

Charnwood Local Plan 2021 -2037 Housing Trajectory

Policy Ref	CHARNWOOD BOROUGH	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	TOTALS	Change from EXAM 58F
		16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		
	Past completions (net)	792	661	821														2274	
	Commitments - Leicester Urban Area	14	38	41	15	15	15	4										142	
	Commitments - Loughborough Urban Centre	344	109	134	55	127	45	1		15	15							845	
	Commitments - Shepshed Urban Settlement	169	136	78	43	46	32	29		27	26							586	
	Commitments - Service Centres (Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby)	251	251	193	197	121	134	111	75	40	20							1393	
	Commitments - Other Settlements	6	17	24	106	42	155	190	67	81								688	
	Commitments - Small Villages or Hamlets	8	8	-1	8	1												24	
	TOTAL ALL – Estimated completions from commitments	792	559	469	424	352	381	335	142	163	61	0	0	0	0	0	0	3678	
	ALLOCATIONS Leicester Urban Area	0	0	0	5	26	110	125	257	299	322	220	200	170	120	100	100	2054	
HA1	Land South East of Syston							25	75	100	100	100	100	100	100	100	100	900	No change
HA2	Barkby Road, Syston								10	40	40	40	40	30	0	0		200	Reduce capacity to 200
HA3	Land north of Barkby Road, Syston					15	40	40	40	40	20	0						195	Bring forward by 1 yr
HA4	Queniborough Lodge, Syston						40	40	40	5	0							125	Bring forward by 1 yr
HA5	Land at Melton Road, Syston				5	11	10											26	No change
HA6	Brook Street, Syston										15							15	No change
HA7	Land off Barkby Thorpe Lane, Thurmaston							0	40	40	40	40	20					180	Delay by 1 year
HA8	Woodgate Nurseries, Barkby Lane, Thurmaston								12	24	10							46	No change
HA9	Works opposite 46 Brook Street, Thurmaston										7							7	No change
HA10	Works adjacent 46 Brook Street, Thurmaston										5							5	No change
HA11	Rear of Manor Medical Centre, Melton Road, Thurmaston										20							20	No change
HA12	Land at Gynsill Lane & Anstey Lane, Glenfield								40	40	40	40	40	40	20			260	No change
HA13	Park View Nursery Site off Gynsill Lane, Glenfield						20	20										40	No change
HA14	Land off Cliffe Road/Henson Close, Birstall								0	10	25							35	Delay by 1 year
	ALLOCATIONS Loughborough Urban Centre	0	0	0	0	7	73	140	371	294	313	343	290	196	169	126	0	2322	
HA15	Land south of Loughborough						25	50	45	90	90	90	90	90	90	63		723	Reduce to 120 in five year period
HA16	Laburnum Way, Loughborough						33	50	50	50	50	50	50	50	39			422	No change
HA17	Moat Farm, Land south west of Loughborough.										25	40	40	40	40	20		205	No change
HA18	Land to r/o Snells Nook Lane, Loughborough						0	40	40	40								120	Delay by 0.25 years
HA19	Park Grange Farm, Newstead Way, Loughborough				0		15											15	Delay by 2 years

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HA20	Land off Parklands Drive, Loughborough								20	10								30	Change in site name
HA21	Part of Baxter Gate Opportunity Site, Loughborough										100	110						210	No Change
HA22	Devonshire Square, Loughborough									39								39	No change
HA23	Market Street, Loughborough					7				50	15							72	No change
HA24	Council Offices, Southfield Road, Loughborough											53	110					163	No Change
HA25	138-144 Knightthorpe Road, Loughborough									15								15	No change
HA26	Former Limehurst Depot, Loughborough						0	0	216									216	Delay by 2 years
HA27	Former Main Post Office, Sparrow Hill, Loughborough													16				16	No Change
HA28	Land off Derby Square, Loughborough															43		43	No Change
HA29	Southfields Road Car Park, Loughborough										33							33	No Change
	ALLOCATIONS Shepshed Urban Settlement	0	15	48	50	81	116	222	228	216	188	193	208	208	155	88	0	2016	
HA30	Land off Fairway Road, Shepshed								40	40	20							100	No change
HA31	Land north of Ashby Road, Shepshed			0	50	50	50	50	10									210	Adjust for no completions in 2023/24
HA32	Land off Tickow Lane (south), Shepshed							44	44	44	44	44	44	44	17			325	No change
HA33	Land at Oakley Road, Shepshed									30	40	40	40	40	14			204	No change
HA34	Land off Tickow Lane (north), Shepshed							44	44	44	44	44	44	44	44	42		394	No change
HA35	Land North of Hallamford Road and West of Shepshed									10	40	40	40	40	40	40		250	No change
HA36	20 Moscow Lane, Shepshed								25	24								49	No change
HA37	Land rear of 62 Iveshead Road, Shepshed		15	48														63	No Change
HA38	Land to rear of 54 Iveshead Road, Shepshed									5								5	No Change
HA39	Land fronting Ashby Road & Ingleberry Road, Shepshed											25	40	40	40	6		151	No Change
HA40	Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane					31	50	50	50	19	0	0						200	Bring forward by 1 yr and increase delivery rate
HA41	Land south of Ashby Road Central, Shepshed						16	34										50	No change
HA42	32 Charnwood Road, Shepshed							0	15									15	Delay by 1 year
	ALLOCATIONS Service Centres – Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby	0	41	127	0	0	52	353	340	319	230	189	119	90	90	28	0	1978	
HA43	Land west of Anstey						0	65	90	90	90	90	90	90	90	19		714	Delay by 1/2 year
HA44	Fairhaven Farm, Anstey						22	25										47	Reduce by 3 in 2026/27 and increase by 3 in 2027/28
HA45	Land to south of Melton Road, Barrow upon Soar							40	40	40	10							130	No change
HA46	Land off Melton Road, Barrow upon Soar							40	40	40	15							135	No change
HA47	Land adjoining 84 Melton Road, Barrow upon Soar									18								18	No change

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HA48	Land off Willow Road, Barrow upon Soar						10	40	40	40	40	40	10					220	No change
HA49	Land off Cotes Road, Barrow upon Soar							65	75	50	30	0						220	Increase delivery rate
HA50	East of Loughborough Road, Quorn		41	64	0													105	Adjust for site competed in 2023/24
HA51	Land south of Rothley						0	25	15									40	Delay by 1 year
HA52	971 Loughborough Road, Rothley															9		9	No change
HA53	Land off Barnards Drive, Sileby						20	40	40	40	40	40	8					228	No change
HA54	Homefield Road, Sileby			55														55	No change
HA55	Rear of The Maltings site High Street, Sileby						0	13										13	Delay by 1 year
HA56	Land off Kendal Road (South of Butler Way and Gray Lane), Sileby										5	19						24	No change
HA57	36 Charles Street, Sileby												11					11	No change
HA58	9 King Street, Sileby			8						1								9	Adjust for only 8 completions
	ALLOCATIONS Other Settlements	0	0	0	5	40	96	209	202	130	100	66	40	0	0	0	0	888	
HA59	Land to rear of Derry's Garden Centre, Cossington						25	40	40	25								130	No change
HA60	Land off Melton Road, East Goscote						0	0	36	60	60	60	40					256	Delay by 2 years
HA61	Land to the rear of 89 Loughborough Road, Hathern						25	0										25	Bring forward 2 years
HA62	The Leys, Hathern											6						6	No change
HA63	Land off Zouch Road, Hathern				5	40	11											56	No change
HA64	Land at Threeways Farm, Queniborough							40	40	40	40							160	No change
HA65	Land off Melton Road, Queniborough							40	40	5								85	No change
HA66	Land off Gaddesby Lane, Rearsby						5	40	20									65	No change
HA67	44 Hoby Road, Thrussington								26									26	No change
HA68	Land off Old Gate Road, Thrussington						25	35										60	No change
HA69	The former Rectory & Land at Thurcaston						5	14										19	No change
	TOTAL ALL – Estimated completions from ALLOCATIONS	0	56	175	60	154	447	1049	1398	1258	1153	1011	857	664	534	342	100	9258	
LUC2	WEST OF LOUGHBOROUGH SUE		14	65	51	66	210	250	250	250	250	250	250	250	250	250	250	2906	Reduced delivery in 2024/25 and 2025/26. Updated completions reflected in total for plan period
LUA2	NORTH EAST OF LEICESTER SUE		32	112	150	150	200	200	200	200	200	200	200	200	250	250	250	2794	Updated completions reflected in total for plan period
LUA3	DIRECTION OF GROWTH NORTH OF BIRSTALL				106	191	222	250	249	170	150	120	120	100	100	90	82	1950	No change
	TOTAL ALL – Estimated completions from SUE's	0	46	177	307	407	632	700	699	620	600	570	570	550	600	590	582	7650	
	Windfall Allowance							63	63	63	63	63	63	63	63	63	63	630	No change
	Estimated total completions	792	661	821	791	913	1460	2147	2302	2104	1877	1644	1490	1277	1197	995	745	21216	
	Estimated cumulative completions	792	1453	2274	3065	3978	5438	7585	9887	11991	13868	15512	17002	18279	19476	20471	21216	21216	
	PLAN - Annual housing requirement	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189	1189		
	PLAN - Cumulative housing requirement	1189	2378	3567	4756	5945	7134	8323	9512	10701	11890	13079	14268	15457	16646	17835	19024	11.5	%age flexibility

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	<b>MONITOR</b> - No. dwellings above or below cumulative housing requirement	-397	-925	-1293	-1691	-1967	-1696	-738	375	1290	1978	2433	2734	2822	2830	2636	2192		
	<b>MANAGE</b> - Annual housing requirement taking account of past/projected completions	1189	1215	1255	1288	1330	1368	1359	1271	1142	1005	859	702	506	248	-226	-1447		

**Five Year Housing Land Supply**

The Planning Practice Guidance sets out two methods for incorporating any deficit in housing delivery into the calculation of the five year housing land supply. The Sedgfield Method, which deals with any deficit more quickly is the preferred method but local planning authorities can make a case for using the Liverpool Method. Calculations using both methods, and incorporating surpluses where appropriate, are set out below.

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
<b>Sedgfield Method</b>	<b>5.01</b>	<b>5.57</b>	<b>5.95</b>	<b>6.28</b>	<b>6.71</b>	<b>7.17</b>	<b>7.66</b>	<b>7.93</b>	<b>7.73</b>
5 year requirement	5945	5945	5945	5945	5945	5945	5945	5945	5945
5 year requirement + deficit (-surplus)	7238	7636	7912	7641	6683	5570	4655	3967	3512
Revised 5 year requirement + 5%	7600	8018	8308	8023	7017	5849	4888	4165	3688
5 year completions	7613	8926	9890	10074	9417	8392	7485	6603	5704

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
<b>Liverpool Method</b>	<b>5.63</b>	<b>6.39</b>	<b>6.89</b>	<b>7.06</b>	<b>7.06</b>	<b>7.00</b>	<b>7.10</b>	<b>7.32</b>	<b>7.73</b>
5 year requirement	5945	5945	5945	5945	5945	5945	5945	5945	5945
5 year requirement + deficit (-surplus)	6442	6650	6839	6793	6355	5711	5024	4297	3512
Revised 5 year requirement + 5%	6764	6982	7181	7133	6673	5996	5275	4512	3688
5 year completions	7613	8926	9890	10074	9417	8392	7485	6603	5704