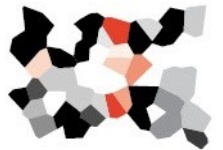
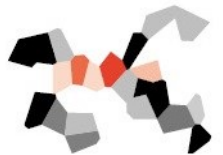
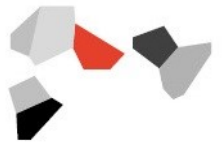


# Charnwood Urban Capacity Study

On behalf of Charnwood Borough Council



January 2018

C99005



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**January 2018**

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# 1.0 Introduction

## **Purpose of the Urban Capacity Study**

- 1.1 DPDS Consulting Group (DPDS) have been commissioned to assist Charnwood Borough Council (CBC or 'the Council') in undertaking this Urban Capacity Study (UCS) to support the Council with the preparation of a new Local Plan for Charnwood, which will cover the period 2011 to 2036.
- 1.2 The purpose of this UCS is to provide an analysis of the potential urban capacity of the Boroughs' settlements for housing, so as to identify sites and the scale of brownfield land available to accommodate the Borough's housing requirements up to 2036.
- 1.3 This assessment will assist CBC with the delivery of a sustainable development strategy as part of their new Local Plan, ensuring that the Plan promotes the effective use of previously developed land (PDL) in sustainable locations while delivering the housing requirement.

## **Existing Capacity Work**

- 1.4 The UCS will use available information from existing capacity assessments including the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 to help build a wider understanding of the capacity for housing in existing urban areas in Charnwood Borough.
- 1.5 The SHELAA 2017 (published August 2017) is an evidence-based document identifying the potential future supply of housing and employment land, assessing a site's development potential and capacity yield. The SHELAA identifies 303 sites with a potential capacity in excess of 23,000 dwellings. It should be noted however, that this includes sites across the entire Borough both within and outside of the urban areas. This UCS seeks to identify capacity in the urban areas only.

## **How the Urban Capacity Study will be used in Plan Making**

- 1.6 The UCS will form part of the evidence base supporting the Local Plan and the allocations set out for housing development within it. The UCS does not seek to allocate individual sites for housing and the inclusion or exclusion of a site from it does not mean that a site will be allocated or successfully achieve planning consent. The UCS is one piece of evidence which will inform the Local Plan.
- 1.7 The UCS assists in determining the realistic capacity of land within the defined urban areas of the Borough which will contribute towards the housing requirement of the Local Plan. It provides broad conclusions in relation to the overall supply of sites within the urban area. The UCS will assist the Borough Council in determining the need for additional allocations beyond the urban areas of settlements.

## 2.0 Planning Policy Context

- 2.1 The Charnwood Local Plan Core Strategy was adopted in November 2015 and provides the vision, objectives and strategic policies for delivering growth for Charnwood over the period to 2028. The Plan plays a significant role in managing the future needs for housing, jobs, regeneration, the environment and heritage.
- 2.2 In order to accommodate a growing population and meet the demographic, social and economic needs of Charnwood, the current Plan identifies an Objectively Assessed Need (OAN) for housing of 820 dwellings per annum. This housing requirement is based in the context of the Borough's position as part of a wider Housing Market Area of Leicester and Leicestershire (LLHMA). All Local Planning Authorities within this area have worked together to produce the Leicester and Leicestershire Strategic Housing Market Area Assessment (SHMAA) upon which this need was based.
- 2.3 Policy CS1 'Development Strategy' of the Charnwood Local Plan Core Strategy (2015) indicates the preference for new housing development to be delivered within its larger urban areas; the edge of Leicester City to the south of the Borough and Loughborough and Shepshed to the north. The plan identifies within a number of policies allocations for sustainable urban extensions in these areas. These include:
- Policy CS19 North East of Leicester Sustainable Urban Extension – an allocation of land to the north east of Leicester for approximately 4,500 dwellings;
  - Policy CS20 North of Birstall Direction of Growth –land to the north of Birstall is allocated to deliver a garden suburb of approximately 1,500 homes; and
  - Policy CS22 West of Loughborough Sustainable Urban Extension – land to the west of Loughborough is allocated for the delivery of approximately 3,000 homes.
- 2.4 Policy CS1 further identifies an allocation of approximately 1,200 homes to be delivered within and adjoining to Shepshed. Additionally, the provision of 3,000 dwellings is directed towards larger settlements in the Borough acting as key Service Centres to rural areas. These settlements are:
- Anstey;
  - Barrow upon Soar;
  - Mountsorrel;
  - Quorn;
  - Rothley;
  - Sileby; and
  - Syston.

2.5 The Policy also makes clear the preference for development on a smaller scale to be accommodated within the settlement limits of smaller settlements. Approximately 500 dwellings are planned to be accommodated across the following settlements:

- Barkby;
- Burton on the Wolds;
- Cossington;
- East Goscote;
- Hathern;
- Newtown Linford;
- Queniborough;
- Rearsby;
- Thrussington;
- Thurcaston;
- Woodhouse Eaves; and
- Wymeswold.

2.6 Allocations for residential development within these settlement boundaries were to be identified within the Charnwood Site Allocations and Development Management Development Plan Document.

2.7 However, CBC has now begun work on a new Local Plan for the Borough, based upon a recently updated Objectively Assessed Need (OAN). The updated OAN is derived from the findings of the Housing and Economic Development Needs Assessment (HEDNA) produced in January 2017. The HEDNA identifies the requirement for housing and economic development for authorities across the LLHMA, with housing distribution to be agreed by partner authorities as part of the 'Duty to Cooperate'. Work on a Strategic Growth Plan for the LLHMA is also underway. This will set out the aspirations for delivering growth across the LLHMA until 2050, including for housing, economic development and infrastructure.

## 3.0 Methodology

3.1 The methodology for this UCS comprises five separate stages and is based upon a methodological approach approved by both DPDS and CBC. This methodology takes into account the requirements of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and best practice guidelines set out within the URBED document 'Tapping the Potential'.

3.2 The key stages within the methodology are:

- Stage 1: Defining the Study Area and Site Thresholds;
- Stage 2: Identifying Sources of Supply;
- Stage 3: Surveying the Capacity;
- Stage 4: Identifying Capacity Yields; and
- Stage 5: Findings and Conclusions.

### **Stage 1 – Defining the Study Area and Site Thresholds**

3.3 The UCS assesses land within the settlement framework boundaries of the following:

- Leicester Principal Urban Area (Birstall and Thurmaston)
- Loughborough and Shepshed
  
- Service Centres:
  - Anstey;
  - Barrow upon Soar;
  - Mountsorrel;
  - Quorn;
  - Rothley;
  - Sileby; and
  - Syston.
  
- Other Settlements:
  - Barkby;
  - Burton on the Wolds;
  - Cossington;
  - East Goscote;
  - Hathern;
  - Newtown Linford;
  - Queniborough;
  - Rearsby;
  - Thrussington;
  - Thurcaston;
  - Woodhouse Eaves; and
  - Wymeswold.

3.4 The UCS has considered sites with a minimum site area of 0.25ha or which are capable of accommodating 5 or more dwellings. This is in line with the PPG and has ensured that the study is both manageable and importantly would ensure that sites are suitably aligned to the anticipated minimum size (in terms of dwelling capacity) of potential allocations to be made through the new Local Plan. However, to ensure that a thorough assessment is undertaken the UCS has also included smaller sites with extant planning permission.

### **Stage 2: Identifying Sources of Supply**

3.5 The following sources of supply were identified for assessment by the study:

- The Charnwood Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017;
- Existing allocations (Housing/Non Housing) within the Charnwood Local Plan Core Strategy 2011-2028 (2015);
- Existing Allocations in the Charnwood Borough Local Plan (2004);
- The Charnwood Borough Council Employment Land Review (ELR) 2014 and the emerging 2017 ELR;
- Neighbourhood Plan allocations (Barrow upon Soar, Rearsby, Thrussington and Thurstaston and Cropston);
- Schemes with the benefit of extant planning permission;
- Schemes currently under construction;
- Expired/withdrawn planning applications for residential development;
- CBC vacant land/vacant public sector land;
- Vacant and/or derelict land or buildings and other redevelopment opportunities;
- Sub-division of houses;
- Flats over shops;
- Empty homes;
- Conversion of commercial buildings;
- Surplus car parks;
- Surplus open space, sport and recreation land/facilities; and
- Windfalls.

3.6 The above sources of supply were considered through a review of published documents, annual and historic monitoring data and consultation with relevant stakeholders/CBC Officers. This was supplemented by a review of OS maps, aerial photographs and site visits. The following CBC departments were also consulted as part of the study:

- Property and Asset Management;
- Housing;
- Regeneration and Economic Development;
- Open Spaces;
- Planning Research and Information; and
- Planning Policy.

### **Stage 3: Surveying the Capacity**

- 3.7 Each of the identified sources of supply were considered, both in isolation and in conjunction with other sources of supply, to determine the contribution which each could make to the urban capacity of the Borough.

### ***2017 Strategic Housing and Economic Land Availability Assessment (SHELAA)***

- 3.8 The 2017 Charnwood Borough SHELAA was produced in August 2017 and therefore provides an up to date picture of the land across the Borough which is available, achievable and developable for residential development. All sites within the boundaries of the agreed study settlements which met with the site size selection criteria were identified and taken forward for consideration within the UCS. Brownfield sites adjoining the settlement boundaries were also considered.

### ***Existing Allocations***

- 3.9 A review was undertaken of existing housing allocations within the Charnwood Local Plan 2004. A review of the Council's annual monitoring data was undertaken to determine the remaining capacity on those allocations within the urban area which have yet to be completed in full. Consideration was also given to whether the remaining capacity on these sites would be realised.
- 3.10 In conjunction with the Council's Planning Policy Team, a review of other Local Plan allocations was also undertaken to determine whether there exist allocated sites for alternative uses which had not been developed for that use and which were now available, suitable and achievable for residential development. This was done in conjunction with the review of employment land allocations which is discussed further below.

### ***Neighbourhood Plan Allocations***

- 3.11 Neighbourhood Plans were considered to determine whether there were any sites identified for housing development within them which would contribute to urban capacity. There are nine neighbourhood areas within the Borough currently at varying stages within the process of preparing Neighbourhood Plans. Of these neighbourhood areas, five are still at an early stage following area designation and have not progressed enough to identify and allocate any housing sites.
- 3.12 The remaining four neighbourhood plans (as summarised in Table 3/1 overleaf) were appraised.
- 3.13 It is of note that while the submission version of the Rearsby Neighbourhood Plan proposes a potential allocation for an Affordable Housing Exception Site adjacent to the settlement, this site is not tested and falls outside of the settlement framework boundary and therefore the study area. Thus it does not form part of the urban capacity of Rearsby.

**Table 3/1: Summary of Appraised Neighbourhood Plans**

Ref	Neighbourhood Group	Status	Housing Allocations Within the Plan
1	Thurcaston and Cropston Parish Council	Made (adopted)	No
2	Barrow upon Soar Parish Council	Examiner's report received, in discussion with neighbourhood planning group on modifications.	No
3	Rearsby Parish Council	Final Plan submitted, examination underway, consultation 07/08/17 to 18/09/17	No
4	Thrussington Parish Council	Pre-submission draft consultation 28/07/17 to 22/09/17	No

***Schemes with Planning Permission/Under Construction***

- 3.14 Annual Monitoring Data was examined to determine sites which have planning permission or which are under construction within the Borough. Those sites located within the boundaries of the study settlements were reviewed. Consideration was given to ensuring that there was confidence that those sites under construction would be completed. Again, the annual monitoring data and consistency of rates of completion on individual sites was considered to ensure confidence in the continued delivery of these sites. Sites identified through Annual Monitoring Report data are to March 31st 2017.

***Expired/Withdrawn Planning Applications***

- 3.15 All expired or withdrawn planning applications which met the UCS site size/capacity criteria were reviewed. These were checked to ensure that the sites had not been built out for another use or withdrawn due to objections in principle or because the site was undeliverable/unviable.

***Charnwood Borough Council Surplus Land***

- 3.16 Consultation was undertaken with the Council's Property and Asset Management Team to identify any surplus Council owned land which may be suitable for redevelopment for an alternative use and whether housing may be considered suitable as an alternative use.

***Regeneration Sites/Vacant and Derelict Land***

- 3.17 A review of the following documents was undertaken:

- Charnwood Town Centre Masterplan 2017;
- Charnwood Regeneration Strategy 2012;
- Watermead Regeneration Framework 2016; and
- Shepshed Regeneration Masterplan 2013.

3.18 Consultation was also undertaken with the Council's Regeneration and Economic Development Team to determine the extent of potential regeneration sites and the contribution which they could make to the urban capacity of the Borough. This was complemented by site visits to additional identified sites which have not been promoted for development through the SHELAA or any other source but were identified as vacant/derelict. The site visits were used to inform the suitability of the sites for housing led redevelopment.

#### ***Surplus Car Parks***

3.19 A review was undertaken of both the 2015 and 2017 Charnwood Car Park studies. The findings of these studies were considered alongside the following documents:

- Loughborough Parking Strategy 2007;
- Loughborough Town Centre Masterplan 2017;
- Shepshed Regeneration Masterplan 2013; and
- Charnwood Regeneration Strategy 2012.

3.20 Consultation was undertaken with the Council's Property and Regeneration Teams to determine whether any of the car parks identified through the document review, or any others within the urban area identified through the UCS process were surplus to requirements and available for redevelopment for housing.

#### ***Employment Land***

3.21 At the time of preparing this UCS, a review of the Council's Employment Land Review was being undertaken in parallel. The findings of this Review were considered and discussed to identify potential employment allocations which are no longer considered suitable for employment uses and whose development for housing is considered appropriate. However, the ELR (2017) identified that there is a very low vacancy rate for commercial premises in the Borough, with a corresponding strong demand for such units. Given the general quality of the units and no readily available sites for conversion to housing, it was considered that no sites could be identified which would contribute to housing supply in the Borough in the near future.

#### ***Surplus Parks, Leisure and Open Space Land***

3.22 A review was undertaken of the following documents:

- Charnwood Open Spaces Strategy 2013-2028;
- Charnwood Recreation Study 2010; and
- Charnwood Green Wedge Review 2016.

3.23 Consultation was also undertaken with the Council's Open Spaces team to discuss specific sites and determine the likelihood of any open space, parks or recreation sites and/or building becoming surplus to requirements and therefore available for redevelopment.

### ***Empty Homes***

3.24 A review was undertaken of the following documents:

- Charnwood Borough Council Empty Homes Strategy 2017-2020;
- Charnwood Borough Council Housing Strategy 2015-2020; and
- Charnwood Borough Council Housing Asset Management Strategy 2014-2019.

3.25 An assessment of available historic data was undertaken to identify the number of empty homes being brought back into use over the past 6 years to identify success rates and trends. Consultation was also undertaken with the Council's designated Empty Homes Officer appointed in August 2016 to implement the actions set out within the CBC Empty Homes Strategy.

### ***Sub-Division of Houses, Flats over Shops, Conversion of Commercial Premises and Windfalls***

3.26 Historic data for completions for each of these sources of supply was obtained for the last 5-years. This data was examined to determine past trends and consistencies with the contribution which each of these sources makes to the housing supply in Charnwood annually. These trends give a good indication of likely contributions by source when caution is applied.

### ***Other Sources***

3.27 Following a review of each of the above sources of supply, identified sites for each UCS settlement were mapped using GIS. A review of the remaining land within each settlement was then undertaken using OS mapping and aerial photographs, supplemented by site visits where appropriate, to identify any further potential housing sites which had not been identified by the above sources.

### ***Site Visits***

3.28 Throughout the UCS, site visits were undertaken for sites/areas where further on the ground information needed to be obtained regarding the potential of a site to support housing development. This allowed for site circumstances to be verified and, as necessary, an assessment made of the site, its characteristics and the surrounding area.

### ***Cross Referencing to Avoid Double Counting***

- 3.29 All sites identified through the UCS process were continually cross referenced to ensure that a single site was not being identified through one or more sources of supply. Therefore, if a site was identified through the SHELAA in the first instance and then later through another source, e.g. expired planning application, the site would remain identified as a contribution to urban capacity from the SHELAA source and excluded from the expired planning application source to avoid double counting. The mapping of the sites in GIS provided a further check that no double counting was taking place.
- 3.30 Based on the approach taken by CBC in monitoring windfall delivery, a number of sites were identified in both the Brownfield and Greenfield 2016/17 monitoring data and within the 2017 SHELAA. In total, approximately 40% of units measured within the Brownfield and Greenfield windfall data for 2016/17 also appeared in the SHLAA. Therefore, to ensure a cautious approach to the contribution that historic windfall trends would make to the overall housing supply, a discount of 40% has been applied to historic Brownfield and Greenfield windfall delivery rates. This excludes Brownfield windfalls such as sub-divisions, flats over shops and commercial conversions, which did not appear in the 2017 SHELAA.

### **Stage 4: Identifying Capacity Yields**

- 3.31 Once each site with the potential to contribute to the urban capacity of the Borough was identified and its' potential for housing development deemed positive, each site was then given an unconstrained yield based upon the density multipliers set out in Table 3/2 below.

**Table 3/2: Density Multipliers**

Location	Density Multiplier
Town Centre	50+ dph
Edge of Town	40-45 dph
Suburban Area	35 dph
Villages	30 dph

- 3.32 Whilst these multipliers were applied as a rule of thumb, they were also adjusted as appropriate for specific site circumstances or to take into account information provided within other documents such as the SHELAA, through planning applications etc. For example, although a site may be located within a village and therefore fall within the 30dph density multiplier, a planning consent or indicative scheme submitted as part of SHELAA representations may demonstrate that a different density (higher or lower) is more realistic.
- 3.33 Once an unconstrained density had been identified for each site, sites were discounted to identify an unconstrained yield for each site. In accordance with the recommendations set out within the LLHMA Methodology Paper for Housing and Economic Land Availability Assessment (2016) and the Charnwood SHELAA 2017, the discount rates set out in Table 3/3 overleaf were used.

**Table 3/3: Discount Rates by Site Size**

Site Size	Gross to Net Development
Up to 0.4ha	100%
0.4-2ha	82.5%
2-35ha	62.5%
Over 35ha	50%

**Stage 5: Overall Findings and Drawing Conclusions**

- 3.34 Following the discounting exercise undertaken as part of Stage 4, a robust overall urban capacity was then calculated for each individual settlement and for the Borough as a whole. The findings of which are presented in Section 4 of this report.

## 4.0 Summary of Urban Capacity

### Summary of Urban Capacity by Settlement

- 4.1 A summary of urban capacity for each of the 23 settlements assessed is set out below. Figures provided for each settlement represent discounted rates following the application of the agreed density multipliers and discount rates.
- 4.2 These figures exclude sources of supply which cannot be attributed to a specific settlement e.g. windfalls, sub division of houses, flats over shops and empty homes. This is because supply from these sources can only be calculated across the Borough based on historic rates and therefore cannot be apportioned by settlement. The urban capacity from these sources is presented later in this section.

### Birstall

**Table 4/1: Birstall Urban Capacity**

Birstall Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	60
Existing Site Allocations	131
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	19
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>210</b>

- 4.3 A full list and map of the sites which comprise the identified urban capacity for Birstall are provided at **Appendix A**.

## Thurmaston

**Table 4/2: Thurmaston Urban Capacity**

Thurmaston Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	462
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	30
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	162
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>654</b>

- 4.4 A full list and map of the sites which comprise the identified urban capacity for Thurmaston are provided at **Appendix B**.

## Loughborough

**Table 4/3: Loughborough Urban Capacity**

Loughborough Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	624
Existing Site Allocations	208
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	520
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	238
Car Parks	38
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
Other (e.g. Aerial Search)	104
<b>Total</b>	<b>1,732</b>

- 4.5 A full list and map of the sites which comprise the identified urban capacity for Loughborough are provided at **Appendix C**.

#### Shepshed

**Table 4/4: Shepshed Urban Capacity**

Shepshed Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	231
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	51
Expired/Withdrawn Planning Applications	79
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>361</b>

- 4.6 A full list and map of the sites which comprise the identified urban capacity for Shepshed are provided at **Appendix D**.

#### Anstey

**Table 4/5: Anstey Urban Capacity**

Anstey Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	21
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	101
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>122</b>

- 4.7 A full list and map of the sites which comprise the identified urban capacity for Anstey are provided at **Appendix E**.

#### **Barrow upon Soar**

**Table 4/6: Barrow upon Soar Urban Capacity**

<b>Barrow upon Soar Urban Capacity</b>	
<b>Source of Supply</b>	<b>Discounted Contribution from Source of Supply</b>
SHELAA	73
Existing Site Allocations	10
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	141
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>224</b>

A

- 4.8 A full list and map of the sites which comprise the identified urban capacity for Barrow upon Soar are provided at **Appendix F**.

#### **Mountsorrel**

**Table 4/7: Mountsorrel Urban Capacity**

<b>Mountsorrel Urban Capacity</b>	
<b>Source of Supply</b>	<b>Discounted Contribution from Source of Supply</b>
SHELAA	99
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	74
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>173</b>

- 4.9 A full list and map of the sites which comprise the identified urban capacity for Mountsorrel are provided at **Appendix G**.

#### Quorn

**Table 4/8: Quorn Urban Capacity**

Quorn Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	26
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>26</b>

- 4.10 A full list and map of the sites which comprise the identified urban capacity for Quorn are provided at **Appendix H**.

#### Rothley

**Table 4/9: Rothley Urban Capacity**

Rothley Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	18
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>18</b>

- 4.11 A full list and map of the sites which comprise the identified urban capacity for Rothley are provided at **Appendix I**.

#### Sileby

**Table 4/10: Sileby Urban Capacity**

Sileby Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	218
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	40
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>258</b>

- 4.12 A full list and map of the sites which comprise the identified urban capacity for Sileby are provided at **Appendix J**.

#### Syston

**Table 4/11: Syston Urban Capacity**

Syston Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	221
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	35
Expired/Withdrawn Planning Applications	14
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>270</b>

- 4.13 A full list and map of the sites which comprise the identified urban capacity for Syston are provided at **Appendix K**.

#### **Barkby**

**Table 4/12: Barkby Urban Capacity**

<b>Barkby Urban Capacity</b>	
<b>Source of Supply</b>	<b>Discounted Contribution from Source of Supply</b>
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	1
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>1</b>

- 4.14 A full list and map of the sites which comprise the identified urban capacity for Barkby are provided at **Appendix L**.

#### **Burton on the Wolds**

**Table 4/13: Burton on the Wolds**

<b>Burton on the Wolds Urban Capacity</b>	
<b>Source of Supply</b>	<b>Discounted Contribution from Source of Supply</b>
SHELAA	58
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	8
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>66</b>

- 4.15 A full list and map of the sites which comprise the identified urban capacity for Burton on the Wolds are provided at **Appendix M**.

#### **Cossington**

**Table 4/14: Cossington Urban Capacity**

<b>Cossington Urban Capacity</b>	
<b>Source of Supply</b>	<b>Discounted Contribution from Source of Supply</b>
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	0
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>0</b>

#### **East Goscote**

**Table 4/15: East Goscote Urban Capacity**

<b>East Goscote Urban Capacity</b>	
<b>Source of Supply</b>	<b>Discounted Contribution from Source of Supply</b>
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	0
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>0</b>

## Hathern

**Table 4/16: Hathern Urban Capacity**

Hathern Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	6
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	10
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>16</b>

- 4.16 A full list and map of the sites which comprise the identified urban capacity for Hathern are provided at **Appendix N**.

## Newtown Linford

**Table 4/17: Newtown Linford Urban Capacity**

Newtown Linford Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	1
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>1</b>

- 4.17 A full list and map of the sites which comprise the identified urban capacity for Newtown Linford are provided at **Appendix O**.

## Queniborough

**Table 4/18: Queniborough Urban Capacity**

Queniborough Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	58
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	9
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>67</b>

- 4.18 A full list and map of the sites which comprise the identified urban capacity for Queniborough are provided at **Appendix P**.

## Rearsby

**Table 4/19: Rearsby Urban Capacity**

Rearsby Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	24
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>24</b>

- 4.19 A full list and map of the sites which comprise the identified urban capacity for Rearsby are provided at **Appendix Q**.

## Thrussington

**Table 4/20: Thrussington Urban Capacity**

Thrussington Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	11
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	1
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
Other (e.g. Aerial Search)	10
<b>Total</b>	<b>22</b>

- 4.20 A full list and map of the sites which comprise the identified urban capacity for Thrussington are provided at **Appendix R**.

## Thurcaston

**Table 4/21: Thurcaston Urban Capacity**

Thurcaston Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	36
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	0
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>36</b>

- 4.21 A full list and map of the sites which comprise the identified urban capacity for Thurcaston are provided at **Appendix S**.

## Woodhouse Eaves

**Table 4/22: Woodhouse Eaves Urban Capacity**

Woodhouse Eaves Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	7
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>7</b>

- 4.22 A full list and map of the sites which comprise the identified urban capacity for Woodhouse Eaves are provided at **Appendix T**.

## Wymeswold

**Table 4/23: Wymeswold Urban Capacity**

Wymeswold Urban Capacity	
Source of Supply	Discounted Contribution from Source of Supply
SHELAA	0
Existing Site Allocations	0
Neighbourhood Plan Allocations	0
Schemes with Planning Permission/Under Construction	2
Expired/Withdrawn Planning Applications	0
CBC Surplus Land	0
Regeneration Sites/Vacant/Derelict Land	0
Car Parks	0
Employment Land Allocations	0
Surplus Parks and Leisure Sites	0
<b>Total</b>	<b>2</b>

- 4.23 A full list and map of the sites which comprise the identified urban capacity for Wymeswold are provided at **Appendix U**.

4.24 In total, the study has identified existing capacity for 4,290 dwellings across the 23 settlement boundaries which make up the urban area of the Borough. The table below shows the contribution made from each settlement to the urban capacity of the Borough in terms of dwelling numbers from all sources and percentage contribution.

**Table 4/24: Overall Urban Capacity by Settlement**

Settlement	Dwelling Contribution to Overall Supply	Number of Sites	% Contribution to Overall Supply (approx. when rounded)
Birstall	210	12	5
Thurmaston	654	24	15
Loughborough	1,732	81	40
Shepshed	361	23	8
Anstey	122	9	3
Barrow upon Soar	224	8	5
Mountsorrel	173	20	4
Quorn	26	9	0.6
Rothley	18	6	0.4
Sileby	258	19	6
Syston	270	20	6
Barkby	1	1	0.1
Burton on the Wolds	66	3	1.5
Cossington	0	0	0
East Goscote	0	0	0
Hathern	16	5	0.4
Newtown Linford	1	1	0.1
Queniborough	67	6	1.5
Rearsby	24	6	0.5
Thrussington	22	3	0.5
Thurcaston	36	1	0.8
Woodhouse Eaves	7	3	0.2
Wymeswold	2	2	0.1
<b>Total</b>	<b>4,290</b>	<b>262</b>	<b>100%</b>

#### Overall Supply from Other Borough Wide Sources

4.25 An assessment has also been made in respect of the contribution which the following sources of supply make to the Borough as a whole:

- Sub Division of Existing Housing;
- Flats Over Shops;
- Conversion of Commercial Buildings;

- Brownfield Windfalls;
- Greenfield Windfalls; and
- Empty Homes.

4.26 By their nature, these ‘windfall’ sources can only be identified as a contribution to the urban capacity of the Borough as a whole and therefore cannot be broken down by settlement.

#### **Sub-Division of Existing Housing**

4.27 Over the 5-year monitoring period 2012/13 to 2016/17, there were a total of 33 dwellings created as a result of the sub-division of existing housing primarily to create flats. This is summarised below:

**Table 4/25: 5-Year Historic Monitoring Data for Sub-Division**

Monitoring Year	Number of Dwellings from Sub-Divisions of Existing Housing
2012/2013	6
2013/2014	3
2014/2015	7
2015/2016	5
2016/2017	12
<b>Total</b>	<b>33</b>

4.28 The supply per annum from this source was particularly steady over the first 4 years of the monitoring period (2012/13-2015/16) with an average of 5 new dwellings per annum. All sub divisions during this period created 1 or 2 additional dwellings. In the year 2016/17 completions rose to 12. The reason for this spike appears to be from 3 larger sub-divisions (1 x 5 new dwellings and 2 x 3 new dwellings). The average dwelling contribution across the whole 5-year monitoring period was 6.6 dwellings.

4.29 Assuming that the completions from this source of supply would remain steady given historic rates and allowing a discount for the 5<sup>th</sup> year spike, it is considered appropriate to take a mean figure of 6 dwellings per annum as the likely contribution from this supply for future projections.

#### **Flats over Shops**

4.30 Over the 5-year monitoring period 2012/12 to 2016/17, there were a total of 15 dwellings created as a result of the creation of flats over shops. This is summarised in Table 4/26 overleaf:

**Table 4/26: 5-Year Historic Monitoring Data for Flats over Shops**

Monitoring Year	Number of Dwellings from Flats Over Shops
2012/2013	0
2013/2014	1
2014/2015	3
2015/2016	7
2016/2017	4
<b>Total</b>	<b>15</b>

- 4.31 The supply from this source is low and particularly steady with contributions usually relating to the creation of 1 or 2 units per site. Over 70% of the sites contributing to this source during the monitoring period were in Loughborough (5 sites) which is to be expected as opportunities for this source of supply are greater. The remaining sites were located in the Service Centres of Syston (1 site) and Quorn (1 site).
- 4.32 The average dwelling contribution from this supply over the 5-year monitoring period was 3 dwellings per annum and it is considered that this is a realistic expectation of continued supply from this source for future projections.

#### **Conversion of Commercial Buildings**

- 4.33 Over the 5-year monitoring period from 2012/13 to 2016/17, a total of 60 dwellings were created from the conversion of commercial properties. This is summarised below:

**Table 4/27: 5-Year Historic Monitoring Data for Conversion of Commercial Buildings**

Monitoring Year	Number of Dwellings from Commercial Conversions
2012/2013	7
2013/2014	10
2014/2015	9
2015/2016	17
2016/2017	17
<b>Total</b>	<b>60</b>

- 4.34 The supply from this source is steady but has seen an increase since 2015/2016. In the first 3 years of the monitoring period this sourced provided an average of 9 dwellings per annum. In the 5-year monitoring period this increased to 12 dwellings per annum.
- 4.35 The post 2015 increase in years 4 and 5 is likely to be as a result of the October 2015 announcement by Central Government that the temporary conversion of office (B1) to residential (C3) permitted development rights (introduced in May 2013) would be made permanent. This was made permanent in April 2016 under the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016. This is further evidenced by the number of

Prior Approval Notification applications which make up this source of supply in the 2015/16 and 2016/17 annual figures.

- 4.36 Given the permanent permitted development rights for B1 to C3 use, it is considered that the number of dwellings provided by this source annually in the District will continue. Taking a cautious approach given that the amount of suitable sites is not infinite, it is considered likely that a mean average of 11 dwellings per annum is a realistic expectation of continued supply from this source for future projections.

#### **Other Brownfield Windfall Sites**

- 4.37 Over the 5-year monitoring period from 2012/13 to 2016/17, there were a total of 488 dwellings from brownfield windfalls, equating to approximately 97 per annum. This includes those windfalls derived from the Sub-Division of Existing Housing, Flats over Shops and the Conversion of Commercial Buildings. To ensure no double counting, these sources have been removed from the annual historic windfall figures as summarised below:

**Table 4/28: Other Brownfield Windfall Sites**

Monitoring Year	Brownfield Windfalls	Windfalls from Sub Division of Existing Dwellings, Flats over Shops & Commercial Conversions	Residual Brownfield Windfalls Per Annum
2012/2013	62	13	49
2013/2014	103	14	89
2014/2015	98	19	79
2015/2016	130	29	101
2016/2017	95	33	62
<b>Total</b>	<b>488</b>	<b>108</b>	<b>380</b>
<b>Annual Average</b>	<b>97</b>	<b>22</b>	<b>76</b>

- 4.38 Therefore, windfalls (excluding sub-divisions, flats over shops and commercial conversions) tend to account for an average of 76 dwellings per annum. For the purposes of this UCS, it has been assumed that 'other' windfalls would include the following:

- Sites which fall below the 0.25/5 dwelling UCS threshold;
- Sites with expired planning permissions which have not been identified as SHELAA sites due to factors such as age of expired consent, known constraints, availability issues or current uses;
- Sites which are in an alternative use at the time of the UCS or the preparation of other Local Plan evidence bases which may subsequently come forward for development; and
- Any other site which unexpectedly becomes available.

4.39 A discount of 40% has been applied to residual brownfield windfalls per annum. This percentage discount is based on the figure of double counting measured between sites in the 2017 SHELAA and Brownfield and Greenfield windfall sites in the 2016/17 monitoring year to ensure a cautious approach to housing delivery.

4.40 Based on historic data it is therefore considered that a contribution of 76 dwellings per annum is a realistic expectation of continued supply from this source for future projections.

#### **Greenfield Windfall Sites**

4.41 Over the 5-year monitoring period from 2012/13 to 2016/17, there were a total of 218 dwellings within the settlement framework boundaries from Greenfield windfalls, equating to approximately 44 per annum. This is summarised below:

**Table 4/29: 5-Year Historic Monitoring Data for Greenfield Windfalls**

Monitoring Year	Number of Dwellings from Greenfield Windfalls
2012/2013	49
2013/2014	26
2014/2015	37
2015/2016	56
2016/2017	50
<b>Total</b>	<b>218</b>

4.42 Greenfield sites within the settlement framework boundaries are limited and represent a finite resource and therefore over time, the contribution which they will make to urban capacity is likely to reduce. It is further considered that the majority of available Greenfield windfall sites within the urban area will have been picked up by other sources of supply within this UCS. Therefore, a discount of 40% has been applied to Greenfield windfalls per annum. This percentage is based on the figure of double counting across sites in the 2017 SHELAA and Brownfield and Greenfield windfall sites in the 2016/17 monitoring year. A cautious approach towards the contribution that historic windfall trends would make to the overall housing supply has therefore been taken.

#### **Empty Homes**

4.43 Historic data taken from the period 2010 to 2016 indicates that there has been an average of 678 empty homes per year in the Borough. These are homes which have been vacant for a period of at least 6 months<sup>1</sup>. Some of these dwellings may be undergoing renovation or going through probate and can therefore be brought back into use in a relatively short space of time, whilst others may have been empty for a much longer period of time. In 2017, there are approximately 500 empty homes within the Borough which have been empty for 6 months or more and of these at least 250 have been empty for 2 years or more.

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<sup>1</sup> Derived from Council Tax Base Information (CTBI)

- 4.44 The Council's Empty Homes Strategy 2017-2022 seeks to bring 50 empty homes back into use each year through the following 4 point action plan:
1. Encourage empty home owners to bring homes back into use through grants, tenant finder schemes, private sector leasing and repair, letting and sales advice;
  2. Bring problematic empty homes back into use through enforcement action through enforced sales, compulsory purchase orders and Empty Dwelling Management Orders (EDMO);
  3. Devise and explore new innovative solutions to reduce empty home impacts on local communities through social letting schemes, empty homes leasing schemes and affordable loans;
  4. Develop a co-ordinated approach to identify and tackle empty homes through the appointment of an Empty Homes Officer, creation of Action groups and development of online reporting tools.
- 4.45 The appointment of an Empty Homes Officer in August 2016 kick started the Strategy along with the provision of housing grant advice and assistance, partnership grants and enforcement action during 2016/17. During the period April 2016 to March 2017, 45 empty homes were brought back into use which was generally in line with the target of 50 dwellings per annum.
- 4.46 At September 2017, there were known to be 416 empty homes within the Borough with a total of 16 empty homes brought back into use in the six month period from April 2017 to September 2017. A large proportion of these empty homes are known to be difficult to return to the housing supply and therefore progress on these may take longer than was previously anticipated. If the same level of success is achieved in the second half of the financial year to March 2018, then approximately 32 dwellings would be brought back into use. This is significantly below the 50 dwellings per annum target.
- 4.47 Given the average number of empty homes over the period 2010-2016 and the progress made in the first year since the appointment of the Empty Homes Officer, it is considered reasonable to assume that given the proactive approach being taken by CBC to address the empty homes issues, this source will still continue to make a contribution to the housing supply in the Borough.
- 4.48 There is no specific geographical pattern to the location of empty homes, but as would be expected, there are more within Loughborough. Allowing for the slow-down in the rate at which empty homes are being brought back into use and assuming that some will be located outside of the urban area, it is considered reasonable and realistic that a contribution of approximately 30 empty homes will contribute to the urban capacity of the Borough each year.

#### **Overall Supply from Other Borough Wide Sources**

- 4.49 The overall annual contribution which windfalls are expected to contribute to the urban capacity of the Borough is summarised in Table 4/30 overleaf:

**Table 4/30: Overall Annual Windfall Contribution to Urban Capacity**

Windfall Source	Annual Contribution from Source
Sub Division of Existing Housing	6
Flats Over Shops	3
Conversion of Commercial Properties	11
Other Brownfield	76
Greenfield (Within Urban Area)	44
Empty Homes	30
<b>Total</b>	<b>170</b>

## 5.0 Conclusions

- 5.1 The UCS has identified a significant available capacity within the settlement boundaries of the built up areas of the Borough.
- 5.2 The UCS has found that there exists capacity for 4,290 dwellings across 262 sites within the 23 key study settlements.
- 5.3 In addition, based on historic data and trends and taking a cautious approach to future delivery, the UCS has found that the following sources of supply are also likely to provide up to an additional 170 dwellings per annum:
- Subdivisions;
  - Flats over Shops
  - Conversion of commercial buildings;
  - Empty Homes; and
  - Other urban area windfalls.

## Appendix A - Birstall Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Developable/ Deliverable	Unconstrained Yield	Discounted Yield	Planning Reference Number	Sub-Total
SHELAA 2017								
BIR1	Land off Meadow Lane	1.8	Greenfield	Y	72	60	N/A	
60								60
Consented Sites (5 Year Supply)								
BIR3	40 Curzon Avenue, Birstall, Leicestershire LE4 4AB	0.3	Greenfield	Deliverable	N/A	5	P/16/1948/2	
BIR4	Local Centre Site, Hallam Fields Road, Birstall, Leicestershire	0.3	Greenfield	Deliverable	N/A	6	P/15/0421/2	
BIR5	Land r/o 15 Firfield Avenue, Birstall, Leicestershire, LE4 4DS	0.19	Greenfield	Under Const.	N/A	1	P/07/0285/2	
BIR6	Cliffe House, 9 Church Hill, Birstall, Leicestershire LE4 4DN	0.08	Brownfield	Under Const.	N/A	1	P/11/2657/2	
BIR7	Land adj 27 The Meadway, Birstall, Leicestershire LE4 4NG	0.04	Greenfield	Under Const.	N/A	1	P/13/1471/2	
BIR8	279 Birstall Road, Birstall, Leicestershire LE4 4DJ	0.12	Greenfield	Detail	N/A	1	P/14/1835/2	
BIR9	3 Lambourne Road, Birstall, Leicestershire LE4 4FW	0.1	Brownfield	Detail	N/A	1	P/14/2386/2	
BIR10	473 Loughborough Road, Birstall, Leicester, LE4 4BJ	0.05	Greenfield	Detail	N/A	1	P/16/0229/2	
BIR11	54 Elmfield Avenue, Birstall, Leicestershire LE4 3DE	0.05	Greenfield	Detail	N/A	1	P/16/1019/2	
BIR12	Land adj. 24 Walker Road, Birstall, Leicestershire LE4 3BN	0.02	Greenfield	Detail	N/A	1	P/16/1876/2	
19								19
Local Plan (2004) Allocation								
BIR2	North of Harrowgate Drive Area 2 Phase 3 & 4	6.0	Greenfield	Y	210	131	N/A	
131								131
							<b>Total</b>	<b>210</b>

## Appendix B - Thurmaston Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>SHELAA 2017</b>								
THM1	Works opposite 46 Brook Street, Thurmaston	0.24	Brownfield	Y	11	11	N/A	
THM2	Works adjacent 46 Brook Street, Thurmaston	0.17	Brownfield	Y	7	7	N/A	
THM5	Land at 598/600 Melton Road, Thurmaston	0.22	Brownfield	Y	10	10	N/A	
THM6	Church Hill Road, Thurmaston	7.88	Brownfield	Y	275	172	N/A	
THM7	Humberstone Lane, Thurmaston	4.11	Brownfield	Y	144	90	N/A	
THM8	Rear of 36-46 Colby Road, Thurmaston	0.43	Brownfield	Y	15	15	N/A	
THM9	Rear of Manor Medical Centre, Melton Road, Thurmaston	0.27	Greenfield	Y	11	11	N/A	
THM10	Warehouse & Premises, Units 3, 157 Humberstone Lane,	0.73	Brownfield	Y	25	21	N/A	
THM11	Land and Premises, Britannia Way, Thurmaston	2.30	Brownfield	Y	92	58	N/A	
THM12	Wheatleys Road, Thurmaston	1.80	Brownfield	Y	81	67	N/A	
						<b>462</b>		<b>462</b>
<b>Consented Sites (5 Year Supply)</b>								
THM13	The Old Coal Yard, LE4 8DS	0.15	Brownfield	Y	N/A	8	P/16/0281/2	
THM14	34 Brook Street LE4 8DA	0.14	Brownfield	Y	N/A	5	P/16/0619/2	
THM15	61 Highway Road, Thurmaston, Leicester, LE4 8FR	1.68	Brownfield	Under Const.	N/A	4	P/09/0472/2	
THM16	Land rear of 177 Colby Drive Thurmaston Leicestershire LE4 8LE	0.04	Greenfield	Under Const.	N/A	1	P/14/1595/2	
THM17	776 - 778 Melton Road Thurmaston Leicestershire LE4 8BD	0.04	Brownfield	Detail	N/A	3	P/15/1061/2	

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>Consented Sites (5 Year Supply) Cont/d.</b>								
THM18	141 Colby Drive Thurmaston Leicestershire LE4 8LE	0.05	Brownfield	Detail	N/A	1	P/16/0042/2	
THM19	103 Humberstone Lane Thurmaston Leicestershire LE4 8HL	0.14	Greenfield	Under Const.	N/A	3	P/16/0905/2	
THM20	Plots 15-18 Land off Dent Drive Thurmaston Leicestershire LE4 8NY	0.19	Greenfield	Detail	N/A	4	P/16/2276/2	
THM4	100 Colby Drive Thurmaston Leicestershire LE4 8LD	0.27	Brownfield	Detail	N/A	1	P/17/0033/2	
						<b>30</b>		<b>30</b>
<b>Regeneration Sites</b>								
THM21	Thurmaston Bodyworks (mixed-use regen.)	0.15	Brownfield	Y	7	7	N/A	
THM22	Pookes Land (develop in conjunction with WRCF7)	0.18	Greenfield	Y	8	8	N/A	
THM23	Parker's Garage and adjacent former Methodist Church (Garages Only)	0.3	Brownfield	Y	14	14	N/A	
THM24	Barclay's Bank/Bridge Car Sales	0.18	Brownfield	Y	8	8	N/A	
THM3	Bridge Business Park	3.4	Brownfield	Y	200	125	N/A	
						<b>162</b>		<b>162</b>
							<b>Total</b>	<b>654</b>

## Appendix C - Loughborough Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
SHELAA 2017								
LOU1	Land at Frederick Street, Loughborough	0.4	Brownfield	Y	20	20	N/A	
LOU2	30 Meadow Lane, Loughborough	0.3	Brownfield	Y	15	8	N/A	
LOU3	Hospital Way, Cumberland Trading Estate, Cumberland Road	1.3	Brownfield	Y	52	43	N/A	
LOU4	Extend Park Grange Farm, Loughborough	3.16	Greenfield	Y	111	70	N/A	
LOU5	Land off Beacon Road	1.5	Brownfield	Y	53	43	N/A	
LOU6	Park Grange Farm, Newstead Way	0.5	Greenfield	Y	18	14	N/A	
LOU7	Factory Premises, Great Central Road	1.25	Brownfield	Y	43	36	N/A	
LOU9	Former Government Offices, 2 Lemyngton Street	0.2	Brownfield	Y	10	10	N/A	
LOU10	Garendon Social Club, Thorpe Hill	0.24	Brownfield	Y	8	8	N/A	
LOU11	138-144 Knighthorpe Road, Loughborough	0.35	Brownfield	Y	16	16	N/A	
LOU12	Cumberland Industrial Estate, Loughborough	1.6	Brownfield	Y	72	59	N/A	
LOU13	Former Petrol Station, Pinfold Gate, Loughborough	0.30	Brownfield	Y	15	15	N/A	
LOU14	Former Main Post Office, Sparrow Hill, Loughborough	0.08	Brownfield	Y	4	4	N/A	
LOU15	Land at True Lovers Walk/Frederick Street	0.57	Brownfield	Y	26	21	N/A	
LOU16	Land to r/o The Old Pack Horse, Pack Horse Lane, Loughborough	0.06	Brownfield	Y	6	6	N/A	
LOU17	Land used for Storage & Premises, Chainbridge Road,	0.33	Brownfield	Y	15	15	N/A	
LOU18	Land used for Storage, Windmill Road, Loughborough	3.03	Brownfield	Y	106	66	N/A	

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
LOU19	Nottingham Road, Loughborough	1.5	Brownfield	Y	67.5	56	N/A	
LOU73	Nanpantan Grange, Land south west of Loughborough	5.2	Greenfield	Y	182	114	N/A	
						<b>624</b>		<b>624</b>
<b>Consented Sites (5 Year Supply)</b>								
LOU8	106 Derby Road Loughborough Leicestershire LE11 5AG	0.11	Brownfield	Under Const.	N/A	3	P/15/1050/2	
LOU20	Carillon Court Shopping Centre Derby Square	0.22	Brownfield	Developable	N/A	10	P/11/0216/2	
LOU21	Land adj 14 Woodgate, Loughborough.	0.1	Brownfield	Deliverable	N/A	29	P/10/1989/2	
LOU23	Sital House 3 to 6 Cattlemarket Loughborough LE11 3DL	0.04	Brownfield	Developable	N/A	10	P/13/2402/2	
LOU24	Former Shelthorpe House Farnham Road	0.4	Brownfield	Deliverable	N/A	20	P/14/0712/2	
LOU25	Forest Court, LE11 3NT	0.55	Brownfield	Deliverable	N/A	13	P/15/1700/2	
LOU26	Tatmarsh House, LE11 1NP	0.07	Brownfield	Deliverable	N/A	10	P/15/1776/2	
LOU27	Ashmount Special School, Beacon Road	0.7	Brownfield	Deliverable	N/A	32	P/14/2043/2	
LOU28	17A Burleigh Road Loughborough Leicestershire LE11 3BA	0.1	Brownfield	Deliverable	N/A	5	P/14/2509/2	
LOU29	52 Baxter Gate Loughborough Leicestershire LE11 1TH	0.03	Brownfield	Deliverable	N/A	9	P/15/2645/2	
LOU30	Land at 341 Beacon Road Loughborough Leicestershire LE11 2RA	0.47	Greenfield	Deliverable	N/A	5	P/15/1961/2	
LOU31	The Royal George 7 The Coneries	0.6	Brownfield	Developable	N/A	29	P/15/1769/2	
LOU32	Duke Street Motors King Edward Road LE11 1RZ	0.08	Brownfield	Developable	N/A	9	P/15/2549/2	
LOU33	11-14 Albert Terrace r/o 3 High Street Loughborough Leicestershire LE11 2PY	0.03	Brownfield	Deliverable	N/A	7	P/16/0461/2	
LOU34	Land Adjacent True Lovers Walk Loughborough	0.04	Brownfield	Deliverable	N/A	6	P/15/2218/2	

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>Consented Sites (5 Year Supply) Cont/d.</b>								
LOU35	2 Radmoor Road Loughborough Leicestershire LE11 3BS	0.01	Brownfield	Deliverable	N/A	5	P/16/0940/2	
LOU36	Land & premises off Wharncliffe Road & Great Central Road, Loughborough	1.4	Brownfield	Deliverable	N/A	101	P/11/1305/2	
LOU37	Land adjacent to Windmill Road, Great Central Road, Empress Road and Moor Lane	4.3	Brownfield	Deliverable	N/A	62	P/12/2130/2	
LOU38	Land Beacon Road Playing Field, Loughborough	1.3	Greenfield	Deliverable	N/A	14	P/11/1676/2	
LOU40	Moseleys Building, Derby Road, Loughborough	1.4	Brownfield	Deliverable	N/A	79	P/14/2404/2	
LOU41	Offices & Premises, 57 Park Road, Loughborough	0.12	Brownfield	Deliverable	N/A	6	P/13/1600/2	
LOU42	Rosebery County Junior School, Rosebery Street, Loughborough	0.2	Brownfield	Developable	N/A	5	P/11/0831/2	
LOU43	22 Westfield Drive, Loughborough, Leicestershire, LE11 3QL	0.19	Brownfield	Under Const.	N/A	1	P/08/1286/2	
LOU44	Land adjacent to 122 Sharpley Road, Loughborough	0.03	Greenfield	Under Const.	N/A	1	P/10/2464/2	
LOU45	Land r/o 65 Thorpe Acre Road, Loughborough, Leicestershire LE11 4LF	0.03	Greenfield	Under Const.	N/A	1	P/12/2247/2	
LOU46	253 Derby Road, Loughborough, Leicestershire LE11 5HJ	0.07	Brownfield	Under Const.	N/A	3	P/12/2621/2	
LOU47	12 Baxter Gate, Loughborough, Leicestershire LE11 1TG	0.01	Brownfield	Under Const.	N/A	3	P/13/0350/2	
LOU48	Land to rear of 99/101 Byron Street, Loughborough LE11 5JN	0.02	Greenfield	Under Const.	N/A	1	P/13/1192/2	
LOU49	Land to rear of 81 Toothill Road, Loughborough, Leicestershire LE11 1PN	0.01	Brownfield	Detail	N/A	1	P/14/0224/2	
LOU50	Beehive Garage, Castledine Street, Loughborough, Leicestershire	0.11	Brownfield	Under Const.	N/A	1	P/14/0320/2	
LOU51	43 Snells Nook Lane, Loughborough, Leicestershire LE11 3YA	0.4	Brownfield	Under Const.	N/A	2	P/14/0592/2	

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
Consented Sites (5 Year Supply) Cont/d.								
LOU52	Land adj to 116 Leconfield Road, Loughborough, Leicestershire	0.08	Greenfield	Under Const.	N/A	1	P/14/0711/2	
LOU53	2 Tyler Avenue, Loughborough, Leicestershire LE11 5NN	0.04	Greenfield	Detail	N/A	2	P/14/0973/2	
LOU73	4 Herrick Road, Loughborough, Leicestershire LE11 2BT	0.03	Brownfield	Under Const.	N/A	2	P/14/0974/2	
LOU55	192 Ashby Road, Loughborough, Leicestershire LE11 3AG	0.2	Brownfield	Detail	N/A	3	P/14/1399/2	
LOU54	Land adjacent 3 Ashleigh Drive, Loughborough, Leicestershire LE11 3HN	0.01	Greenfield	Outline	N/A	1	P/14/1919/2	
LOU56	145 & 147 Meadow Lane, Loughborough, Leicestershire LE11 1JX	0.02	Brownfield	Under Const.	N/A	1	P/15/0842/2	
LOU57	55 Garendon Road, Loughborough, Leicestershire LE11 4QB	0.05	Brownfield	Outline	N/A	4	P/15/1568/2	
LOU58	Former Jack O'Lantern, 90 Nottingham Road, Loughborough, Leicestershire	0.07	Brownfield	Under Const.	N/A	4	P/15/1879/2	
LOU59	Land to rear of 304 and 306 Beacon Road, Loughborough, Leicestershire LE11 2RD	0.1	Greenfield	Detail	N/A	1	P/15/1938/2	
LOU60	117 Derby Road, Loughborough, Leicestershire LE11 5AE	0.05	Brownfield	Under Const.	N/A	1	P/15/2393/2	
LOU61	2 Sparrow Hill, Loughborough, Leicestershire LE11 1BT	0.7	Brownfield	Detail	N/A	1	P/16/0113/2	
LOU62	Land adjacent to 63 Poplar Road, Loughborough, Leicestershire LE11 2JS	0.03	Greenfield	Detail	N/A	1	P/16/0462/2	
LOU63	The Foundry, 43 Woodgate, Loughborough, Leicestershire LE11 2TZ	0.06	Brownfield	Detail	N/A	2	P/16/0524/2	
LOU64	3 & 5 The Coneries, Loughborough, Leicestershire LE11 1DZ	0.04	Brownfield	Detail	N/A	4	P/16/0576/2	
LOU65	Land Adjacent to 4 Grassholme Drive, Loughborough, Leicestershire LE11 4NS	0.05	Greenfield	Outline	N/A	1	P/16/1061/2	
LOU66	18B Pinfold Gate, Loughborough, Leicestershire LE11 1BE	0.01	Brownfield	Detail	N/A	1	P/16/1073/2	

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>Consented Sites (5 Year Supply) Cont/d.</b>								
LOU67	6 Herrick Road, Loughborough, Leicestershire LE11 2BT	0.03	Brownfield	Detail	N/A	2	P/16/1306/2	
LOU68	142 Maple Road South, Loughborough, Leicestershire LE11 2JR	0.04	Brownfield	Detail	N/A	1	P/16/1522/2	
LOU69	286 Beacon Road, Loughborough, Leicestershire LE11 2RD	0.08	Greenfield	Under Const.	N/A	1	P/16/1703/2	
LOU70	Land adj 37 Westfield Drive, Loughborough, Leicestershire LE11 3QJ	0.1	Greenfield	Detail	N/A	1	P/16/1898/2	
LOU71	3 Bassett Court, Russell Street, Loughborough, Leicestershire LE11 1BH	0.1	Brownfield	Detail	N/A	1	P/16/2009/2	
LOU72	5 Brookside Road, Loughborough, Leicestershire LE11 3PQ	0.03	Greenfield	Detail	N/A	1	P/16/2711/2	
						<b>520</b>		<b>520</b>
<b>Aerial Site</b>								
LOU74	Land at Leconfield Road, Loughborough	1.7	Greenfield	Y	60	49	N/A	
LOU76	Former 3M Offices, Morley Street, Loughborough	1.48	Brownfield	Y	67	55	N/A	
						<b>104</b>		<b>104</b>
<b>Local Plan (2004) Allocation</b>								
LOU22	Empress Road Local Plan (2004) Allocation	0.57	Brownfield	Developable	N/A	30	P/15/1885/2	
LOU39	Land south of Loughborough Grange Park (Phases 5 & Residual) Local Plan (2004) Allocation	9.2	Greenfield	Deliverable	N/A	178	P/09/0234/2	
						<b>208</b>		<b>208</b>
<b>Car Parks</b>								
LOU77	Southfields Road Car Park, Loughborough	0.2	Brownfield	Y	38	38	N/A	
						<b>38</b>		<b>38</b>

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>Regeneration Strategy (2012)</b>								
LOU75	Land at Clarence Street, Loughborough	1.09	Brownfield	Y	55	45	P/15/1826/2	
						<b>45</b>		<b>45</b>
<b>Loughborough Town Centre Masterplan (2017)</b>								
LOU78	Devonshire Square/ Granby Street Opportunity Site, Loughborough	1.3	Brownfield	Y	31	31	N/A	
LOU79	Leicester Road/Aumbery Gap Opportunity Site, excluding PH, Loughborough	0.6	Brownfield	Y	73	73	N/A	
LOU80	Part of Baxter Gate Opportunity Site, Loughborough	2.06	Brownfield	Y	89	89	N/A	
						<b>193</b>		<b>193</b>
							<b>Total</b>	<b>1732</b>

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub- Total
SHELAA 2017								
SHE1	Former Redland Roofing Systems Site - Ingelberry Road/Ashby Road	5.60	Brownfield	Y	224	140	N/A	
SHE2	Carr Brook House, Leicester Road, Shepshed	1.47	Brownfield	Y	51	42	N/A	
SHE4	Land to rear of 54 Iveshead Road,	0.10	Greenfield	Y	6	6	N/A	
SHE5	21 Garendon Road, LE12 9NU	0.30	Greenfield	Y	15	15	N/A	
SHE6	32 Charnwood Road, Shepshed	0.23	Brownfield	Y	12	12	N/A	
SHE7	North of Spring Close, Shepshed	0.50	Greenfield	Y	16	16	N/A	
						231	231	
Consented Sites (5 Year Supply)								
SHE8	Jolly Farmers, 85 Iveshead Road, LE12 9EP	0.30	Brownfield	Y	N/A	5	P/14/1415/2	
SHE9	112-116 Charnwood Road, Shepshed, Leicestershire LE12 9NP	0.32	Brownfield	Y	N/A	7	P/14/1274/2	
SHE10	Westroyd House, Tickow Lane, Shepshed, Leicestershire LE12 9LY	0.60	Brownfield	Y	N/A	9	P/16/2046/2	
SHE11	28 Britannia Street, Shepshed, Leicestershire LE12 9AE	0.13	Brownfield	Y	N/A	10	P/16/2818/2	
SHE12	2A Bridge Street, Shepshed, Leicestershire LE12 9AD	0.05	Brownfield	Under Const.	N/A	3	P/12/2050/2	
SHE13	6 & 8 Britannia Street, Shepshed, Leicestershire LE12 9AE	0.2	Brownfield	Detail	N/A	4	P/16/1875/2	
SHE14	Land adj 4 St Botolphs Road, Shepshed, Loughborough Leicestershire LE12 9HZ	0.05	Greenfield	Outline	N/A	1	P/15/0473/2	
SHE15	46 Grange Road, Shepshed, Leicestershire LE12 9LL	0.01	Brownfield	Under Const.	N/A	1	P/15/0585/2	
SHE16	151 Charnwood Road, Shepshed, Leicestershire LE12 9NL	0.01	Brownfield	Detail	N/A	2	P/15/1146/2	

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>Consented Sites (5 Year Supply) Cont/d.</b>								
SHE17	37 Springfield Road, Shepshed, Leicestershire LE12 9QW	0.02	Brownfield	Detail	N/A	2	P/16/0533/2	
SHE18	Land r/o 38 Sullington Road, Shepshed, Leicestershire LE12 9JG	0.09	Greenfield	Detail	N/A	2	P/16/0853/2	
SHE19	149 Charnwood Road, Shepshed, Leicestershire LE12 9NL	0.01	Brownfield	Detail	N/A	1	P/16/1378/2	
SHE20	Land north of 9 Britannia Street, Shepshed, Leicestershire LE12 9AE	0.03	Greenfield	Detail	N/A	1	P/16/1700/2	
SHE21	11 Tickow Lane, Shepshed, Leicestershire LE12 9LY	0.02	Greenfield	outline	N/A	1	P/16/2478/2	
SHE22	86 Leicester Road, Shepshed, Leicestershire LE12 9DQ	0.05	Greenfield	Outline	N/A	1	P/16/2516/2	
SHE23	55 Grange Road, Shepshed, Leicestershire LE12 9LJ	0.03	Greenfield	Detail	N/A	1	P/16/2753/2	
						<b>51</b>		<b>51</b>
<b>Lapsed Permissions</b>								
SHE3	Manheim Auctions, Charnwood Road, Shepshed, Loughborough LE12 9NN	2.63	Brownfield	Expired	N/A	79	P/12/1997/2	
						<b>79</b>		<b>79</b>
							<b>Total</b>	<b>361</b>

## Appendix E - Anstey Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>SHELAA</b>								
ANS9	Albion Street/Rosebery Road, Anstey	0.28	Brownfield	Y	10	10	N/A	
ANS7	Hollow Road, Anstey General Industrial, Anstey	0.3	Brownfield	Y	11	11	N/A	
						<b>21</b>		<b>21</b>
<b>Consented Sites ( 5 Year Supply)</b>								
ANS8	Land between 1 & 3 Latimer Street & 10a & 16 Bradgate Road, Anstey	0.1	Brownfield	Part Built	N/A	12	P/05/3778/2	
ANS2	Gynsill Court, Gynsill Lane, Anstey	1.3	Brownfield	Outline	N/A	40	P/16/1134/2	
ANS1	Rear of 129, 157 & 159 Cropston Road, Anstey	1.2	Brownfield	Full Subject to S106	N/A	36	P/15/0963/2	
ANS3	83 Hollow Road, Anstey, Leicestershire, LE7 7FR	0.07	Brownfield	Detail	N/A	8	P/16/1134/2	
ANS4	Former Methodist Chapel, 85A Bradgate Road, Anstey, Leicestershire LE7 7FE	0.15	Brownfield	Under Const.	N/A	1	P/13/2005/2	
ANS5	165 Gynsill Close, Anstey, Leicestershire LE7 7AN	0.12	Brownfield	Detail	N/A	1	P/16/0022/2	
ANS7	17 The Nook, Anstey, Leicestershire LE7 7JY	2	Brownfield	Change of Use Prior Notification	N/A	3	P/16/1554/2 & P/17/0232/2	
						<b>101</b>		<b>101</b>
							<b>Total</b>	<b>122</b>

## Appendix F - Barrow upon Soar Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub- Total
SHELAA 2017								
BRW1	Meadow Farm Marina, Huston Close, Barrow upon Soar	2.5	Brownfield	Y	88	55	N/A	
BRW2	123 Cotes Road	0.64	Greenfield	Y	22	18	N/A	
						73	73	
Consented Sites (5 Year Supply)								
BRW3	95 Nottingham Road, Barrow upon Soar, Leicestershire LE12 8HZ	2.5	Brownfield	Under Const	N/A	71	P/13/1023/2	
BRW4	3A - 9 Melton Road, LE12 8NS	0.2	Brownfield	Outline	N/A	5	P/14/2075/2	
BRW5	Land adj. Strancliffe Hall, Cotes Road, Barrow upon Soar	3	Brownfield	Under Const	N/A	54	P/11/2540/2 & P/14/0750/2	
BRW6	Sileby Road, Barrow upon Soar	0.7	Brownfield	Detail- granted at appeal	N/A	10	P/14/1992/2	
BRW8	Land to rear of 125 Cotes Road, Barrow upon Soar, Loughborough	0.5	Greenfield	Deliverable	N/A	1	P/12/1577/2	
						141	141	
Local Plan (2004) Allocation								
BRW7	Land off Nottingham Road, Barrow upon Soar (Allocation Remainder)	0.55	Brownfield	Allocation	N/A	10	N/A	
						10	10	
							Total	224

## Appendix G - Mountsorrel Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>SHELAA 2017</b>								
MOU1	Disused Nursery r/o 263 Loughborough Road, Mountsorrel	0.50	Brownfield	Y	18	14	N/A	
MOU2	Land off Rothley Road, Mountsorrel	0.77	Brownfield	Y	27	22	N/A	
MOU3	2 Granite Way, Mountsorrel	0.28	Brownfield	Y	9	9	N/A	
MOU4	72 to 128 Loughborough Road, Mountsorrel	0.4	Brownfield	Y	14	14	N/A	
MOU5	Rear of 249-263 Leicester Road,	0.4	Greenfield	Y	14	14	N/A	
MOU6	Walkers Transport, Loughborough Road, Mountsorrel	0.3	Brownfield	Y	11	11	N/A	
MOU19	215-217 Mountsorrel Lane, Rothley	0.42	Greenfield	Y	15	15	N/A	
						<b>99</b>		<b>99</b>
<b>Consented Sites (5 Year Supply)</b>								
MOU7	Mountsorrel Day Centre	0.5	Brownfield	Y	N/A	12	P/13/2164/2	
MOU8	117 Boundary Road, Mountsorrel	0.4	Brownfield	Y	N/A	6	P/10/2845/2	
MOU9	17 Castle Road, Mountsorrel, Loughborough, LE12 7ET	0.03	Greenfield	Under Const.	N/A	1	P/09/1129/2	
MOU10	Plots 16 & 17 The Lane, Waterside Drive, Mountsorrel, Leicestershire	0.03	Brownfield	Under Const.	N/A	1	P/14/0071/2	
MOU11	34A Market Place, Mountsorrel Leicestershire LE12 7BA	0.04	Brownfield	Under Const.	N/A	2	P/14/0141/2	
MOU12	4 Glebe Close, Mountsorrel, Leicestershire LE12 7JZ	0.03	Brownfield	Under Const.	N/A	1	P/14/2432/2	
MOU13	Land adj 72 Boundary Road, Mountsorrel, Leicestershire LE12 7ER	0.03	Greenfield	Detail	N/A	1	P/15/2012/2	
MOU14	74 Boundary Road, Mountsorrel, Leicestershire LE12 7ER	0.02	Greenfield	Detail	N/A	1	P/16/0239/2	

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>Consented Sites (5 Year Supply) Cont/d.</b>								
MOU15	7 Sileby Road, Mountsorrel, Leicestershire LE12 7BB	0.1	Brownfield	Detail	N/A	2	P/16/0690/2	
MOU16	143 Halstead Road, Mountsorrel, Leicestershire LE12 7HE	0.14	Greenfield	Detail	N/A	3	P/16/2206/2	
MOU17	99 Rothley Road, Mountsorrel, Leicestershire LE12 7JT	0.06	Brownfield	Detail	N/A	1	P/16/2434/2	
MOU18	The Green House, 19 Loughborough Road, Mountsorrel, Leicestershire LE12 7AP	0.04	Brownfield	Detail	N/A	1	P/16/2624/2	
MOU20	Linkfield Farm (and adjoining land), Leicester Road, Rothley	1.40	Greenfield	Y	N/A	42	P/16/1344/2	
						<b>74</b>		<b>74</b>
							<b>Total</b>	<b>173</b>

## Appendix H - Quorn Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
Consented Sites (5 Year Supply)								
QUO1	The Quorn Furniture Co. The Mills, Leicester Road, LE12 8ES	0.18	Brownfield	Y	N/A	9	P/14/0847/2	
QUO2	84 & 88 Wood Lane (GFTU & Quorn Grange Hotel)	2.50	Brownfield	Y	N/A	9	P/15/2400/2	
QUO3	Land adj to Stoop Lane, Willow Cottage, School Lane, Quorn, Loughborough, LE12 8BL	0.04	Greenfield	Under Const.	N/A	1	P/09/0636/2	
QUO5	33 Freehold Street, Quorn, Leicestershire LE12 8AY	0.3	Brownfield	Under Const.	N/A	2	P/14/2301/2	
QUO6	66 Woodhouse Road, Quorn, Leicestershire LE12 8AJ	0.08	Greenfield	Under Const.	N/A	1	P/15/0797/2	
QUO7	31 Sanders Road, Quorn, Leicestershire LE12 8JN	0.1	Greenfield	Under Const.	N/A	1	P/16/0647/2	
QUO8	58 Woodhouse Road, Quorn Leicestershire LE12 8AJ	0.14	Brownfield	Detail	N/A	1	P/16/0832/2	
QUO9	57 Loughborough Road, Quorn, Leicestershire LE12 8DU	0.02	Greenfield	Detail	N/A	1	P/16/1535/2	
QUO4	Land rear of Bannockburn, 4 Woodhouse Road, Quorn, Leicestershire LE12 8ED	0.09	Greenfield	Detail	N/A	1	P/17/0218/2	
						26		26
							<b>Total</b>	<b>26</b>

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub- Total
Consented Sites (5 Year Supply)								
ROT1	Land adj 21 Cossington Lane, Rothley, Leicestershire LE7 7NA	0.15	Greenfield	Under Const.	N/A	2	P/16/0949/2	
ROT2	Rothley Church of England Primary School, Mountsorrel Lane, LE7 7PS	1.13	Brownfield	Y	N/A	4	P/12/1740/2	
ROT3	Office & Premises, r/o 74 Woodgate, Rothley	0.37	Brownfield	Y	N/A	9	P/14/2523/2	
ROT4	34 Mountsorrel Lane, Rothley, Leicestershire, LE7 7PR	0.04	Greenfield	Under Const.	N/A	1	P/13/2027/2	
ROT5	6A Woodgate, Rothley, Leicestershire LE7 7LJ	0.03	Brownfield	Detail	N/A	1	P/14/1006/2	
ROT6	19 Babington Road, Rothley, Leicestershire LE7 7PB	0.07	Brownfield	Detail	N/A	1	P/16/0337/2	
						18	18	
							Total	18

## Appendix J - Sileby Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>SHELAA 2017</b>								
SIL1	Factory at the corner of Park & Seagrave Road, Sileby	0.37	Brownfield	Y	13	13	N/A	
SIL2	Land on the South West side of Cemetery Road, Sileby	4.70	Brownfield	Y	165	103	N/A	
SIL3	Rear of 195 Seagrave Road, LE12 7NH	0.80	Greenfield	Y	28	23	N/A	
SIL4	36 Charles Street, Sileby	0.40	Brownfield	Y	14	14	N/A	
SIL5	9 King Street, Sileby	0.50	Brownfield	Y	18	15	N/A	
SIL6	Land r/o 107 Cossington Road, Sileby	0.77	Brownfield	Y	27	22	N/A	
SIL7	Ratcliffe Road/The Oaks, Sileby	0.40	Brownfield	Y	14	14	N/A	
SIL8	Barrow Road, Sileby	0.40	Brownfield	Y	14	14	N/A	
						<b>218</b>		<b>218</b>
<b>Consented Sites (5 Year Supply)</b>								
SIL9	Rear of the The Maltings site, High Street	0.60	Greenfield	Y	N/A	13	P/14/1590/2	
SIL10	32 Charles Street, Sileby	0.34	Brownfield	Y	N/A	13	P/16/0705/2	
SIL11	10 Newbold Close, Sileby, Leicestershire LE12 7PB	0.04	Greenfield	Detail	N/A	1	P/15/0650/2	
SIL12	75 Heathcote Drive, Sileby, Leicestershire LE12 7ND	0.03	Greenfield	Detail	N/A	1	P/15/0679/2	
SIL13	16 High Street, Sileby, Leicestershire LE12 7RX	0.06	Brownfield	Detail	N/A	2	P/15/1881/2	
SIL14	Land r/o 99 Seagrave Road, Sileby, Leicestershire LE12 7TW	0.2	Greenfield	Under Const.	N/A	4	P/16/0332/2	
SIL15	Land to the rear of 20 Albert Avenue, Sileby, Leicestershire LE12 7TA	0.01	Greenfield	Detail	N/A	1	P/16/1138/2	



## Appendix K - Syston Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>SHELAA 2017</b>								
SYS1	Land at Glebe Way Syston	1.80	Greenfield	Y	63	52	N/A	
SYS2	Land at Melton Road, Syston	1.40	Brownfield	Y	49	40	N/A	
SYS3	Triangle of land bounded by Albert Street, Victoria Street and Cross Street, Syston, Leicestershire LE7 2LF	0.15	Brownfield	Y	5	5	N/A	
SYS4	10 Brookside LE7 1GG	0.15	Brownfield	Y	5	5	N/A	
SYS5	1142 Melton Road, Syston	0.80	Brownfield	Y	28	23	N/A	
SYS6	Brook Street, Syston	0.75	Brownfield	Y	26	22	N/A	
SYS7	Land off Victoria Street, Syston	1.52	Brownfield	Y	53	44	N/A	
SYS8	St Peter's Street, Syston	0.39	Brownfield	Y	14	14	N/A	
SYS9	Warehouse and Premises, Unit 5, Wanlip Road, Syston	0.55	Brownfield	Y	19	16	N/A	
<b>221</b>								<b>221</b>
<b>Consented Sites (5 Year Supply)</b>								
SYS10	Land at Brookside, Syston	0.30	Brownfield	Y	N/A	14	P/10/1896/2	
SYS11	2 Victoria Street, LE7 2LF	0.06	Brownfield	Y	N/A	9	P/15/1827/2	
SYS12	68 Brighton Avenue, Syston, Leicestershire, LE7 2EB	0.02	Greenfield	Under Const.	N/A	1	P/11/1594/2	
SYS13	Land adj 12 Gorse Lane, Syston, Leicestershire LE7 1YL	0.02	Greenfield	Under Const.	N/A	1	P/13/2303/2	
SYS14	The Old Vicarage, 2 Upper Church Street, Syston, Leicestershire LE7 1HR	0.1	Brownfield	Under Const.	N/A	3	P/15/0704/2	

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub- Total
Consented Sites (5 Year Supply) Cont/d.								
SYS15	Land adj 5 Spinney Close, Syston, Leicestershire LE7 1YP	0.02	Greenfield	Detail	N/A	1	P/15/1671/2	
SYS16	Land to rear of 5 Barkby Lane, Syston, Leicestershire LE7 2BA	0.21	Greenfield	Outline	N/A	3	P/16/1043/2	
SYS17	75 Goodes Lane, Syston, Leicestershire LE7 2JL	0.02	Brownfield	Detail	N/A	1	P/16/1117/2	
SYS18	1249 Melton Road Syston Leicestershire LE7 2JT	0.56	Brownfield	Detail	N/A	2	P/16/1478/2	
						35	35	
Lapsed Permissions								
SYS19	12 Goodes Avenue	0.45	Greenfield	Lapsed	N/A	5	P/09/1345/2	
SYS20	1366 & 1368 Melton Road	0.17	Brownfield	Lapsed	N/A	9	P/11/1378/2	
						14	14	
							Total	270



## Appendix M - Burton on the Wolds Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>SHELAA 2017</b>								
BOW1	Sturdee Poultry Farms Site, Sowters Lane, Burton on the Wolds	3.1	Brownfield	Y	93	58	N/A	
						<b>58</b>		<b>58</b>
<b>Consented Sites (5 Year Supply)</b>								
BOW2	Seymour House, Seymour Road, Burton on the Wolds LE12 5AH	0.3	Brownfield	Detail	N/A	5	P/15/0177/2	
BOW3	The Greyhound Inn, 25 Melton Road, Burton On The Wolds, Leicestershire LE12 5AG	0.09	Brownfield	Detail	N/A	3	P/15/2118/2	
						<b>8</b>		<b>8</b>
							<b>Total</b>	<b>66</b>

## Appendix N - Hathern Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>SHELAA 2017</b>								
HAT1	J R Walton, The Leys, Hathern	0.2	Brownfield	Y	6	6	N/A	
						<b>6</b>		<b>6</b>
<b>Consented Sites (5 Year Supply)</b>								
HAT2	Land off Wide Street, Hathern, Leicestershire LE12 5JQ	0.13	Brownfield	Detail	N/A	3	P/15/2167/2	
HAT3	19 The Leys, Hathern, Leicestershire LE12 5HX	0.25	Greenfield	Detail	N/A	4	P/15/2289/2	
HAT4	Spencer's Bakery, Loughborough Road, Hathern, Leicestershire LE12 5JB	0.07	Brownfield	Outline	N/A	2	P/16/2397/2	
HAT5	Land Outside 5 Anchor Lane, Hathern, Leicestershire LE12 5HR	0.04	Brownfield	Detail	N/A	1	P/16/2786/2	
						<b>10</b>		<b>10</b>
							<b>Total</b>	<b>16</b>

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub- Total
Consented Sites (5 Year Supply)								
NEW1	9 Grey Crescent, Newtown Linford, Leicestershire LE6 0AA	0.06	Greenfield	Under Const.	N/A	1	P/15/0924/2	
						1	1	
							Total	1

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub- Total
SHELAA 2017								
QUE1	Melton Road, Queniborough	3.1	Brownfield	Y	93	58	N/A	
						58	58	
Consented Sites (5 Year Supply)								
QUE2	Manor Farm, 85 Main Street, Queniborough, Leicestershire LE7 3DB	0.3	Brownfield	Under Const.	N/A	4	P/14/0172/2	
QUE3	The Print Room, 37 Main Street, Queniborough, Leicestershire LE7 3DB	0.02	Brownfield	Under Const.	N/A	1	P/14/2062/2	
QUE4	55 New Zealand Lane, Queniborough, Leicestershire LE7 3FU	0.06	Greenfield	Under Const.	N/A	1	P/15/0522/2	
QUE5	Land r/o 60 Syston Road, Queniborough, Leicestershire LE7 3FX	0.03	Greenfield	Detail	N/A	1	P/16/1719/2	
QUE6	Manor Farm, 85 Main Street, Queniborough, Leicestershire LE7 3DB	0.3	Greenfield	Detail	N/A	2	P/16/2072/2	
						9	9	
							Total	67

## Appendix Q - Rearsby Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>Consented Sites (5 Year Supply)</b>								
REA1	Land off Gaddesby Lane, Rearsby, Leicester, LE7 4YJ	0.4	Greenfield	Under Const.	N/A	4	P/12/0359/2	
REA2	15 Gaddesby Lane, Rearsby, Leicestershire LE7 4YJ	0.1	Greenfield	Under Const.	N/A	1	P/14/1109/2	
REA3	28 Station Road, Rearsby, Leicestershire LE7 4YY	0.08	Greenfield	Detail	N/A	1	P/15/1841/2	
REA4	Rearsby Residential Home, 34-36 Station Road, Rearsby, Leicestershire LE7 4YY	1.95	Greenfield	Outline	N/A	1	P/15/1863/2	
REA5	Land r/o 25 Mill Road, Rearsby, Leicestershire LE7 4YN	0.05	Brownfield	Detail	N/A	1	P/16/0823/2	
REA6	Sacred Heart Convent, 61 Station Road LE7 4YY	0.5	Brownfield	Full	N/A	16	P/16/0987/2	
						<b>24</b>		<b>24</b>
							<b>Total</b>	<b>24</b>

## Appendix R - Thrussington Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>SHELAA 2017</b>								
THR1	Land to the north of Hoby Road, Thrussington	0.35	Greenfield	Y	11	11	N/A	
						<b>11</b>		<b>11</b>
<b>Consented Sites (5 Year Supply)</b>								
THR2	Wreake House Farm, Regent Street, Thrussington	0.56	Greenfield	Under Const.	N/A	1	P/04/2301/2	
						<b>1</b>		<b>1</b>
<b>Aerials</b>								
THR3	Farm Buildings on Old Gate Road, Thrussington	0.28	Brownfield	Y	10	10	N/A	
						<b>10</b>		<b>10</b>
							<b>Total</b>	<b>22</b>

## Appendix S - Thurcaston Sites

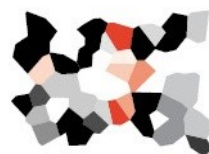
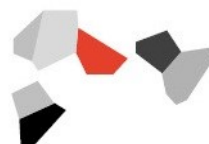
UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
SHELAA 2017								
THC1	The former Rectory & Land at Thurcaston	1.20	Greenfield	Y	43	36	N/A	
						36		36
							<b>Total</b>	<b>36</b>

## Appendix T - Woodhouse Eaves Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
<b>Consented Sites (5 Year Supply)</b>								
WOO1	43 Maplewell Road, LE12 8RG	0.09	Brownfield	Full	N/A	5	P/16/0027/2	
WOO2	Land r/o 6 Nanhill Drive Woodhouse Eaves Leicestershire LE12 8TL	0.04	Greenfield	Outline	N/A	1	P/14/2474/2	
WOO3	Land adjacent to No. 6 Hill Rise Woodhouse Eaves Leicestershire LE12 8QX	0.02	Greenfield	Under Const.	N/A	1	P/15/0865/2	
						<b>7</b>		<b>7</b>
							<b>Total</b>	<b>7</b>

## Appendix U - Wymeswold Sites

UCS Site Ref	Site Address	Site Area (net)	Brownfield/ Greenfield	Deliverable/ Developable	Unconstrained Yield	Discounted Yield	Planning Application Reference	Sub-Total
Consented Sites (5 Year Supply)								
WYM1	Thorsby Cottage, 17 Far Street, Wymeswold, Leicestershire LE12 6TZ	1.5	Brownfield	Detail	N/A	1	P/15/1859/2	
WYM2	Lovrin Equine, Land off Wysall Lane, Wymeswold, Leicestershire	0.05	Brownfield	Detail	N/A	1	P/16/1472/2	
						2		2
							<b>Total</b>	<b>2</b>



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