to be required. Significant questions outstanding in respect of scale and scope of improvements necessary to ensure development is acceptable. Until there is an agreed programme of improvements, costed and apportioned, the site not considered deliverable in five years.

HA44		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	25	22	0	47	
	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	25	22	0	0	47	
	DWH Assumption	0	0	0	0	0	0	

HA45 Land to south of Melton Road, Barrow upon Soar

- 2.49 The 'Delivery Strategy- New 1 Form Entry Primary School', Barrow upon Soar' was updated in November 2022 and set outs the delivery strategy of the delivery mechanism for the school. This was agreed by the developers and promoters of the allocated sites in Barrow upon Soar. With agreement from the developer and landowner of the Willow Road site (HA48), the Council have proposed a set of Main Modifications to the Local Plan which would mean the school site would be included within the Willow Road site (HA48).
- 2.50 The pending outline planning application for HA48 includes the provision of a 1 Form Entry Primary School and initial work will include the creation of a serviced school site. The delivery strategy specifies that *"The remaining Developers will be able to obtain planning permission (outline and reserved matters or full permission) in advance of the school site on HA48 having been provided. However, their s106 agreements will include a restriction that the other schemes cannot commence until LCC confirms the school site has been transferred to them."*
- 2.51 This will significantly delay the development of this site as construction of dwellings will be unable to commence until the school site on HA48 has been transferred to LCC. The outline planning application for HA48 has not been granted and so it is unlikely the school will be built out for some time. This will significantly delay development on any of the other sites in Barrow. Therefore, there is insufficient evidence that the site allocations in Barrow Upon Soar will deliver in either five year period.

HA45		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	0	40	40	80	
	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	0	40	40	40	120	
	DWH Assumption	0	0	0	0	0	0	

HA46 Land off Melton Road, Barrow upon Soar

- 2.52 The 'Delivery Strategy - New 1 Form Entry Primary School, Barrow upon Soar' was updated in November 2022 and set outs the delivery strategy of the delivery mechanism for the school. This was agreed by the developers and promoters of the allocated sites in Barrow upon Soar. With

agreement from the developer and landowner of the Willow Road site (HA48), the Council have proposed a set of Main Modifications to the Local Plan which would mean the school site would be included within the Willow Road site (HA48).

- 2.53 The pending outline planning application for HA48 includes the provision of a 1 Form Entry Primary School and initial work will include the creation of a serviced school site. The delivery strategy specifies that *“The remaining Developers will be able to obtain planning permission (outline and reserved matters or full permission) in advance of the school site on HA48 having been provided. However, their s106 agreements will include a restriction that the other schemes cannot commence until LCC confirms the school site has been transferred to them.”*
- 2.54 This will significantly delay development of this site as construction of dwellings will be unable to commence until the serviced school site on HA48 has been transferred to LCC. The outline planning application for HA48 has not been granted and so it is unlikely the service school site will be available for some time. This will significantly delay development on any of the other sites in Barrow. Therefore, there is insufficient evidence that the site allocations in Barrow Upon Soar will deliver in either five year period.

HA46		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	0	0	0	40	40	80	
	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	0	0	40	40	40	120	
	DWH Assumption	0	0	0	0	0	0	

HA48 Land adjoining 84 Melton Road, Barrow upon Soar

- 2.55 Pending outline planning application for 220 dwellings, primary school and associated infrastructure. There are outstanding concerns from LCC Highways, in particular on seeking agreement on the modelling and the capacity mitigation scheme at A60 Loughborough Road / A60 Nottingham Road / Barrow Road T-Junction as well as the agreement on the contribution the developer should make to the mitigation scheme. There have been ongoing discussions regarding this and other highways issues which are awaiting further comments from LCC highways.

2.56 The 'Delivery Strategy - New 1 Form Entry Primary School, Barrow upon Soar' states that initial work on HA48 will include the construction of the service school site however whilst groundworks can commence on site, the s106 prevents the commencement of superstructures until the school has been transferred to LCC. This will significantly delay the delivery of dwellings on site and therefore the Councils assumed delivery is aspirational.

2.57 On this basis, there is insufficient evidence that this allocation will deliver in either five year period.

HA48		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	10	40	40	90	
2027/28	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	10	40	40	40	130	
2028/29	DWH Assumption	0	0	0	0	10	10	

HA49 Land off Cotes Road, Barrow upon Soar

2.58 The 'Delivery Strategy - New 1 Form Entry Primary School, Barrow upon Soar' was updated in November 2022 and set out the delivery strategy of the delivery mechanism for the school. This was agreed by the developers and promoters of the allocated sites in Barrow upon Soar. With agreement from the developer and landowner of the Willow Road site (HA48), the Council have proposed a set of Main Modifications to the Local Plan which would mean the school site would be included within the Willow Road site (HA48).

2.59 The pending outline planning application for HA48 includes the provision of a 1 Form Entry Primary School and initial work will include the creation of a serviced school site. The delivery strategy specifies that *"The remaining Developers will be able to obtain planning permission (outline and reserved matters or full permission) in advance of the school site on HA48 having been provided. However, their s106 agreements will include a restriction that the other schemes cannot commence until LCC confirms the school site has been transferred to them."*

2.60 This will significantly delay the development of this site as construction of dwellings will be unable to commence until the school site on HA48 has been transferred to LCC. The outline planning

application for HA48 has not been granted and so it is unlikely the school will be built out for some time. This will significantly delay development on any of the other sites in Barrow. Therefore, there is insufficient evidence that the allocation will deliver in either five year period.

HA49		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	0	0	30	60	90	
2027/28	DWH Assumption	0	0	0	0	0	0	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	0	0	30	60	60	150	
2028/29	DWH Assumption	0	0	0	0	0	0	

Strategic Allocations

2.61 The Council derive significant supply from the three SUE sites allocated in the extent Charnwood Core Strategy. Whilst so far these sites have significantly underperformed, part of the reason why Charnwood’s supply has been so poor, they are now admittedly more advanced with dwellings delivered now at two of the 3 allocations (at time of writing). The delivery assumptions on the SUEs are considered in turn below.

LUC2 West of Loughborough SUE

2.62 Delivery has commenced to the northeast of this site with 14 dwellings delivered in 2022/23. Whilst eventually the site will connect through to Ashby Road to the south, at present there is one primary access into the SUE achieved from the A6.

2.63 The scheme assumes delivery of 60 dwellings in 2023/24, rising to 130 dwellings in 2024/25, 180 in 2025/26, 210 in 2026/27 and finally 250 in 2027/28. Whilst delivery has indeed commenced, there are only two approved RM parcels at present (P/20/2187/2 - 251 dwellings – William Davis and P/20/0515/2 - 217 dwellings - Persimmon Homes) equating to 468 dwellings, with no further RM applications yet submitted beyond these at time of writing. Delivery appears to have only commenced on the Persimmon phase, with the William Davis phase yet to be commenced.

2.64 Whilst we accept and anticipate delivery will increase in the coming years, it is considered that delivery of over 200 units annually may be overly optimistic, particularly given the high reliance on

delivery within Loughborough and Shepshed which will directly compete with delivery parcels on the SUE. Moreover, the lack of progress of delivery on one RM approval, combined with a lack of application for additional RM parcels suggests that delivery will be more conservative than that assumed by the Council.

2.65 On this basis, we consider that delivery in 2024/25 is more likely to be in the region of 70 dwellings, before rising to 120 dwellings in 2025/26, to allow further time for additional RMs to be submitted, approved and started, before rising to a peak of 150 for the remainder of the 5-year period. This results in a difference of 180 units over the period 2023/24-2027/28 and increasing to 380 over the period 2024/25-2028/29.

LUC2 – West of Loughborough		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-2027/28	Council Assumption	60	130	180	210	250	830	
	DWH Assumption	60	70	120	150	150	550	-280
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-2028/29	Council Assumption	130	180	210	250	250	1,020	
	DWH Assumption	70	120	150	150	150	640	-380

LUA2 – North East of Leicester SUE

2.66 Outline permission for the SUE was achieved in 2016, securing consent for 4,500 dwellings. There have been three subsequent Reserved Matters approvals from the following housebuilders, totalling some 604 dwellings.

- RM - David Wilson Homes (P/19/1457/2) – 225 dwellings
- RM - William Davies Limited (P/19/1374/2) – 133 dwellings
- RM - Davidsons Development (P/19/1479/2) – 246 dwellings

2.67 Delivery has commenced at all of the three sites with the David Wilson Homes site having delivered 32 dwellings in 2022/23. The Council then assumes delivery of 125 in the first year, 150 in 2025/25 and 2025/26, rising to 200 in the final years of the five year period. As stated, all three builders are now delivering and thus at the upper ends of delivery rates it is possible that the 150-dwelling rate assumed in 2024/25 may be achieved. However, it is evident that the site is limited in terms of its overall delivery to 575 dwellings until completion of the Southern Access Road as secured by Condition 19 of the Thorpebury Outline Planning Permission, albeit caveated that this can be reviewed subject to junction capacity assessments which demonstrate additional

dwellings accommodated on the existing highway network. We are not currently aware that such evidence is available, but clearly if a greater quantum of dwellings is to be sought over the 575 dwelling limitation, then such supporting evidence, including confirmation of agreement of the Local Highway Authority that this is acceptable, should be provided to the EiP.

2.68 Moreover, we are aware of potential issues raised through the applications on HA7 and potential conflict with the Thorpebury Outline Planning Permission which will require resolution as a matter of principle, prior to the determination of additional reserved matters applications (none of which are currently forthcoming). The two applications on HA7 conflict with the proposals as set out within the wider SUE outline approval, in which HA7 also sits, and thus it will need to be demonstrated that in accordance with the Hillside Parks Limited v Snowdonia National Park Authority judgement that the original OP was still deliverable in light of this judgement. Clearly if the outline permission was no longer deliverable, the legal consensus is that an entirely new outline permission would be required which would take significant time.

2.69 Whilst we concede scheme may deliver 200 units per annum at some point in its development, it is considered optimistic within the either five year period having regard for the above concerns and lack of new applications. Given the above uncertainties the weight of evidence cannot support delivery beyond that already approved on the site at this stage, thus only 604 dwellings are considered deliverable at this stage, and this may be optimistic as assumes the full delivery of the Southern Relief Road or demonstration to the satisfactory of the relative authorities that additional dwellings can be accommodated on the existing highway network. This is however considered more reasonable as the remaining 39 dwellings are less likely to have a 'severe' impact on local highways, than a 100+ unit new RM on top of the existing permissions.

2.70 This results in a supply position of 604 for both of the five year periods, with a difference of 221 in the current period, increasing to 421 in the five year period starting 2024/25. If a higher quantum is to be considered deliverable, then resolutions to all of the above matters must be clearly evidenced with the support of the relative authorities (Leicester City Council Planning and Highways and Leicestershire Country Council Highways).

LUA2 – North East of Leicester		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	125	150	150	200	200	825	
2027/28	DWH Assumption	125	150	150	150	29	604	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	150	150	200	200	200	900	
2028/29	DWH Assumption	150	150	150	29	0	479	

LUA3 Direction of Growth North of Birstall

- 2.71 A hybrid application for the SUE was granted in October 2020 (16/1660/2). This secured outline permission for the principle of development for the SUE and full consent for the first 193 residential dwellings in phase 1, to be delivered by Barwood. Further RM applications have since been submitted, including P/23/0499/2 (Davidsons Developments - 107 dwellings) and P/23/1556/2 (Vistry Homes - 127 dwellings).
- 2.72 The SUE proposes significant new highway infrastructure including the remodelling of Loughborough Road and a significant new junction on the A6, which is currently in progress. A Section 73 application has been submitted and approved by the Council (P/22/0333/2), to switch an employment development parcel with a residential parcel to bring residential development closer to the new site entry infrastructure, there is still significant works in terms of link roads and finalisation of the A6 works to be completed before housebuilding can take place and houses can be released onto the market.
- 2.73 As such, it is considered highly unlikely that the Council's anticipated delivery rates can be achieved. The Council now anticipate no delivery onsite in 2023/24, with completions now first expected in 2024/25 with delivery of 70 dwellings, 120 dwellings in 2025/26 and 175 for the final years of the five year period. It is considered likely that the remaining works on the A6 and supporting link roads are likely to take the majority of the remainder of 2023/24. As such we anticipate the delivery of only 60 units in 2024/25 to allow groundworks and delivery on initial phases. Thereafter we anticipate a steady increase of delivery resulting in 100 dwellings in 2025/26, 125 in 2026/27 and finally 150 dwellings in 2027/28 onwards, equating to a difference of -90 units over the period 2023/24-2027/28 and 115 over the period 2024/25-2028/29.

LUA3 – North of Birstall		2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
2023/24-	Council Assumption	0	70	120	160	175	525	
2027/28	DWH Assumption	0	60	100	125	150	415	
		2024/25	2025/26	2026/27	2027/28	2027/28	Total	Difference
2024/25-	Council Assumption	70	120	160	175	175	700	
2028/29	DWH Assumption	60	100	125	150	150	565	

Additional Commitments

2.74 Since the previous monitoring and annual five year housing land position statement the Council have approved additional windfall major development. A search of the Council's online portal demonstrates that other sites which could be included in the Council's supply as follows.

Planning Ref	Address	Dwellings	Planning Position
P/19/1410/2	Barkby Firs Ambulance Station Melton Road Syston Leicestershire LE7 2BE	26	Full
P/21/2425/2	5 Latimer Street Anstey Leicestershire LE7 7AW	11	Full
P/22/1414/2	Crystal Hand Car Wash 11 Pinfold Gate Loughborough Leicestershire LE11 1BE	9	Full
Total		46	

2.75 For the purposes of this report the 46 dwellings have been included in 2024/25 monitoring year in each of the five year periods.

2.76 The above analysis demonstrates a reduction of the Council's supply by some 1,959 dwellings in 2023/34, and by 2,824 dwellings in 2024/25. The five years housing land supply calculations are set out in the following section.

Supply Position 2023/24 base date

- 2.77 Having regard for the above amendments, it is possible to compare the Council's 5-year housing land supply position with the position we consider to be robust, utilising the current year (2023/24) as the base date. which is as we have discussed is not considered to be achievable in terms of an adoption date, but has been provided for completeness.
- 2.78 The Council at Exam 58B set out that the land supply position will be 5.16 years. This is on the basis of an annual requirement of 1,443 dwellings (base LHN + Apportionment of Leicester City's unmet need + shortfall + 5% buffer) and a deliverable supply of 7,438 dwellings.
- 2.79 When preparing this report, a small number of anomalies were found in the 'Commitments' section of EXAM 58B (which is effectively a summary of the full land supply in EXAM 58E). EXAM 58B lists 28 dwellings in the Loughborough Commitments in 2025/26, but in EXAM 58B these total 35 dwellings (a 7 dwelling difference). In addition, EXAM 58B lists 246 dwellings in the Service Centres Commitments in 2023/24, but in EXAM 58B these total 255 dwellings (a 9 dwelling difference). These anomalies total 16 dwellings to add to the Council's supply.
- 2.80 CBC's supply of deliverable sites, with the additional 16 dwellings from the aforementioned anomalies, and the 46 dwellings from the recently approved development referenced above, equates to a supply of 7,500 dwellings (increase of 62 dwellings) for the five year period from 2023/24 – 2027/28 – see below table.

CBC Housing Supply						
Year	2023/24	2024/25	2025/26	2026/27	2027/28	5 Year Total
Small Sites (commitments)	69	123	74	0	0	266
Large Sites (commitments)	433	295	356	283	133	1500
Windfall allowance	0	0	0	63	63	126
Allocations	152	49	425	1274	1482	3382
Strategic Allocations	185	350	450	570	625	2180
New Major Windfalls	0	46	0	0	0	46
Total						7,500

- 2.81 Utilising the above CBC's supply of deliverable sites, the five year housing land supply calculation for CBC equates to **5.20 years** for 2023/24 – see below table.

	CBC Housing Supply as at 1 April 2023	Total
	Charnwood Borough housing requirement from 1st April 2023 (1,189 dwellings per annum)	
a	Number of dwellings required for five years 1 April 2023 to 31 March 2028 (1,189 x five years).	5,945
B	Number of dwellings required for five years 1 April 2023 to 31 March 2028 including the deficit (5,945 + 925).	6,870
C	Number of dwellings required for five years 1 April 2023 to 31 March 2028 including the deficit and 5% (rounded up) to ensure choice and competition in the market for land (NPPF paragraph 74 a) (6,870 x 5%).	7,214**
D	Estimated supply of deliverable sites for five years 1 April 2023 to 31 March 2028	7,500*
E	Surplus over requirement (d - c).	287**
F	Annual housing target (c divided by five years) (rounded up).	1,143
G	Number of years supply (d divided by f).	5.20 years

*amended to include minor anomalies in Council's supply data totalling 16 dwellings, plus an additional 46 dwellings in recently approved applications.

**rounding

2.82 However, we consider the Council to have overestimated the likely deliverable supply for the reasons set out in the previous section and that the supply position must sensibly be modified as follows.

DWH Housing Supply						
Year	2023/24	2024/25	2025/26	2026/27	2027/28	5 Year Total
Small Sites (commitments)	69	123	74	0	0	266
Large Sites (commitments)	433	295	356	283	133	1500
Windfall allowance	0	0	0	63	63	126
Allocations	152	49	340	763	710	2014
Strategic Allocations	185	280	370	425	329	1589
New Major Windfalls	0	46	0	0	0	46
				Total		5,541

2.83 The above reduces the Council's five year supply by 1,959 dwellings (7,500 – 5,541 = 1,959). Utilising the above DWH's supply of deliverable sites, the five year housing land supply calculation equates to **3.84 years** for 2023/24 – see below table.

	DWH Housing Supply as at 1 April 2023	Total
	Charnwood Borough housing requirement from 1st April 2023 (1,189 dwellings per annum)	
a	Number of dwellings required for five years 1 April 2023 to 31 March 2028 (1,189 x five years).	5,945
B	Number of dwellings required for five years 1 April 2023 to 31 March 2028 including the deficit (5,945 + 925).	6,870
C	Number of dwellings required for five years 1 April 2023 to 31 March 2028 including the deficit and 5% (rounded up) to ensure choice and competition in the market for land (NPPF paragraph 74 a) (6,870 x 5%).	7,214
D	Estimated supply of deliverable sites for five years 1 April 2023 to 31 March 2028	5,541
E	Surplus over requirement (d - c).	1,673
F	Annual housing target (c divided by five years) (rounded up).	1,143
G	Number of years supply (d divided by f).	3.84 years

Supply Position 2024/25 base date

- 2.84 As already mentioned, 2024/25 is now the most likely adoption date. Having regard for the updated requirement and supply position, it is possible to calculate the of 5YHLS for the period 2023/24.
- 2.85 The Council at Exam 58B set out that the land supply position will be 5.74 years. This is on the basis of an annual requirement of 1,518 dwellings (base LHN + Apportionment of Leicester City's unmet need + shortfall + 5% buffer), the five year requirement being 7,590 dwellings, and a deliverable supply of 8,707 dwellings.
- 2.86 When preparing this report, a small number of anomalies were found in the 'Commitments' section of EXAM 58B (which is effectively a summary of the full land supply in EXAM 58E). EXAM 58B lists 28 dwellings in the Loughborough Commitments in 2025/26, but in EXAM 58B these total 35 dwellings (a 7 dwelling difference to the supply). In addition, EXAM 58B lists 246 dwellings in the Service Centres Commitments in 2023/24, but in EXAM 58B these total 255 dwellings (a 9 dwelling difference). This anomaly of 9 dwellings is added to the Council's commitments (as with the other 7 dwelling anomaly previously discussed), reducing the cumulative shortfall from 1,284 dwellings to 1,275 dwellings, thereby reducing the five year requirement from 7,229 dwellings to 7,220 dwellings, prior to the additional 5% buffer. The full requirement is then calculated as 7,581 dwellings.

2.87 CBC's supply of deliverable sites, with the anomaly of 7 dwellings and additional 46 dwellings from the recently approved development referenced above, equates to a supply of 8,760 dwellings (increase of 53 dwellings) for the five year period from 2024/25 – 2028/29 – see below table.

CBC Housing Supply						
Year	2024/25	2025/26	2026/27	2027/28	2028/29	5 Year Total
Small Sites (commitments)	123	74	0	0	0	197
Large Sites (commitments)	295	356	283	133	158	1225
Windfall allowance	0	0	63	63	63	189
Allocations	49	425	1274	1482	1253	4483
Strategic Allocations	350	450	570	625	625	2620
New Major Windfalls	46	0	0	0	0	46
Total						8,760

2.88 Utilising the above CBC's supply of deliverable sites, the five year housing land supply calculation for CBC equates to **5.78 years** for 2024/25 – see below table.

	CBC Housing Supply as at 1 April 2024	Total
	Charnwood Borough housing requirement from 1st April 2024 (1,189 dwellings per annum)	
a	Number of dwellings required for five years 1 April 2024 to 31 March 2029 (1,189 x five years).	5,945
B	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit (5,945 + 1275).	7,220
C	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit and 5% (rounded up) to ensure choice and competition in the market for land (NPPF paragraph 74 a) (7,220 x 5%).	7,581
D	Estimated supply of deliverable sites for five years 1 April 2024 to 31 March 2029	8,760*
E	Surplus over requirement (d - c).	1,179
F	Annual housing target (c divided by five years) (rounded up).	1,516
G	Number of years supply (d divided by f).	5.78 years

**amended to include minor anomalies in Council's supply data, plus an additional 46 dwellings in recently approved applications.*

2.89 However, we consider the Council to have overestimated the likely deliverable supply for the reasons set out in the previous section. We consider the supply position must sensibly be modified as follows.

DWH Housing Supply						
Year	2024/25	2025/26	2026/27	2027/28	2028/29	5 Year Total
Small Sites (commitments)	123	74	0	0	0	197
Large Sites (commitments)	295	356	283	133	158	1225
Windfall allowance	0	0	63	63	63	189
Allocations	49	340	763	710	713	2575
Strategic Allocations	280	370	425	329	300	1704
New Major Windfalls	46					46
Total						5,936

2.90 The above reduces the Council's five year supply by 2,824 dwellings (8,760 – 5,936 = 2,824). Utilising the above DWH's supply of deliverable sites, the five year housing land supply calculation equates to **3.92 years** for 2024/25 – see below table.

	DWH Housing Supply as at 1 April 2024	Total
	Charnwood Borough housing requirement from 1st April 2024 (1,189 dwellings per annum)	
a	Number of dwellings required for five years 1 April 2024 to 31 March 2029 (1,189 x five years).	5,945
B	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit (5,945 + 1275).	7,220
C	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit and 5% (rounded up) to ensure choice and competition in the market for land (NPPF paragraph 74 a) (7,220 x 5%).	7,581
D	Estimated supply of deliverable sites for five years 1 April 2024 to 31 March 2029	5,936
E	Surplus over requirement (d - c).	1,645
F	Annual housing target (c divided by five years) (rounded up).	1,516
G	Number of years supply (d divided by f).	3.92 years

Five Year Supply Summary

2.91 The above analysis of sites, establishes that the Council's assumed housing land supply of 5.20 years in 2023/24, and 5.78 years in 2024/25, is far too optimistic. Based on evidence, and lack of evidence, we consider that the Council are only able to demonstrate a 3.84 years and 3.92 years supply in the respective monitoring years. These clearly fall short of the requisite supply and means the Plan cannot be found sound as there is not sufficient evidence and confidence that the Council has sufficient sites to ensure the housing requirement can be delivered in the first five years of the Plan period.

Leicester City Unmet Needs - Five Year Supply

2.92 It should also be noted that when Charnwood's LHN is uncoupled from the agreed Leicester City Unmet Need apportionment, i.e. 1,111 dwellings per annum, rather than the agreed 1,189 dwelling figure, this also results in a lack of demonstrate five year housing land supply for either monitoring year. The table below demonstrates the position, also accounting for a reduced past undersupply figure as a result of a reduced annual requirement.

	DWH Housing Supply as at 1 April 2023	Total
	Charnwood Borough housing requirement from 1st April 2023 (1,111 dwellings per annum)	
a	Number of dwellings required for five years 1 April 2023 to 31 March 2028 (1,111 x five years).	5,555
B	Number of dwellings required for five years 1 April 2023 to 31 March 2028 including the deficit (5,555 + 769).	6,324
C	Number of dwellings required for five years 1 April 2023 to 31 March 2028 including the deficit and 5% (rounded up) to ensure choice and competition in the market for land (NPPF paragraph 74 a) (6,324 x 5%).	6,640
D	Estimated supply of deliverable sites for five years 1 April 2023 to 31 March 2028	5,541
E	Surplus over requirement (d - c).	1,099
F	Annual housing target (c divided by five years) (rounded up).	1,328
G	Number of years supply (d divided by f).	4.17 years

	DWH Housing Supply as at 1 April 2024	Total
	Charnwood Borough housing requirement from 1st April 2024 (1,111 dwellings per annum)	
a	Number of dwellings required for five years 1 April 2024 to 31 March 2029 (1,111 x five years).	5,555
B	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit (5,555 + 1041).	6,596
C	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit and 5% (rounded up) to ensure choice and competition in the market for land (NPPF paragraph 74 a) (6,596 x 5%).	6,926
D	Estimated supply of deliverable sites for five years 1 April 2024 to 31 March 2029	5,936
E	Surplus over requirement (d - c).	990
F	Annual housing target (c divided by five years) (rounded up).	1,385
G	Number of years supply (d divided by f).	4.29 years

2.93 It is highly evident that CBC are unable to demonstrate the requisite supply in either the combined LHN + unmet need or the LHN alone scenario. The Plan must be found unsound in its current state, requiring additional sites to be identified to ensure the deliverable supply is remedied.

Sustainability Appraisal

2.94 It is noted the Council have provided an updated Sustainability Appraisal (SA) (EXAM 57) covering the potential options for meeting Leicester City's unmet need and also provision of a new retail site in Loughborough. The three options cited by the SA as being appropriate for meeting the additional need derived from Leicester City (and as apportioned through the Leicester and Leicestershire SoCG on Housing and Employment Need) are as follows:

- **Option 1** - Site Intensification
- **Option 2** - Additional Sites (Shepshed, Loughborough and the Leicester urban area)
- **Option 3** - Cotes New Settlement

2.95 The SA is clear that option 3 is demonstrably undesirable, scoring poorer than both alternatives in relation to 7 SA criteria, compared to only 2 for option 2 and none for option 1. However, it is not apparent that any option could reasonably and acceptably meet the 5-year housing land supply shortfall identified above. Site intensification may increase delivery over the Plan period but will likely not expedite individual site delivery in the short term and could compound issues of trying to gain a planning approval due to the complexity introduced by the additional dwellings and increase the infrastructure burden, including for example off-site highways improvements, thus actually pushing back initial delivery. We consider option 2 may have some positive effects on housing land supply, but this will require detailed analysis of the Council's options, including planning status, constraints, ownership and control, etc. We do however note our client's land interests at Shepshed could make a positive contribution to the housing land supply shortfall identified. Our client has already submitted a pre-application request and is working up the requisite materials for a planning application and thus could have an application submitted in the short term. As a national housebuilder builder, David Wilson Homes has the capacity and experience to expedite delivery on the site, subject to cooperation with the Council's officers. It is also considered that our client's land interests are preferable to the site identified by the Council (PSH495), which would form a disjointed and isolated development, away from the main built area of Shepshed. Our client's land however has a much stronger synergy with planned development to the west of Shepshed as demonstrated on Figure 3.

2.96 Turning to Cotes, notwithstanding the myriad of issues identified in the SA, it is a strategic site with significant complexities and constraints that will take significant time to pass through planning, even if it was to be supported in principle by the Council, and further delays whilst issues associated with infrastructure provision to enable the development to be completed (highways

improvements, etc). In this context, it is unlikely to contribute positively to housing land supply or delivery for a significant period of time and thus would not meet the current requirements of the Plan.

2.97 On this basis, the only option that can meet the immediate issue the Plan faces is broadly Option 2, however each site will need to be explored as to the likely contribution of that site. A better option would likely be a broader Option 2 including wider sites in the urban area, either in isolation, or with further targeted delivery down the spatial hierarchy beyond the urban area. Our client's land interests at Queniborough and Shepshed can deliver within 5-years, with Shepshed being in broad accordance with SA Option 2 (in terms of spatial location, as was not assessed for inclusion at the time). Given Option 1 and 3 cannot rectify the shortfall of housing land supply identified, Option 2, or a variation of Option 2 requires further exploration. Identification of additional sites will however necessitate further evidence and consultation to ensure all options are thoroughly, fairly, and transparently explored. The SA produced was never intended to meet a five-year housing land supply shortfall, instead focussing on Plan period delivery, and clearly its preferred option will not rectify a shortfall of housing land supply, thus further revision is required to ensure a robust housing land supply can be demonstrated on adoption of the Plan in accordance with the PPG (inclusive of associated evidence).

Next Steps

2.98 David Wilson Homes are keen to understand the next stage of the process and how any comments made in relation to this evidence consultation will be taken into account. It is considered that the Council will be required to identify additional sites, both through a requirement to have a Plan with a 15 year horizon from adoption, and to be in a position where it is able to demonstrate a five year housing land supply.

2.99 Once additional sites are identified it is assumed that additional consultation will be required, as well as further Hearing sessions. David Wilson Homes would request to be involved if any further EIP hearing sessions as necessary.

Appendix 1 - Charnwood Borough - Housing Land Supply 2023/24

Policy	CHARNWOOD BOROUGH	Parish	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Difference
	Past completions (net)		792	661						0	792	661						0	
	Commitments - Leicester Urban Area (Birstall, Syston, Thurmaston)		14	38	44	20	8			72	14	38	44	20	8			72	
	Commitments - Loughborough Urban Centre		344	109	85	87	35			207	344	109	85	87	35			207	
	Commitments - Shepshed Urban Settlement		169	136	88	46	56	39		229	169	136	88	46	56	39		229	
	Commitments - Service Centres (Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby)		251	251	255	179	132	120	85	771	251	251	255	179	132	120	85	771	
	Commitments - Other Settlements		6	17	30	77	198	124	48	477	6	17	30	77	198	124	48	477	
	Commitments - Small Villages or Hamlets		8	8		9	1			10	8	8		9	1		10		
	TOTAL ALL - Estimated completions from commitments				502	418	430	283	133	1766	1584	1220	502	418	430	283	133	1766	
	ALLOCATIONS Leicester Urban Area - Birstall, Thurmaston, Syston				0	0	30	224	282	536			0	0	30	164	142	336	
HA1	Land South East of Syston	Syston					25	75	100						0	0	0	-100	
HA2	Barkby Road, Syston	Syston					10	40	90					10	40	40	90		
HA3	Land north of Barkby Road, Syston	Syston					40	40	80					40	40	40	80		
HA4	Queniborough Lodge	Syston					40	40	80					40	40	40	80		
HA5	Land at Melton Road, Syston	Syston							0								0		
HA6	Brook Street, Syston	Syston							0								0		
HA7	Land off Barkby Thorpe Lane, Thurmaston	Thurmaston					25	40	65							0	0	0	-65
HA8	Woodgate Nurseries, Barkby Lane, Thurmaston	Thurmaston					24	22	46						24	22	46		
HA9	Works opposite 46 Brook Street, Thurmaston	Thurmaston							0								0		
HA10	Works adjacent 46 Brook Street, Thurmaston	Thurmaston							0								0		
HA11	Rear of Manor Medical Centre, Melton Road, Thurmaston	Thurmaston							0								0		
HA12	Land at Gynsill Lane & Anstey Lane, Glenfield	Glenfield							0								0		
HA13	Park View Nursery Site off Gynsill Lane, Glenfield	Glenfield					20	20	40						20	20	40		
HA14	Land off Cilla Road/Henson Close, Birstall	Birstall						10	25	35							0	0	-35
	ALLOCATIONS Loughborough Urban Centre				0	15	62	180	392	649			0	15	32	80	150	277	
HA15	Land south of Loughborough	Loughborough					30	40	90	160					0	30	40	70	-90
HA16	Laburnum Way, Loughborough	Loughborough						50	50	100						10	50	60	-40
HA17	Moat Farm, Land south west of Loughborough	Loughborough							0								0		
HA18	Land to r/o Snells Nook Lane, Loughborough	Loughborough						10	40	90					10	40	40	90	
HA19	Park Grange Farm, Newstead Way	Loughborough				15			15				15				15		
HA20	Land off Beacon Road	Loughborough							20	20							20	20	
HA21	Part of Baxter Gate Opportunity Site, Loughborough	Loughborough							0								0		
HA22	Devonshire Square	Loughborough							39	39							0	0	-39
HA23	Market Street	Loughborough				7		50	15	72				7		0	7	7	-65
HA24	Southfields Council Offices, Southfield Road	Loughborough							0								0		
HA25	138-144 Knightthorpe Road, Loughborough	Loughborough					15		15					15			15		
HA26	Former Limehurst Depot	Loughborough							138	138							0	0	-138
HA27	Former Main Post Office, Sparrow Hill, Loughborough	Loughborough							0								0		
HA28	Land off Derby Square	Loughborough							0								0		
HA29	Southfields Road, Car Park, Loughborough	Loughborough							0								0		
	ALLOCATIONS Shepshed Urban Settlement				48	10	100	298	323	779			48	10	100	184	203	545	
HA30	Land off Fairway Road	Shepshed					40	40	80								0	0	-80
HA31	Land north of Ashby Road, Shepshed	Shepshed				10		50	50	160					10	50	50	160	
HA32	Land off Tickow Lane (south)	Shepshed						44	44	88						10	44	54	-34
HA33	Land at Oakley Road, Shepshed	Shepshed						30	40	70							0	0	-70
HA34	Land off Tickow Lane (north), Shepshed	Shepshed						44	44	88							44	44	88
HA35	Land North of Hallamford Road and West of Shepshed	Shepshed						10	40	50							0	0	-50
HA36	20 Moscow Lane, Shepshed	Shepshed							25	25							25	25	
HA37	Land rear of 62 Iveshead Road	Shepshed			15	48			48			15	48				48		
HA38	Land to rear of 54 Iveshead Road	Shepshed							0								0		
HA39	Land fronting Ashby Road & Ingleberry Road, Shepshed	Shepshed							0								0		
HA40	Land to the west of the B591/Ingleberry Rd & north of	Shepshed					25	40	40	105					25	40	40	105	
HA41	Land south of Ashby Road Central	Shepshed					25	25	50						25	25	50		
HA42	32 Charnwood Road, Shepshed	Shepshed						15	15							15	15		
	ALLOCATIONS Service Centres - Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby				104	24	113	292	310	843			104	24	58	55	40	281	
HA43	Land west of Anstey	Anstey					20	65	90	175					0	0	0	0	-175
HA44	Fairhaven Farm, Anstey	Anstey					25	22	47						0	0	0	0	-47
HA45	Land to south of Melton Road, Barrow upon Soar	Barrow upon Soar						40	40	80							0	0	-80
HA46	Land off Melton Road, Barrow upon Soar	Barrow upon Soar						40	40	80							0	0	-80
HA47	Land adjoining 84 Melton Road, Barrow upon Soar	Barrow upon Soar							0								0		
HA48	Land off Willow Road, Barrow upon Soar	Barrow upon Soar						10	40	90					0	0	0	0	-90
HA49	Land off Cotes Road, Barrow upon Soar	Barrow upon Soar							30	60							0	0	-90
HA50	East of Loughborough Road, Quorn	Quorn			41	40	24			64		41	40	24			64		
HA51	Land south of Rothley	Rothley					25	15	40						25	15	40		
HA52	971 Loughborough Road, Rothley	Rothley							0								0		
HA53	Land off Barnards Drive, Sileby	Sileby					20	40	40	100					20	40	40	100	
HA54	Homefield Road, Sileby	Sileby				55						55					55		
HA55	Rear of The Mallings site High Street, Sileby	Sileby						13							13		13		
HA56	Land off Kendal Road (South of Butler Way and Gray	Sileby							0								0		
HA57	36 Charles Street, Sileby	Sileby							0								0		
HA58	9 King Street, Sileby	Sileby			9					9							9		
	ALLOCATIONS Other Settlements				0	0	120	280	175	575			0	0	120	280	175	575	
HA59	Land to rear of Derry's Garden Centre, Cossington	Cossington					25	40	40	105					25	40	40	105	
HA60	Land off Melton Road, East Goscote	East Goscote					30	40	40	110					30	40	40	110	
HA61	Land to the rear of 89 Loughborough Road, Hathern	Hathern							0								0		
HA62	The Leys, Hathern	Hathern							0								0		
HA63	Land off Zouch Road, Hathern	Hathern					25	31	56						25	31	56		
HA64	Land at Threeways Farm, Queniborough	Queniborough						40	40	80							40	40	80
HA65	Land off Melton Road, Queniborough	Queniborough						40	40	80							40	40	80
HA66	Land off Gaddesby Lane, Rearsby	Rearsby					10	40	15	65					10	40	15	65	
HA67	44 Hobby Road, Thrusington	Thrusington							0								0		
HA68	Land off Old Gate Road, Thrusington	Thrusington					25	35	60						25	35	60		
HA69	The former Rectory & Land at Thurcaston	Thurcaston					5	14	19						5	14	19		
N/A	Wymeswold NP housing requirement	Wymeswold NP Requirement							0								0		
	TOTAL ALL - Estimated completions from DRAFT ALLOCATIONS				152	49	425	1274	1482	3382			152	4					

Appendix 2 - Charnwood Borough - Housing Land Supply 2024/25

Policy	CHARNWOOD BOROUGH	Parish	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Difference	
	Total completions (net)		792	661							0	792	661								0	
	Commitments - Leicester Urban Area (Birstall, Syston, Thurmaston)		14	38	44	20	8				28	14	38	44	20	8					72	
	Commitments - Loughborough Urban Centre		344	109	85	87	35			37	159	344	109	85	87	35				37	244	
	Commitments - Shepshed Urban Settlement		169	136	88	46	56	39			141	169	136	88	46	56	39				229	
	Commitments - Service Centres (Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby)		251	251	255	179	132	120	85	85	401	251	251	255	179	132	120	85	85		856	
	Commitments - Other Settlements		6	17	30	77	198	124	48	36	483	6	17	30	77	198	124	48	36		513	
	Commitments - Small Villages or Hamlets		8	8		9	1				10	8	8		9	1					10	
	TOTAL ALL - Estimated completions from commitments					502	418	430	283	133	158			502	418	430	283	133	158	1924		
	ALLOCATIONS Leicester Urban Area - Birstall, Thurmaston, Syston					0	0	30	224	282	328	864		0	0	30	164	142	188	524		
HA1	Land South East of Syston	Syston						25	75	100	200										-200	
HA2	Barkby Road, Syston	Syston					10	40	40	40	130				10	40	40	40	130			
HA3	Land north of Barkby Road, Syston	Syston						40	40	40	120											
HA4	Queenborough Lodge	Syston						40	40	40	120											
HA5	Land at Melton Road, Syston	Syston								28	28									28		
HA6	Brook Street, Syston	Syston									0											
HA7	Land off Barkby Thorse Lane, Thurmaston	Thurmaston						25	40	40	105										-105	
HA8	Woodgate Nurseries, Barkby Lane, Thurmaston	Thurmaston						24	22		46				24	22				46		
HA9	Works opposite 46 Brook Street, Thurmaston	Thurmaston									0									0		
HA10	Works adjacent 46 Brook Street, Thurmaston	Thurmaston									0									0		
HA11	Rear of Manor Medical Centre, Melton Road, Thurmaston	Thurmaston									0									0		
HA12	Land at Gynsill Lane & Anstey Lane, Glenfield	Glenfield								40	40									40		
HA13	Park View Nursery Site off Gynsill Lane, Glenfield	Glenfield						20	20		40					20	20			40		
HA14	Land off Cliffe Road/Henson Close, Birstall	Birstall						10	25		35										-35	
	ALLOCATIONS Loughborough					0	15	62	180	392	180	829			0	15	32	80	150	140	417	
HA15	Land south of Loughborough	Loughborough						30	40	90	90	250					0	30	40	50	120	-130
HA16	Laburnum Way, Loughborough	Loughborough						50	50	50	150						10	50	50	110	-40	
HA17	Moat Farm, Land south west of Loughborough	Loughborough									0									0		
HA18	Land to r/o Snells Nook Lane, Loughborough	Loughborough							10	40	40	120				10	40	40	30	120		
HA19	Park Grange Farm, Newstead Way	Loughborough				15					15									15		
HA20	Land off Beacon Road	Loughborough							20	10	30								20	10	30	
HA21	Part of Baxter Gate Opportunity Site, Loughborough	Loughborough									0									0		
HA22	Devonshire Square	Loughborough							39		39									0	-39	
HA23	Market Street	Loughborough						7	50	15	72				7	0	0	0	7	-65		
HA24	Southfields Council Offices, Southfield Road	Loughborough									15									15		
HA25	138-144 Knightthorpe Road, Loughborough	Loughborough					15				15				15					15		
HA26	Former Linethurst Depot	Loughborough								138	138								0	0	-138	
HA27	Former Main Post Office, Sparrow Hill, Loughborough	Loughborough									0									0		
HA28	Land off Derby Square	Loughborough									0									0		
HA29	Southfields Road Car Park, Loughborough	Loughborough									0									0		
	ALLOCATIONS Shepshed Urban Settlement					48	10	100	298	323	307	1038			48	10	100	184	203	207	704	
HA30	Land off Fairway Road	Shepshed						40	40	20	100						0	0	0	0	-100	
HA31	Land north of Ashby Road, Shepshed	Shepshed				10	50	50	50	50	210				10	50	50	50	50	210		
HA32	Land off Tickow Lane (south)	Shepshed						44	44	44	132						10	44	44	98	-34	
HA33	Land off Oakley Road, Shepshed	Shepshed						30	40	40	110									0	-110	
HA34	Land off Tickow Lane (north), Shepshed	Shepshed						44	44	44	132						44	44	44	132		
HA35	Land North of Hallamford Road and West of Shepshed	Shepshed						10	40	40	90									0	-90	
HA36	20 Moscow Lane, Shepshed	Shepshed							25	24	49									25	24	
HA37	Land rear of 62 Iveshead Road	Shepshed		15	48						0			15	48					0		
HA38	Land to rear of 54 Iveshead Road	Shepshed								5	5									5		
HA39	Land fronting Ashby Road, Singleberry Road, Shepshed	Shepshed									0									0		
HA40	Land to the west of the B591/Ingleberry Rd & north of	Shepshed					25	40	40	40	145					25	40	40	40	145		
HA41	Land south of Ashby Road Central	Shepshed					25	25			50				25	25				50		
HA42	32 Charnwood Road, Shepshed	Shepshed						15	15		30				15	15				30		
	ALLOCATIONS Service Centres - Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby					104	24	113	292	310	310	1049			104	24	58	55	40	50	227	
HA43	Land west of Anstey	Anstey						20	65	90	90	265								0	-265	
HA44	Falhaven Farm, Anstey	Anstey						25	22		47									0	-47	
HA45	Land to south of Melton Road, Barrow upon Soar	Barrow upon Soar						40	40	40	120									0	-120	
HA46	Land off Melton Road, Barrow upon Soar	Barrow upon Soar						40	40	40	120									0	-120	
HA47	Land adjoining 84 Melton Road, Barrow upon Soar	Barrow upon Soar									0									0		
HA48	Land off Willow Road, Barrow upon Soar	Barrow upon Soar					10	40	40	40	130									0	-130	
HA49	Land off Coles Road, Barrow upon Soar	Barrow upon Soar					30	60	60	60	150									0	-150	
HA50	East of Loughborough Road, Quorn	Quorn									24			41	40	24				24		
HA51	Land south of Rothley	Rothley			41	40	24				40											
HA52	971 Loughborough Road, Rothley	Rothley					25	15			40					25	15			0		
HA53	Land off Barnards Drive, Sileby	Sileby						20	40	40	140					20	40	40	40	140		
HA54	Homefield Road, Sileby	Sileby			55						0			55	0					0		
HA55	Rear of The Mallings site High Street, Sileby	Sileby					13				13					13				13		
HA56	Land off Kendal Road (South of Butler Way and Gray	Sileby									0									0		
HA57	36 Charles Street, Sileby	Sileby									0									0		
HA58	9 King Street, Sileby	Sileby			9						0			9						0		
	ALLOCATIONS Other Settlements					0	0	120	280	175	128	703			0	0	120	280	175	128	703	
HA59	Land to rear of Derry's Garden Centre, Cossington	Cossington						25	40	40	25	130					25	40	40	25	130	
HA60	Land off Melton Road, East Goscoat	East Goscoat						30	40	40	150						30	40	40	150		
HA61	Land to the rear of 89 Loughborough Road, Hattem	Hattem									18									18		
HA62	The Leys, Hattem	Hattem									0									0		
HA63	Land off Zouch Road, Hattem	Hattem						25	31		56					25	31			56		
HA64	Land at Threeways Farm, Quenborough	Quenborough						40	40	40	120									40	120	
HA65	Land off Melton Road, Quenborough	Quenborough																				