

Appendix 2. Demolitions Per Parish/Settlement 1 April 2006 - 31 March 2022

Parish	Settlement	Number of dwellings
Bagworth	Bagworth	2
	Thornton	1
Barlestone	Barlestone	4
Barwell	Barwell	5
Burbage	Burbage	31
Cadeby	Cadeby	1
Carlton	Carlton	12
Desford	Desford	7
	Botcheston	3
Earl Shilton	Earl Shilton	7
Groby	Groby	4
	Fieldhead	
Higham on the Hill	Higham on the Hill	2
Hinckley	Hinckley	21
Market Bosworth	Market Bosworth	27
	Far Coton	
Markfield	Markfield	12
Nailstone	Nailstone	3
Newbold Verdon	Newbold Heath	
	Newbold Verdon	6
Osbaston	Osbaston	
Peckleton	Kirkby Mallory	
	Peckleton	2
	Stapleton	
Ratby	Ratby	4
Shackerstone	Bilstone	
	Barton in the Beans	
	Congerstone	
	Odstone	
	Shackerstone	
Sheepy	Sibson	
	Sheepy Magna	3
	Sheepy Parva	
	Pinwall	
	Upton	
	Wellsborough	44
Stanton Under Bardon	Stanton Under Bardon	2
Stoke Golding	Stoke Golding	2
Sutton Cheney	Dadlington	2
	Shenton	1
	Sutton Cheney	
Twycross	N J Twycross	3
	Orton on the Hill	
	Twycross	3
Witherley	Atterton	
	Fenny Drayton	2
	Ratcliffe Culey	2
	Witherley	1
Total:		219

Appendix 2 (continued). Residential Demolitions 1 April 2021 - 31 March 2022

Settlement	Property	Number of Dwellings Demolished
Cadeby	Forge Bungalow	1
Nailstone	12 Grange Road	1
Markfield	Vine Cottage, Captains Lane	1
	Total:	3

Appendix 3 - Row 2. Schedule of Large Residential Sites (including allocations) from 1 April 2021 to 31 March 2022 (sites of 10 dwellings and over)

Planning Ref No	Address	Settlement	SHELAA Site Ref	Site size (ha)	Original number of dwellings permitted		Not Started (at 1 April 22)	Under Construction (at 1 April 22)	Built during 2021/22		Available (at 1 April 22)	
					Outline	Detail			PDL	Green	PDL	Green
20/00470/FUL	Garden Farm, Bagworth Road	Barlestone		3.58		99	99				99	
(21/00096/OUT)	(Land north of Barton Road)	(Barlestone)		3.3	55		55					55
18/01266/FUL	Barrack House, The Barracks	Barwell		0.2		17	0	17			17	
17/00289/REM	29 Moore Road	Barwell		0.09		14	0	14			14	
19/00730/REM*	Glebe Farm, Kirkby Road	Barwell		0.03		52	0	28				28
19/00481/COGDO	Former Island House, Arthur Street	Barwell		0.08		15			15			
20/00504/FUL	Former Island House, Arthur Street	Barwell		0.2		14		14			14	
20/01172/REM	Crabtree Farm, Hinckley Road	Barwell		2.14	25		25					25
18/00302/FUL	Land South of Amber Way	Burbage		1.02		40	0			15		
19/01405/OUT	Land North of Deepdale Farm	Burbage		8.92	135		135					135
21/00225/FUL	Land off Brookfield Road	Burbage		1.04	40		40				40	
15/01221/HYB	Barons Park Farm, Desford Lane	Desford (Kirby Muxloe)		1.18	14		14					14
19/01416/REM	Land Opposite Bosworth College, Leicester Road	Desford		3.54		80		29		47		29
20/00347/REM	Land East of Peckleton Lane	Desford		3.89	80		22	42		16		64
19/01442/REM	Westfield Farm, Keats Lane	Earl Shilton		15.86		350	184	55		53		239
18/00556/FUL	King William, 1 The Hollow	Earl Shilton		0.09		11	0		11			
18/00987/OUT	King William, 1 The Hollow	Earl Shilton		0.18	17		17				17	
19/00462/REM	Land South of Lindley Wood, Fenn Lanes	Fenny Drayton		2.08		11	10	1				11
06/01322/FUL	Adj 30 Markfield Road	Groby		0.38		20	19	1				20
19/01320/COGDO	79 - 81 Upper Bond Street	Hinckley		0.16		19	0		14			
17/00115/FUL	Land off Paddock Way	Hinckley		1		55	0			55		
17/00765/FUL	Former Brick Pit, Land Rear of 44-78 Ashby Road	Hinckley		2.35		60	59	1			60	
15/00188/OUT / 18/00563/REM / 20/00527/REM	Land North East of Triumph Motorcycles (Hinckley West site)	Hinckley		44	590	260	762	55		33		817
19/00445/FUL	Land and Buildings off Willowbank Road	Hinckley		0.53		32		32			32	
20/01317/FUL	4 The Horsefair	Hinckley		0.17		44	44				44	
19/00982/FUL	Essentia House, 56 Upper Bond Street	Hinckley		0.16		35	35				35	
18/01073/FUL**	Transco NTS, Coventry Road	Hinckley	AS977	1.2		73		57	16		47	
18/01141/FUL	The Hollybush, Upper Bond Street	Hinckley		0.03		12	12				12	
19/00567/FUL	Former Severn Trent Reservoir, Leicester Road	Hinckley		0.57		14	14				14	
18/01237/FUL	Leisure Centre, Coventry Road	Hinckley		1.1		73	73				73	
18/00058/OUT	Trinity Marina, Coventry Road	Hinckley		2.28	74		74				74	
19/00252/FUL	5 Wharf Yard	Hinckley		0.01		14			14			
21/00912/FUL***	Land at Former Clarendon and Sweet Pea Bowling Club, Coventry Road	Hinckley		0.45		67		37			37	
(21/01147/OUT)	(Land off Wood Lane)	(Higham on the Hill)		2.6	61		61					61
21/00379/FUL	Sedgemere, Station Road	Market Bosworth		6.24		73	73					73
20/01187/CONDIT	Ambion Court, Southfield Way	Market Bosworth		0.48		23	3	3	20		3	
MKBOS02	Land South of Station Road and Heath Road	Market Bosworth		8	100		100					100
19/01013/FUL	Pinewood Drive	Markfield		0.48		10	10					10
20/01283/FUL	Land off London Road	Markfield		18.3		282	282					282
20/00143/FUL	Land South of Bosworth Lane	Newbold Verdon		3.85		116	50	57		9		107
20/00711/REM	Springfield Riding School, Groby Road	Ratby		6.27	168		72	58		38		130
20/00462/FUL	Land south of Markfield Road	Ratby		3.79		90	90					90
19/01324/OUT	Land at Wykin Lane	Stoke Golding		2.12	55		55					55
21/00656/OUT	Stoke Fields Farm, Hinckley Road	Stoke Golding		2.92	70		70					70
20/00779/OUT	Land East of Roseway	Stoke Golding		2.88	65		65					65
21/00203/FUL	Orton Lane	Twycross		0.84		16	16					16
19/00453/REM	Hornsey Rise Memorial Home, Bosworth Road	Wellsborough		2.5		19	0		17			
TOTAL				163.08	1509	2150	2640	501	107	266	632	2496
									373		3128	

TOTAL LARGESCALE COMMITMENTS (inc s106): 3128
 TOTAL LARGESCALE COMMITMENTS (exc s106): 3012
 TOTAL LARGE SITE COMPLETIONS: 373

PDL' denotes Previously Developed Land
 Green' denotes Greenfield
 Available' refers to plots not yet completed

Total Greenfield Completions: 266 dwellings (71%)
 Total PDL Completions: 107 dwellings (29%)

New sites permitted 2020/21 denoted by bold lettering and in italics
 (Sites permitted pending Section 106 agreements are in brackets)

* C2 site therefore only 28 dwellings are projected (1.83 ratio)
 ** C2 site therefore only 47 dwellings are projected (1.83 ratio)
 *** C2 site therefore only 37 dwellings are projected (1.83 ratio)

Total Greenfield Commitments (inc S106): 2496 dwellings (80%)
 Total PDL Commitments (inc S106): 632 dwellings (20%)

Appendix 4 : Large Sites at 1 April 2022 - Projected Annual Completions

Additional Evidence for the inclusion of sites within the trajectory can be found in Appendix 18

Planning Ref No	Address	Settlement	Net Plots Left	Eastings	Northings	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+	Status	Trajectory Notes
Deliverable (A) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or the sites have long term phasing plans)																		
20/00470/FUL	Garden Farm, Bagworth Road	Barlestone	99	443016	305818		30	40	29								Site not started	Owl Homes is the developer. Gained planning permission 15.10.2021. Site is 100% affordable housing and grant funding is in place to deliver the scheme. Site preparation is currently underway. Applications to discharge the pre-commencement conditions permitted January and March 2022 with one final application currently pending.
17/00289/REM	29 Moore Road	Barwell	14	444996	297462	14											Under Construction	Site is currently under construction. All blocks nearly complete. Site will be complete this year.
19/00730/REM *	Glebe Farm Kirkby Road	Barwell	52	444434	297706	28											Under Construction	Reserved matters granted. Applicant is the developer on board. Building Control recorded start of building work 03.11.2021.
18/01266/FUL	Barrack House, The Barracks	Barwell	17	444278	296747		17										Under Construction	Non-determination appeal allowed on 05.08.2019. Site sold to a developer. No pre-commencement conditions to discharge. Demolition April 2022 and developer is on site.
20/00504/FUL	Former Island House, Arthur Street	Barwell	14	444623	296987	14											Under construction	20/00504/FUL was granted for the erection of an additional 14 units to the rear of the site. Phase 2 of the development. The conversion of the existing building (phase 1) is now complete.
20/01172/REM	Crabtree Farm, Hinckley Road	Barwell	25	443687	296221												Site not started	20/01172/REM approved 30.06.2021. Site was tied to the implementation of the adjacent cemetery. The reserved matters for the cemetery has not been approved within the required timeframe therefore even though the dwellings could be built they can never be occupied under this permission. Application for 55 dwellings currently pending consideration on this site.
21/00225/FUL	Land off Brookfield Road	Burbage	40	442292	293082	20	20										Site not started	22/00294/CONDIT granted for minor layout changes. Discharge of condition applications (22/00246/DISCON and 22/00441/DISCON) currently pending consideration. Anticipated commencement September 2022. Trajectory confirmed by developer.
19/01416/REM	Land Opposite Bosworth College, Leicester Road	Desford	29	448462	303494	29											Under construction	18 month timeframe to submit reserved matters application. Miller Homes recorded 47 completions April 2022 with the remainder of dwellings under construction.
20/00347/REM (appeal allowed)	Land East of Peckleton Lane	Desford	64	448012	302811	42	22										Under Construction	18 month timeframe to submit reserved matters application. Owl Homes is developing the site. As of April 2022 16 completions recorded. Remainder of site is under construction.
19/01442/REM	Westfield Farm, Keats Lane	Earl Shilton	239	446153	298069	47	47	47	47	47	4						Under construction	Site is under construction. 58 completions recorded 2020/21 and 53 completions recorded 2021/22. Site is a dual outlet site capable of delivering 30dpa on each outlet. Trajectory has been adjusted in relation to the evidence given.
19/00462/REM	Land south of Lindley Wood, Fenn Lanes	Fenny Drayton	11	436424	296795	5	6										Under construction	MAC developments is the developer on board. 21/00352/DISCON and 21/00353/DISCON discharged the pre-commencement conditions. Site is under construction.
06/01322/FUL	Adj 30 Markfield Road	Groby	20	452275	307632												Access created	Access created as material start in 2014. Initial notice received 10.06.21 from Rowgate Properties who acquired the site in 2016. Developer was on site carrying out piling in 2021. All pre-commencement conditions have been discharged. 21/00979/DISCON currently pending to discharge the drainage works (occupation condition). Developer has stated work is currently on hold due to the current economic conditions.
15/00188/OUT/ 18/00563/REM / 20/00527/REM	Land North East of Triumph Motorcycles (Hinckley West site)	Hinckley	817	440291	294115	67	65	103	93	60	60	60	60	60	60	129	Under construction	Pre-commencement conditions discharged. Off site highways works are complete. Dwellings are under construction with the first completion recorded August 2021. 2021/22 recorded 33 completions. Floors are on track to deliver 60dpa within the first year of delivery which straddles 2 monitoring periods. Evidence to support trajectory and higher build out rates received. Trajectory has been adjusted in relation to the evidence given.
19/00982/FUL	Essentia House 56 Upper Bond Street	Hinckley	35	442671	294437			35									Site not started	Building regulations application currently underway. Aim to be on site by the end of the year. Drainage is the only pre-commencement condition which remains to be discharged. Trajectory confirmed.
17/00765/FUL (appeal allowed)	Former Brick Pit, Land Rear of 44-78 Ashby Road	Hinckley	60	443341	293567						22	38					Engineering works	All pre-commencement conditions have been discharged for the in-fill phase. The conditions for the residential development will be discharged after the engineering operations to level the site have been carried out. Pit is still currently being filled in by contractors but details regarding trajectory have been difficult to obtain this year. It is still envisaged that this site will be built out but due to the unclear trajectory it is not projected into the first five years.
18/01141/FUL	The Hollybush, Upper Bond Street	Hinckley	12	442574	294202		12										Site not started	Developer confirmed trajectory June 2022. Anticipated start on site October 2022. A discharge of conditions application (21/00500/DISCON) is pending consideration.
19/00567/FUL	Former Severn Trent Reservoir, Leicester Road	Hinckley	14	443111	294337			14									Site not started	Site leveled. Discharge of conditions application (20/00441/DISCON) permitted - all pre-commencement conditions discharged Developer anticipated to be on site summer 2022.
18/01073/FUL*	Transco NTS, Coventry Road	Hinckley	57	441961	293627	31											Under construction	1.83 ratio applied to 57 unit care home (additional 16 bungalows) - 47 units total. McCarthy and Stone - bungalows complete and care home nearly complete.
18/01237/FUL	Leisure Centre, Coventry Road/Trinity Lane	Hinckley	73	442373	293763		33	40									Site not started	Discharge of conditions application (21/00791/DISCON) has been permitted to discharge all pre-commencement conditions. Testing of materials for apartment blocks has been undertaken (new method of construction not currently used in the UK) and start should be made in summer 2022. Confirmation of trajectory.
19/00445/FUL	Land and Buildings off Willowbank Road	Hinckley	32	442391	293390	32											Under Construction	15 dwellings, 2 apartments and 15 supported living apartments. Site is under construction and near completion April 2022. Will be complete by summer 2022.
20/01317/FUL	4 The Horsefair	Hinckley	44	442580	293818				44								Site not started	Apartment block therefore higher than the average build out for this size of site as all 44 apartments delivered within the same year. Site under new ownership. Owner is the developer of the site. Trajectory in line with methodology.
21/00912/FUL *	Land at Former Clarendon and Sweet Pea Bowling Club, Coventry Road	Hinckley	67	442040	293521		37										Under Construction	1.83 ratio applied to 67 unit care home - 37 C3 units total. Site is under construction with foundations completed. Whole block will be signed off as completed within one year.

21/00379/FUL	Sedgemere, Station Road	Market Bosworth	73	439222	303126		38	35										Site not started	Land ownership issues for ransom strip resolved and highway works agreed. Owl Homes is developer on board. Site clearance has been undertaken to provide access and site preparation works are underway. Applications to discharge conditions (22/00308/DISCON & 22/00310/DISCON) are currently pending.
20/01187/CONDIT	Ambion Court, Southfield Way	Market Bosworth	3	440336	302990	3												Under construction	Replacement of existing 5 flats - permission for 27 in total. Site is closed off. Phase 1 (flats) are completed. Phase 2 (3 bungalows) are under construction.
20/01283/FUL	Land Off London Road	Markfield	282	448751	309399		40	40	40	40	40	40	40	2				Site not started	Site is allocated within the Markfield Neighbourhood Plan. Jelson Homes are the developer on board. Permission granted 04.05.2021. All pre-commencement conditions have been submitted for discharge for phase 1. Vine Cottage has been demolished in order to gain access.
19/01013/FUL	Pinewood Drive	Markfield	10	449206	308789			10										Site not started	Permission granted 08.09.2020. Land is currently being marketed by John German.
20/00143/FUL	Land South of Bosworth Lane	Newbold Verdon	107	444307	304379	39	47	21										Under Construction	Bloor Homes is developing the site and this is the second phase of the existing Dragon Lane development. Permission issued 15.01.2021. Completions recorded 2021/22. Trajectory confirmed by developer.
20/00711/REM	Springfield Riding School Groby Road	Ratby	130	451354	306331	47	47	36										Under Construction	18 month timeframe to submit reserved matters application. Miller Homes is the developer on board. 100% affordable scheme. 38 dwellings completed 2020/21. Have a contract with the registered provider to build at a rate higher than HBBC's average build out rate. Trajectory confirmed. Based on delivery to date the trajectory has been adjusted in relation to the evidence given.
20/00462/FUL	Land south of Markfield Road	Ratby	90	450771	306454		30	30	30										Full planning permission approved 04.05.21. Conditions have been discharged. Lagan Homes is the developer on board.
21/00203/FUL	Orton Lane	Twycross	16	433329	305019	6	10											Under Construction	Cartwright Homes is the developer on board. Start has been made on site and dwellings are under construction.
Totals			2546			424	501	451	283	147	126	138	100	62	60	129			

Deliverable (B) Where a Site has outline planning permission for major development, has been allocated in a development plan, has a grant of planning permission in principle, or is identified on the Brownfield Register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site in five years.

19/01405/OUT (appeal allowed)	Land North of Deepdale Farm, Lutterworth Road	Burbage	135	444753	291986		9	42	42	42								Site not started	18 month timeframe to submit reserved matters application. Appeal allowed 06/10/2021. Site sold to Davidsons. Reserved matters and discharge of conditions applications anticipated July 2022.
15/01221/HYB	Barons Park Farm, Desford Lane	Desford (Kirby Muxloe)	14	451199	304519		14											Site not started	S106 signed and permission issued October 2019. Wheatcroft Land are the developer. Anticipated Start on site August 2022. 21/01491/FUL permitted for the conversion of farm buildings into 4 dwellings and the refurbishment of three existing dwellings (net of 4). 21/01083/REM was permitted 22.04.2021 for 10 dwellings. Therefore, 14 new dwellings will be built on the site in line with these permissions. Conditions for original hybrid and reserved matters application have been discharged. First completion anticipated June 2023.
18/00987/OUT	King William, 1 The Hollow	Earl Shilton	17	446511	297755													Site not started	Evidence suggests site will be developed but this scheme will not be implemented.
18/00058/OUT	Trinity Marina, Coventry Road	Hinckley	74	440767	293480													Site not started	Half of the site has been sold so full development cannot be carried out therefore scheme is not deliverable. Revised scheme would need to be resubmitted.
MKBOS02	Land South Of Station Road and Heath Road	Market Bosworth	100	439459	302934						42	42	16					Site allocation - No planning permission	This site is within the 'Made' Neighbourhood Development Plan for Market Bosworth and the Council is working with the landowner and developers to achieve a well designed development. The access to the site is controlled by HBBC and the Council will be disposing on this element to facilitate the access. A masterplan has been published and can be found on the councils website as an SPD. A developer has an interest in the site and it is envisaged that this site will come forward but not in the first 5 years.
20/00779/OUT	Land East of Roseway	Stoke Golding	65	440244	297419		20	30	15									Site not started	18 month timeframe to submit reserved matters application. Resolution to grant at December 2020 planning committee. Outline approval granted 23.06.2021. Barwood Homes are developing the site. 21/01413/REM submitted 25.11.21 and is pending consideration - anticipated July/August planning committee. Limited infrastructure needed in order to commence dwellings.
21/00656/OUT	Stoke Fields Farm, Hinckley Road	Stoke Golding	70	440543	297042		40	30										Site not started	Outline consent granted. Site sold to Miller Homes who have submitted a reserved matters application for 70 dwellings 22.04.22 (22/00391/REM). Aspiration to be on site by September 2022 dependant on reserved matters approval and discharge of condition approval. Trajectory confirmed by developer.
19/01324/OUT (appeal allowed)	Land at Wykin Lane	Stoke Golding	55	440067	296802			25	30									Site not started	18 month timeframe to submit reserved matters application. Appeal allowed 21/05/2021. Site sold to davidson homes April 2022. Reserved matters and discharge of conditions submissions anticipated September 2022.
Totals			530			0	83	127	87	42	42	42	16	0	0	0			

Other Deliverable sites - whilst not specified under the "in particular" section of the definition of 'deliverable' in the NPPF Glossary, these sites are included because, as a matter of planning judgment, they are regarded as being "available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years"

21/00096/OUT	Land north of Barton Road	Barlestone	55	441990	305673				25	30								Resolution to grant	Resolution to grant at December 2021 planning committee. Planning permission granted 24.05.2022. LCC appointed an external agent who are actively marketing the site currently and best bids have been called for 30th August 2022.
21/01147/OUT	Land off Wood Lane	Higham on the Hill	61	437761	295325				30	31								Resolution to grant	Resolution to grant at January 2022 planning committee. Section 106 is currently being negotiated. Site is currently being sold to a developer who currently works within Leicestershire. Ground Investigation work is complete. Reserved matters will be submitted by the end of the year after the land sale completes in the next 2 months. Archaeological work will be undertaken by the developer.
Totals			116			0	0	0	55	61	0	0	0	0	0	0			
Overall Totals			3192			424	584	578	425	250	168	180	116	62	60	129			

Sites in italics are pending a S106 agreement being signed (as at 1 April 2022)

* These are C2 sites and therefore a ratio of 1.83 has been applied

Sites in red are those not expected to come forward in the first 5 years following assessment and have therefore been removed from the supply

EXPIRY RATE CALCULATIONS		Total (yrs 1-5)			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
A. Number of dwellings within the trajectory that have the potential to expire (green)**		1183													
B. Number of undeliverable dwellings (red) that have the potential to expire		116													
C. Number of extant dwellings (under construction) that had the potential to expire (black) - number of extant permission counted		544													
D. Number of extant dwellings (completed) that had the potential to expire (completions) - if whole site complete only		154													
E. Total Number of dwellings with the potential to expire (A + B + C + D)		1997													
F. Expiry rate (11.30%) applied to E		225													

**Resolutions to grant are counted within year 5

***If the calculation in F gives a higher number than the number of dwellings that could still actually expire (A+B) then G is adjusted to A+B

ROW 2 CALCULATIONS (INC. APPLICATION OF EXPIRY RATE)		Total (yrs 1-5)			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031+
H. Large Sites Commitments Total		2261			424	584	578	425	250	168	180	116	62	60	
I. Expiry rate discount (G)		225			74	43	95	6	7	0	96	0	0	0	
J. ROW 3 PROVISION (H - I)		2036			350	541	483	419	243	168	84	116	62	60	0

Appendix 5. Timeline of outline and reserved matters applications to show timeframes in months - Large sites only (1 April 2012* - 31 March 2022)

(Sites with completions only)

*REM Decision Date

Address	No. dwellings	OUT ref	OUT decision date	REM ref	REM date valid	REM decision date	Months to determine REM	Months between OUT decision and REM submission	Months between OUT decision and REM decision	1st Completion	Months from REM decision to 1st completion	Months from OUT decision to 1st Completion
Land Off Hinckley Road, Stoke Golding	80	14/00262/OUT	27-Jan-15	15/00073/REM	06-Feb-15	23-Dec-15	10	1	11	06-Jun-16	6	17
Land To The South West Of Lutterworth Road, Burbage	80	15/01292/OUT	27-Jan-16	17/00795/REM	07-Aug-17	10-Nov-17	3	19	22	17-Aug-18	9	31
Land South Of Newbold Road, Manor Road Junction, Desford	135	11/00029/OUT	13-Apr-12	12/01125/REM	09-Jan-13	30-May-13	4	9	13	23-May-14	12	25
Jarvis Porter Coventry Road, Hinckley	122	12/01119/OUT	27-Aug-13	14/00881/REM	30-Sep-14	12-Jan-15	4	13	17	27-Nov-15	10	27
Land Bounded By The Ashby Canal, Railway Line And Bridge Road, Incorporating The Former Johnsons Factory Burbage Hinckley	345	10/00518/OUT	30-Aug-11	12/00698/REM (133 dwellings)	23-Aug-12	12-Dec-12	4	12	16	19-Dec-13	12	28
				12/00697/REM (212 dwellings)	23-Aug-12	12-Dec-12	4	12	16	20-May-14	17	33
Rear Of 169 Main Street, Stanton Under Bardon	38	11/00988/OUT	02-Oct-12	12/01072/REM	14-Dec-12	22-Feb-13	2	2	4	13-May-14	15	19
Land Adjacent Hinckley Golf Club, Leicester Road, Hinckley	184	10/00661/OUT	22-Jul-11	11/01023/REM	13-Jan-12	03-May-12	4	6	10	13-Sep-13	16	26
Land Adjacent Stanton-Under-Bardon Primary School, Main Street, Stanton Under Bardon	25	12/01052/OUT	31-Mar-14	16/01042/REM	24-Nov-16	23-Mar-18	4	31	48	04-Apr-19	13	61
Land Surrounding Sketchley House, Watling Street, Burbage Hinckley	135	13/00529/OUT	18-Nov-14	15/00826/REM	31-Jul-15	27-Jan-16	6	8	14	23-Mar-17	14	28
Land Off London Road, Markfield	112	09/01009/OUT	07-Sep-10	12/00781/REM	19-Oct-12	04-Apr-13	6	25	19	28-Jan-15	22	41
Marune 76 Heath Lane, Earl Shilton	26	15/00684/OUT	14-Jun-17	17/01185/REM	16-Nov-17	19-Jan-18	2	5	7	29-Apr-19	15	22
Former Highway Land, Leicester Road, Groby	30	15/00767/OUT	18-Jan-18	18/01038/REM	12-Oct-18	21-Feb-19	4	9	13	01-Apr-20	13	26
20 Shaw Lane, Markfield	13	14/01241/OUT	30-Nov-15	17/00857/REM	23-Aug-17	25-Oct-18	14	21	35	01-Apr-20	17	52
Westfield Farm, Keats Lane, Earl Shilton	322	14/01279/OUT	06-Jul-17	18/00225/REM	28-Feb-18	24-Oct-18	8	7	15	23-Aug-20	22	37
Land Opposite Bosworth College, Leicester Lane, Desford	80	19/00149/OUT	04-Oct-19	19/01416/REM	19-Dec-19	19-Mar-20	3	2	5	04-Mar-21	12	17
Hornsey Rise Memorial Home, Bosworth Road, Wellsborough	19	17/01050/OUT	10-Apr-19	19/00453/REM	20-May-19	13-Sep-19	4	1	5	01-Apr-21	18	23
Land East of Peckleton Lane, Desford	80	18/01252/OUT	18-Dec-19	20/00347/REM	06-Apr-20	05-Aug-20	4	4	8	12-Nov-21	15	23
Land North East of Triumph Motorcycles (Hinckley West site), Hinckley	850	15/00188/OUT	03-May-18	18/00563/REM	08-Jun-18	16-Nov-18	5	1	6	18-Jun-21	31	37
				20/00527/REM*	03-Jun-20	25-Sep-20	3.5	19	22.5	18-Jun-21	9	31.5
Springfield Riding School, Groby Road, Ratby	168	19/00680/OUT	26-Jun-20	20/00711/REM	20-Jul-20	21-Oct-20	4	12	16	05-Jul-21	8	24
Average (months)							4.88	10.43	15.36		14.57	29.93
Average below 100 dwellings (months)							5.00	9.50	15.80		13.30	29.10
Average above 100 dwellings (months)							4.77	11.27	14.95		15.73	30.68

(If outline permission was granted on appeal then the appeal decision date is stated as the OUT decision date)

*Hinckley West is being built out in 8 phases. For REM after the first REM, timeframes are calculated from the decision date of the previous REM instead of the outline decision.

Appendix 6. Outline application timeframes from submission to decision including S106 agreements - Large sites only (1 April 2012* - 31 March 2022)

(Sites with completions only - appeal decisions not included as different process followed)

*REM Decision Date - Refer to Appendix 5

Address	No. dwellings	OUT ref	OUT date Valid	Decision Level	OUT decision date	Planning months	S106 months	Total Months
Land Off Hinckley Road Stoke Golding Leicestershire	80	14/00262/OUT	09-Apr-14	COMM 19-Aug-14	27-Jan-15	4	5	9
Land To The South West Of Lutterworth Road Burbage Leicestershire	80	15/01292/OUT	10-Dec-15	COMM 26-Jan-16	27-Jan-16	13	0	13
Land South Of Newbold Road, Manor Road Junction, Desford	135	11/00029/OUT	17-Jan-11	COMM 21-Jun-11	13-Apr-12	5	9	14
Westfield Farm Keats Lane Earl Shilton Leicester Leicestershire LE9 7DS	322	14/01279/OUT	23-Dec-14	COMM 21- Jun-16	06-Jul-17	18	13	31
20 Shaw Lane Markfield Leicestershire LE67 9PU	13	14/01241/OUT	23-Dec-14	DEL	30-Nov-15	11	0	11
29 Moore Road Barwell Leicester Leicestershire LE9 8AF	14	16/00204/OUT	04-Mar-16	DEL Instruction 17- Oct-16	21-Nov-16	8	7	1
Former Highway Land Leicester Road Groby Leicestershire	30	15/00767/OUT	03-Aug-15	COMM 13-Sept-16	18-Jan-18	12	17	29
Jarvis Porter Coventry Road Hinckley Leicestershire LE10 0JJ	122	12/01119/OUT	07-Jan-13	COMM 16-Apr-13	27-Aug-13	3	4	7
Marune 76 Heath Lane Earl Shilton Leicester Leicestershire LE9 7PD	26	15/00684/OUT	17-Jun-15	DEL HOT 7-Jun-16	14-Jun-17	12	12	24
Land Bounded By The Ashby Canal, Railway Line And Bridge Road, Incorporating The Former Johnsons Factory Burbage Hinckley Leicestershire LE10 2ND	345	10/00518/OUT	02-Jul-10	COMM 2-Nov-10	30-Aug-11	4	9	13
Rear Of 169 Main Street Stanton Under Bardon Leicestershire	38	11/00988/OUT	30-Jan-12	COMM 26-Jun-12	02-Oct-12	5	4	9
Land Opposite Bosworth College, Leicester Lane, Desford, Leicestershire	80	19/00149/OUT	06-Feb-19	COMM 23-Jul-19	04-Oct-19	5.5	3	8
Hornsey Rise Memorial Home, Bosworth Road, Wellsborough, Nuneaton, Leicestershire, CV13 6PA	19	17/01050/OUT	12-Oct-17	COMM 20-Nov-18	10-Apr-19	13	5	18
Land North East of Triumph Motorcycles (Hinckley West site), Hinckley	850	15/00188/OUT	27-Feb-15	COMM 21-Jun-16	03-May-18	16	22	38
Springfield Riding School, Groby Road, Ratby	168	19/00680/OUT	17-Jun-19	COMM 04-Feb-20	26-Jun-20	7.5	4.5	12
Average						9.13	7.60	15.80

Appendix 7. Full application decision to first completion timeframes - Large sites (1 April 2012 - 31 March 2022)

(Only sites with completions - appeal decisions not included as different process followed)

Reference	Address	No. dwellings	Date received	Date determined	Months to determine	1st Completion	Months from decision to 1st completion
11/00571/FUL	Hinckley Club For Young People Stoke Road Hinckley	65	25-Jul-11	03-Sep-12	14	15-Nov-13	14
12/00154/FUL	Land South Of 26 To 28 Britannia Road Burbage	52	17-Feb-12	14-May-12	3	17-May-13	12
12/00178/FUL	Land Adjacent M1 Ferndale Drive Ratby	65	13-Apr-12	16-May-13	13	28-Nov-13	6
12/00341/FUL	Land Adjacent To Greyhound Stadium Nutts Lane Hinckley	83	04-May-12	02-May-13	12	09-Mar-14	10
12/00821/FUL	Land St Francis Close Hinckley	28	13-Nov-12	29-Jan-13	2	19-Dec-13	11
12/00889/FUL	Land Off Nailstone Road Carlton	11	22-Oct-12	18-Mar-13	5	01-Aug-14	17
12/00981/FUL	Land At Hazel Way Barwell	37	15-Nov-12	19-Sep-13	10	31-Jul-14	10
13/00056/FUL	71 Park Road Ratby	29	07-Feb-13	14-Nov-13	9	22-Oct-14	11
13/01064/FUL	Scalliwags Hill Top Mill Tooley Building 49 Church Street Earl Shilton	14	03-Feb-14	30-Jun-14	4	02-Apr-15	10
14/00502/FUL	Land At (The Brant Inn) Overdale Avenue Glenfield	25	26-Jun-14	19-Nov-14	5	05-May-16	18
14/00503/FUL	Land Off Hilary Bevins Close Higham On The Hill	43	19-May-14	29-Jul-14	2	21-Aug-15	13
14/00816/FUL	Land West Of Cambridge Drive Desford	61	15-Sep-14	26-Feb-15	5	24-Oct-17	32
15/00084/FUL	Warwick Building Rossendale Road Earl Shilton	30	23-Feb-15	24-Sep-15	7	24-Nov-17	26
15/00942/FUL	Former Police Station Upper Bond Street Hinckley	30	28-Aug-15	19-May-16	9	21-Jun-18	25
17/00634/FUL	Dunlop Limited Station Road Bagworth	61	23-Jun-17	30-Oct-17	4	03-Apr-19	18
17/00964/FUL	Land South Of Crimson Way Burbage	30	25-Oct-17	02-Jul-18	9	03-Oct-19	15
17/01330/FUL	12 Birch Close Earl Shilton	16	22-Dec-17	07-Aug-18	9	24-Jan-20	17
17/01338/FUL	Former Council Depot Middlefield Lane Hinckley	54	22-Dec-17	08-Feb-19	14	30-Mar-20	13
18/00556/FUL	King William, 1 The Hollow, Earl Shilton	11	04-Jun-18	30-Aug-18	3	01-Apr-22	43
19/00252/FUL	5 Wharf Yard, Hinckley	14	15-May-19	04-Jun-20	12.5	01-Apr-22	22
18/01073/FUL	Transco NTS, Coventry Road, Hinckley	73	23-Oct-18	20-Nov-19	13	23-Jul-21	20.5
20/00143/FUL	Land South of Bosworth Lane, Newbold Verdon	116	10-Feb-20	15-Jan-21	11	25-Nov-21	10

Average determination time (months)	7.98	Average time from determination to 1st Completion (months)	16.98
		Average time from determination to 1st Completion (years)	1.41

Appendix 8. Full application timeframes with S106 agreements from submission to decision - Large sites (1 April 2012 - 31 March 2022)

(Only sites with completions - appeal decisions not included as different process followed)

Reference	Address	No. dwellings	Date received	Date determined	Total Months to determine	Decision Level	Planning Months	S106 Months
11/00571/FUL	Hinckley Club For Young People Stoke Road Hinckley Leicestershire LE10 3EA	65	25-Jul-11	03-Sep-12	14	Committee 11-Oct-11	3	11
12/00154/FUL	Land South Of 26 To 28 Britannia Road Burbage Leicestershire	52	17-Feb-12	14-May-12	3	Committee 03-Apr-13	2	1
12/00178/FUL	Land Adjacent M1 Ferndale Drive Ratby Leicestershire	65	13-Apr-12	16-May-13	13	Committee 25-Sept-12	5	8
12/00341/FUL	Land Adjacent To Greyhound Stadium Nutts Lane Hinckley Leicestershire	83	04-May-12	02-May-13	12	Committee 26-Jun-12	2	10
12/00821/FUL	Land St Francis Close Hinckley Leicestershire	28	13-Nov-12	29-Jan-13	2	Committee 22-Jan-13	1.5	0.5
12/00889/FUL	Land Off Nailstone Road Carlton Leicestershire	11	22-Oct-12	18-Mar-13	5	Committee 22-Jan-13	3	2
12/00981/FUL	Land At Hazel Way Barwell Leicestershire	37	15-Nov-12	19-Sep-13	10	Committee 19-Feb-13	3	7
13/00056/FUL	71 Park Road Ratby Leicester Leicestershire LE6 0JJ	29	07-Feb-13	14-Nov-13	9	Committee 18-Sept-13	7	2
13/01064/FUL	Scalliwags Hill Top Mill Tooley Building 49 Church Street Earl Shilton Leicester Leicestershire LE9 7DA	14	03-Feb-14	30-Jun-14	4	Committee 29-Apr-14	3	1
14/00502/FUL	Land At (The Brant Inn) Overdale Avenue Glenfield Leicester Leicestershire LE6 0DU	25	26-Jun-14	19-Nov-14	5	Committee 16-Sept-14	3	2
14/00503/FUL	Land Off Hilary Bevins Close Higham On The Hill Leicestershire	43	19-May-14	29-Jul-14	2	Committee 24-Jun-14	1	1
14/00816/FUL	Land West Of Cambridge Drive Desford Leicestershire	61	15-Sep-14	26-Feb-15	5	Committee 09-Dec-14	3	2
15/00084/FUL	Warwick Building Rossendale Road Earl Shilton Leicester Leicestershire LE9 7LX	30	23-Feb-15	24-Sep-15	7	Delegated HOT 27-May-15	3	4
15/00942/FUL	Former Police Station Upper Bond Street Hinckley Leicestershire LE10 1RJ	30	28-Aug-15	19-May-16	9	Committee 22-Mar-16	7	2
17/00634/FUL	Dunlop Limited Station Road Bagworth Coalville Leicestershire LE67 1BH	61	23-Jun-17	30-Oct-17	4	Committee 1-Sept-17	3	1
17/00964/FUL	Land South Of Crimson Way Burbage Leicestershire	30	25-Oct-17	02-Jul-18	9	Committee 10-Apr-18	6	3
17/01330/FUL	12 Birch Close Earl Shilton Leicester Leicestershire LE9 7HD	16	22-Dec-17	07-Aug-18	9	Committee 03-Jul-18	8	1
17/01338/FUL	Former Council Depot Middlefield Lane Hinckley Leicestershire LE10 ORA	54	22-Dec-17	08-Feb-19	14	Committee 20-Nov-18	11	3
19/00252/FUL	5 Wharf Yard, Hinckley	14	15-May-19	04-Jun-20	12.5	Committee 20-Aug-19	3	9.5
18/01073/FUL	Transco NTS, Coventry Road, Hinckley	73	23-Oct-18	20-Nov-19	13	Delegated HOT 15-Oct-19	12	1
20/00143/FUL	Land South of Bosworth Lane, Newbold Verdon	116	10-Feb-20	15-Jan-21	11	Committee 16-Jun-20	4	7

Average determination time (months)	8.21	Average time (months)	4.45	3.76
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Appendix 9 - Row 3. Gross Small Site/Conversion Site Summary at 1 April 2022 (sites of 9 dwellings or fewer)

Settlement	New Build Dwellings			Conversions / Change of Use	
	Position at 01/04/2022		Activity since 01/04/2020	Net dwellings available at 01/04/2022	Net dwellings completed since 01/04/2010
	Outline permission	Detailed permission	Under Const.		
Atterton					
Bagworth	10	2			
Bagworth Heath					
Barlestone	1	3	8		
Barton in the Beans		1		3	9
Barwell	4	2	5	13	4
Batram Road					7
Belchers Bar					
Bilstone					5
Botcheston			1		2
Brascote					1
Bull in the Oak					
Burbage	2	17	24	16	5
Cadeby			2		2
Carlton			2	2	1
Congerstone		7			
Copt Oak					
Dadlington					
Desford		10	4	2	14
Earl Shilton	3	25	8	9	3
Ellistown					1
Far Coton					
Fenny Drayton	5				
Groby		1		3	4
Higham on the Hill		1			1
Hinckley	15	2	13	16	19
Kirkby Mallory					2
Lindley Lodge					
Little Orton					
Market Bosworth				3	1
Markfield		1	1	1	1
Merrylees					
Nailstone		6	1		
Newbold Heath					1
Newbold Verdon		3		2	2
Newtown Unthank					1
Norton Juxta Twycross			8	1	
Odstone					3
Orton on the Hill			1	4	4
Osbaston					
Peckleton			1		1
Pinwall		1			5
Ratby	1		9	1	2
Ratcliffe Culey	1				3
Shackerstone	1				
Sheepy Magna				1	3
Sheepy Parva					
Shenton			1	1	1
Sibson					
Sketchley					
Stanton Under Bardon	1	4	1		1
Stapleton					5
Stoke Golding	1				1
Sutton Cheney				1	
Thornton	1	1		1	5
Twycross					1
Upton		1			
Wellsborough					1
Witherley				1	9
Wykin					
Total	46	88	90	81	107
				49	

Appendix 10. Small sites at 1 April 2022 – projected annual housing completions

County/HBBC Ref No	Address	Settlement	Net Plots Left	Eastings	Northings	2022/23	2023/24	2024/25	2025/26	2026/27	Comments (comments from previous updates included where relevant)
20/00278/OUT	69 Station Road	Bagworth	3	444613	308293			3			Awaiting REM - Land sold and Full application pending on this site and land to the rear for 9 dwellings (21/01456/FUL)
21/00936/FUL	45 Main Street	Bagworth	1	444972	308020			1			Site not started - for sale
20/00412/FUL	Church Side, 3 Church Hill	Bagworth	1	444888	307941			1			Site not started
19/01130/OUT	Laurel House, 2 Main Street	Bagworth	7	444736	307991		3	4			22/00353/REM currently pending consideration
05/01200/REM	Land R/O 70-74 Main Street	Thornton	1	446272	308005						Site has been started. No activity on site since 2007, unlikely to be delivered within the next 5 years
19/01212/OUT	Rear of 237 Main Street	Thornton	1	446747	307681		1				Site not cleared - awaiting reserved matters
19/01362/FUL	3 Merrylees Road	Thornton	1	446938	307409			1			Site not started
99/00092/REM	Land R/O 130-136 Newbold Road	Barlestone	5	443539	305260						A material start has been made on 1 plot, no activity on the site since 2001, unlikely to be delivered within next 5 years
15/00751/FUL	69-71 Newbold Road	Barlestone	1	443238	305417						Existing dwelling demolished. No building work on site since April 2019.
21/00901/FUL	L/A 19 Newbold Road	Barlestone	2	442860	305625			2			Site not cleared
19/00228/FUL	L/A 19 Newbold Road	Barlestone	6	442860	305625						Expired 18.04.22 - 22/00366/FUL pending for 6 dwellings on this site.
19/00496/FUL	75A Newbold Road	Barlestone	8	443452	305391	4	4				Site is under construction
20/00230/FUL	The Gables, Garland Lane	Barlestone	1	443894	306935			1			Site not started
20/01013/OUT	Land south east of 73 Newbold Road	Barlestone	1	443401	305461		1				Awaiting Reserved matters
07/01286/FUL	40 Kingsfield Road	Barwell	1	444826	297155						Plots 2-4 are complete. Original dwelling still occupied on plot 1 and no activity since 2009. Unlikely to deliver the remaining dwelling within the next 5 years
19/00049/FUL	87 High Street	Barwell	4	444212	296486	2	2				Site under construction - buildings demolished
19/00248/FUL	Land North West of Russett Close	Barwell	5	444137	297199						Site not started - expired 09.05.2022
21/00356/FUL	22 Elwell Avenue	Barwell	2	444902	298022			2			Site not started - for sale
19/00382/FUL	30 Kingsfield Road	Barwell	1	444775	297111						Site not started - expired 21.06.2022
19/00226/OUT	51 St Marys Avenue	Barwell	1	443900	296061						No reserved matters submitted - expired 02.05.2022
20/00631/FUL	20 Kingsfield Road	Barwell	1	444745	297083	1					Dwelling demolished and site under construction
20/00850/OUT	100 Kirkby Road	Barwell	4	444565	297374			4			Awaiting reserved matters - site not cleared
19/00105/FUL	Lodge Farm, Main Street	Botcheston	1	447509	305614	1					Site is under construction
05/00832/FUL	R/O 45 Lutterworth Road	Burbage	1	444397	292193						Plots 2-5 complete. Plot 1 not started and there has been no activity on site since 2009. The remaining plot is unlikely to be delivered within the next 5 years
18/00159/FUL	Merrifield House, Merrifield Gardens	Burbage	5	443383	292392	5					Site is under construction
20/00252/OUT	1 The Meadway	Burbage	1	443933	293466		1				Site not cleared - Full application is currently pending consideration (22/00150/FUL)
21/00150/FUL	218 Brookside	Burbage	1	443837	293651	1					Site is under construction. Superseded 20/00445/REM.
17/01183/FUL	54A Coventry Road	Burbage	1	444775	297111	1					Site is under construction
19/01359/FUL	12 Johns Close	Burbage	1	442774	292240		1				Site not started April 2020 - Replacement Dwelling
19/00743/FUL	Grove House, Grove Road	Burbage	5	444064	292438	5					Site is under construction
19/01128/FUL	13 Sapcote Road	Burbage	2	444218	293455		2				Site not started
19/01105/FUL	34 Windsor Street	Burbage	4	444196	292312		4				CONDIT approved and discharge of condition pending. Site cleared.
20/01111/REM	Land rear of 125-131 Lutterworth Road	Burbage	4	444627	292040	4					Site is under construction. Plots 1 and 2 complete 2022.
20/01119/REM	Land adjacent 39 Sunnyhill	Burbage	1	443761	293041	1					Site is under construction
20/00980/OUT	20 Coventry Road	Burbage	1	443915	292206		1				22/00355/REM submitted 12.04.2022
20/01015/FUL	Welbeck, 22 Beechwood Avenue	Burbage	1	442905	291439		1				Site not started
21/01294/FUL	62 Lychgate Lane	Burbage	1	444648	292304			1			Site not started
21/00999/REM	64 Lychgate Lane	Burbage	1	444659	292304		1				Site not started
21/00846/FUL	1 Farm Road	Burbage	1	443291	292903		1				Site not started
21/00654/FUL	73 Sapcote Road	Burbage	6	444527	293414	3	3				Site is under construction
21/00511/PIP	Sketchley Hill House, Rugby Road	Burbage	1	442802	292568			1			3 years to submit technical details consent
21/01063/CONDIT	Land South of Bonita, Bullfurlong Lane	Burbage	5	443840	291813		2	3			Site not started
19/00714/FUL	Forge Bungalow, Main Street	Cadeby	2	442529	302370	2					Demolition of bungalow. Site is under construction
19/00773/FUL	Windhover House, 69 Main Street	Carlton	1	439838	305107	1					Site is under construction
20/00316/FUL	60 Main Street	Carlton	1	439871	305051	1					Site is under construction
20/00444/FUL	Land south of Poular Terrace	Congerstone	5	437040	305510			5			Site not started
15/01198/FUL	Land south of New Bridge Farm, Desford Lane	Desford (Kirby Muxloe)	1	450894	304508	1					Site is under construction - site developed in conjunction with 15/01221/HYB (relocation of farmhouse)

17/01137/FUL	Gables Farm, Newbold Road	Desford	1	447402	303558	1				Site is under construction
18/00118/FUL	51 Main Street	Desford	1	447747	303518	1				Site is under construction. 2 complete 2020. 1 complete in 2021.
21/00111/FUL	Brookfield, 14 Peckleton Lane	Desford	1	447791	303203		1			Site is cleared
18/00976/FUL	Last East of Little Lane	Desford	1	447766	303689	1				Site is under construction
21/00658/FUL	Field Maple House, 34 Lindridge Lane	Desford	1	447656	303820		1	1		Site not cleared - existing dwelling retained
19/01423/FUL	65 High Street	Desford	1	448032	303432		1			Site not started
20/01044/FUL	Land adjacent to Welton Lodge, Hunts Lane	Desford	1	445909	303788			1		Site not started
21/00004/FUL	Wiseacre, Leicester Lane	Desford	1	449334	302637			1		Replacement dwelling. Site not started.
20/00937/FUL	Land east of Peckleton Lane	Desford	5	448012	302811			5		In addition to 80 dwelling large site (20/00347/REM) - wider site is under construction however smaller site not yet started.
19/00403/FUL	32 Keats Lane	Earl Shilton	1	446708	298189					Site cleared. Historic permissions from 2013 which have not been implemented. Expired 04.06.2022.
19/01147/FUL	200A High Street	Earl Shilton	1	446549	297785					Site not cleared. Historic permissions from 2013 which have not been implemented.
21/00607/FUL	Land West of Breach Lane	Earl Shilton	9	446361	296835			9		Site not started - for sale
19/00935/REM	Land West of 142 Hinckley Road	Earl Shilton	1	445712	297414		1			Site not started
21/00622/FUL	Land Rear of 150 Hinckley Road	Earl Shilton	2	445712	297414	2				Site is under construction
20/00871/REM	Field view, Field Way	Earl Shilton	2	445582	297403	2				Site is under construction
19/01275/OUT	Land between 108 and 112 Keats Lane	Earl Shilton	1	446439	298196		1			Site not cleared - reserved matters for two approved (below)
21/00168/REM	Land between 108 and 112 Keats Lane	Earl Shilton	2	446439	298196	2				Site is under construction
19/01050/OUT	223 Station Road	Earl Shilton	1	446267	296793					Application currently pending for 3 dwellings (22/00169/OUT) - this application is likely to expire.
19/00712/OUT	99 Elmsthorpe Lane	Earl Shilton	1	445805	296626		1			Site not cleared - awaiting reserved matters
19/01141/FUL	Earl Shilton Town Sports Club, Keats Lane	Earl Shilton	9	446351	298093		4	5		Site cleared and closed off.
19/00742/FUL	42 Station Road	Earl Shilton	4	446410	297646		4			Site cleared.
20/00064/OUT	Land adjacent to 74 Almeys Lane	Earl Shilton	1	447149	298128		1			22/00384/REM submitted 21.04.2022
21/00015/FUL	24 Heath Lane	Earl Shilton	1	446016	297709			1		Site not started
21/00243/FUL	32 Heath Lane	Earl Shilton	2	445981	297703	2				Site is under construction
21/00860/FUL	1 Nock Verges	Earl Shilton	1	447466	298384			1		Site not started
19/00934/OUT	2A Drayton Lane	Fenny Drayton	1	435014	296952		1			Site not cleared - awaiting reserved matters
20/00030/OUT	Rookery Farm, 6 Church Lane	Fenny Drayton	3	434994	297099		1	2		Awaiting reserved matters - 21/00402/OUT pending for 5 dwellings (submitted 24.03.2021)
21/00336/OUT	1 George Fox Lane	Fenny Drayton	1	435017	296760			1		Site not cleared - awaiting reserved matters
20/00321/FUL	5 White House Close	Grobby	1	452309	307025			1		Site not started
19/00676/FUL	Basin Bridge Bungalow	Higham on the Hill	1	439565	295486		1			Site not cleared. Replacement dwelling.
08/00907/FUL	44 Forest Road	Hinckley	1	443817	293912					Site has been started. No activity on site since 2011, unlikely to be delivered within next 5 years
19/00378/FUL	20 Springfield Road	Hinckley	1	442831	293435					Site not started. Likelt to expire 30.07.2022
19/00985/FUL	23 Bradgate Road	Hinckley	1	443925	294707					Site not cleared - Historic permissions since 2010 - not deliverable
19/01056/FUL	Moorbeck, 7 Butt Lane Close	Hinckley	2	443463	294277					Site not cleared- permission renewed since 2014 - not deliverable
19/01055/FUL	Moorbeck, 7 Butt Lane Close	Hinckley	2	443463	294277					Site not cleared- permission renewed since 2014 - not deliverable
20/01189/FUL	15 Stoke Road	Hinckley	3	441887	294912	3				Site is under construction
19/00856/FUL	75 Butt Lane	Hinckley	1	443793	294551	1				Site is under construction
19/00061/FUL	8 Holliers Walk	Hinckley	1	442713	294131					Site not started. Likely to expire 12/06/2022
19/01336/REM	The Regent, Lancaster Road	Hinckley	6	442487	293730	6				Demolition works April 2021. site is under construction
19/01153/OUT	140 Ashby Road	Hinckley	3	443185	295271		3			Site not started - Full application pending (submitted 01.06.2021)
21/00526/REM	Sherwood, Nutts Lane	Hinckley	1	440948	292622		1			REM approved 20.08.21. Site not started
20/01289/OUT	Cornerfields, Nutts Lane	Hinckley	9	440978	292778			9		Awaiting reserved matters
21/00126/OUT	26 Hays Lane	Hinckley	2	441757	293279			2		Awaiting reserved matters
21/00609/FUL	Land at rear of 341 Coventry Road	Hinckley	1	441015	293280			1		Site not started
21/00683/FUL	78 Queens Road	Hinckley	1	443259	293708					22/00394/FUL pending for extension to create a HMO
21/01441/FUL	Land at rear of 3 Ashby Road	Hinckley	1	442872	294709			1		Site not started
21/01189/FUL	Land at rear of 8 Wykin Road	Hinckley	1	441852	294855	1				Site is under construction
21/01100/FUL	Land to the south of Baines Lane	Hinckley	2	442620	294073	2				Retrospective application - site is under construction
20/00891/OUT	344 Coventry Road	Hinckley	1	440970	293234			1		Awaiting reserved matters
17/01258/FUL	Indian Fusion, 123 Main Street	Markfield	1	448915	310245	1				Site is under construction
21/00448/FUL	Land north of Towan Oak, 170 Main Street	Markfield	1	448959	310406			1		Site not started
12/00964/FUL	Land off Bagworth Road	Nailstone	1	442090	307835					Material start due to access road, but unclear when dwelling will commence - no work since Apr 2015

18/01288/FUL	The Bulls Head, 88 Main Street	Nailstone	6	441602	307065		3	3		Approved 30.07.2020. Site not started. 21/01154/CONDIT pending to alter the approved materials and the works to the Bulls Head.
21/00376/FUL	12 Grange Road	Nailstone	1	441029	308446	1				Site is under construction. Dwelling demolished.
21/01001/REM	73 Mill Lane	Newbold Verdon	1	444799	304036			1		Site not started
19/00600/FUL	Land to the south of 50 Brascote Lane	Newbold Verdon	2	444451	303366		2			Site cleared
21/00429/FUL	Land rear of 4-28 Markfield Road	Ratby	9	451350	306281	4	5			Site sold to Cadeby Homes who are developers of the site. Site is under construction. Superseded 19/00785/OUT.
21/00690/OUT	98 Stamford Street	Ratby	1	450955	306210			1		Awaiting reserved matters
20/00603/OUT	39 Main Street	Ratcliffe Culey	1	432651	299600		1			Awaiting reserved matters
21/00587/FUL	New Oak Farm, West End	Barton in the Beans	1	439299	306740			1		Site not started
21/00661/FUL	The Limes, Shackerstone Road	Congerstone	2	436759	305583		1			Site not started - superseded 19/01051/FUL
21/00188/FUL	Meadow Barn, Shenton Lane	Upton	1	436470	299877		1			Site not started
12/00113/FUL	Hill View, Bosworth Road	Wellsborough	1	436629	302601					No activity since demolition in 2013 - not likely to be delivered in next 5 years
00/00735/FUL	Land off Meadow Lane	Stanton Under Bardon	1	446656	310105					A material start has been made on 1 plot, no activity on the site since 2003 so unlikely to be delivered within next 5 years
21/00670/OUT	Hall Croft Farm, 294 Main Street	Stanton Under Bardon	1	446559	310088			1		Awaiting reserved matters
17/00970/FUL	Ormandy, Broad Lane	Stanton Under Bardon	1	447262	309485	1				Site under construction
20/00481/FUL	Land Adjacent to Stanton-Under-Bardon Primary School, Main Street	Stanton Under Bardon	4	446763	310378		4			Site not started.
14/00916/FUL	Stoke Lodge, Hinckley Road	Stoke Golding	1	440696	297398					Plot 1 and 3 are complete, plot 2 is unlikely to be delivered within next 5 years
19/00900/OUT	36 Station Road	Stoke Golding	1	439530	297274		1			Site not started - awaiting reserved matters
20/00045/FUL	Woodholme, Kirkby Lane	Peckleton	1	446378	300907	1				Site is under construction
19/01102/FUL	Heath Cottage, Sheepy Road	Pinwall	1	431506	300917		1			Site not started
20/01257/OUT	Oaklands Farm, Main Street	Shackerstone	1	437626	307241			1		Awaiting reserved matters
19/00232/FUL	Wood View, Shenton Lane	Shenton	1	439367	301038	1				Site is under construction
20/00659/FUL	Lower Farm, 7 Pipe Lane	Orton on the Hill	1	430528	303688	1				Site is under construction. Was a conversion under 19/00012/FUL now a re-build. Barn B is complete, Barn C is still under construction.
18/00786/FUL	Land west of Main Street	Norton Juxta Twycross	8	432336	306921	3	5			Section 106 was signed and issued 01.04.2021. Site is under construction. Application pending for 9 dwellings.
TOTAL			224			70	74	80	0	0

Sites in red are those not expected to come forward following information received and have therefore been removed from the provision - I.E. 262-38

Sites in bold and italics are pending a S106 agreement being signed (as at 1 April 2022)

Appendix 10 (continued): Conversion/Change of use sites with planning permission predicted annual housing completions to 2027

County/HBBC Ref No	Address	Settlement	Net Plots Left	Eastings	Northings	2022/23	2023/24	2024/25	2025/26	2026/27	Comments (comments from previous updates included where relevant)
21/00043/FUL	Land west of Kirkby Road	Barwell	4	444522	298558			4			Site not started
20/00899/FUL	The Old House Farm, Sutton Lane	Cadeby	1	442610	302123	1					Site is under construction
21/00446/FUL	The Old House Farm, Sutton Lane	Cadeby	1	442610	302123			1			Site not started
20/00421/FUL	Windover House, 69 Main Street	Carlton	1	439838	305107		1				Site not started
19/01297/FUL	44 High Street	Desford	1	447944	303367	1					Site is under construction
19/01411/FUL	39 Station Road	Desford	9	448333	303688	4	5				Site is under construction - 5 conversion 4 new build
20/00526/FUL	Barn off Lindridge Lane	Desford	1	448193	304083			1			Site not started
15/01221/HYB	Barons Park Farm, Desford Lane	Desford (Kirby Muxloe)	3	451199	304519		3				Section 106 signed and decision issued October 2019. Was originally tied to larger site however 21/01491/FUL was permitted on 22.04.2022 for the conversion to 3 dwellings.
21/00219/P3CQ	Agricultural Buildings West of Odstone Road	Barton in the Beans	2	439408	306852			2			Site not started
21/01170/P3CQ	Manor Farm, 2 Carlton Road	Barton in the Beans	5	439873	306373			5			Site not started
21/00741/FUL	Glebe House, Sycamore Farm, Main Street	Barton in the Beans	1	439537	306238	1					Garage to dwelling - site is under construction
21/01092/P3CQ	Hill Farm, Markfield Lane	Botcheston	1	448380	305283		1				Site not started
20/00927/P3CQ	Hill Farm, Markfield Lane	Botcheston	1	448380	305283		1				Site not started - superseded 18/00143/CQGDO
21/00996/FUL	91 High Street	Earl Shilton	1	446743	297796			1			Site not started
20/01293/FUL	Long Barn, Tooley Farm, Leicester Road	Earl Shilton	2	447478	299450			2			Site not started
15/00743/FUL	Home Farm, Markfield Road	Groby	3	451096	308220	3					Site is under construction
21/00283/FUL	Barn at Groby Lodge Farm, Slate Pit Lane	Groby	1	450448	307714			1			Site not started
19/01427/FUL	124 Castle Street	Hinckley	1	443029	293987	1					Site is under construction
20/00248/P3CPA	83 Mount Road	Hinckley	5	443053	293718	5					Site is under construction
20/00523/P3CPA	Former Severn Trent Reservoir off Leicester Road	Hinckley	1	443111	294337		1				Site cleared - part of wider development for 14 dwellings
20/01057/FUL	Glen Devon, 24 Glen Bank	Hinckley	1	443375	294205			1			Site not started
20/00961/FUL	Dog and Gun Inn, 28 The Borough	Hinckley	4	442561	293996	2	2				Site is under construction
20/01394/CONDIT	43 Regent Street	Hinckley	6	442482	293785	6					Site is under construction - nearly complete
21/01093/P3CO	45 Regent Street	Hinckley	2	442477	293773			2			Site not started
21/00939/FUL	77A Edward Street	Hinckley	-1	442486	294687		-1				Two flats into one dwelling. Site not started.
20/00588/FUL	The Barn, Sutton Lane	Market Bosworth	1	440690	301719		1				Site not started
21/00941/FUL	Winter Cottage, Stanton Lane	Stanton Under Bardon	1	446913	311224		1				Site not started
21/00699/FUL	Congregational Church, 114 Main Street	Markfield	1	448924	310167			1			Site not started
10/00101/FUL	Holly House Farm, Brascote Lane	Newbold Verdon	1	444177	302488						Site has been started. No activity on site since 2013, unlikely to be delivered within next 5 years
19/00642/CQGDO	Spinney Farm, Barlestone Road	Newbold Verdon	1	444023	304915						Site not started. Likely not to be complete by 28.08.22 which is required under prior approval
20/00472/FUL	The Swan, 22 Main Street	Newbold Vardon	1	444436	303704	1					Site is under construction
21/00208/FUL	Miners Welfare, Dragon Lane	Newbold Verdon	1	444419	303805		1				Site not started
21/01207/P3CQ	Barn East of Bagworth Road	Newbold Heath	1	444716	305853						Applicant states build will not be commenced
21/00103/P3CQ	Charter House Farm, Merrylees Road	Newbold Heath	1	444990	305223			1			Site not started - 21/00097/FUL pending for additional dwelling
21/01263/FUL	New Parks Farm, Stapleton Lane	Kirkby Mallory	2	444339	300272		2				Site not started. Superseded 17/00224/FUL.
19/01239/FUL	Holywell Farm, Desford Road	Ratby	2	450172	305637		2				Site not started
19/01403/CQGDO	Agricultural Building West of Odstone Road	Barton in the Beans	1	439408	306852		1				Site not started
14/00780/FUL	Odstone Hill House, Newton Lane	Odstone	1	438968	308959	1					Site is under construction
21/01293/P3CQ	Barn adjacent to Odstone Hill House, Newton Lane	Odstone	1	446906	300789			1			Site not started
21/00997/P3CQ	Hall Farm, Church Road	Peckleton	1	446906	300789			1			Site not started
18/00690/FUL	Red Lion, Atherstone Road	Pinwall	5	430894	300238	5					Site is under construction
20/01292/P3CQ	39 Main Street	Ratcliffe Culey	1	432651	299600			1			Site not started
20/00774/P3CQ	39 Main Street	Ratcliffe Culey	1	432651	299600			1			Site not started
03/01463/FUL	Manor Farm, Twycross Road	Sibson	1	435404	300998						Confirmed via applicant that plot 2 conversion is unlikely to come forward in current market and alternative extensions are being considered
20/00353/FUL	The Reservoir Inn, 286 Main Street	Thornton	5	446797	307528	2	3				Site is under construction
19/00669/FUL	Cotton View, Bosworth Road	Wellsborough	1	437941	303064			1			Site not started
21/00789/FUL	Atherstone Hunt Kennels, Kennel Lane	Witherley	9	432834	297273		4	5			Includes 1 replacement dwelling. Site not started.
20/00775/P3CQ	Winfrey Farm, Dadlington Lane	Stapleton	5	442305	298435			5			Site is under construction
20/00449/P3CQ	The Poplars, 131 Main Road	Sheepy Magna	3	432259	300793		1	2			Site not started
20/00537/FUL	Lea Grange Farm, 11 Twycross Lane	Orton on the Hill	1	432225	305409	1					Site is under construction
19/01207/FUL	Hall Farm, 10 The Green	Orton on the Hill	2	430393	303780			2			subdivision of existing dwelling included - Site not started
21/00876/FUL	Hall Farm, 10 The Green	Orton on the Hill	1	430393	303780			1			Site not started. (outbuildings - superseded 20/00336/FUL)
20/00220/FUL	Walkers Farm, Newton Lane	Odstone	1	438611	308250	1					Site is under construction

19/00460/FUL	Elms Farm, Ratcliffe House Lane	Ratcliffe Culey	1	433479	299516		1					Site not started
TOTAL			107			35	30	42	0	0		

Sites in red are those not expected to come forward following information received and have therefore been removed from the provision - I.E. 111-4

Sites in bold and italics are pending a S106 agreement being signed (as at 1 April 2022)

EXPIRY RATE CALCULATIONS				2022/23	2023/24	2024/25	2025/26	2026/27
A. Number of dwellings within the trajectory that have the potential to expire (green)*	186			44	54	88		
B. Number of undeliverable dwellings (red) that have the potential to expire in years 1-3	34			23	0	11		
C. Number of extant dwellings under construction (black) that had the potential to expire in years 1-3	110			40	32	38		
D. Number of completed dwellings which had the potential to expire in years 1-3	98			72	21	5		
E. Total Number of dwellings with the potential to expire in years 1-3 (A + B + C + D)	428			179	107	142		
F. Expiry Rate (27.24%) applied to E	117			49	29	39		
G. EXPIRY RATE (27.24%) APPLIED TO ROW 3 WITH ADJUSTMENT**	117			49	29	39	0	0

*Resolution to grants within the trajectory are counted within year 3

**If the calculation in Row F gives a higher number than the number of dwellings that could still actually expire (A+B) then figure F is adjusted to A+B

ROW 3 CALCULATIONS (INC. APPLICATION OF EXPIRY RATE)				2022/23	2023/24	2024/25	2025/26	2026/27
H. Small/Conversion Site Commitments Total	331			105	104	122		
I. Expiry rate discount (G)	117			49	29	39		
J. ROW 3 PROVISION (H - I)	214			56	75	83	0	0

Appendix 11. Outline application decision to first completion timeframes - including reserved matters - Small sites (Completions 1 April 2017 - 31 March 2022)

Addr	No. dwellings	OUT ref	OUT decision date	REM ref	REM date received	REM decision date	Months to determine REM	Months between OUT decision and REM submission	Months between OUT decision and REM decision	1st Completion	Months from REM decision to 1st completion	Months from OUT decision to 1st Completion
44 Leicester Road, Hinckley	1	16/00902/OUT	13.12.2016	17/01035/REM	13.10.2017	06.12.2017	2	10	12	19.12.2018	12	24
68 Main Street, Nailstone	1	15/00102/OUT	13.04.2015	17/00166/REM	24.02.2017	20.04.2017	2	22	24	12.02.2019	22	46
7 Assheton Lane, Twycross	1	14/00635/OUT	09.02.2015	15/00990/REM	10.09.2015	30.11.2015	2	7	9	08.06.2018	31	40
Cloneen, Ivy Close, Stoke Golding	2	15/01204/OUT	31.03.2016	16/00914/REM	05.10.2016	30.11.2016	1.5	7	8.5	27.11.2017	12	20.5
Land adj 129 Leicester Road, Hinckley	2	14/00283/OUT	18.12.2014	16/00133/REM	19.02.2016	25.04.2016	2	14	16	06.09.2017	17	33
Land North East of 129 Leicester Road, Hinckley	2	14/00283/OUT	18.12.2014	16/00133/REM	19.02.2016	25.04.2016	2	14	16	06.09.2017	17	33
Park House, 62 Main Road, Sheepy Magna	5	14/01250/OUT	03.06.2015	16/00612/REM	04.07.2016	04.11.2016	4	13	17	01.03.2018	16	33
The Wyches, Barr Lane, Higham on the Hill	1	13/00485/OUT	03.09.2013	14/00251/REM	02.04.2014	21.05.2014	1.5	7	8.5	29.11.2018	54	62.5
2 Lutterworth Road, Burbage	1	14/00982/OUT	11.12.2014	17/00943/REM	18.09.2017	06.12.2017	2.5	33	35.5	31.03.2020	28	63.5
2 Windsor Street, Burbage	4	18/01182/OUT	18.02.2019	19/00675/REM	14.06.2019	12.08.2019	2	4	6	31.03.2020	7.5	13.5
Land Adjacent To 9 West End, Barton in the Beans	1	18/01168/OUT	10.01.2019	19/00871/REM	02.08.2019	27.09.2019	2	7	9	06.01.2021	15	24
Land North of Fair View, High Tor East, Earl Shilton	1	18/00991/OUT	21.11.2018	19/00653/REM	20.06.2019	15.08.2019	2	7	9	07.12.2020	16.5	25.5
Land at St Mary's Court, Barwell	8	16/00966/OUT	19.12.2016	18/00018/REM	09.01.2018	09.05.2018	2	11	13	08.02.2022	45	58
33 Main Street, Norton Juxta Twycross	1	18/00468/OUT	01.08.2018	19/00657/REM	12.06.2019	07.08.2019	2	10.5	12.5	23.05.2022	33	45.5

Average	2.11	11.89	14.00		23.29	37.29
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Appendix 12. Full application decision to first completion timeframes - Small sites (Completions 1 April 2017 - 31 March 2022)

Ref	Addr	Settlement	No. of dwellings	Date Valid	Decision date	Months to determine	1st Completion date	Months from decision to 1st completion
16/00427/FUL	Yew Tree Farm, Main Street	Barton in the Beans	6	19.05.2016	22.09.2016	4	01.04.2018	19
15/00008/FUL	Rear of 132-136 Main St	Markfield	1	06.01.2015	24.02.2015	1.5	01.06.2017	28
17/00257/FUL	110 Kirkby Road	Barwell	1	16.03.2017	04.05.2017	2	01.11.2019	30
15/01291/FUL	95 Byron Street	Barwell	1	10.12.2015	27.05.2016	5.5	02.01.2019	32
15/00195/FUL	L/A to 20 Elwell Avenue	Barwell	2	02.03.2015	27.04.2015	2	02.01.2019	44
15/01246/FUL	Hillbar, High Tor West	Earl Shilton	2	01.12.2015	10.02.2016	2	02.03.2018	25
16/00400/FUL	Lower Grange Farm, London Road	Markfield	3	04.05.2016	22.09.2016	5.5	02.03.2018	18
17/01124/FUL	131 Lutterworth Road	Burbage	3	01.11.2017	21.12.2017	1.5	02.05.2019	17
16/00423/FUL	Netherfield, Nutts Lane	Hinckley	1	11.05.2016	05.07.2016	2	02.05.2019	34
14/00977/FUL	65 Druid Street	Hinckley	1	03.10.2014	28.11.2014	2	02.11.2018	48
12/00510/FUL	20 Coventry Road	Burbage	1	06.08.2012	01.10.2012	2	03.05.2017	55
15/00870/FUL	Watling House, 46 Main Street	Orton on the Hill	1	04.08.2015	11.11.2015	3	03.07.2018	32
15/00379/FUL	24 Equity Road East	Earl Shilton	1	14.04.2015	09.06.2015	2	04.05.2017	23
16/01096/FUL	The Lake House, Bosworth Road	Wellsborough	1	11.12.2016	31.01.2017	2.5	05.09.2018	20
15/00643/FUL	Wavertree, Spa Close	Hinckley	2	09.06.2015	12.08.2015	2	05.10.2017	26
17/01170/FUL	Rear of 67 Castle Street	Hinckley	1	15.11.2017	09.01.2018	2	05.10.2018	9
15/00804/FUL	23 Main Street	Desford	3	23.07.2015	03.03.2016	7.5	06.04.2017	13
16/00600/FUL	31 Church Street	Earl Shilton	3	30.06.2016	14.09.2016	2.5	06.07.2018	22
17/00882/FUL	34 Kerry Close	Barwell	1	06.10.2017	12.02.2018	4	08.05.2019	15
15/00600/FUL	Land adj Coach House Cottage, 1 Workhouse Lane	Burbage	2	26.05.2015	16.07.2015	2	08.09.2017	26
15/01100/FUL	9 Hillrise	Burbage	1	13.10.2015	09.02.2016	4	08.11.2017	21
14/01202/FUL	Robies Gorse Farm	Congerstone	1	22.12.2014	16.02.2015	2	08.11.2017	33
17/00340/FUL	Land North of Dormer House, Twycross Road	Sheepy Magna	3	10.04.2017	12.07.2017	3	09.05.2018	10
15/01334/FUL	94 Oakfield Avenue	Markfield	2	24.12.2015	05.05.2016	4.5	10.04.2017	11
14/00487/FUL	Sycamore Farm, 29 Main Street	Barton in the Beans	3	24.06.2014	26.08.2014	2	10.11.2017	39
15/01097/FUL	30 St Georges Avenue	Hinckley	2	03.11.2015	09.03.2016	4	11.04.2017	13
15/00825/FUL	19 Gregory Road	Barlestone	1	23.07.2015	17.09.2015	2	11.06.2018	33
15/01060/FUL	32 Beryl Avenue	Hinckley	2	01.10.2015	11.12.2015	2	11.06.2019	42
15/00416/FUL	The Old House Farm, Sutton Lane	Cadeby	8	19.05.2015	19.02.2016	8	11.07.2017	17
14/01055/FUL	Castle Inn, 113 Castle Street	Hinckley	9	08.12.2014	16.07.2015	7	11.10.2018	39
16/01164/FUL	Kingscliffe, 48 Barton Road	Market Bosworth	1	28.12.2016	28.04.2017	4	12.06.2019	26
13/00874/FUL	5 Main Street	Norton Juxta Twycross	1	14.10.2013	03.12.2013	2	12.07.2017	79
18/00397/FUL	Ryecroft, 95 Main Street	Carlton	1	23.04.2018	18.06.2018	2	14.01.2019	7
17/01129/FUL	Yew Tree Farm, Occupation Road	Nailstone	1	02.11.2017	08.01.2018	2	14.05.2018	4
17/00883/FUL	37 Bosworth Close	Hinckley	1	31.08.2017	08.11.2017	2.5	14.05.2019	18
14/00014/FUL	146 Shilton Road	Barwell	1	13.01.2014	04.03.2014	2	14.09.2017	42
13/00979/FUL	Rear of 106 Main Street	Markfield	2	05.12.2013	19.05.2014	4.5	14.11.2018	54
16/00468/FUL	Fern Dale, Rossendale Road	Earl Shilton	2	24.05.2016	19.07.2016	2	14.12.2017	17
15/00562/FUL	Nursery Barn, Priory Lane	Far Coton	1	03.06.2015	11.09.2015	3	15.05.2017	20
17/00277/FUL	L/A to 81 Bagworth Road	Nailstone	5	27.03.2017	01.09.2017	5	15.06.2018	9
14/01234/FUL	Whittington Rough Farm, Markfield Road	Ratby	1	12.12.2014	06.02.2015	2	15.11.2018	45
15/00340/FUL	Land Adj 19 Summers Close	Kirkby Mallory	1	24.03.2015	19.05.2015	2	16.08.2019	51
17/00510/FUL	The Paddock, Brockey Farm, Kirkby Road	Barwell	1	31.05.2017	13.10.2017	4.5	16.10.2017	0
16/01094/FUL	Land adj 16 Elwell Avenue	Barwell	3	02.12.2016	23.01.2017	2	16.11.2017	10
15/00371/FUL	Applemead, 58 Windsor Street	Burbage	1	25.03.2015	18.09.2015	6	17.08.2017	23
17/00699/FUL	Pool House Cottage, Newtown Linford Lane	Groby	2	17.07.2017	13.10.2017	3	18.02.2019	16
14/00918/FUL	36 Melton Street	Earl Shilton	3	13.10.2014	12.01.2015	3	18.04.2017	27
14/01249/FUL	Moat House, Mill Lane	Sheepy Parva	1	15.12.2014	09.02.2015	2	18.08.2017	30
15/01120/FUL	The Nut and Squirrel, 32 Main Street	Nailstone	1	19.10.2015	15.01.2016	3	19.06.2018	29
16/00441/FUL	Cedar Lawns, Church Street	Burbage	9	01.06.2016	02.03.2017	9	19.07.2018	16
14/01020/COU	Sutton Ridge, Sutton Lane	Cadeby	2	14.10.2014	09.12.2014	2	20.07.2017	31
17/00068/FUL	255 Station Road	Market Bosworth	1	23.01.2017	20.02.2017	1	20.07.2018	17
16/00683/FUL	Rear of 83 Butt Lane	Hinckley	1	29.07.2016	13.09.2016	1.5	20.10.2017	13
15/00790/FUL	14 - 16 High Street	Barwell	4	31.07.2015	15.10.2015	2.5	20.11.2018	37
17/01084/FUL	1 The Nook	Markfield	5	25.10.2017	07.02.2018	3.5	20.11.2018	9
14/01084/FUL	20 Rookery Lane	Groby	3	17.11.2014	03.06.2015	6.5	20.12.2017	30
16/00389/FUL	Netherfield, Nutts Lane	Hinckley	3	10.05.2016	05.07.2016	2	21.07.2017	12
15/00087/FUL	2 Drayton Lane	Fenny Drayton	1	12.02.2015	08.04.2015	2	21.12.2018	32
17/00789/FUL	Cadeby Hall, Main Street	Cadeby	1	14.09.2017	02.11.2017	2	22.05.2018	6
15/01088/FUL	11 Shilton Road	Barwell	2	27.10.2015	09.03.2016	4.5	22.06.2017	15
14/00012/FUL	146 Shilton Road	Barwell	1	28.01.2014	25.03.2014	2	22.06.2018	51
17/00353/FUL	115 High Street	Earl Shilton	3	15.05.2017	18.09.2017	4	24.06.2019	21
15/01212/FUL	Land North East of Johns Close	Burbage	1	18.11.2015	11.02.2016	3	25.01.2019	35
17/01249/FUL	35 Forrester's Road	Burbage	2	12.12.2017	07.02.2018	2	25.04.2019	14
15/01265/FUL	60 Laburnum Avenue	Newbold Verdon	1	03.12.2015	26.02.2016	2.5	25.10.2018	32
16/00410/FUL	Rear of 28 & 30 Equity Road	Earl Shilton	1	10.05.2016	04.07.2016	2	26.04.2018	21
17/00306/FUL	Land north east of Palma Nova, High Tor East	Earl Shilton	1	19.04.2017	12.07.2017	3	26.07.2019	24
16/00656/FUL	Land north of Palma Nova, High Tor East	Earl Shilton	1	15.07.2016	29.12.2016	5	26.07.2019	31
15/01104/FUL	Peckleton House Farm, Land North of Kirkby Lane	Peckleton	1	20.10.2015	29.02.2016	4	26.07.2019	41
15/01037/FUL	39 King Richard Road	Hinckley	1	25.09.2015	16.02.2016	5	26.11.2018	33
15/00237/FUL	Jasmine House, Ratby Lane	Markfield	1	24.03.2015	28.05.2015	2	27.04.2017	23
14/00936/FUL	83 Manor Road	Desford	1	01.10.2014	17.12.2014	2.5	27.09.2017	33
17/00013/FUL	72 Fletcher Road	Burbage	1	05.01.2017	02.03.2017	2	29.03.2018	12
14/00899/FUL	Anfield, Field Way	Earl Shilton	1	29.10.2014	10.12.2014	1.5	29.06.2018	42
11/00519/FUL	Alder Hall, Peckleton Lane	Desford	1	28.07.2011	20.09.2011	2	29.08.2017	71
17/00279/FUL	35 Station Road	Hinckley	1	29.03.2017	18.05.2017	2	29.08.2019	27
15/01194/FUL	148 Kirkby Road	Barwell	1	13.11.2015	29.01.2016	2.5	29.11.2017	22
16/00925/FUL	1 Burton Road	Twycross	1	15.11.2016	01.02.2017	2.5	29.11.2018	21
13/00571/FUL	Lodge Farm, Wood Road	Nailstone	1	23.07.2013	16.09.2013	2	30.01.2018	52
15/01338/FUL	Land Rear of Woodbeech Kennels, 9 Woodgate Road	Burbage	1	31.12.2015	25.02.2016	2	30.01.2019	35
15/00717/FUL	Ben Venuto, Thornton Lane	Markfield	2	02.07.2015	14.03.2016	8.5	30.06.2017	27
15/00799/FUL	Cattows Farmhouse, Insleys Lane	Shackerstone	1	16.07.2015	09.10.2015	3	31.05.2017	19
15/01241/FUL	28 Hollycroft	Hinckley	1	26.11.2015	19.02.2016	3	31.07.2018	29
10/00459/FUL	14 Church Lane	Fenny Drayton	1	11.06.2010	26.08.2010	2.5	31.08.2017	84
18/00706/FUL	Dunlop Limited, Station Road	Bagworth	6	19.07.2018	27.11.2018	4	20.09.2019	10
16/00281/FUL	Kingscliffe, 48 Barton Road	Market Bosworth	1	30.03.2016	02.06.2016	2.5	12.06.2019	36
18/00418/FUL	42 Sparkenhoe	Newbold Verdon	1	03.05.2018	20.07.2018	2.5	26.06.2019	11
16/01046/FUL	33 Desford Road	Newbold Verdon	2	16.11.2016	10.01.2017	2	17.06.2019	29
17/00487/FUL	St Christophers Church Hall, 22 Moore Road	Barwell	4	22.05.2017	17.07.2017	2	03.04.2019	21
17/00730/FUL	100 Main Street	Nailstone	2	14.08.2017	08.02.2018	6	23.10.2019	20
17/01293/FUL	Yew Tree Farm, Occupation Road	Nailstone	1	13.12.2017	24.04.2018	4	08.11.2019	19
18/00659/FUL	27 Church Road	Nailstone	1	06.07.2018	22.08.2018	1.5	02.07.2019	11
17/00149/FUL	Bull in the Oak Farm, Bosworth Road	Bull in the Oak	5	10.03.2017	08.08.2018	17	29.01.2020	17

17/00484/FUL	Laburnum Cottage, High Street	Stoke Golding	5	24.05.2017	09.05.2018	12	30.10.2019	17
17/01181/FUL	1 Bullfurlong Lane	Burbage	1	22.11.2017	12.03.2018	4	24.02.2020	23
18/00235/FUL	63 Clarence Road	Hinckley	1	01.03.2018	02.05.2018	2	28.11.2019	18
16/00790/FUL	113 Castle Street	Hinckley	6	02.09.2016	23.12.2016	3.5	11.10.2018	22
16/00049/FUL	L/A 20 Lindridge Lane	Desford	1	21.01.2016	13.05.2016	4	10.04.2020	47
15/01226/FUL	Stretton Cottages, Wolvey Road	Burbage	2	24.11.2015	18.01.2016	2	11.11.2019	46
15/00068/FUL	Aqueduct Farm, Bosworth Road	Shenton	2	16.02.2015	13.04.2015	2	08.01.2020	57
18/00801/FUL	16 Station Road	Hinckley	2	10.08.2018	01.11.2018	3	29.11.2019	12
18/01239/FUL	35 Station Road	Hinckley	1	10.12.2018	30.01.2019	1.5	29.08.2019	7
19/00434/FUL	Almeys Lane Stores, 3 Almeys Lane	Earl Shilton	1	17.04.2019	12.06.2019	2	20.05.2020	11
19/00837/FUL	Atherstone Stables, Atherstone Road	Ratcliffe Culey	3	12.09.2019	07.11.2019	2	02.03.2020	4
17/00860/FUL	13B Lower Bond Street	Hinckley	2	31.08.2017	26.10.2017	2	04.12.2018	14
18/01188/FUL	45 - 47 Ashby Road	Markfield	8	22.11.2018	07.02.2019	2.5	15.05.2020	15
18/00452/FUL	L/A H L P Warehouse, Brudge Road	Burbage	1	15.05.2018	09.07.2018	2	30.04.2020	21
17/00574/FUL	1 Beacon View	Bagworth	1	23.06.2017	19.09.2017	3	17.05.2021	44
19/00191/FUL	Snipery Farm, Heath Road	Bagworth Heath	2	14.02.2019	18.07.2019	5	11.11.2020	16
18/00354/FUL	124 High Street	Barwell	8	29.05.2018	03.08.2018	2	03.11.2020	27
18/00903/FUL	L/A 166 Sapcote Road	Burbage	1	07.09.2018	19.12.2018	3	13.10.2020	22
19/00557/FUL	Lorraine, 12 Main Street	Carlton	2	17.05.2019	29.07.2019	2	31.03.2021	20
18/00118/FUL	51 Main Street	Desford	4	01.02.2018	21.03.2019	2	02.02.2021	23
18/00195/FUL	29 Lindridge Lane	Desford	1	21.02.2018	18.04.2018	2	22.10.2020	30
18/00601/FUL	L/A 10 Oxford Street	Earl Shilton	2	05.07.2018	22.08.2018	1.5	15.12.2020	28
14/00200/FUL	53 Markfield Road	Groby	4	13.03.2014	22.12.2014	9	10.03.2021	75
19/00690/FUL	37 Main Street	Higham on the Hill	1	18.06.2019	23.08.2019	2	19.02.2021	18
18/00822/FUL	The Cottage, Station Road	Hinckley	1	17.08.2018	09.11.2018	3	16.03.2021	28
19/00295/FUL	I C F Fields Farm	Hinckley	1	11.03.2019	03.06.2019	3	25.01.2021	20
18/01043/FUL	9 Ratby Lane	Markfield	1	15.10.2018	10.12.2018	2	03.02.2021	25
18/00548/FUL	The Larches, Hinckley Road	Nailstone (Belchers Bar)	1	19.03.2018	16.08.2018	5	04.09.2019	13
17/01089/FUL	Shenton House, Upton Lane	Shenton	1	01.11.2017	19.01.2018	2.5	27.07.2020	30
19/00508/FUL	Community Centre, Main Street	Stanton Under Bardon	4	14.05.2019	09.07.2019	2	29.07.2020	12
19/00687/FUL	Wharf House, Wharf Lane	Sutton Cheney	1	09.08.2019	05.11.2019	3	26.11.2020	12
19/01342/FUL	9 & 11 Newbold Road	Desford	1	18.12.2019	10.02.2020	2	17.03.2021	13
18/01273/FUL	Long Barn, Tooley Farm, Leicester Road	Earl Shilton	1	24.01.2019	13.03.2019	2	16.12.2020	21
19/00758/FUL	8 Martinsshaw Lane	Groby	2	08.07.2019	02.09.2019	2	02.11.2020	14
19/00890/FUL	5 The Horsefair	Hinckley	2	16.08.2019	11.10.2019	2	20.11.2020	13
19/01377/FUL	19-21 Cadle Street	Newbold Verdon	2	06.01.2020	02.03.2020	2	26.08.2020	5.5
18/00025/FUL	Peggs Farm, 20 Pipe Lane	Orton on the Hill	1	15.01.2018	12.03.2018	2	22.12.2020	33
19/00014/FUL	Lower Farm, 7 Pipe Lane	Orton on the Hill	1	12.03.2019	22.08.2019	5	03.02.2021	18
17/01108/FUL	Sycamore Farm, 29 Main Street	Barton in the Beans	1	30.10.2017	21.12.2018	13.5	21.06.2021	30
18/00974/FUL	Westbury, Kirkby Road	Barwell	2	25.09.2018	20.11.2018	2	30.07.2021	20
19/00952/FUL	Westbury, Kirkby Road	Barwell	3	23.08.2019	15.10.2019	2	24.09.2021	23
18/00186/FUL	65 Hinckley Road	Burbage	7	20.02.2018	11.04.2018	2	24.01.2022	45
20/00764/FUL	Lyndhurst, Bullfurlong Lane	Burbage	1	07.09.2020	13.01.2021	4	19.01.2022	12
19/00443/FUL	Ambleside, 53 Main Street	Carlton	1	18.04.2019	09.07.2019	3	20.07.2021	24
18/00701/FUL	Land South of Woodlands, High Tor East	Earl Shilton	1	16.07.2018	17.08.2018	1	03.12.2021	40
20/00129/FUL	Land to the west of Heath Lane South	Earl Shilton	2	05.02.2020	10.03.2020	1	12.10.2021	38
19/01067/FUL	Brookvale Cottages, Ratby Road	Groby	2	20.09.2019	14.11.2019	2	22.02.2022	15
18/00827/FUL	Newhaven, 12 Wykin Road	Hinckley	7	24.08.2018	19.12.2018	4	31.03.2022	39
20/00969/FUL	3 Danehill	Ratby	1	18.09.2020	17.11.2020	2	20.12.2021	13
18/00680/FUL	Rear of 4 Pipe Lane	Orton on the Hill	2	03.08.2018	21.11.2018	3.5	24.03.2022	40
20/00659/FUL	Lower Farm, 7 Pipe Lane	Orton on the Hill	2	13.07.2020	21.10.2020	3	15.02.2022	15
20/01298/FUL	34 Windsor Street	Burbage	1	08.12.2020	02.02.2021	2	04.11.2021	9
19/00196/FUL	79-81 Upper Bond Street	Hinckley	2	18.03.2019	13.05.2019	2	01.04.2021	22
19/01350/FUL	79-81 Upper Bond Street	Hinckley	6	13.12.2019	04.02.2020	2	01.04.2021	13

Average time to determine (months)	3.15	Average time from decision to first completion (months)	25.62
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Appendix 13: April 2022 Housing Trajectory (including large and small site commitments, SUES and allocated sites)

Row Number		2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Totals	
1	Past completions	438	398	474	353	227	373	225	480	752	593	569	423	464	285	275	500												6829
2	Projected net additional dwellings per annum (Large site commitments)																	350	541	483	419	243	168	84	116	62	60	2526	
3	Small/Conversion Site Commitments																	56	75	83	0	0	0	0	0	0	0	214	
4	Small Site Windfall Provision																	0	0	0	87	87	87	87	87	87	87	609	
5	Barwell Sustainable Urban Extension (2500 dwellings) (see 12/00295/OUT)																	0	0	0	0	0	0	0	0	0	94	94	188
6	Earl Shilton Sustainable Urban Extension (1600 dwellings) (see 21/01151/OUT)																	0	0	0	0	0	0	95	95	95	95	380	
Plan Delivery	Completions/Projected Completions	438	398	474	353	227	373	225	480	752	593	569	423	464	285	275	500	406	616	566	506	330	255	266	298	338	336	10746	
	Cumulative Completions/Projected Completions	438	836	1310	1663	1890	2263	2488	2968	3720	4313	4882	5305	5769	6054	6329	6829	7235	7851	8417	8923	9253	9508	9774	10072	10410	10746		
	Annual Requirement	450	450	450	450	450	471	471	471	471	471	471	471	465	457	452	444	472	472	472	472	472	472	472	472	472	472	472	
	Additional 5% buffer on annual requirement for 0-5 years																	24	24	24	24	24							
	Annual Requirement + 5% buffer	450	450	450	450	450	471	471	471	471	471	471	471	465	457	452	444	496	496	496	496	496	496	472	472	472	472	472	
	Cumulative Annual Requirement	450	900	1350	1800	2250	2721	3192	3663	4134	4605	5076	5547	6012	6469	6921	7365	7861	8357	8853	9349	9845	10341	10837	11333	11829	12325		
	Completions/Projected Completions above or below the Requirement each year	-12	-52	24	-97	-223	-98	-246	9	281	122	98	-48	-1	-172	-177	56	-90	120	70	10	-166	-217	-206	-174	-134	-136		

Appendix 14: Affordable Housing Provision 01/04/2021- 31/03/2022

Settlement	Location	Approval date	Application No	Breakdown of approvals					Not Started 31/03/2022	Under Constr* 31/03/2022	Already Provided 31/03/2022	Built since 01/04/21				Remarks
				Social Rent	Market Discount	Shared Ownership	Affordable Rent	Total				Social Rented	Intermediate/shared	Affordable Rent	Total	
Barlestone	Garden Farm, Bagworth Road	15.10.2021	20/00470/FUL			49	50	99	99						100% affordable housing scheme	
Barlestone	Land north of Barton Road	24.05.2025	21/00096/OUT			5	17	22	22						40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Barwell	Land at Crabtree Farm	02.07.2019	18/00279/OUT	4		1		5	5						20% affordable housing scheme	
Burbage	Land north of Deepdale Farm, Lutterworth Road	06.11.2021	19/01405/OUT			7	20	27	27						20% affordable housing scheme (75% affordable rent and 25% intermediate)	
Burbage	Land off Brookfield Road	04.03.2022	21/00225/FUL			2	6	8	8						20% affordable housing scheme (75% affordable rent and 25% intermediate)	
Burbage	Land south of Amber Way	20.09.2019	18/00302/FUL			2	6	8	8			2	6	8	20% affordable housing scheme. Plots 35-40 rented and plots 33 & 34 intermediate.	
Desford	Land East of Peckleton Lane	18.12.2019	20/00347/REM			8	24	32		32					40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Desford	Land Opposite Bosworth College	04.10.2019	19/01416/REM			8	24	32		18					40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Desford (Kirby Muxloe)*	Barons Park Farm, Desford Lane	21.10.2019	15/01221/HYB	tbc	tbc	tbc	tbc	7	7			2	12	14	40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Earl Shilton	King William, 1 The Hollow	16.01.2020	18/00987/OUT	tbc	tbc	tbc	tbc	4	4						4 units provided (23% of the 17 dwellings)	
Earl Shilton	Westfield Farm, Keats Lane	06.07.2017	19/01442/REM			16	50	66	20	25	15		2	4	6	40% affordable housing scheme. Plots 45-47, 50-61, 65-67, 71-74, 99-101, 109-112, 130, 140, 170-175, 180-194, 233-242, 258-258, 264-275 and 304-308. 75% Affordable Rent & 25% intermediate
Higham on the Hill	Land off Wood Lane	RTG	21/01147/OUT			6	18	24	24						40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Hinckley*	Former Brick Pit, Ashby Road	13.11.2013	17/00765/FUL	tbc	tbc	tbc	tbc	60	60						100% affordable housing scheme.	
Hinckley	Land North East of Triumph Motorcycles (Hinckley West) - Phase 1 & 2	16.11.2018	15/00188/OUT / 18/00563/REM / 20/00527/REM			26	26	52	24	26			2	2	20% affordable housing based on 260 dwelling. 52 units with a 50:50 tenure split between rented and shared ownership.	
Hinckley	Leisure Centre, Coventry Road	23.10.2019	18/01237/FUL			7	7	14	14						20% affordable housing scheme. 50% affordable rent and 50% shared ownership.	
Market Bosworth	Sedgemere, Station Road	25.03.2022	21/00379/FUL			7	22	29	29						40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Market Bosworth	Ambion Court, Southfield Way	17.10.2019	19/00625/DEEM				8	8		3			5	5	Permission for 27 dwellings however redevelopment of C2/C3 site therefore net of 8. 100% affordable housing scheme - HBBC Scheme.	
Newbold Verdon	Land South of Bosworth Lane	15.01.2021	20/00143/FUL			11	35	46	26	20					40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Ratby	Springfield Riding School, Groby Road	26.06.2020	20/00711/REM			69	99	168	67	63			15	23	38	100% affordable housing scheme.
Ratby	Land south of Markfield Road	04.05.2021	20/00462/FUL			18	18	36	36						40% affordable housing - 50% affordable rent and 50% intermediate	
Stoke Golding	Stoke Fileds Farm, Hinckley Road	21.01.2022	21/00656/OUT			7	21	28	28						40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Stoke Golding	Land East of Roseway	23.06.2021	20/00779/OUT			6	20	26	26						40% affordable housing scheme (75% affordable rent and 25% intermediate)	
Stoke Golding	Land at Wykin Lane	21.05.2021	19/01324/OUT		5	4	13	22	22						40% affordable housing scheme (10% discounted market and remaining 30% to comprise 75% affordable rented and 25% intermediate)	
Markfield	Pinewood Drive	08.09.2020	19/01013/FUL			1	3	4	4						40% affordable housing - 75% affordable rent and 25% intermediate	
Markfield	Land Off London Road	04.05.2021	20/01283/FUL			28	85	113	113						40% affordable housing scheme	
Totals				4	5	288	572	940	673	187	15	0	21	52	73	

RTG = Resolution to Grant

*Plot breakdown and/or make up of site to be confirmed

Appendix 15: Urban / rural residential site densities – large sites completed between 1 April 2006 – 31 March 2022

Urban Sites

Settlement	Location	Net area	Dwellings Built	Net Density
Barwell	Adj 4 King Street	0.13	18	138.5
Barwell	West of Kirkby Road	1.66	78	47.0
Barwell	The Cedars, 138 Shilton Road	0.72	23	31.9
Barwell	Paul James Knitwear, 13 Hill Street	0.27	17	63.0
Barwell	66 Kirkby Road	0.31	20	64.5
Barwell	Land rear of 41-65 The Common	1.12	33	29.5
Barwell	Land at Hazel Way	0.76	37	48.7
Barwell	116 High Street	0.12	13	108.3
Barwell	Land rear of 112-116 High Street	0.2	17	85.0
Barwell	Former Island House, Arthur Street	0.08	15	187.5
Burbage	R/O 197-211 Sketchley Road	0.32	11	34.4
Burbage	Sunnydene Works, Woodland Avenue	0.59	24	40.7
Burbage	Sketchley Brook Site (Persimmon)	6	212	35.3
Burbage	Sketchley Brook Site (Charles Church)	4.6	133	28.9
Burbage	Land off Three Pots Road	2.24	34	15.2
Burbage	Land at Workhouse Lane	1.36	35	25.7
Burbage	55 Cowper Road	0.36	14	38.9
Burbage	29 Britannia Road	0.1	10	100.0
Burbage	A O Henton Engineering Co Ltd, Cotes Road	0.45	14	31.1
Burbage	26-28 Britannia Road	2.35	52	22.1
Burbage	Land south west of Lutterworth Road	3.3	72	21.8
Burbage	Land surrounding Sketchley House	7.3	123	16.8
Burbage	Land South of Crimson Way	0.64	30	46.9
Burbage	Land South of Amber Way	1.01	40	39.6
Earl Shilton	104 Hinckley Road	0.58	24	41.4
Earl Shilton	Adj 46 Melton Street	0.17	20	117.6
Earl Shilton	41-47 High Street	0.36	32	88.9
Earl Shilton	2 Oxford Street	0.34	38	111.8
Earl Shilton	Land off Candle Lane	1.73	47	27.2
Earl Shilton	Breconshire Hosiery, Rossendale Road (Site 2)	0.2	13	65.0
Earl Shilton	Breconshire Hosiery, Rossendale Road (Site)	0.52	24	46.2
Earl Shilton	Warwick Building, Rossendale Road	0.44	30	68.2
Earl Shilton	Land off Montgomery Road	4.85	210	43.3
Earl Shilton	Land south of Breach Lane	9.96	150	15.1
Earl Shilton	Tooley Building, 49 Church Street	0.31	14	45.2
Earl Shilton	12 Birch Close	0.46	16	34.8
Earl Shilton	Marune, 76 Heath Lane	0.72	23	31.9
Earl Shilton	King William, 1 The Hollow	0.09	11	122.2
Hinckley	46 New Buildings	0.08	13	162.5
Hinckley	Land North of Mount Road	0.42	40	95.2
Hinckley	27 Upper Bond Street	0.2	24	120.0
Hinckley	L/A Former Greyhound Stadium	2.65	84	31.7
Hinckley	Land Adjacent Hinckley Golf Club	8.09	183	22.6
Hinckley	39 Upper Bond Street	0.09	12	133.3
Hinckley	Land off Coventry Road (Phase 2)	6.45	284	44.0
Hinckley	Football Ground, Middlefield Lane	1.9	116	61.1
Hinckley	Well Lane Service Station, Upper Bond Street	0.02	14	700.0
Hinckley	Richard Roberts, 61 Druid Street	0.23	19	82.6
Hinckley	New Buildings/Wood Street	0.11	18	163.6
Hinckley	Rear of 21-33 Bradgate Road	0.84	16	19.0
Hinckley	Lower Sunnyside Farm, off Rodney Close	0.42	12	28.6
Hinckley	310 Coventry Road	0.12	13	108.3
Hinckley	R/O 21 Stoke Road	0.09	10	111.1
Hinckley	45-51 Factory Road	0.25	19	76.0
Hinckley	Hollycroft Estate, Land off Outlands Drive	1.41	53	37.6
Hinckley	32-36 Derby Road	0.16	22	137.5
Hinckley	Mill Hill Business Centre, 5 Mill Hill Road	0.2	20	100.0
Hinckley	Central Club, Mansion Street	0.1	14	140.0
Hinckley	39 London Road	0.12	12	100.0
Hinckley	Land adj Outlands Drive	1.6	73	45.6
Hinckley	39 Derby Road	0.51	37	72.5
Hinckley	Flude House, Rugby Road	2.14	54	25.2
Hinckley	Greyhound Stadium, Nutts Lane	2.45	84	34.3
Hinckley	Beavers Bar, 5 London Road	0.08	12	150.0
Hinckley	Land south of Sword Drive	3.43	134	39.1
Hinckley	Hinckley Club for Young People, Stoke Road	2.02	65	32.2
Hinckley	Westfield Nurseries	0.1	10	100.0
Hinckley	Land at St Francis Close	0.82	37	45.1
Hinckley	North Warwickshire & Hinckley College	4.4	132	30.0
Hinckley	Machester Hosiery	0.19	14	73.7
Hinckley	Richard Roberts Ltd, Southfield Road	1.23	68	55.3
Hinckley	Land off Outlands Drive	9.43	249	26.4
Hinckley	Former Jarvis Porter Site	3.8	124	32.6
Hinckley	Police Station, Upper Bond Street	0.19	30	157.9
Hinckley	Former Council Depot, Middlefield Lane	1.37	54	39.4
Hinckley	Land off Paddock Way	0.6	55	91.7

Hinckley	5 Wharf Yard	0.11	14	127.3
Hinckley	79 - 81 Upper Bond Street	0.16	19	118.8
Totals		115.3	3990	34.61

Rural Sites

Settlement	Location	Net area	Dwellings Built	Net Density
Barlestone	Adj 50 Meadow Road	0.41	17	41.5
Bagwor h	Land off Almond Way	1.43	43	30.1
Bagwor h	Land South of the Maynard	1.89	57	30.2
Bagwor h	Dunlop Limited, Station Road	2.09	61	29.2
Bagwor h	Land Adjacent 121 Sta ion Road	0.26	12	46.2
Carlton	Foxcovert, 83 Main Street	0.42	12	28.6
Carlton	Land off Nailstone Road	0.43	11	25.6
Congerstone	Dawkins International Ltd, Barton Road	1.7	24	14.1
Desford	33 & 35 Station Road	0.72	19	26.4
Desford	Land south of Hunts Lane	7.1	135	19.0
Desford	Land West of Cambridge Drive	5.17	61	11.8
Groby	Stone Lodge, Branting Hill	2.2	62	28.2
Groby	North of 11 Newtown Linford Lane	0.49	24	49.0
Groby	The Brant Inn, Leicester Road	0.78	20	25.6
Groby	Former Highway Land, Leicester Road	1.07	30	28.0
Higham on the Hill	Land off Hilary Bevins Close	1.86	44	23.7
Market Bosworth	Palgrave Brown Timberworks, Station Road	2.5	89	35.6
Markfield	Land off London Road	4.26	105	24.6
Markfield	20 Shaw Lane	0.37	13	35.1
Newbold Verdon	57 Main Street	0.55	13	23.6
Newbold Verdon	Land at 71 Dragon Lane	3.12	102	32.7
Ratby	166 Station Road	0.45	23	51.1
Ratby	Land Adj. Ferndale Drive	2.13	65	30.5
Ratby	Land west of M1	2.87	51	17.8
Ratby	113 Main Street	0.28	12	42.9
Ratby	North of Ferndale Drive	3	75	25.0
Ratby	71 Park Road	0.51	29	56.9
Ratby	Former Geary's Bakery, 24 Station Road	0.63	13	20.6
Stanton Under Bardon	Land rear of 261 Main Street	0.84	28	33.3
Stanton Under Bardon	Land rear of 169 Main Street	2.47	38	15.4
Stanton Under Bardon	L/A primary School, Main Street	0.97	25	25.8
Stoke Golding	St Martins Convent, Hinckley Road	3.36	59	17.6
Sheepy Magna	Land adj Trout Ponds Farm, Twycross Road	0.71	24	33.8
Stoke Golding	Land off Hinckley Road	3.01	82	27.2
Wellsborough	Hornsey Rise Memorial Home, Bosworth Road	2.5	19	7.6
Totals		62.55	1497	23.93

Appendix 16. Residential Site Densities - Large Sites Completed Between 1 April 2021 and 1 April 2022

Ref No	Settlement	Location	Net area (ha)	Dwellings built	Net Density (dph)
19/00481/COGDO	Barwell	Former Island House, Arthur Street	0.08	15	187.5
18/00302/FUL	Burbage	Land South of Amber Way	1.01	40	39.6
19/00453/REM	Wellsborough	Hornsey Rise Memorial Home, Bosworth Road	2.5	19	7.6
18/00556/FUL	Earl Shilton	King William, 1 The Hollow	0.09	11	122.2
17/00115/FUL	Hinckley	Land off Paddock Way	0.6	55	91.7
19/00252/FUL	Hinckley	5 Wharf Yard	0.11	14	127.3
19/01320/COGDO	Hinckley	79 - 81 Upper Bond Street	0.16	19	118.8
		TOTALS	4.55	173	38.02

Appendix 17 - Commitments per settlement at 1 April 2022

(Allocations not included only commitments i.e. planning permissions)

Settlement	Commitments		
	Small sites	Large sites	Total
Atterton	0	0	0
Bagworth	12	0	12
Bagworth Heath	0	0	0
Barlestone	24	154	178
Barton in the Beans	10	0	10
Barwell	23	98	121
Batram Road	0	0	0
Belchers Bar	0	0	0
Bilstone	0	0	0
Botcheston	3	0	3
Brascote	0	0	0
Bull in the Oak	0	0	0
Burbage	43	175	218
Cadeby	4	0	4
Carlton	3	0	3
Congerstone	7	0	7
Copt Oak	0	0	0
Dadlington	0	0	0
Desford	27	107	134
Earl Shilton	42	256	298
Ellistown	0	0	0
Far Coton	0	0	0
Fenny Drayton	5	11	16
Groby	5	20	25
Higham on the Hill	1	61	62
Hinckley	59	1229	1288
Kirkby Mallory	2	0	2
Lindley Lodge	0	0	0
Little Orton	0	0	0
Market Bosworth	1	76	77
Markfield	3	292	295
Merrylees	0	0	0
Nailstone	8	0	8
Newbold Heath	2	0	2
Newbold Verdon	7	107	114
Newtown Unthank	0	0	0
Norton Juxta Twycross	8	0	8
Odstone	3	0	3
Orton on the Hill	5	0	5
Osbaston	0	0	0
Peckleton	2	0	2
Pinwall	6	0	6
Ratby	12	220	232
Ratcliffe Culey	5	0	5
Shackerstone	1	0	1
Sheepy Magna	3	0	3

Sheepy Parva	0	0	0
Shenton	1	0	1
Sibson	1	0	1
Sketchley	0	0	0
Stanton Under Bardon	8	0	8
Stapleton	5	0	5
Stoke Golding	2	190	192
Sutton Cheney	0	0	0
Thornton	8	0	8
Twycross	0	16	16
Upton	1	0	1
Wellsborough	2	0	2
Witherley	9	0	9
Wykin	0	0	0
Total	373	3012	3385

Appendix 18: Large Sites Evidence

a) Garden Farm, Bagworth Road, Barlestone



Mon 27/06/2022 16:13

Keith Owens

RE: 20/00470/FUL - Garden Farm

To:  Ella Casey

Cc: David Pendle; Alasdair Thorne

 Follow up. Start by 27 June 2022. Due by 27 June 2022.

You replied to this message on 27/06/2022 17:37.

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Good afternoon Ella

Apologies for the delay in replying.

I can confirm that construction has commenced on site, we anticipate our first handover of plots to our client in August 2022.

If you require any further information please contact me direct.

Many thanks

Keith



b) Barons Park Farm, Desford Lane, Desford (Kirby Muxloe)



Fri 10/06/2022 08:36

Christopher Wesley

RE: Barons Park Farm, Kirby Muxloe

To: Ella Casey

Cc:

Follow up. Start by 10 June 2022. Due by 10 June 2022.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Morning Ella

Please see my comments in **CAPS** below.

Glad to be of assistance.

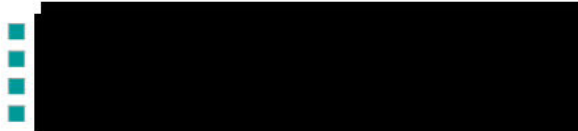
Regards

Christopher Wesley

Development Director

Wheatcroft Homes

Right-click or tap and hold here to download pictures. To help protect yo...



From: Ella Casey

Sent: 08 June 2022 15:46

To: Christopher Wesley

Subject: Barons Park Farm, Kirby Muxloe

Hi Chris,

Could you please give me an update on Barons Park Farm. 21/01491/FUL was permitted for the conversion of farm buildings to 3 dwellings **THIS WAS ACTUALLY FOR THE CONVERSION OF 3 EXISTING FARM DWELLINGS AND REFURBISHMENT OF 3 EXISTING DWELLINGS (GREENACRES, THE COTTAGE AND THE FARM HOUSE), INTO 7 DWELLINGS IN TOTAL** (accounted for in small site trajectory currently) **and 7 new build dwellings**. 21/01083/REM was permitted 22.04.2022~~11~~ for 10 dwellings. Therefore, **17 new build dwellings will be built on this site plus 3 conversions** 4 NEW BARN CONVERSION, 3 REFURBISHMENTS AND 10 NEW BUILDS. Conditions for original hybrid and reserved matters application have been discharged. Can you please provide the following details: **IT'S COMPLICATED I KNOW!! PLEASE FEEL FREE TO CALL, IF YOU NEED TO CHAT THIS THROUGH.**

- Will Wheatcroft Land be developing the site? **YES**
- When do you anticipate starting on site? **AUGUST 2022**
- What infrastructure is required in order for a commencement to be made on the dwellings? **S278, NEW UTILITIES, NEW OFF SITE DRAINAGE CONNECTIONS.**
- When do you anticipate the first completion on site? **JUNE 2023**
- How many dwellings do you anticipate completing a year? **ALL 17 IN 2023**

If you could provide this information as soon as possible that would be greatly appreciated.

Kind regards,

Ella Casey

Senior Planning Officer (Major Projects)

Development Services

Hinckley and Bosworth Borough Council

c) Land Off London Road, Markfield



Wed 18/05/2022 15:44

Rob Thorley

Re: London Road, Markfield

To: Eila Casey

Follow up. Start by 18 May 2022. Due by 18 May 2022.

You forwarded this message on 18/05/2022 15:44.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Eila.

Yes the assumptions previously made seem correct still.

All of the pre-commencement conditions have been submitted and we have received discharge of the first batch. We expect to get agreement on the remainder in the coming weeks. Vine cottage demolition is complete.

We have made a start on site with boundary security and tree protection fencing erected and soil stripping being undertaken. We have s278 approval for the site entrance and work is due to start on this in first week of June.

Kind regards, Rob.

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From: Eila Casey
Sent: Wednesday, May 18, 2022 1:16:10 PM
To: Rob Thorley
Subject: RE: London Road, Markfield

Hi Rob,

I hope you are well.

Just following up on the below email so that I have the correct trajectory for the SYHLS. Previously you stated the following was your project programme:

Detailed Planning permission granted	October 2021
Start on site	January 2022
Housebuilding started	July 2022
First Completion	January 2023

On this basis I consider that the assumptions in your table below remain appropriate and do not need to be adjusted as you had already allowed for some slippage. In the table you have first completions from April 2023 and so this is broadly in line with what I say above.

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
		40	40	40	40	40	40	40	2

The permission was granted 30.09.2021 and I know that conditions are in the process of being discharged. Have all pre-commencement conditions either been discharged or applied to be discharged now? I have it recorded that Vine Cottage has been demolished but a formal start on the wider site has not commenced yet. As previously you stated that the start of site would be Jan 2022 with housebuilding starting in July 2022 can you please update the project programme above and the trajectory as well if required.

If you could get back to me by the end of May that would be greatly appreciated. Thanks in advance.

Kind regards,

Eila Casey
Senior Planning Officer (Major Projects)

Development Services
Hinckley and Bosworth Borough Council

d) Land East of Peckleton Lane, Desford

 Thu 30/06/2022 10:51
Clare Mellor [REDACTED]
RE: Peckleton Lane, Desford

To Ella Casey

 Follow up. Start by 06 July 2022. Due by 06 July 2022.

Good Morning

Apologise for the delay, please see below:
2022 - 69 plots
2023 - 7 plots

Kind regards
Clare



Clare Mellor | Technical Manager
Address [REDACTED]
Telephone (DDI) [REDACTED]
email [REDACTED]
web [REDACTED]

e) Land south of Bosworth Lane, Newbold Verdon

 Thu 28/04/2022 16:54
Liam Edwards [REDACTED]
RE: Newbold Verdon delivery rates

To Ella Casey

 Follow up. Start by 28 April 2022. Due by 28 April 2022.
You replied to this message on 29/04/2022 14:48.
This message is part of a tracked conversation. [Click here to find all related messages or to open the original flagged message.](#)

 MI139-SL-010S (Construction Management Plan).pdf
3 MB

Good Afternoon Ella,

Hope you are well & nice to hear from you again ☺, We have actually have 9 completions as follows:

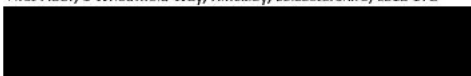
- 1
- 2
- 3
- 4
- 5
- 6
- 48
- 49
- 50

Please find attached our latest CMP which gives our predicted figures in the top right hand corners.

Kind Regards

Liam Edwards
Architectural Technical Manager

Bloor Homes East Midlands
First Floor, 1 Wheatfield Way, Hinckley, Leicestershire, LE10 1YG



From: Ella Casey [REDACTED]
Sent: 29 April 2022 14:49
To: Liam Edwards [REDACTED]
Subject: RE: Newbold Verdon delivery rates

Hi Liam,

I am thanks, hope you are too. Thanks for the fast reply!

Thanks for the plan but the CMP shows

21/22 = 17
22/21 = 39
23/24 = 53

That totals 109 plus 9 completions gives a total of 118 dwellings not 116 dwellings. Do you know which year 2 dwellings should come off?

Also as 23/24 is above our average of 47dpa can you give an explanation of how or why you will reach this figure (for example are the majority of the affordable dwellings being delivered in this year?).

If I don't hear from you before have a great bank holiday weekend ☺

Kind regards,

Ella Casey
Senior Planning Officer (Major Projects)

Development Services
Hinckley and Bosworth Borough Council



Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

Good Morning Ella,

Hope you are well, apologies in the delay in responding. The 2 dwelling wold more than likely come off the first year as the cross over between when that plan was completed and what we have completed now would be a moving number.

The majority of the HA will be constructed in the year 23/24 and also at which point the majority of the infrastructure will be installed meaning that site teams can concentrate their time solely on plots.

I will stress that these build programmes are a rough estimate and can change due to material/labour availability.

If you require anything else please do not hesitate to contact me.

Kind Regards

Liam Edwards
Architectural Technical Manager

Bloor Homes East Midlands
First Floor, 1 Wheatfield Way, Hinckley, Leicestershire, LE10 1YG



f) Essentia House, 56 Upper Bond Street, Hinckley

Site Address:	Essentia House, 56 Upper Bond Street, Hinckley
Planning Permission Reference:	19/00982/FUL
Proposal:	Change of use and conversion of factory building including three storey side extensions and alterations to elevations to form 35 residential apartments
Applicant:	Dr And Mrs S Ahmad

Current Status of the site at 1 April 2022 (according to Council records):

Site not started. Discharge of condition application pending.

Full planning permission was granted for 35 apartments on 06.07.2020. Please complete the following questions:

Question	Answer
1. If you have outstanding pre-commencement planning conditions to discharge, when do you anticipate submitting details to the Council?	MOST OF THE CONDITIONS HAVE BEEN SUBMITTED. WE ARE JUST WAITING FOR ME SUB FROM SEVEN TRENT.
2. Do you have a developer or house builder on board to build out the planning permission?	YES/NO (delete as appropriate) Additional details: SEVERAL CONTRACTORS.
3. When do you anticipate starting on site?	APPROX BEG OF JULY.
4. What preparatory or infrastructure works need to take place before works on the first dwelling start?	EXTENSIONS NEEDED TO BUILD ROOF TO GO ON EXTERIOR WALLS NEEDED BUILDING.
5. When do you anticipate the first dwelling to be completed?	TBA.
6. How many dwellings do you anticipate completing each year?	TBA.
7. How many dwellings do you realistically anticipate being complete before April 2027 (next 5 years)?	ALL 35.

Trajectory at 1st April 2021:

2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026+	Total
		35				

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027+	Total
35.	35					


If your proposed build out rate is greater than the average build out rates below please provide robust evidence of how these figures will be achieved. This should include detail of achievability including examples of similar sites where the projected build out rate has been achieved.

Build out rates:

- 10-50 dwellings = 25 dwellings per annum
- 51-100 dwellings = 42 dwellings per annum
- Over 100 dwellings = 47 dwellings per annum

Additional Details:

g) Stoke Fields Farm, Hinckley Road, Stoke Golding


Thu 26/05/2022 12:42
Clare Thornton [REDACTED]
RE: Stoke Fields Farm, Hinckley Road, Stoke Golding

to Ella Casey

i Follow up. Start by 26 May 2022. Due by 26 May 2022.
 You forwarded this message on 30/05/2022 15:08.


Stoke Fields Farm.docx
20 KB

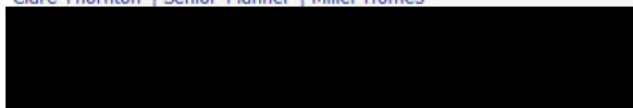
Hi Ella,

Please see attached completed form.

Kind regards,

Clare

[Clare Thornton](#) | Senior Planner | Miller Homes



miller homes

the place to be

Site Address:	Stoke Fields Farm, Hinckley Road, Stoke Golding
Planning Permission Reference:	21/00656/OUT
Proposal:	Residential development up to 70 dwellings with associated access, landscaping, open space and drainage infrastructure (Outline - access to be considered)
Developer:	Miller Homes

Current Status of the site at 1 April 2022 (according to Council records):

22/00391/REM is currently pending consideration.

Outline planning permission was granted for 70 dwellings on 21.01.2022. Please complete the following questions:

Question	Answer
1. Are you able to give details of what site assessment work has been undertaken to date?	In support of the RM application the following has been undertaken: <ul style="list-style-type: none"> - Tree survey - Ecology update survey - Noise and light assessments - Archaeological trial trenching - Land assessments
2. Is there additional site assessment work outstanding and if so, when do you anticipate this will be completed?	Unknown at this stage – hope all required site assessments have now been undertaken.
3. For the determination of the reserved matters planning application and the subsequent discharge of planning conditions, would you consider	YES if it would assist in timely decision and cooperative decision making

entering a planning performance agreement with Hinckley and Bosworth Borough Council?	
4. Do you have a developer or house builder on board to build out the planning permission?	YES Additional Details: Miller Homes
5. When do you anticipate starting on site?	As soon as reserved matters consent is issued and the pre commencement conditions discharged – September 2022
6. What preparatory or infrastructure works need to take place before works on the first dwelling start?	Forming of access and utilities connections
7. When do you anticipate the first dwelling to be completed?	March 2023
8. How many dwellings do you anticipate completing each year?	Approx. 40
9. How many dwellings do you realistically anticipate being complete before April 2027 (next 5 years)?	70

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027+	Total
5	40	25				



If your proposed build out rate is greater than the average build out rates overleaf, please provide robust evidence of how these figures will be achieved. This should include detail of achievability including examples of similar sites where the projected build out rate has been achieved.

Build out rates:

- 10-50 dwellings = 25 dwellings per annum
- 51-100 dwellings = 42 dwellings per annum
- Over 100 dwellings = 47 dwellings per annum


Additional Details:

h) Leisure Centre, Coventry Road/Trinity Lane, Hinckley

Tue 24/05/2022 13:06
 Adrian Cox
 Trinity Leisure 

To: Ella Casey

F Follow up. Start by 24 May 2022. Due by 24 May 2022.
 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

 Old Leisure Centre.docx
 20 KB

Hi Ella

Document attached as promised.

Kind regards



Director

Architect

Ba (Hons) ATDI, Ba(Hons) Arch, BArch, PgDip Professional Practice

For and on behalf of Green 4 Architects

Site Address:	Old Leisure Centre Site, Hinckley
Planning Permission Reference:	18/01237/FUL
Proposal:	Erection of 66 apartments within two apartment blocks and 7 houses, including the provision of access, open space and associated infrastructure
Applicant:	Green 4 Developments

Current Status of the site at 1 April 2021 (according to Council records):

Conditions have been discharged. Formal start to be made on site summer 2022.

Full planning permission was granted for 73 dwellings on 23 October 2019. Please complete the following questions:

Question	Answer
1. Are Green4Developments still intending to build out the planning permission?	YES / NO (delete as appropriate) Additional details:
2. When do you anticipate starting on site?	Autumn 2023
3. What preparatory or infrastructure works need to take place before works on the first dwelling start?	Road and drainage
4. When do you anticipate the first dwelling to be completed?	2024

5. How many dwellings do you anticipate completing each year?	33 apartments
6. How many dwellings do you realistically anticipate being complete before April 2027 (next 5 years)?	all

Trajectory at 1st April 2021:

2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025+	Total
	33	40				

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026+	Total
		33	40			73

If your proposed build out rate is **greater** than the average build out rates below please provide robust evidence of how these figures will be achieved. This should include detail of achievability including examples of similar sites where the projected build out rate has been achieved.

Build out rates:

- 10-50 dwellings = 25 dwellings per annum
- 51-100 dwellings = 42 dwellings per annum
- Over 100 dwellings = 47 dwellings per annum

Additional Details:

i) Land north of Deepdale Farm, Lutterworth, Burbage and Land at Wykin Lane, Stoke Golding

From: Ella Casey [REDACTED]
Sent: Wednesday, June 8, 2022 5:31 pm
To: Helen Prangle [REDACTED]
Subject: Trajectory for Davidson sites

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Helen,

I hope you are well. I sent the attached emails to Charlie as I think he is leading on Deepdale Farm. I haven't yet had a response so I was wondering if you could provide the requested information?

If this could be provided as soon as possible that would be greatly appreciated. Thanks in advance.

Kind regards,

Ella Casey
Senior Planning Officer (Major Projects)

Development Services
Hinckley and Bosworth Borough Council

From: Helen Prangle [REDACTED]
Sent: 20 June 2022 17:10
To: Ella Casey [REDACTED]
Subject: Re: Trajectory for Davidson sites

Sorry scratch that Ella it is now 5.42.42.42.4!

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From: Ella Casey [REDACTED]
Sent: 20 June 2022 17:26
To: Helen Prangle [REDACTED]
Subject: RE: Trajectory for Davidson sites

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No problem thank you for coming back to me. Do you have a date of when the reserved matters application is going to be formally submitted for this application? Is this anything outstanding needed before it can be submitted? Finally when is it intended that the pre-commencement conditions will be discharged?

Also do you have the trajectory for Wykin Lane and the same information as above for the Wykin Lane site?

Kind regards,

Ella Casey
Senior Planning Officer (Major Projects)

Development Services
Hinckley and Bosworth Borough Council

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR



Wed 22/06/2022 13:59

Helen Prangley

RE: Trajectory for Davidson sites

To: Ella Casey

i Follow up. Start by 22 June 2022. Due by 22 June 2022.

This message is part of a tracked conversation. [Click here to find all related messages or to open the original flagged message.](#)

Hi Ella

For Burbage res matters and conditions likely July and Wykin Lane Stoke Golding likely September

Kind regards

Helen

Helen Prangley

Consultant on behalf of Davidsons Developments Ltd



Davidsons Developments Ltd, Wilson
House
Leicester Road, Ibstock, LE67 6HP
www.davidsonsgroup.co.uk

j) Land north of Barton Road, Barlestone



Tue 21/06/2022 07:41

Andrea Hopkins

EC_HBBC_build out trajectory Land north of Barton Road, Barlestone

To: Ella Casey

i Follow up. Start by 21 June 2022. Due by 21 June 2022.

You replied to this message on 21/06/2022 12:17.



Hi Ella,

As requested, please find attached the form you have issued duly completed.

Kind regards

Andrea Hopkins BSc (Hons) MRICS

Principal Valuer - Estates

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

www.leics.gov.uk

Please consider the environment before printing this e-mail or its attachments.

Site Address:	Land north of Barton Road, Barlestone
Planning Permission Reference:	21/00096/OUT
Proposal:	Residential development for up to 55 dwellings (Outline- access only)
Applicant:	Leicestershire County Council

Current Status of the site at 1 April 2022 (according to Council records):

Resolution to grant April 2022 however, Outline consent granted 24.05.2022.

Outline planning permission was granted for 55 dwellings on 24.05.22. Please complete the following questions:

Question	Answer
10. If you are intending to sell the site to a developer can you please give details of the marketing strategy for the site and the likely timescales for this.	LCC appointed an external agent who are actively marketing the site currently and best bids have been called for 30 th August 2022.
11. Can you advise when you intend to submit a reserved matters application?	Responsibility for submitted a reserved matters application will rest with the successful developer who has yet to be engaged with.
12. In preparation for the reserved matters application, are you able to give details of what site assessment work has been undertaken to date?	Unable to confirm at this time until a developer is on board.
13. Is there additional site assessment work outstanding and if so, when do you anticipate this will be completed?	Unable to confirm at this time until a developer is on board.
14. For the determination of the reserved matters planning application and the subsequent discharge of planning conditions, would you consider entering a planning performance agreement with Hinckley and Bosworth Borough Council?	YES / NO (delete as appropriate) We are unable to answer this question as it will be for the successful developer to confirm at the appropriate time.
15. Do you have a developer or house builder on board to build out the planning permission?	NO (delete as appropriate) Additional Details : A developer will be selected in September 2022.
16. When do you anticipate starting on site?	To be confirmed when a developer is on board in September 2022.
17. What preparatory or infrastructure works need to take place before works on the first dwelling start?	To be confirmed when a developer is on board in September 2022.
18. When do you anticipate the first dwelling to be completed?	To be confirmed when a developer is on board in September 2022.
19. How many dwellings do you anticipate completing each year?	To be confirmed when a developer is on board in September 2022.

20. How many dwellings do you realistically anticipate being complete before April 2027 (next 5 years)?	55
---	----

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027+	Total

If your proposed build out rate is greater than the average build out rates below please provide robust evidence of how these figures will be achieved. This should include detail of achievability including examples of similar sites where the projected build out rate has been achieved.

Build out rates:

- 10-50 dwellings = 25 dwellings per annum
- 51-100 dwellings = 42 dwellings per annum
- Over 100 dwellings = 47 dwellings per annum

Additional Details:

To be confirmed when a developer is on board.

k) Land Off Brookfield Road, Burbage

Wed 18/05/2022 16:37
 Davies, Alan [REDACTED]
 RE: 22/00294/CONDIT - Land Off Brookfield Road, Burbage - s/3

To: Ela Casey

Follow up. Start by 18 May 2022. Due by 18 May 2022.
 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Brookfield Road Burbage Planning Monitoring.docx
 18 KB

Hi Ella,

Thank you for the good news. I've attached the completed response based on recent information from the MIPIM survey to understand the level of contamination that's recently been carried out on the site – it revealed no additional contamination to what we expected – which means that there should be no unexpected delays in dealing with the contamination.

I hope this helps. If there's anything further you need please let me know.

Alan

From: Ella Casey [REDACTED]
 Sent: 18 May 2022 12:57
 To: Davies, Alan [REDACTED]
 Subject: RE: 22/00294/CONDIT - Land Off Brookfield Road, Burbage - s/3

Hi Alan,

I have reviewed the application and it is fine so I will be writing it up for approval. When I have an idea of when this will be issued I will let you know.

I have attached a form which I need you to complete for our five-year housing land supply so we know where to project the completions for this site. Just so you are aware the form will be put into an appendix and therefore will be made public as it will be part of the evidence for our supply. I would appreciate it if you could give me as much information on the site as possible though, if there is any sensitive information about the site which you feel we should know but do not want to be made public then please email this to me sens

I know there are land contamination issues on this site so I would appreciate your input so that we can create an accurate trajectory for this site. If you could get back to me by the end of May that would be greatly appreciated.

Kind regards,

Ella Casey
 Senior Planning Officer (Major Projects)

Site Address:	Land Off Brookfield Road, Burbage
Planning Permission Reference:	21/00225/FUL
Proposal:	Residential Development of 40 dwellings and associated infrastructure
Applicant:	Persimmon

Current Status of the site at 1 April 2022 (according to Council records):

Discharge of condition application pending and 22/00294/CONDIT pending for minor layout changes. Not commenced.

Full planning permission was granted for 40 dwellings on 04.03.2022. Please complete the following questions:

Question	Answer
1. Have all outstanding pre-commencement planning conditions been submitted to the Council for discharge?	Yes, although the application is awaiting determination.
2. When do you anticipate starting on site?	September 2022

3. What preparatory or infrastructure works need to take place before works on the first dwelling start?	The contamination underneath the existing factory needs to be removed. This involves removing the tanks, buried structures and contaminated soil. A barrier capping layer will then be installed prior to commencement of work on the dwellings.
4. When do you anticipate the first dwelling to be completed?	February 2023
5. How many dwellings do you anticipate completing each year?	20, although this is dependent upon sales rates at site.
6. How many dwellings do you realistically anticipate being complete before April 2027 (next 5 years)?	All 40 of them.

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027+	Total
20	20	0	0	0	0	40


If your proposed build out rate is greater than the average build out rates below please provide robust evidence of how these figures will be achieved. This should include detail of achievability including examples of similar sites where the projected build out rate has been achieved.

Build out rates:

- 10-50 dwellings = 25 dwellings per annum
- 51-100 dwellings = 42 dwellings per annum
- Over 100 dwellings = 47 dwellings per annum

Additional Details:

I) Land East of Roseway, Stoke Golding


Thu 26/05/2022 09:17
Robbie Locke
 RE: Roseway, Stoke Golding

To Ella Casey

f Follow up. Start by 26 May 2022. Due by 26 May 2022.

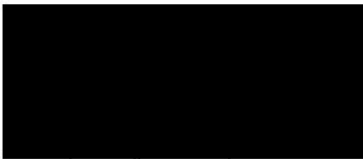
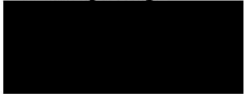

 Roseway - Request for information on delivery from LPA.docx
 27 KB

Hi Ella,

Please find attached completed form.

Kind Regards,

Robbie Locke
 Planning Manager



www.barwoodhomes.co.uk

Clever Property, Enhancing Lives

Site Address:	Land East of Roseway, Stoke Golding
Planning Permission Reference:	20/00779/OUT
Proposal:	Residential development of up to 65 dwellings including public open space, landscaping and associated infrastructure (Outline-access only)
Developer:	Barwood Homes

Current Status of the site at 1 April 2022 (according to Council records):

21/01413/REM is pending consideration.

Outline planning permission was granted for 65 dwellings on 23.06.2021. Please complete the following questions:

Question	Answer
1. Are you able to give details of what site assessment work has been undertaken to date?	Detailed assessment undertaken as part of outline application – Additional assessment (landscaping, drainage) undertaken as part of RM application
2. Is there additional site assessment work outstanding and if so, when do you anticipate this will be completed?	No
3. For the determination of the reserved matters planning application and the subsequent discharge of planning conditions, would you consider entering a planning performance agreement with Hinckley and Bosworth Borough Council?	NO - size of scheme doesn't warrant cost of PPA

4. Do you have a developer or house builder on board to build out the planning permission?	YES Additional Details: Barwood Homes
5. When do you anticipate starting on site?	Q4 2022
6. What preparatory or infrastructure works need to take place before works on the first dwelling start?	Access road within site – Haulage road (if allowed) from the west to minimise impact on local residents
7. When do you anticipate the first dwelling to be completed?	Q2 2023
8. How many dwellings do you anticipate completing each year?	30
9. How many dwellings do you realistically anticipate being complete before April 2027 (next 5 years)?	65

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027+	Total
	20	30	15			

If your proposed build out rate is greater than the average build out rates below, please provide robust evidence of how these figures will be achieved. This should include detail of achievability including examples of similar sites where the projected build out rate has been achieved.

Build out rates:

- 10-50 dwellings = 25 dwellings per annum
- 51-100 dwellings = 42 dwellings per annum
- Over 100 dwellings = 47 dwellings per annum

Additional Details:

m) Land North East of Triumph Motorcycles, Hinckley (Hinckley West Site)



Wed 01/06/2022 16:29

Jenny Brader

RE: Hinckley West Completions and Trajectory

To Ella Casey

i Follow up. Start by 01 June 2022. Due by 01 June 2022.

You replied to this message on 08/06/2022 11:05.

Good afternoon Ella,

I am still awaiting confirmation from the Construction director on the number of completions to date. However rolling forward our plot flow for 22/23 is forecast to build 56 from phase 1 and 2, 11 from Phase 3 – which provides 67
23/24 Phase 1 and 2 – 56 – 5 from phase 7, 39 (or the remainder depending on the REM) from Phase 3
24/25 Phase 1 and 2 – 56 and 47 from phase 7
25/26 Phase 1 and 2 – 37 and 56 from phase 7

We will have two outlets once we get phase 7 on board which will allow for an increased outage across the site, we are planning to exceed 60dpa

Kind regards

Jen

Jenny Brader
Planning Manager

Bloor Homes East Midlands
First Floor, 1 Wheatfield Way, Hinckley, Leicestershire, LE10 1YG



Wed 08/06/2022 15:00

Jenny Brader

Hinckley West Completions and projectors

To Ella Casey

i Follow up. Start by 08 June 2022. Due by 08 June 2022.

Good afternoon Ella,

I can now confirm the completion on Hinckley West, from the 1 April 21 up to the 31st March 22.

Plots completed:-

1-26
89-91
100

Resulting in 33 completions for the year. However the first completion on site slipped to July 21 due to necessary earth works, and therefore the site has not benefited from a full year of completions. However now these earthworks have been completed along with the S278 works which were required up front the rest of the site should follow without any significant challenges. This can be seen when looking at the completions between July 21 and June 22 whereby we have had 55 completions and are on projected to continue now the earth works and infrastructure is in place.

As the regions flagship development, the delivery of the site is important. The site is also benefitting from good sales with plenty market interest. As previously mentioned moving forward given this is a flagship development the site provides a key role for the region, and we will be seeking to provide a second outlet for Phase 7 which will allow us to exceed 60dpa year on year moving forward.

I hope this information is of assistance.

Kind regards

Jenny Brader
Planning Manager

Bloor Homes East Midlands
First Floor, 1 Wheatfield Way, Hinckley, Leicestershire, LE10 1YG

n) Sedgemere, Station Road, Market Bosworth



To: Ella Casey
 You forwarded this message on 08/06/2022 09:39.



Morning Ella
 Apologise, please find attached information as requested.
 Kind regards
 Clare



Clare Mellor | Technical Manager
 Address | Unit 2, Fairway Court, Amber Close, Tamworth, B77 4RP
 Telephone (DDI) | [Redacted]
 email | [Redacted]
 web | [Redacted]

Site Address:	Sedgemere, Station Road, Market Bosworth
Planning Permission Reference:	21/00379/FUL
Proposal:	Residential development of 73 dwellings with associated access and public open space (Resubmission of 20/00131/FUL)
Applicant:	Owl Homes

Current Status of the site at 1 April 2022 (according to Council records):

Site is under construction. 22/00308/DISCON and 22/00310/DISCON pending consideration.

Full planning permission was granted for 73 dwellings on 25.03.2022. Please complete the following questions:

Question	Answer
7. If all outstanding pre-commencement planning conditions been applied to be discharged? If no, when do you anticipate submitting the remaining condition details to the Council?	Yes they have been submitted
8. When do you anticipate starting on site?	Site preparation works have commenced
9. What preparatory or infrastructure works need to take place before works on the first dwelling start?	Existing POND removal and infilling Tree removal works and minor earthworks
10. When do you anticipate the first dwelling to be completed?	April 2023
11. How many dwellings do you anticipate completing each year?	38 – 2023 35- 2024

12. How many dwellings do you realistically anticipate being complete before April 2027 (next 5 years)?	All 73
---	--------

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2022/2023	2023/2024	2024/2025	2025/2026	2026/27	2027+	Total
38	35					

If your proposed build out rate is greater than the average build out rates below please provide robust evidence of how these figures will be achieved. This should include detail of achievability including examples of similar sites where the projected build out rate has been achieved.

Build out rates:

- 10-50 dwellings = 25 dwellings per annum
- 51-100 dwellings = 42 dwellings per annum
- Over 100 dwellings = 47 dwellings per annum

Additional Details:

o) Land Off Wood Lane, Higham on the Hill

Site Address:	Land off Wood Lane,
Planning Permission Reference:	21/01147/OUT
Proposal:	Residential development for up to 61 dwellings, including a shop, open space, new access and associated works (Outline - access only)
Applicant:	Mr R Jones

Current Status of the site at 1 April 2022 (according to Council records):

Resolution to grant at January 2022 planning committee. Section 106 currently underway and nearing completion.

A resolution to grant outline planning permission was granted for 61 dwellings on 14.01.2022.

Please complete the following questions:

Question	Answer
1. As the site is intended to be sold onto a developer can you advise what marketing is intended to be undertaken and if this has begun?	THE SALE OF THE SITE IS IN THE HANDS OF SOLICITORS
2. How advanced is the land sale of the site and does it rely on anything other than the grant of planning permission?	SEE ABOVE
3. Can you advise when it is intended that the reserved matters application will be submitted	ANTICIPATED IN THE NEXT 6 MONTHS
4. In preparation for the reserved matters application, are you able to give details of what site assessment work has been undertaken to date?	NO
5. Is there additional site assessment work outstanding and if so, when do you anticipate this will be completed?	N/A
6. For the determination of the reserved matters planning application and the subsequent discharge of planning conditions, would you consider entering a planning performance agreement with Hinckley and Bosworth Borough Council?	YES / NO (delete as appropriate) NOT KNOWN
7. Do you have a developer or house builder on board to build out the planning permission?	<u>YES</u> / NO (delete as appropriate) Additional Details :
8. When is it anticipated that a commencement will be made on site?	FOUR MONTHS
9. What preparatory or infrastructure works need to take place before works on the first dwelling start?	/
10. When is it anticipated that the first dwelling will be completed?	/
11. How many dwellings it is anticipated will	

be completed each year?	30
12. How many dwellings do you realistically anticipate being complete before April 2027 (next 5 years)?	61

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027+	Total

If your proposed build out rate is greater than the average build out rates below, please provide robust evidence of how these figures will be achieved. This should include detail of achievability including examples of similar sites where the projected build out rate has been achieved.

Build out rates:

- 10-50 dwellings = 25 dwellings per annum
- 51-100 dwellings = 42 dwellings per annum
- Over 100 dwellings = 47 dwellings per annum

Additional Details:

p) The Hollybush, Upper Bond Street, Hinckley

Site Address:	The Hollybush Restaurant, Upper Bond Street, Hinckley
Planning Permission Reference:	18/01141/FUL
Proposal:	Existing building converted to 4 flats, demolition of existing outbuilding and erection of new building consisting of offices with 8 flats above
Applicant:	Mr Shafiek Masram

Current Status of the site at 1 April 2021 (according to Council records):

Building Control Initial notice accepted August 2020. Discharge of condition application has been returned (21/00500/DISCON) so conditions still need to be discharged. Non-material amendment pending. Site not started.

Prior Approval was given for 12 flats on 10 February 2020. Please complete the following questions:

Question	Answer
1. Are there any additional pre-commencement conditions that need discharging that you have not already applied for? When do you anticipate submitting details to the Council?	YES. JULY. 2022.
2. Do you have a developer or house builder on board to build out the planning permission?	YES Additional details: ETME BIRMINGHAM.
3. When do you anticipate starting on site?	SEPTEMBER / OCTOBER.
4. What preparatory or infrastructure works need to take place before works on the first dwelling start?	NONE.
5. When do you anticipate the first dwelling to be completed?	OCTOBER 2023.
6. How many dwellings do you anticipate completing each year?	ALL 12 IN ONE YEAR.
7. How many dwellings do you realistically anticipate being complete before April 2025 (next 5 years)?	ALL 12.

Please fill out the following trajectory for the dwellings that are likely to be completed on site in:

2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027+	Total
12						

Appendix 19: Housing Delivery Test 2021 Measurement Explanatory Note

1. Introduction

The Housing Delivery Test: 2021 Measurement

1.1. On 14 January 2022, the Department for Levelling Up, Housing and Communities (“DLUHC”) published the Housing Delivery Test: 2021 Measurement comprising the following:

(1) the HDT 2021 Measurement (an OpenDocument Spreadsheet) (“the Measurement”);

(2) the HDT 2021 Measurement technical note (HTML webpage).

1.2. The HDT Measurement for Hinckley and Bosworth Borough Council (“the Council”) was recorded as 86% (Reference E07000132, Row 131, Column K).

1.3. When the January 2021 result was published the Council had just concluded a planning inquiry the month previous (APP/K2420/W/20/3279808) where the difference in net completion figures was raised and it was argued that a 20% buffer should apply to the Council's supply. Therefore, The purpose of the note is two-fold:

(1) First, to set out how the Council considers that the 86% figure has been calculated by DLUHC;

(2) How this published HDT measurement should then be applied in calculating the buffer for purposes of the National Planning Policy Framework (NPPF) (2021), notably paragraph 74b and 74c, and footnote 41.

2. Policy and Guidance

National Planning Policy Framework (2021)

2.1. The NPPF provisions that refer expressly to the use of the HDT and the buffer in the calculation of housing land supply are limited to NPPF paragraph 74 (“NPPF 74”), NPPF 222 and footnote 41.

2.2. NPPF 74 states (with all underlining added both here and below):

‘... The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year; or

c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply ⁴¹.

2.3. Below this paragraph, footnote 41 states:

'This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.'

2.4. NPPF 222 explains how the HDT applies for the purposes of NPPF 11 and footnote 8, but also explains that the HDT results for a given year cannot be applied until publication:

'The Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used. For the purpose of footnote 8 in this Framework, delivery of housing which was substantially below the housing requirement means where the Housing Delivery Test results:

a) for years 2016/17 to 2018/19 (Housing Delivery Test: 2019 Measurement, published 13 February 2020), indicated that delivery was below 45% of housing required over the previous three years;

b) for years 2017/18 to 2019/20 (Housing Delivery Test: 2020 Measurement, published 19 January 2021), and in subsequent years indicate that delivery was below 75% of housing required over the previous three years.'

Planning Practice Guidance

Housing Delivery Test

- 2.5. The relevant Planning Practice Guidance (PPG) Chapter for present purposes is Chapter 68: Housing supply and delivery (sub-titled: Guidance on 5 year housing land supply and Housing Delivery Test).
- 2.6. PPG Chapter 68's initial paragraph on the HDT (Reference ID: 68-036-20190722) begins by stating that *'the method for calculating the Housing Delivery Test measurement is set out in the Housing Delivery Test measurement rule book. The rule book needs to be read in conjunction with this guidance on the Housing Delivery Test.'*¹.
- 2.7. The PPG then states that *'from the day following publication of the Housing Delivery Test measurement, where delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework will apply.'* (Reference ID: 68-042-20190722). That plural reference is understood to be a reference both to NPPF footnote 8 (and in turn NPPF 11) and separately to footnote 41, and in turn NPPF 74b and 74c.

¹[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1012931/HDT Measurement Rule Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1012931/HDT_Measurement_Rule_Book.pdf)

- 2.8. The PPG then considers the consequences following publication of the Measurement (Reference ID: 68-042-20190722): “What happens if the identified housing requirement is not delivered?”

From the day following publication of the Housing Delivery Test measurement, where delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework will apply. Depending on the level of delivery, these are:

- *the authority should publish an action plan if housing delivery falls below 95%;*
- *a 20% buffer on the local planning authority’s 5 year land supply if housing delivery falls below 85%; and*
- *application of the presumption in favour of sustainable development if housing delivery falls below 75%, subject to the transitional arrangements set out in paragraph 215 of the Framework.*

These consequences apply concurrently, for example those who fall below 85% should produce an action plan as well as the 20% buffer. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published. The relevant consequence for any under-delivery will then be applied. Should delivery meet or exceed 95%, no consequences will apply.

Communal Accommodation and Older Person’s Housing (C2)

- 2.9. The PPG continues by referring to communal accommodation (PPG paragraph 68-041) “How does the Housing Delivery Test account for delivering communal accommodation?”:

Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test. Self-contained dwellings are included in the National Statistic for net additional dwellings. Communal accommodation will be accounted for in the Housing Delivery Test by applying adjustments in the form of two nationally set ratios. These are based on England Census data. The ratios for both net student and net other communal accommodation are found in the Housing Delivery Test measurement rule book.

- 2.10. The final paragraph/question of the previous section on “Counting Other Forms of Accommodation” asks: “How can authorities count older people’s housing in the housing land supply?”. This states that authorities can count older people’s housing in the housing land supply, (reference ID:68-035-20190722): “*Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in Housing for Older and Disabled People.*” The latter reference is a hyperlink to PPG Chapter 63: Housing for older and disabled people (sub-titled: Guides councils in preparing planning policies on housing for older and disabled people).

- 2.11. Reference ID:63-016a-20190626 explains that “*Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data.*”

Housing Delivery Test Measurement Rule Book (pdf version)

- 2.12. The Housing Delivery Test Measurement Rule Book (“the Rule Book”) is published in two forms: the original PDF (24 July 2018) and an accompanying HTML webpage. The paragraph numbers are different between the two and therefore the Council refers here to the PDF numbering only.
- 2.13. Paragraph 5 of the Rule Book states: “*The Housing Delivery Test is a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period.*”

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 2.14. Paragraphs 6-11 explain how ‘net homes delivered’ are calculated with adjustments for net student and net other communal accommodation. The relevant paragraphs are quoted below (with all underlining added).

6. *The number of net homes delivered is the National Statistic for net additional dwellings² over a rolling three year period, with adjustments for net student and net other communal accommodation³.*
7. *The calculation for housing delivery is as follows.*

Net homes delivered in a year

= Net Additional Dwellings National Statistic

PLUS

Net increase in bedrooms in student communal accommodation in local authority
average number of students in student only households in England

PLUS

Net increase in bedrooms in other communal accommodation in local authority
average number of adults in households in England

² <https://www.gov.uk/government/collections/net-supply-of-housing> - published by MHCLG annually in November

³ As defined in the Housing Flow Reconciliation (HFR) guidance notes at <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

8. The National Statistic for net additional dwellings is sourced from the Housing Flows Reconciliation form for non-London authorities, and the Greater London Authority for London Boroughs. Separate guidance on how to fill out the Housing Flows Reconciliation form is at <https://www.gov.uk/guidance/dwelling-stock-data-notes-anddefinitions-includes-hfr-full-guidance-notes-and-returns-form>.
 9. The adjustments for student and other communal accommodation will be calculated by MHCLG and added into the Housing Delivery Test result⁴. Adjustments are applied using two nationally set ratios, based on England Census data.
 10. The national average number of students in student only households is 2.5. This has been calculated by dividing the total number of students living in student only households by the total number of student only households in England. Source data is from the Census 2011 and is published by the Office for National Statistics⁵. The ratio will be updated following each Census when the data is publicly available.
 11. The ratio applied to other communal accommodation will be based on the national average number of adults in all households, with a ratio of 1.8. This has been calculated by dividing the total number of adults living in all households by the total number of households in England. Source data is from the Census 2011 and is published by the Office for National Statistics⁶. The ratio will be updated following each Census when the data is publicly available.
- 2.15. Three practical issues emerge from the above text.
 - 2.16. First, the National Statistic is drawn directly from the Housing Flows Reconciliation (“HFR”) figures, which are provided annually by authorities: (Rule Book, paragraph 8). The Rule Book therefore incorporates further DLUHC guidance on the HFR process. We shall examine the guidance referred to in paragraph 8 below. The link in paragraph 8 no longer directs to the correct page, which is instead: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1024652/HFR_Guidance_2020-2021.pdf
 - 2.17. Second, the Rule Book’s paragraph 9 states that adjustments to the HFR figures are to be made by DLUHC in respect of communal accommodation.
 - 2.18. Third, the Rule Book’s paragraph 11 refers to an adjustment for “net increase”. It does not refer expressly to “decreases”.
 - 2.19. These provide important context in understanding how the Council completed the HFR data in 2018/19 and 2020/21.

⁴ Where bedroom data has been provided by local authorities through their Housing Flow Reconciliation

⁵<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008207ct07732011censusnumberofstudentsinstudentonlyhouseholdnationaltoauthoritylevel>

⁶<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltoauthoritylevel>

DELTA: User Guide Housing Flows Reconciliation (HFR)

- 2.20. The DELTA system is an online system provided by DLUHC, which facilitates the collection of statistical data, including HFR. Each authority has an account and data is filed annually.
- 2.21. The most recent DELTA User Guide for HFR was published in July 2021. The User Guide contains general guidance on principles and then provides a series of sample boxes to demonstrate completion.
- 2.22. At the outset, page 3 refers to the DLUHC revisions policy:

Revisions policy

*This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Statistics and the Ministry for Housing, Communities and Local Government Revisions Policy, found at the following link:
<http://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>).*

There are two types of revisions that the policy covers:

Non-Scheduled Revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

Scheduled Revisions

Previous HFR data was open for Greater London Authority and Local Authorities to implement revisions (specifically HFR 2019-2020), between 2 June 2021 and the 2 July 2021. This is in response to the positive support for this proposed change to the revisions policy, following the recent consultation:

<https://www.gov.uk/government/consultations/housing-supply-net-additional-dwellingsstatistics-proposed-changes-to-revisions-policy>

These statistics are compared against the census on its release every ten years to ensure that the sum of net additions over that period matches the difference between the latest census dwelling count and the previous one. The net additions figures are then adjusted, with any difference spread evenly across the ten years since the previous census.

- 2.23. Section E (page 15) refers to “Demolitions” but is restricted to exclude communal accommodation. The Guidance states:

“This section should cover all demolitions of dwellings, including those demolished to make space for new build housing. Include private sector dwellings demolished under slum clearance powers, and all dwellings demolished for commercial or other development, including road schemes. Information should be available in the records of your council’s housing, planning or council tax departments.”
- 2.24. Question E1 refers to “Demolitions of permanent dwellings”

- 2.25. This section does not refer to communal accommodation.
- 2.26. Section H (page 18) is the only section to refer to “Communal accommodation”.
- 2.27. The guidance under this section states:

This is a new section from 2011-12. New, since 2017-18, is an extra column for communal accommodation, to collect data in ‘bedroom units’ as well as ‘Council Tax Unit’s’. Include here gains and losses to the stock of communal accommodation. Communal accommodation is split in to two sections, student halls and other communal accommodation.

Student halls should record gains and losses to student accommodation where this is not included in the general, self-contained stock above. This does not include school boarding accommodation, which should instead be included under ‘Other communal accommodation’. Other communal accommodation should include all other communal accommodation where this could reasonably be considered part of the dwelling stock. As a guide any accommodation which would attract a council tax banding should be included. This would cover care homes, hostels, school boarding and barracks accommodation

The number of units recorded should correspond to the number of council tax valuation listings for the accommodation, as described on the Valuations Office Agency website at the following link. <https://www.gov.uk/guidance/understand-how-council-tax-bands-are-assessed>

Generally this will mean one listing or unit is counted for each communal dwelling or block. However, where the accommodation could be split into separate units, each comprising a separate communal dwelling, they should be counted separately. For example, a student hall with a refectory on each floor would count as three separate entries and therefore as 3 in cell H1 of the HFR. Information should be available from your council tax office on this basis. For more information see the dwelling definitions below. If your information on communal accommodation is incomplete then please fill in this section to the best of your knowledge. We would prefer to have your best estimate than no information at all. Bedrooms information is also now being requested. If you enter bedroom data, council tax units will become compulsory to allow validations on this information. There cannot be fewer bedrooms than council tax units.

*Communal accommodation are likely to contain more bedrooms than council tax units (**self-contained units should not be counted here as communal accommodation**), therefore where equal numbers of bedrooms and council tax units are shown, this may be queried with the authority during the quality assurance process.*

- 2.28. The second paragraph above states that both gains and losses should be recorded. It does not however expressly address situations where there are both gains and losses, i.e. through demolition and re-build. Nor does it refer to the application of ratios.
- 2.29. Boxes H3 and H4 ask respectively: “New other communal accommodation” and “Losses of other communal accommodation” and an authority is asked to complete both Council tax units and Number of bedrooms.

- 2.30. Page 23 then covers “Definitions”. It states (underlining added, but bold in the original):

Definitions

A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household’s accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address. Non-permanent dwellings are included in section F subject to certain conditions (see note 6)

Ancillary dwellings such as ‘granny annexes’ should be included provided they are self-contained, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy

*Communal accommodation should not be included in sections A to G of the HFR. However, it should be recorded in the new section H. **Communal accommodation covers school, university and college student accommodation, hospital staff accommodation, hostels, care homes and defence establishments (not married quarters)***

Note that purpose-built, separate homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms) for students should be included in the main dwelling stock section from sections A to G. Each self-contained unit should be counted as a dwelling.

Communal accommodation which would not be considered as dwelling stock, for example where the accommodation does not constitute a main dwelling, should not be included on the HFR: for example this would include buildings such as hotels, holiday camps, prisons or other secure accommodation.

- 2.31. The third paragraph cited above makes clear that demolitions of communal accommodation are not to be included in Section E.
- 2.32. The Guidance does not expressly provide any explanation as to how situations of demolition and re-build should be addressed.

3. Housing Flows Reconciliation Forms and Correspondence with DLUHC

- 3.1. The Council has examined its HFR submissions for the three past years. It has also considered its correspondence with DLUHC’s Planning Data Collection team in November 2021, just two months prior to the result being published due to a discrepancy with the data being raised in a planning inquiry. The relevant e-mails (dated 15-17 October 2021) form Appendix 1 to this statement.
- 3.2. The HFR submissions are addressed in chronological order overleaf along with the communication to DLUHC.

Housing Reconciliation Forms

2018-2019

- 3.3. On 30th July 2019 the Council submitted its HFR form for the year 2018-19.
- 3.4. In Box H3 it recorded: 1 Council Tax unit and 70 bedrooms. This represented the 40 High Street, Earl Shilton (16/00488/FUL) development.
- 3.5. In Box 'Section G', the Council stated:
- "An additional 39 dwellings should be added to the closing stock as a 70-bed care home (C2) was completed in 2018/19. A 1.8 ratio should be applied to 70 to give 39 dwellings as these are self contained units."*
- 3.6. Planning permission 17/01050/OUT and 19/00453/REM pertaining to Hornsey Rise Memorial Home included the demolition of a 72 bed care home and erection of 19 dwellings (C3). The demolition of the units occurred within the 2018-2019 monitoring year.
- 3.7. In Box H4, the Council did not refer to the demolition of Hornsey Rise Memorial Home, resulting in the loss of 40 units when applying the 1.83 ratio.

2019-2020

- 3.8. On 28th July 2020, the Council submitted its HFR form for the year 2019-20. In Box H3 it recorded 0 Council Tax units and 0 bedrooms. The Council did not complete Box G. No C2 accommodation was demolished within this monitoring year and therefore this return is correct.

2020-2021

- 3.9. On 30th September 2021, the Council completed and returned its HFR form for the year 2020-21.
- 3.10. As for 2019-20, no entries were made under Section H.
- 3.11. In Box H4, the Council omitted reference to Ambion Court, Market Bosworth (19/00625/DEEM) which included the demolition of 26 bedsits (C2) and 5 flats (C3), resulting in a loss of 14 bedsits (when applying the required 1.83 ratio) and 5 flats – 19 units in total. The demolition of the units occurred within the 2020-2021 monitoring year.
- 3.12. In Box B1, the Council did record 2 gross completions in Box B for the replacement dwellings (C3) on the Hornsey Rise Memorial Home site for 2020-2021.

Communication with DLUHC Planning Data Collection team

- 3.13. From 6 October until 8 November 2021 (i.e. following the submission of the 2020/21 HFR form), the Appellant of appeal APP/K2420/W/20/3279808 and the Council conducted e-mail discussion of the Housing Delivery Statement of Common Ground ("SoCG").
- 3.14. During these discussions (between 8 and 19 October), the Appellant and the Council discussed the appropriate figure for Ambion Court and Hornsey Rise in the overall SoCG.
- 3.15. As part of this process, the Council noted that the ratio required to be applied to C2 uses had not been applied to the demolition of Ambion Court and Hornsey Rise in the completion of the HFR.
- 3.16. The entry for 2018-19 should therefore have included the following figure at Box H4: -26
- 3.17. The entry for 2020-21 should have included the following figure at Box H4: -72
- 3.18. The application of a 1.83 ratio to this figure would equate to 59 demolitions / net change in units to be accounted for, thus reducing the net completions overall in the rolling three-year period: 2018-2021.
- 3.19. The Council contacted DLUHC immediately to notify them of this and seek a revision of the data which had been submitted for 2018-19 and 2020-21. The three relevant e-mails are collected in Appendix 1.
- 3.20. On 15th November 2021, the Council asked the Data Collection Officer at the Data, Analytics & Statistics Department at DLUHC whether it would be possible to re-open the DELTA online portal to amend the completion data for years 2018/19 and 2020/21.
- 3.21. On 16th November 2021, the Data Collection Officer responded stating that the HFR forms which informed the HDT could not have any revisions ahead of publication as the National Statistics release was in the final stages of production. The Officer further advised that no revisions could be made until the HFR data collection reopened for the next HDT collection. It was stated in terms:

"[W]e cannot allow any further revisions ahead of publication as the National Statistics release is in the final stages of production. We do however re-open the collection for the previous year ahead of the each HFR collection, so you and all LAs will have the opportunity to revise the HFR 2020-21 data then (in July 2022) during the revision window."
- 3.22. On 17th November 2021, the Council responded, giving details of the changes and their mathematical importance in the light of the buffer calculation. The Council noted that the difference in figures would be 957 as against 1016. The Council referred expressly that this figure would result in a Housing Delivery Test figure of 81%,
- 3.23. The Council did not receive a further response to that email from DLUHC.

4. Application of HDT result

- 4.1. How Paragraph 74b and c and footnote 41 of the NPPF should be applied has previously been brought into question.

NPPF Footnote 41 and Paragraph 74

- 4.2. The sole question now is how the HLS figure should be calculated, following the HDT Measurement publication. That requires a correct interpretation of footnote 41 and paragraph 74.
- 4.3. On a strict interpretation of the wording of footnote 41, the only HDT Measurement figure that can be applied is the published figure.
- 4.4. Footnote 41 states in terms that “significant under-delivery” must be “measured” against the HDT. It states further that this trigger can only be met where the test “indicates that delivery was below 85% of the housing requirements”.
- 4.5. This in turn reflects the PPG 68-036 and 68-042, which in turn refers to the Measurement Rule Book, i.e. the actual methodology applied by DLUHC. That incorporates the DLUHC approach to revisions under the DELTA guidance.

Publication and Revision

- 4.6. The current position is that the HDT result has not indicated that delivery has fallen below 85%. That is because of the specific way in which DLUHC has carried out the calculation applying the Measurement Rule Book and the policy on revisions.
- 4.7. DLUHC has applied its policy on revisions strictly and identified that no further revisions should be made.
- 4.8. The Council expressly brought this to DLUHC’s attention in the e-mails of 15 and 17 October 2021, including setting out the specific figures. The Council noted that the mathematical figure would be 81% in its final e-mail.
- 4.9. Ultimately, however, DLUHC chose not to make any deduction, applying the Rule Book methodology, read alongside the DELTA Guidance and in accordance with their own policy on revisions.
- 4.10. The Council cannot unilaterally alter the HDT figure that has actually been published. As instructed by DLUHC in November 2021, the Council has amended the 2020-21 HFR figure during the revision window in June 2022. The 2018-19 figure cannot be amended as this DELTA returned is not set to be reopened at any point. The 2018-19 figure will not feed into the 2022 HDT result and therefore this is not an issue.

Future HDT results

- 4.11. It is envisaged that even though the 2020-21 HFR data has been amended the 2021 HDT result will not be amended and re-published and that this revised data will just feed into the 2022 result.

- 4.12. If the 2021 result is re-published the Council will apply a buffer in line with the policy and guidance set out within this note. When the 2022 result is published, the same will occur.
- 4.13. Within 2021-22 the council recorded 500 net completions and therefore the total delivered dwellings between 2019 and 2022 is 1033 dwellings against a required figure of 1191 dwellings. Therefore, it is envisaged that the 2022 test result would be 87% meaning a 5% buffer would be applied.

5. Conclusion

- 5.1. For all of the presented reasons, on a strict interpretation of NPPF footnote 41, the 2021 Measurement has not indicated that delivery was below 85% measured against the HDT 2021 Measurement. The HDT Measurement has recorded delivery at 86%.
- 5.2. On that basis, a 5% buffer should be applied as of 15th January 2022 for calculating the HLS figure.
- 5.3. There is no express power for a decision-maker to use a separate figure from that which has actually been published.

Appendix 1 to Appendix 19 of the RLA

From: Ella Casey
Sent: 17 November 2021 11:32
To: 'Planning Data Collecti
Cc: Housing Data [REDACTED] Thea Davis [REDACTED]
Subject: RE: Important - Overdue: PS1/PS2 (Hinckley & Bosworth)

Hi Katherine/Thea,

I understand that it is quite late in the HDT process to change data however the data for the last three years was:

Year	New Build	Conversions	Demolitions	Total
2018/19	401	71	-8	464
2019/20	277	16	-8	285
2020/21	251	24	-8	267
				1016

And has changed to:

Year	New Build	Conversions	Demolitions	Total
2018/19	401	71	-48	424
2019/20	277	16	-8	285
2020/21	251	24	-27	248
				957

As you can see this is quite a significant change and would be the difference between a 5% buffer and a 20% buffer. This has come to light in a recent appeal and therefore developers already know that the test should be 81% when published and that therefore the 20% buffer should apply. If it was a minor change which would not affect the test outcome then I would wait until next year to change the data however as it will significantly change the outcome of the HDT I ask that you please include the data from this email for the 2021 test.

Kind regards,

Ella Casey
Senior Planning Officer (Major Projects)

Development Services
Hinckley and Bosworth Borough Council

E: [REDACTED]

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR

From: Planning Data Collection [REDACTED]
Sent: 16 November 2021 10:48
To: Ella Casey [REDACTED]; Planning Data Collection [REDACTED]
Cc: Housing Data [REDACTED]; Thea Davis [REDACTED]
Subject: RE: Important - Overdue: PS1/PS2 (Hinckley & Bosworth)

Hi Ella,

You're correct that it is the Housing Flows Reconciliation form (HFR) which informs the housing delivery test, however unfortunately we cannot allow any further revisions ahead of publication as the National Statistics release is in the final stages of production. We do however re-open the collection for the previous year ahead of the each HFR collection, so you and all LAs will have the opportunity to revise the HFR 2020-21 data then (in July 2022) during the revision window.

Regarding the publication of the Housing Delivery Test for 2021, I don't believe that a publication date has been confirmed yet - I have cc'ed in Thea Davis from the Housing Supply and Delivery Team who may be able to advise further.

Best wishes,
Katherine

From: Ella Casey [REDACTED]
Sent: 15 November 2021 18:05
To: Planning Data Collection [REDACTED]
Subject: RE: Important - Overdue: PS1/PS2 (Hinckley & Bosworth)

Hi Katherine,

Also I need to make amendments to the data for previous years completions which will feed into the Housing Delivery Test measurement. Through a current appeal we have realised that 2 sites have not been counted correctly as the C2 demolitions have not been accounted for this means that completions need to be deduced from 2 previous monitoring years (2017/18 and 2019/20). Is it the housing flows reconciliation which feeds into the housing delivery test? Can you reopen the last 3 years for me so I can alter this data or our test result for this year will be incorrect.

Out of curiosity do you know when the Housing Delivery Test will be published for 2021? I assume it will be in January again?

Kind regards,

Ella Casey
Senior Planning Officer (Major Projects)

Development Services
Hinckley and Bosworth Borough Council

E
T
N
[REDACTED]

Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR