

EXAM9a - Update to EXAM 9 Deliverability and Developability document to include 2023/24 commitments and actions from October hearings. This has informed the latest trajectory in EXAM 97.

Site	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building start	Build out rate / Housing trajectory	Completion timeframes / Notes
ALLOCATIONS									
15 - Land to south of St Augustine Road / west of Duns Lane	Multiple private ownership	Proposed for 44 dwellings. However, capacity increased to 349 dwellings (based on student formula) on the permission 20221898 following the hearing session. This site has been previously allocated as a 'Potential Development Area' in the 2006 Local Plan under policy PS09a and consists of multiple business owners. This is proposed for a mixed use development on brownfield land. This site sits on the edge of the Central Development Area and consists primarily of business uses. Owing to multiple ownership site, the remainder of the site is considered to come forward in later years of plan period. Westbridge Industrial Estate is part of the site and no development plans for residential have been suggested at this stage. Full planning permission approved (20221898) on part of allocated site for demolition of existing factory and the construction of a 6 and 7 storey building with 466 student bedspaces (333 x 1 bedroom, 41 x 4 cluster flats).	The site is in mixed ownership and it is expected that development will come forward in different phases.		20221898 on part of site for 466 student bedspaces.	Deed of Agreement signed in December 2023.	Expected to start in 2025/26.	Development of application (20221898) uses the formula of 2.5 as below: 2025/26 - 100 dwellings 2026/27 - 100 dwellings 2027/28 - 100 dwellings 2028/29 - 49 dwellings The remainder of the site would rely on planning applications being put forward.	Anticipated trajectory for completion of 466 bedspaces in 2029. There is a potential for more development to come forward on the remainder of the site before 2036. However, planning applications and recent landowner interest have not yet come forward for the rest of the site.
19 - Velodrome Saffron Lane	Leicester City Council	Vacant brownfield site with approved planning consent for 38 dwellings. This site is within Phase 2 of the Local Authority New Build Programme and has secured Brownfield Land Release grant monies from One Public Estate towards abnormals.	The council have engaged the market via an open tender process and are assessing bids received prior to award.	Key preparation works include demolition and remediation activities to clear the remnants of the existing velodrome structure below ground and to construct an asset protecting the retaining wall adjacent to the live network rail line prior to construction.	20200287 - Approval for the construction of 38 dwellings (10 x 1-bed, 11 x 2-bed, 13 x 3-bed and 4 x 4-bed) (Class C3). Associated road, drainage and landscaping.	MOU signed in December 2020.	Construction ongoing as of October 2024.	2024/2025 - 38 dwellings	Anticipated trajectory for completion in 2025.
190 - Lanesborough Road - Former Allotments	Leicester City Council	Former Housing proposal site in 2006 Local Plan (HO1). This is a greenfield former (declassified) allotment site / existing allocated vacant site. This site received full planning permission for 37 dwellings (20200789) in August 2022. Approval of Condition 2 (Contamination); Condition 3 (SuDS); Condition 4 (Foul drainage); Condition 5 (Construction method statement); Condition 15 (Repeat ecology survey) in July 2023. Option to increase site capacity on remaining land however heavily constrained by flooding and high biodiversity value. Badger surveys are underway. This site is within Phase 2 of the Local Authority New Build Programme.	Procurement of a contractor started in Spring 2024 and work is expected to start in Spring 2025.	Key preparation works will require management of existing ecology and biodiversity in accordance with surveys/report. Site is predominantly scrubland. Access and clearance works will commence in line with conditions and bird nesting season. Work estimated to start in 2025.	20200789 - Construction of 37 dwellings (12 x 1-bed; 9 x 2-bed; 12 x 3-bed; 4 x 4-bed); associated roads, drainage and landscaping (Class C3). (Amended plans).	MOU signed in August 2022.	Expected to have first dwelling in late 2025.	2025/2026 - 10 dwellings 2026/2027 - 27 dwellings	Anticipated trajectory for completion in 2027.
219 - Land rear of Rosedale Avenue / Harrison Road allotments	Leicester City Council	Allocated for 53 dwellings. The site is a former (declassified) allotment site considered to be suitable for housing development. This site sits next to Harrison Road allotments. Site has some access issues which need to be resolved and means that this allocation is not due to be developed within the first 5 years of the Plan.	LCC will explore options for delivery and routes to market for all sites including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2030.		Expected to start in 2031/32.	2031/2032 - 27 dwellings 2032/2033 - 26 dwellings	Anticipated trajectory for completion in 2033.

222 - Evington Valley Road (former Dunlop Works)	Private	<p>Allocation for 48 dwellings. Brownfield site which currently consists of several existing businesses with one landowner. This site was formerly a Proposed Potential Development Area (PSO9b) which listed residential as a subordinate use.</p> <p>Existing building is still on the site and listed as a heritage asset. This will need to be demolished or converted for suitable housing development. Site is well serviced by infrastructure and it is not expected that fixed infrastructure will be required for development. Previous pre-application advice in 2020 has been sought on development potential for housing.</p>	Potential to be listed for freehold sale once development has been completed.	6 months allowed for site preparation works. Likely to have significant costs from remediation and demolition.	First dwelling expected on site 9-12 months after securing planning permission.	2027/2028 - 16 dwellings 2028/2029 - 16 dwellings 2029/2030 - 16 dwellings	Anticipated trajectory for completion in 2030.	
240 - 114-116 Western Road	Private	<p>Allocation for 5 dwellings. Vacant brownfield site (scrubland) with recently approved development to the south for fifteen self contained flats. Pre-application advice has been sought previously on this site from the same landowner. The same landowner built out the adjoining site within around 3 years, which includes applying for permission, approval and full build out.</p> <p>Biodiversity constraints near to the site which will be considered in delivery.</p>	This is likely to be marketed by the private developer.		Expected to start within 6 months of planning application approval.	2027/2028 - 5 dwellings	Anticipated trajectory for completion in 2028.	
<p>Strategic site Land to the North of A46 (Policy SL04)</p> <p>261 - Land to north of A46 Western Bypass adjacent to Thurcaston</p>	Private	<p>Was an allocation for 420 dwellings, but proposed to be changed to 480 dwellings as part of Main Modifications in line with policy Ho05. Greenfield site that adjoins a smaller site allocation in Charnwood Borough Council's emerging Local Plan. The site promoter will be responsible for delivering both site allocations and coordinated development is expected.</p> <p>Proposal is likely to provide market and Affordable housing with the aim to meet Policy requirements. There is potential for Care Home and Extra Care type housing (C2 Class) as well as conventional residential uses (Class C3). The proposals include a small local shopping centre including local shop, other small units shops, community building, café and business units (Class E uses). Initial pre-application advice has been given on this site for housing development.</p> <p>No legal constraints are expected to impact on delivery and physical constraints considered as part of masterplanning. Buffering to the site's boundaries and new access points are being considered in this process.</p> <p>Statement of Common Ground has been agreed between Leicester City Council, Charnwood Borough Council and site promoters on the portion of land within the LCC boundary on matters such as heritage and impacts to existing Green Wedge mitigations (SCG/6).</p>	Likely to be marketed through an informal tender with the benefit of outline approval. Tender process likely to run for a 6 week period. Care home and convenience store will be delivered separately.	Site works following reserved matters application is expected to take the first 3-6 months of the construction period. No expected infrastructure requirements in the short term.	<p>Planning application expected shortly after Local Plan adoption.</p> <p>Ongoing pre-app discussions on the site.</p> <p>Outline application to be submitted in 2024/2025 with all matters reserved other than access. This will outline the types and tenures of housing and submitted shortly after Local Plan adoption.</p>	<p>Housebuilding was expected to commence in mid 2024. However, this has been delayed until 2025/26. Delivery of affordable housing to be completed alongside market housing.</p> <p>The deliverability information has been updated from hearings in response to promoter statement (Action 59).</p>	2028/2029 - 80 dwellings 2029/2030 - 80 dwellings 2030/2031 - 80 dwellings 2031/2032 - 80 dwellings 2032/2033 - 80 dwellings 2033/2034 - 80 dwellings	<p>Anticipated trajectory for completion in 2034.</p> <p>Anticipated to be built out in 1 or 2 phases, dependent on the number of house builders on site.</p> <p>Potential for this to be increased to 525 dwellings, but this is expected to be decided as part of planning application process.</p>

<p>Strategic site Land to the east of Ashton Green (Policy SL03)</p> <p>262 - Land to east of Leicester Road adjacent to Ashton Green</p> <p>579 - Land north of Birstall Golf Course (Employment allocation only)</p>	<p>Leicester City Council</p>	<p>Site 262 is a greenfield site suitable for residential development, circa 670 dwellings (proposed to be modified to 767 in line with Ho05 as part of Main Modifications), 5.71 ha site allocation for 1,200 place secondary school academy. Site 579 within the larger strategic allocation is allocated for 2.4Ha of employment land. High value woodland and biodiversity value key constraints to be addressed.</p> <p>This site is an extension of the existing Ashton Green development, outline planning permission as amended (20162453) and builds on the Council's commitment to developing housing in this location (Core Strategy policy 5: Ashton Green). The commitments relating to this application are outlined in the section below.</p> <p>Statement of Common Ground has been agreed between Leicester City Council and Charnwood Borough Council (SCG/5). Matters agreed consider green wedge de-designation and associated mitigations, as well as the safeguarded location for a new secondary school. A small neighbouring site in Charnwood is also expected to be considered for cross boundary coordinated development.</p>	<p>The Council as land owner will seek to procure development partners post adoption of the new Local Plan.</p>	<p>Site wide enabling highway and drainage infrastructure is expected to be delivered within the first 12 months of starting on site including new site access points.</p>	<p>Hybrid planning application submission expected on this site within 2 years of Local Plan adoption.</p>	<p>Development will be completed in phases, along with existing Ashton Green planning consent nearby.</p>	<p>2029/30 - 47 dwellings 2030/31 - 120 dwellings 2031/32 - 120 dwellings 2032/33 - 120 dwellings 2033/34 - 120 dwellings 2034/35 - 120 dwellings 2035/36 - 120 dwellings</p>	<p>Anticipated trajectory for completion in 2036.</p>
<p>297 - Sturdee Road - The Exchange</p>	<p>Leicester City Council</p>	<p>Vacant brownfield site found suitable for 20 dwellings. Site was previously used for shops. However, these have since been demolished and the site cleared.</p>	<p>Aiming to seek a development partner for this site and going out to tender.</p>	<p>Land has been cleared of any structures for development.</p>	<p>Planning application expected around early 2026.</p>	<p>Expected to have first dwelling in 2026/2027</p>	<p>2026/2027 - 20 dwellings</p>	<p>Anticipated trajectory for completion in 2027.</p>
<p>307 - Mary Gee Houses - 101-107 Ratcliffe Road</p>	<p>Private</p>	<p>Site allocation on brownfield land. Site allocated for 40 dwellings. Allocated for residential development but likely application for private for sale C2 retirement accommodation.</p>			<p>20241345 - still being decided (November 2024)</p>	<p>Expected to start in 2026/27.</p>	<p>2026/2027 - 10 dwellings 2027/2028 - 30 dwellings</p>	<p>Anticipated trajectory for completion in 2028.</p>
<p>Strategic site Land to the west of Anstey Lane (Policy SL05)</p> <p>309 - Land north of Billesdon Close</p> <p>718 - The Paddock, Glenfield Hospital, Hallgate Drive</p> <p>1054 - Land west of Anstey Lane / South of Gorse Hill Hospital</p>	<p>Private</p>	<p>Was allocated for a total of 336 dwellings, however this has been increased to 392 dwellings in line with policy Ho05 as part of Main Modifications. Site is made up of a number of fields bound by fields and hedgerows. The Bradgate Heights housing development lies to the south of the site and this site would form a northern extension of the development.</p> <p>The three sites (309, 718 and 1054) together form a strategic housing site with a total of 392 dwellings (based on current anticipated housing trajectory). This land is in mixed ownership with David Wilson Homes, University Hospitals of Leicester NHS Trust and Leicestershire Partnership NHS Trust as main landowners across the three parcels. David Wilson Homes are working collaboratively on these sites to ensure a planning permission can be implemented. The site is subject to a comprehensive access solution. The Park Pale heritage assets runs through the site will need to be considered.</p> <p>Land adjoining the strategic site in Charnwood is proposed for allocation (Policy HA12 in Charnwood emerging Local Plan) and a potential site in Blaby is proposed for allocation. Together, these will form a northwestern extension of the urban extent beyond Glenfrith Way/Anstey Lane to the A46 and Gynsill Lane at around 790 homes. Promotional material is being shared between the two adjoining developers (In Charnwood & Blaby and Leicester) to ensure coordinated development, including masterplanning with adjoining parcels.</p> <p>A signed and agreed SoCG has been prepared with all the relevant landowners, developers and Councils over general cross boundary cooperation (to be uploaded). This includes matters such as education provision. It is currently anticipated that primary and secondary pupil places will be accommodated in the nearby schools and the proposed school in Charnwood (policy HA12). A separate Statement of Common Ground has been signed between David Wilson Homes and the council to demonstrate the deliverability of the site (SCG/7). It is envisaged that the site will provide a mix of detached, semi-detached, terraced houses and apartments, as well as public open space and SuDS. This should be built out in one phase, however could be broken down into 2-3 development phases.</p>	<p>David Wilson Homes will market and sell the site, including show homes and marketing suite on site.</p>	<p>Private road will need to be raised to an adoptable standard. Site is already clear of existing structures. Water attenuation will be required on the site.</p> <p>Construction expected immediately after pre-commencement condition and planning permission approval.</p>	<p>Planning application expected in early 2025.</p>	<p>House building is expected to start in 2028/29. The first dwelling is expected approximately 8 months after the site start (roads and sewers).</p>	<p>Anticipated that around 78 dwellings could be developed per year, with a total current trajectory total of 392.</p> <p>2028/29 - 79 dwellings 2029/30 - 78 dwellings 2030/31 - 78 dwellings 2031/32 - 78 dwellings 2032/33 - 79 dwellings</p>	<p>Anticipated trajectory for completion in 2033.</p>
<p>335 - Manor House Playing Fields - Narborough Road</p>	<p>Leicester City Council</p>	<p>Allocated for 14 dwellings. Greenfield site for partial development for housing (0.4Ha) with the rest to be enhanced as open space/playing pitch provision.</p> <p>The site is part of existing playing fields which serves St Mary's Field Primary School. Heritage assets, including a tram shelter, are present on and adjacent to the site and access needs to be ascertained.</p>	<p>LCC will explore options for delivery and routes to market for all sites including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.</p>	<p>Used by St Mary's Primary School and other local schools and communities in the area.</p>	<p>Planning application expected around 2029.</p>	<p>Expected to start in 2030/2031.</p>	<p>2030/2031 - 14 dwellings</p>	<p>Anticipated trajectory for completion in 2031.</p>
<p>449 - Allextion Gardens Open Space</p>	<p>Leicester City Council</p>	<p>Allocated for 25 dwellings. Greenfield site currently used as informal open space.</p>	<p>LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.</p>		<p>Planning application expected around 2028.</p>	<p>Expected to start in 2030/2031.</p>	<p>2030/2031 - 25 dwellings</p>	<p>Anticipated trajectory for completion in 2031.</p>

481 - Brent Knowle Gardens	Leicester City Council	Allocated for 12 dwellings. This is a partial development site with the rest to be retained and enhanced as open space. Greenfield currently used as informal open space.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2027.	Expected to start in 2028/2029.	2029/2030 - 12 dwellings	Anticipated trajectory for completion in 2030.	
488 - Carter Street / Weymouth Street / Bardolph Street East	Private	Allocated for 30 dwellings. Currently brownfield site considered suitable for change of use to housing. This site consists of multiple land ownership. As part of one Regulation 19 representation, a landowner has expressed an interest in development on the car park for housing. The same landowner has also stated that part of site is not available. This has been proposed to be altered as part of modifications to the Plan to reduce capacities based on availability of developable land.		Planning application expected in 2030.	Expected to start in 2030/2031.	2032/33 - 19 dwellings Due to availability of land on part of the site, the Council have proposed a modification to reduce the capacity from 30 to 19 dwellings based on the remainder of the site.	Anticipated trajectory for completion in 2033. REMOVED AS PART OF MAIN MODS (ACTION 148)	
501 - Croyland Green	Leicester City Council	Allocated for 9 dwellings. This is proposed for partial development with the rest of the site to be retained and enhanced as open space. Greenfield site currently used as informal open space.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2028.	Expected to start in 2028/2029.	2029/2030 - 9 dwellings	Anticipated trajectory for completion in 2030.	
505 - Dorothy Road / Linden Street / Constance Road	Private	Allocated for 31 dwellings. Land is an area consisting of a mixture of housing and employment uses. This is a former employment site in the 2006 Local Plan and has multiple landowners, predominantly consisting of smaller businesses. Likely for change of use of buildings from employment uses to residential. Application and pre-application advice has previously been sought from some landowners on site for change of use to residential.		Likely to be built in different phases due to multiple landowners on the site. For this reason, the anticipated trajectory has been established for full build out is for later in the plan period.		2035/2036 - 31 dwellings	Anticipated trajectory for completion in 2036.	
525 - Fulford Road Open Space	Leicester City Council	Allocated for 58 dwellings. Greenfield site currently used as informal open space. This site is surrounded by residential, industrial and retail units nearby.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2028.	House building is expected to start in 2029/30.	2029/2030 - 30 dwellings 2030/2031 - 28 dwellings	Anticipated trajectory for completion in 2031.	
529 - Glovers Walk Open Space	Leicester City Council	Allocated for 34 dwellings on part of the site. Rest of the site to be retained and enhanced as open space. Greenfield site currently used as informal open space. Play area is to the north of the site.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2032.	House building is expected to start in 2033/34.	2033/2034 - 17 dwellings 2034/2035 - 17 dwellings	Anticipated trajectory for completion in 2035.	
549 - Hockley Farm Road Open Space	Leicester City Council	Allocated for 8 dwellings. Greenfield site currently used as open space.	LCC will explore options for delivery and routes to market for all sites including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2032.	Expected to start in 2033	2033/2034 - 8 dwellings	Anticipated trajectory for completion in 2034.	
557 - Ingold Avenue Open Space	Leicester City Council	Allocated for 54 dwellings on part of site. Currently greenfield considered to be suitable for housing development. Partial development of the site to consider existing recently upgraded play area and need for open space.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to RPs or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	High level constraints mapping has been undertaken on this site to inform future design development. The engagement of utilities providers has confirmed the presence of a water main running north-south through the site. Future development constraint acknowledged and reflected in early masterplanning with on site green infrastructure requirements planned into the future site wide masterplan to satisfy provision within easement requirements, maximising development of 50+ units.	Planning application expected around 2027.	Expected to start in 2028/29.	2029/2030 - 10 dwellings 2030/2031 - 26 dwellings 2031/2032 - 18 dwellings	Anticipated trajectory for completion in 2032.

559 - Judgemeadow Community College Playing Fields	Leicester City Council	Allocated for 13 dwellings. Currently greenfield considered to be suitable for housing development. The site has a potential transport route through the site, so has only been proposed for partial development.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2032.	House building is expected to start in 2033/34.	2034/35 - 13 dwellings	Anticipated trajectory for completion in 2035.
569 - Krefeld Way / Darenth Drive Open Space	Leicester City Council	Allocated for 33 dwellings. Greenfield site currently used as informal open space.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2027.	House building is expected to start in 2028/29.	2028/2029 - 4 dwellings 2029/2030 - 16 dwellings 2030/2031 - 13 dwellings	Anticipated trajectory for completion in 2031.
577 - Land adjacent Keyham Lane / Preston Rise	Leicester City Council	Allocated for 23 dwellings. Greenfield site currently used as informal open space.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2028.	House building is expected to start in 2029/30.	2030/31 - 23 dwellings	Anticipated trajectory for completion in 2031.
589 - Land to east of Beaumont Leys Lane	Leicester City Council	Allocated for 34 dwellings. Currently greenfield considered to be suitable for housing development. Community use currently which should be factored into the development.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2029.	House building is expected to start in 2029/2030.	2029/2030 - 4 dwellings 2030/2031 - 16 dwellings 2031/2032 - 14 dwellings	Anticipated trajectory for completion in 2032.
620 - Morton Walk Open Space	Leicester City Council	Allocated for 9 dwellings on part of site. Greenfield site currently used as informal open space with play area. Play area to be taken into account within the development. Development of only 0.25Ha of site on portion fronting onto Hastings Road.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2029.	House building is expected to start in 2030/31.	2030/31 - 9 dwellings	Anticipated trajectory for completion in 2031.
626 - Neston Gardens green space / Mud Dumps	Leicester City Council	Allocated for 47 dwellings. Greenfield site currently used as informal open space. Public right of way crosses the site connecting Grampian Close to Knighton Lane East. Vehicular site access would need to be achieved. Site is adjacent main operational railway line which needs to be factored into the design.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2032.	House building is expected to start in 2033/34.	2034/2035 - 30 dwellings 2035/2036 - 17 dwellings	Anticipated trajectory for completion in 2036.
629 - Netherhall Road Open Space	Leicester City Council	Allocated for 77 dwellings. Site is proposed for partial development only (3.53ha out of total site area of 7.06ha), with remainder to be retained and enhanced as green space. Scraptoft Brook (main river) flows through the site (east to west). There is potential for denaturalisation of the brook channel. The site is mainly short mown amenity grassland with some mature scrub/shrubs and mature trees present. The site is sloped into a small valley which allows for development on only part of the site and landscaping works will be needed. Play park in north-eastern corner of the site.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.	Planning application expected around 2029.	House building is expected to start in 2030/31.	2030/31 - 30 dwellings 2031/32 - 30 dwellings 2032/33 - 17 dwellings	Anticipated trajectory for completion in 2033.

631 - Newlyn Parade / Crayford Way	Leicester City Council	Allocated for 13 dwellings. Site is proposed for partial development only (0.36ha out of total site area of 0.72ha), with remainder to be retained and enhanced as green space. Direct vehicular access onto the site will need to be resolved during planning application.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2029.	House building is expected to start in 2030/31	2030/31 - 13 dwellings	Anticipated trajectory for completion in 2031.
646 - Rancliffe Gardens	Leicester City Council	Allocated for 52 dwellings. This is a greenfield site which contains a number of trees and connected by concreted paths. The site is adjacent to a freight railway line which is to be considered.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2032.	House building is expected to start in 2033/34.	2033/34 - 26 dwellings 2034/35 - 26 dwellings	Anticipated trajectory for completion in 2035.
647 - Ranworth Open Space	Leicester City Council	Allocated for 36 dwellings. Greenfield site with mostly amenity grassland, bound by hedgerows and trees. Site is adjacent Woodstock Primary School and associated playing fields. Careful design needed to achieve suitable highway access.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2028.	House building is expected to start in 2028/29.	2028/29 - 18 dwellings 2029/30 - 18 dwellings	Anticipated trajectory for completion in 2030.
648 - Rayleigh Green	Leicester City Council	Allocated for 18 dwellings. Greenfield site with some trees, and on land that is on a slight incline. Currently used as informal open space.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2029.	House building is expected to start in 2029/30.	2029/30 - 9 dwellings 2030/31 - 9 dwellings	Anticipated trajectory for completion in 2031.
669 - Spendlow Gardens	Leicester City Council	Allocated for 11 dwellings. Site is proposed for partial development only (0.3ha out of total site area of 0.61ha), with remainder to be retained and enhanced as green space.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2029.	House building is expected to start in 2029/30.	2031/32 - 11 dwellings	Anticipated trajectory for completion in 2032.
684 - Land adjacent Evington Leisure Centre	Leicester City Council	Allocated for 15 dwellings. Greenfield site adjacent to sports pitches, a leisure centre as well as a Doctors surgery. Sports fields need to be considered within the design of the development. Retention of open space to the rear of the site to help contribute to open space needs and development proposed along Downing Drive.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2029.	House building is expected to start in 2029/30.	2030/31 - 15 dwellings	Anticipated trajectory for completion in 2031.
Strategic site Former Western Park Golf Course (Policy SL02) 702 - Former Western Park Golf Course	Leicester City Council	Previously allocated for 412 dwellings, proposed to be modified to 458 dwellings in line with Ho05 as part of Main Modifications. The site is a former golf course and adjoining land which borders onto Glenfield Village and an industrial estate on Scudamore Road. Alongside housing the site is being promoted for 7 permanent Gypsy and Traveller pitches and employment land. 3.48 Hectares of open space to be retained and enhanced. The site adjoins City Council owned land in Blaby District Council. The site is being considered to be brought forward as a comprehensive masterplan including the land within Blaby. There is a 800mm Dia combined rising main within the western half of the site, flowing south to north, that will require a 15m easement and careful engineering consideration for any highway crossing. There will be a requirement for both on-site and off-site highway infrastructure including on-site drainage, ecology and landscaping that will be required to enable development.	The Council as land owner will seek to procure development partners post adoption of the new Local Plan. Site wide enabling highway and drainage infrastructure is expected to be delivered within the first 12 to 18 months of starting on site including new site access points.		Future planning applications to follow on from site wide masterplanning including land within Blaby.	First dwelling expected within 12 – 18 months of planning approval. House building is expected to start in 2031/32. First dwellings typically expected within 12 – 18 months of planning approvals.	2031/32 - 50 dwellings 2032/33 - 100 dwellings 2033/34 - 100 dwellings 2034/35 - 100 dwellings 2035/36 - 108 dwellings 2 to 3 house builders on site at once	Anticipated trajectory for completion in 2036.

715 - Land north of Gartree Road	Private	<p>Allocated for 35 dwellings. Site is proposed for partial development only (1.2ha out of total site area of 2.35ha) as restrictive covenants reduce the developable area.</p> <p>The site is a greenfield site to the south of Leicestershire Golf Course and serves as an extension to existing development in Oadby & Wigston. An appropriate buffer from the golf course has been taken account of as part of planning process by the landowner.</p> <p>Consideration has been given to gas main easement, surface water drain and culvert, potential archaeological interest and biodiversity matters.</p> <p>Regulation 19 representation and delivery questionnaires from landowner includes a draft masterplan and some technical reports to support site delivery. This includes notes on transport/highways and ecology.</p> <p>Pedestrian and vehicular access to be delivered as part of the planning application process as this should not impede on initial site delivery.</p> <p>Previous pre-application advice discussed with landowners/developers.</p> <p>Envisaged that both market and affordable homes will be delivered in line with Local Plan requirements, for up to 40 dwellings.</p>	<p>Anticipated that site will be taken to market as soon as possible after Local Plan allocation. Soft market testing understood to be undertaken previously.</p> <p>6 months allowed for site preparation works.</p>	<p>Sale of land expected 6 months after site allocation and planning permission to be secured 18 months after.</p>	<p>House building is expected to take around 18 months to be completed.</p>	2029/30 - 35 dwellings	Anticipated trajectory for completion in 2030.	
960 - Land west of Bede Island Road (Braunstone Gate)	This allocation is partially owned by Leicester City Council and partially in private ownership	<p>Allocated for 20 dwellings. Site is proposed for partial development only (0.15ha out of total site area of 0.85ha), with remainder to be retained and enhanced as green space.</p> <p>Site lies along the River Soar and a flood resilience strategy and exception test would be required. Site access to be determined. Great Central Railway viaduct to be considered for retention.</p> <p>Site is being brought forward by private developer working with LCC. Screening opinion for environmental assessment (20213096) and pre-application advice has been sought previously for the site, mostly for student accommodation.</p>	<p>LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.</p>	<p>Previous planning applications for development of student accommodation. Planning application expected around 2025/26.</p>	<p>House building is expected to start in-2027/28.</p>	2027/28 - 20 dwellings	Anticipated trajectory for completion in 2028.	
961 - Welford Road Playing Fields	Private	<p>Allocated for 14 dwellings. Site is proposed for partial development only (0.5ha out of total site area of 3.8ha), with remainder to be retained / re-provided playing fields. Development would likely involve the demolition of existing pavilion and construction of dwellings fronting onto Welford Road. Sports provision to be mitigated in design. Access from Welford Road required to be safe and secure.</p> <p>Previous pre-application advice sought for development of residential dwellings and community space.</p>	<p>Site is currently inaccessible to the public.</p>		<p>House building is expected to start in 2028/29.</p>	2028/29 - 14 dwellings	Anticipated trajectory for completion in 2029.	
962 - Amenity land between Coleman Road and Goodwood Road (east of Hazelnut Close and Ellwood Close)	Leicester City Council	<p>Allocated for 9 dwellings. Greenfield considered to be suitable for housing development.</p>	<p>LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.</p>	<p>Planning application expected around 2026/2027.</p>	<p>House building is expected to start in 2027/28.</p>	2027/28 - 9 dwellings	Anticipated trajectory for completion in 2028.	
963 - Southfields Infant School and Newry Specialist Learning Centre	Leicester City Council	<p>Whole site was allocated for housing for 35 dwellings, proposed to be modified to 53 based on recent planning approval (20220960). Former school site that has now been demolished.</p> <p>City Council Regulation 3 application for the demolition of existing buildings and construction of 44 houses (2x1 bed, 30x2 bed, 12x3 bed) and 9 flats (5x1 bed and 4x2 bed) in December 2022 (20220960). This site is within Phase 2 of the Local Authority New Build Programme and has secured Brownfield Land Release grant monies from One Public Estate towards abnormals. A non-material Amendment application was approved in December 2023 for a change to the housing layout in the south eastern corner (20231652) and a variation to condition 28 is currently pending a decision (20240044).</p>	<p>Preparations are underway to publish the tender opportunity to the market.</p>	<p>Demolition and remediation of the site and structures has been completed with procurement of a contractor expected in late 2024/25.</p>	<p>20220960 granted for 44 houses and 9 flats</p> <p>MOU signed 13th December 2022.</p>	<p>House building expected to start in Summer/Autumn 2024</p>	<p>2025/26 - 28 dwellings</p> <p>2026/27 - 25 dwellings</p>	<p>Anticipated trajectory for completion in 2027.</p> <p>This planning application was approved after the Regulation 19 consultation and figures will be amended as part of modifications. - now amended in this document and trajectory to 53 dwellings</p>
992 - Woodstock Road	Leicester City Council	<p>Allocated for 5 dwellings. Greenfield site which currently contains a number of trees. Development of the site would extend the housing along Woodstock Road.</p>	<p>LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.</p>	<p>Planning application expected around 2030.</p>	<p>House building expected to start in 2031/32</p>	2031/32 - 5 dwellings	Anticipated trajectory for completion in 2032.	

1001 - Phillips Crescent	Leicester City Council	Allocated for 5 dwellings. Greenfield site currently used as an informal green space with Public Right of Ways on the site.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2030.	House building expected to start in 2031/32	2031/32 - 5 dwellings	Anticipated trajectory for completion in 2032.
1007 - Glazebrook Square	Leicester City Council	Allocated for 12 dwellings. Greenfield site currently used as informal open space.	Currently projected to remain in LCC ownership for affordable housing development.		Planning application expected around 2026.	House building expected to start in 2027/28	2028/29 - 12 dwellings	Anticipated trajectory for completion in 2029.
1030 - Land to the west of Dysart Way	Leicester City Council	Allocated for 9 dwellings. Greenfield site currently used as informal open space.	Currently projected to remain in LCC ownership for affordable housing development.		Planning application expected around 2026.	House building expected to start in 2027/28	2028/29 - 9 dwellings	Anticipated trajectory for completion in 2029.
1034 - Forest Lodge Education Centre, Charnor Road	Leicester City Council	Was allocated for 26 dwellings, proposed to be modified to 33 dwellings based on planning application (20240741). Brownfield land containing former education centre. Approval of details of demolition on application 20230958. Planning application pending consideration for 33 dwellings (20240741). Pre-application advice undertaken and advice received in September 2023. This site is within Phase 2 of the Local Authority New Build Programme and has secured Brownfield Land Release grant monies from One Public Estate towards abnormals.	Preparations are underway to publish the tender opportunity for demolition and remediation works to the market. Main construction works tender preparation will run concurrently during planning determination period and be published post decision to the market.	Demolition and remediation of the site and structures is underway and a demolition contractor is on site.	20230958 - Approval of details of demolition 20240741 - Planning application pending for 33 dwellings	House building expected to start in 2024/25	2024/25 - 3 dwellings 2025/26 - 30 dwellings	Anticipated trajectory for completion in 2026.
1035 - VRRE / Gipsy Lane	Private	Site is currently allocated for 12 dwellings and was expected to come forward in 10 years timescale. However, the landowner does not wish to bring the site forward following Regulation 19 consultation. The site is proposed to be removed from allocations as part of main modifications.					This site is to be removed as part of main modifications as the land is no longer available for development.	This site is to be removed as part of main modifications as the land is no longer available for development. REMOVED AS PART OF MAIN MODS.
1037 - Spence Street	Leicester City Council and Private	Site allocated for 22 dwellings. Brownfield land in an area consisting of a mixture of housing and employment uses. This is a former employment site in the 2006 Local Plan and is in multiple landownership. Flood mitigation measures will be needed for the development.	Expected that this will primarily be promoted by private developers in conjunction with landowners. Potential for sale of land to development firms.			House building expected to start in 2034/35	2035/36 - 22 dwellings	Anticipated trajectory for completion in 2036.
1039 - Bisley Street / Western Road	Private	Site allocated for 17 dwellings. Brownfield land in an area consisting of a mixture of housing and employment uses and within a predominantly residential area. This is a former employment site in the 2006 Local Plan and has multiple landowners, predominantly smaller businesses. Likely for a change of use of buildings from employment uses to residential.		Site known to have potentially contaminative previous use	Previous planning applications for changes of use to residential on site.	House building expected to start in 2032/33	2032/33 - 17 dwellings	Anticipated trajectory for completion in 2033.
1041 - Land off Hazeldene Road adjacent to Kestrel's Field Primary School	Leicester City Council	Allocated for 21 dwellings. Greenfield site which is suitable for development. This site serves as an extension to the 2012 outline planning permission for development of 416 dwellings in Hamilton (20120779). The Council has actively worked with development partners to deliver around 3000 homes in Hamilton and will continue to do so for this allocation.	LCC will explore options for delivery and routes to market for all site including, but not limited to, direct delivery as part of the ongoing Local Authority New Build programme, possible joint venture delivery, disposal to Registered Providers or open market sale subject to planning. Sites will be considered on merit for affordable and/or private tenure schemes.		Planning application expected around 2031.	House building expected to start in 2032/33	2032/33 - 21 dwellings	Anticipated trajectory for completion in 2033.
1042 - Land off Heacham Drive (Phase 2) (former playing fields)	Private	Greenfield site allocated for 53 dwellings. This allocation is the 3rd phase of development in the area. Permission was previously approved for 306 dwellings on the adjoining phase 1 and 2 development. This is currently in the process of being developed as outlined in the commitments below. The phase 2 development was reduced from 314 dwellings (20160871) on original consent to 306 dwellings (20172015) on 2017 planning application. A planning application is being worked on for the third phase of the development. Pre-application advice has been sought in 2022 and provided. The Council is continuing to work with the developer to ensure delivery of this site. A 2024 pre-application has been submitted to the Council for 60 homes which is currently pending consideration.	This will be marketed by Barratt Homes.		20160871 20172015	Deed of Variation signed 3rd July 2018 Delivery of housing is expected to start within 18 months of securing planning permission.	2027/28 - 27 dwellings 2028/29 - 26 dwellings	Anticipated trajectory for completion in 2029.
1051 - Gilmorton Community Rooms / Hopyard Close shops	Leicester city council	Site allocated for 9 dwellings. Brownfield site which currently has a small local shop and community rooms. Consideration needs to be given for re-provision of shop/community facilities in the re-development. Following Regulation 19 consultation, the site is proposed to be modified to include potential re-provision of local retail and community facilities.		Tenants in the shop will need to be accounted for in development.	Planning application expected around 2027.	House building expected to start in 2028/29	2029/30 - 9 dwellings	Anticipated trajectory for completion in 2030. Removed as part of Main Mods (Action 144)
COMMITMENTS (LARGE SITES (10+ DWELLINGS))								

Ashton Green, Ashton Green Road / Thurcaston Road	Leicester City Council	<p>This site has outline planning consent (as amended) (20162453) for up to 3,000 dwellings and 10 ha of large scale employment land having regard to Core Strategy policy 5: Ashton Green. Due to the s73 application (20240895), the total capacity of the site has been amended to circa 2,300 dwellings over the Plan Period. This application was to change land uses to extend the large scale employment land allocation and amend the housing numbers to reflect the development constraints.</p> <p>Phase A (100 dwellings) was completed in late 2020. Phase B (307 dwellings - planning application 20181813) commenced on site in early 2021 with 108 completed as at Q1 2024. As of March 2024, 189 dwellings are outstanding on this application with 112 under construction and 77 left to build. Phase C (440 dwellings) development partner selected with delivery subject to planning approval. Marketing of future development phases in progress. 5 ha of large scale employment delivered since 2013.</p> <p>The allocation proposed in the Local Plan site 262 (Land to the east of Ashton Green: SL03) will be delivered alongside this application.</p>	The Council as land owner and master developer will continue to seek to procure development partners for the phased delivery of the site.	Highway infrastructure to enable the delivery of the early phases has been completed.	Site wide outline planning permission 20100969, which was amended to planning permission 20162453. 20240895 is the S73 application to reduce the capacity to 2300.	House building commenced at Ashton Green in 2017.	Circa 218 dwellings completed as at 31st March 2024.	Anticipated trajectory for completion in 2036.	
Somerset Avenue, Heacham Drive, (Land Between) Blackbird Road Playing Fields	Private	<p>Full planning permission for the development of phase 1 of development of Blackbird Road playing fields, planning permission for 306 dwellings. Planning permission granted in March 2017. 51 dwellings completed in 2022/23 and 9 dwellings are currently under construction. Discharge of planning conditions applications received and approved in 2019 and early 2023. The remaining 19 dwellings were completed in 2023/24.</p>	Developer (Barratts) will be responsible for the promotion of this site.		20160871	House building commenced in 2016.	246 completed in previous years with 95 completed in 2021-22 and a further 51 dwellings completed in 2022/23 and remaining 19 dwellings completed in 2023/24.	Site completed in 2023/24.	
Abbey Park Road 49, The Shoe Factory Rear Of	Private	<p>Full planning permission for the demolition of factory and construction of 10 dwellings (10 x 3 bed) with associated parking and access. Permission granted in December 2023</p>			20221781	Expected start in 2025/26	2025/26 - 10 Dwellings	Anticipated completion in 2025/26	
115 Abbey Park Road, Land Adj	Private	<p>Full planning permission for the construction of 2 – 4 storey building comprising 72 flats (20 x studios, 51 x 1 bed, 1 x 2 bed) (Class C3) ancillary areas and offices, associated works and infrastructure. All dwellings under construction in 2022/23. Planning permission expires in July 2023, however, discharge of planning conditions application approved with expiry date of November 2025. Confirmation from landowner that this is not being built out.</p>		Land is clear of any buildings, grassland.	20192102	Started in 2022/23.	2022/23 – 12 dwellings 2023/24 – 30 dwellings 2024/25 – 30 dwellings	Anticipated trajectory for completion in 2025.	
Abbey Meadows Works (Bestway Holdings)	Private	<p>Full planning permission for the construction of 82 dwelling (36 x 2 beds, 36 x 3 beds and 10 x 4 beds). Several conditions discharged in 2020 and 2021. All dwellings completed in 2022/23.</p>			20180464	Started in previous years, 72 dwellings completed before April 2022.	2022/23 – 10 dwellings	Completed in 2022/23.	
Abbey Meadows, Rocket Studio Phase 2	Private	<p>Full planning permission for the construction of 41 dwellings through 3 planning applications (20190515 = 16 dwellings, 20191841=8 Flats, 20190467=17Flats). Several conditions discharged in 2020 and 2021. All 41 dwellings completed in 2022/23.</p>			20190515 & 20191841 & 20190467	Unilateral undertaking signed January 2020	Started in 2021/22.	2022/23 – 41 dwellings	Completed in 2022/23.
Abbey Park Road, Former Advanced Tapes and Bus Depot	Private	<p>Full planning permission for Construction of 117 dwellings (31 x 2 bed, 70 x 3 bed, 4 x 4 bed, 12 x 1 bed flats); access; parking; landscaping. Planning permission granted in October 2022. Several conditions discharged in 2023 and start of 2024. 8 dwellings completed in 2023/24 and 109 dwellings under construction. s73 application has been submitted (20241030) which is currently pending consideration, application for revised layout and minor highways revisions.</p>		Already started on site.	20212413	Deed of agreement signed in October 2022.	Started in 2023/24. 8 dwellings completed in 2023/24.	2025/26 -109 Dwellings	Anticipated trajectory for completion in 2026.
Abbey Park Road, Site of Former Bus Garage	Private	<p>Outline application including access for construction of up to 96 dwellings (Class C3); associated works with all other matters reserved. Approval granted in September 2020 which is due to expire in September 2025. Planning application 20230062 currently pending a decision for 64 dwellings.</p>		Vacant land, site has started to be cleared of rubble.	20200121	Deed of agreement signed 10th September 2020	Landowner confirmed that planning permission not planned to be implemented. 20212413 to be implemented instead.	Not being built out.	Not being built out

Abbey Meadows BUSM site	Private	Outline planning permission for 1,199 dwellings (20060322) granted in October 2009 with an expiry in October 2017. Phase 1 of development approved for 191 dwellings through reserved matters (20091358) and varied by condition to change house types in March 2012 (20120198). Further reserved matters approved in January 2015 for 115 dwellings for phase 2 of the application. Several conditions have been discharged through planning applications between outline planning approval in December 2007 and 2019. Reserved matters application 20172199 is currently pending a decision for 630 dwellings as part of the next phasing of the development. 884 dwellings are left to build on this site.	Marketing is expected through developer.	Site is being built in phases.	20060322 & 20091358 & 20120198 & 20141310	Deed of agreement signed October 2009.	Started on site in previous years.	2024/2025 – 10 dwellings 2025/2026 – 100 dwellings 2026/2027 – 129 dwellings 2027/2028 – 129 dwellings 2028/2029 – 129 dwellings 2029/2030 – 129 dwellings 2030/2031 – 129 dwellings 2031/2032 – 129 dwellings	Anticipated trajectory for completion in 2032.
Northgate Street Soar Lane, Leicester Waterside	Leicester City Council	Outline planning permission for demolition of existing buildings and development of up to 500 dwellings, retail and business uses (20151587). Outline application approved in December 2015 with an expiry of December 2020. Reserved matters for details of appearance, landscaping, layout and scale for planning permission for 367 dwellings (20182255). Discharge of planning condition applications submitted and approved in 2023. 19 dwellings completed in 2021/22. 55 dwellings completed in 2022/23 and a further 51 under construction. As of 2023/24, a further 66 dwellings have been completed, 78 under construction and a further 149 dwellings left to build.		Being completed in phases including any preparatory works.	20182255		Started on site in previous years.	2024/2025 - 60 dwellings 2025/2026 - 60 dwellings 2026/2027 - 60 dwellings 2027/2028 - 47 dwellings	Anticipated trajectory for completion in 2028.
47-55 Northgate Street	Private	Full planning permission for the construction of 69 apartments approved in August 2018. Several conditions have been discharged between 2021 and 2023. All dwellings constructed in 2022/23.			20171126	Unilateral Undertaking signed 9th August 2018	Started in 2021/22.	2022/23 – 69 dwellings	Completed in 2022/23.
11 St Margarets Way, Citygate House	Private	Notification of a change of use from offices to create 56 dwellings, approved in August 2019. Non material amendment application approved in 2021 to reduce the number of dwellings from 56 to 55 (20212619). Conditions discharged in 2023. All dwellings are under construction in 2023/24.			20191184		Started in 2022/23.	All 55 dwellings completed in 2023/24.	Completed in 2023/24.
1 Causeway Lane	Private	Prior approval for a change of use from offices (class B1(a)) to 100 residential flats, granted approval in August 2021. Non-material planning permission approved for amendments to floor plans in January 2022 and to internal configurations (in March 2023). Discharge of planning conditions approved in March 2023. All 100 dwellings under construction in 2023/24.			20211510		Started in 2023/24.	2024/25 - 50 dwellings 2025/26 - 50 dwellings	Anticipated trajectory for completion in 2026.
14 Jarvis Street	Private	Full planning permission for construction of 6-storey building to provide 21 residential units (16 x 1-bed and 5 x 2-bed). This has been permissioned to be either care home or market housing. Expires in December 2023, however several discharge and approval of conditions applications (20231749, 20220391, 20231651) have been approved with decision dates extending to December 2026.			20200801	Unilateral Undertaking signed 22nd December 2020	Expected to start in 2024/25.	2025/26 - 21 dwellings	Anticipated trajectory for completion in 2026.
61 Great Central Street	Private	Full planning permission for the demolition of former factory buildings and change of use of factory building to residential and six storey new build residential block to form 73 units (5 x studio, 15 x 1 bed, 53 x 2 bed). This planning permission was granted in May 2016. Application 20181523 is a Non-Material Amendment application to amend one 2 bed unit to a 1 bed unit and subdivision of 2 bed penthouse to 2-bed and 1-bed unit. Certificate of lawful implementation approved for 73 units (20221169). Applications to discharge conditions on application have been approved since 2018.		Building has been demolished and door implemented on the site.	20151041 & 20181523 & 20221169		Expected to start in 2024/25.	2024/25 - 28 dwellings 2025/26 - 28 dwellings 2026/27 - 17 dwellings	Anticipated trajectory for completion in 2027.
132-140 Highcross Street, rear of 61 Great Central Street	Private	Full planning permission for construction of five, six and eight storey mixed used development comprising 98 flats (21 x studio flat; 62 x one-bed; 15 x two-bed) with associated amenity space, cycle storage, servicing, plant and access (use class C3); two ground floor commercial units (use class B1/D1); electricity substation; loading bay to highway. permission granted in September 2020. Conditions discharged in 2023.		Demolition started as of 2023	20182111		Expected to start in 2024/25.	2024/25 - 60 dwellings 2025/26 - 38 dwellings	Anticipated trajectory for completion in 2026.
Vaughan Way, Higheross Street Junction	Private	Full planning permission for the construction of a 5-, 7-, 10 and 12 storey providing a mixed use development to include commercial floorspace and 300 flats (176 x 1 bed, 124 x 2 bed). Planning permission approved in March 2020. Discharge of planning condition applications have been approved between 2017 and 2019. 3 dwellings left under construction in 2022/23. Landowner confirmation that nothing left to build in November 2024.			20162182		Started in previous years.	2023/24 – 3 dwellings	Anticipated trajectory for completion in 2024.
47 Vaughan Way, Kimberley House	Private	Notification of a change of use of first second and third floors from office (Class B1a) to 18 flats per floor (20152053 & 20152054 & 20152055) and full application for change of use from education to 5 x 1 bed flats on fourth floor (20160954). Single storey roof extension to create 8 flats (2 x 2 bed and 6 x 1 bed). 8 dwellings left to build in 2022/23 in the roofspace.			20152053 & 20152054 & 20152055 & 20160954 & 20160958 & 20161543 & 20172258		Started in previous years.	2025/26 - 8 dwellings	Anticipated trajectory for completion in 2026.

Fleet Street, Fleet House	Private	Full planning permission for the part demolition and conversion of Fleet House, including construction of five 5 - 6.5 storey buildings comprising 351 flats (120 x Studio, 211 x 1 bed, 20 x 2 bed) (Class C3); communal ancillary facilities to include residents gym; indoor amenity space; outdoor landscaped amenity space; pedestrian access. Planning permission approved in February 2021. Several conditions discharged in July 2022 and a further variation to conditions application for conditions 16, 17, 20, 21, 21 and 28 has been submitted in 2024.	Building work has now started on site.	20200942	Started in 2023/24.	2024/25 - 125 dwellings 2025/26 - 125 dwellings 2026/27 - 101 dwellings	Anticipated trajectory for completion in 2027.	
Leicester House, Lee Circle	Private	Full planning application for a change of use of and construction of 7 storey extensions and additional storey to ground floor retail and leisure uses and 176 flats. Permission granted initially in October 2001 with expiry in October 2006. Site has been built out in multiple phases. Conditions discharged in January 2016 and December 2017. NMA's approved in 2016 and early 2017 for minor amendments to planning application. 152 dwellings completed prior to 2022/23, 10 dwellings completed this year and a further 13 dwellings under construction. Remaining 12 dwellings under construction in 2023/24.		20011249	Started in previous years.	2024/25 - 12 dwellings	Anticipated trajectory for completion in 2025.	
2 Yeoman Street	Private	Full planning permission for change of use from factory (Class B2) to 20 flats (14x 1bed, 5x 2bed, 1x studio) (Class C3); installation of roof lights, alterations (Amended Plans received 8 July 2022 and 8 August 2022). All dwellings completed in 2022/23.		20210080	Started in 2021/22.	2022/23 - 20 dwellings	Completed in 2022/23.	
21 Morledge Street	Private	Full planning permission for the demolition of warehouse and construction of seven, eight and eleven storey block with a dance studio and 115 flats, approved in January 2016. Variation and discharge of conditions applications approved in August 2018 and November 2019. Building has been demolished on the site which constitutes a partial implementation of the planning permission.		20150866	Deed of Agreement signed 14th July 2016	Expected to start in early 2025.	2024/25 - 30 dwellings 2025/26 - 29 dwellings 2026/27 - 28 dwellings 2027/28 - 28 dwellings	Anticipated trajectory for completion in 2027/28.
97 Church Gate	Private	Full planning permission for the demolition of existing buildings and construction of mixed use development including 142 flats (53 x 2 bed, 67 x 1 bed and 22 studios). Non-Material Amendment application approved in February 2024.	Existing buildings on site have been demolished and cleared.	20182183	Deed of Agreement signed 3rd February 2021	Started in 2023/24.	2025/26 - 71 dwellings 2026/27 - 71 dwellings	Anticipated trajectory for completion in 2027.
Sandacre Street Car Park	Private	Non Material Amendment to planning permission 20171254 to amend the approved residential apartments from 267 to 264. Planning permission expires in June 2026.	20171254 & 20230340		Expected to start in 2025/26.	2025/2026 - 66 dwellings 2026/2027 - 66 dwellings 2027/2028 - 66 dwellings 2028/2029 - 66 dwellings	Anticipated trajectory for completion in 2029. New site from 2023/24 commitments	
3 Horsefair Street, Horsefair House	Private	Full planning permission for change of use of basement from Sui Generis to Class E; Part of ground floor to fifth floor from Class E to Class C3 Construction of fifth Storey Infill to create 40 flats (23x studio, 13x 1bed, 4x 2bed). Planning permission expires in December 2026.		20230672	Expected to start in 2025/26.	2025/2026 - 20 dwellings 2026/2027 - 20 dwellings	Anticipated trajectory for completion in 2027. New site from 2023/24 commitments	
Lee Circle, City Industrial units	Private	Full planning permission for Demolition of buildings; Construction of a 6 and 7 storey building comprising of 92 flats (1 x Studio, 59 x 1 bed, 32 x 2 bed); substation; communal amenity space and facilities. Planning permission expires in September 2025.		20211339	Expected to start in late 2024/early 25	2024/25 - 30 dwellings 2025/26 - 30 dwellings 2026/27 - 32 dwellings	Anticipated trajectory for completion in 2026/27	
St Peters Lane & Church Gate, Land at Corner	Private	Full planning permission for construction of four storey building to include one retail unit (Class E) to ground floor and flats (9 x 1 Bed; 6 x 2 Bed) from ground to third floor (Class C3). Planning permission granted in September 2022.		20210727	Expected to start in 2024/25.	2024/25 - 15 dwellings	Anticipated trajectory for completion in 2025.	
20 St Peters Lane - former Debenhams Store	Private	Full planning permission for demolition of vacant retail store and the removal of existing car parking spaces and construction of 12, 11 and 8 storey building comprising commercial floorspace on lower and upper ground floor (Class E) and 305 residential units (Class C3). Planning permission approved in January 2022 with an expiry in January 2025. Second full planning permission (20212585) for the partial demolition and reconfiguration of existing retail store to provide new retail units granted in February 2022.		20210461	Expected to start in late 2024/early 2025	2025/26 - 50 dwellings 2026/27 - 50 dwellings 2027/28 - 50 dwellings 2028/29 - 50 dwellings 2029/30 - 50 dwellings 2030/31 - 55 dwellings	Anticipated trajectory for completion in 2030/31.	
81-83 Charles Street 20172136 = 12 Flats (First & 2nd Flrs) & 20191255 = 7 Flats (Third & Fourth Flrs)	Private	Notification of a change of use from 1st and 2nd floor offices to 12 flats (20172136) approved in December 2017. A further application for construction of third and fourth floor extension to form 7 flats (20191255) approved in January 2020. 12 flats have been completed, 7 flats are still under construction, as of 2023/24.	20172136 & 20191255		Started in previous years.	2024/25 - 7 dwellings	Anticipated trajectory for completion in 2024/25.	
13-15 Belvoir Street	Private	Notification of a change of use of first, second, third and fourth floors from offices (Class B1(a)) to 21 studio flats. Planning permission granted in March 2021 and expired in March 2024.		20200895	Based on the timeframe of w	2023/24 - 21 dwellings	Anticipated trajectory for completion in 2024.	
1 Pocklington Walk	Private	Full planning permission for change of use from offices (Class E) to 10 flats (Class C3) granted in February 2022. Several conditions discharged in 2022. All dwellings under construction as of 2022/23		20210536	Started in 2022/23.	2023/24 - 10 dwellings	Anticipated trajectory for completion in 2024.	
33-49 Market Street	Private	Full planning permission for a change of use of part of first floor, and second and third floors, and ground floor of No 43, from retail (Class A1) to 14 residential units (3 x Studio, 3 x 1 bed, 7 x 2 bed, 1 x 3 bed). Planning permission expires in May 2026.		20200878	Signed Deed of Agreement in May 2023.	Expected to start in 2024/25.	2024/25 - 14 dwellings	Anticipated trajectory for completion in 2024/25. New site from 2023/24 commitments

35 Albion Street Black Boy PH	Private	Full planning permission for the variation of condition 18 (plans) attached to application 20131289 (20180427). These amendments will provide 54 students bedrooms over 27 flats. This planning permission expired in 2022. However a start was made on site with footings being dug. Second planning application has been approved (20202281) in December 2023 for change of use and partial/demolition/extension to create 38 flats (26 x studio and 12 x 1 bed). This is for C3 residential dwellings.	20180427 20202281	Signed Deed of Agreement in December 2023.	Expected to start in 2024.	2024/25 - 19 dwellings 2025/26 - 19 dwellings	Anticipated trajectory for completion in 2026.	
9 Pocklington Walk, 1,3,7 Chancery Street, 8, 10,12,14 Rupert Street	Private	Full planning permission for part retrospective change of use and listed building consent from offices (Class B1) to 11 residential flats, and associated internal and external alterations (Class C3). Granted in December 2020. Variation of conditions approved in 2023. All 11 dwellings constructed in 2022/2023.	20192131	Started in 2020/21.	2022/23 - 11 dwellings	Completed in 2022/23.		
40-48 Belvoir Street	Private	Full planning permission for listed building consent and a change of use of part of first floor, second and third floors from warehouse to 13 flats (7 x 1 bed and 4 x 2 bed). Approval granted in February 2020. All 13 dwellings completed in 2022/2023.	20181361	Started in 2020/21.	2022/23 - 13 dwellings	Completed in 2022/23.		
Wellington Street 22-32, Wellington House	Private	Notification of a proposed change of use from offices to 105 flats approved in May 2020. NMA applications (20212734 and 20220384) to alter flat layouts and the yard of original planning application. Application to discharge of planning conditions in relation to travel pack approved in August 2022. 84 dwellings completed in 2022/23 and a further 21 dwellings under construction. All dwellings completed in 2023/24.	20200368	Started in 2022/23.	2023/24 - 21 dwellings	Anticipated trajectory for completion in 2024.		
Welford Place, New Walk, King Street, Marlborough St, Welford Rd	Private	Full planning application for mixed use development of offices, retail units and 71 x 2-bed flats. Approval granted in August 2015 to expire in 2018. However, discharge and variation of condition planning applications approved in between 2016 and early 2018. 54 dwellings already constructed, 17 dwellings under construction in 2023/24.	20150946	Started in previous years.	2024/25 - 17 dwellings	Anticipated trajectory for completion in 2024/25		
29-31 Wharf Street South	Private	Full planning permission for the demolition of buildings and construction of six storey building for eleven flats (6 x studio, 5 x 1 bed). Planning permission expired in August 2023 and demolition yet to take place.	20180265	Deed of Agreement not signed 13th August 2020	Based on the timeframe of w 2023/24 - 11 dwellings	To be removed from the next trajectory as no start has been made on the site.	To be removed from the next trajectory as no start has been made on the site.	
Corner of Camden Street and Earl Street	Private	Full planning permission for the construction of a six storey building with 11 flats, approved in February 2019. Discharge of planning conditions application (20211234) approved in March 2022. All 11 dwellings under construction in 2022/23. All dwellings completed in 2023/24.	20170180	Deed of Agreement not signed 13th February 2019	Started in 2022/23.	2023/24 - 11 dwellings	Anticipated trajectory for completion in 2024.	
60 Charles Street	Private	Notification of a change of use from offices to 72 dwellings, allowed through an appeal in November 2022.	20211604	Expected to start in late 2024.	2024/25 - 10 dwellings 2025/26 - 36 dwellings 2026/27 - 26 dwellings	Anticipated trajectory for completion in 2026/27		
60 Charles Street (11 Yeoman Street)	Private	Full planning permission for the construction of a six storey building to provide 15 x 1 bed flats. Discharge of planning condition applications approved between 2021-2023. All dwellings completed in 2022/23.	20180456	Started in 2020/21.	2022/23 - 15 dwellings	Completed in 2022/23.		
6-8 Nelson Street	Private	Full planning permission for change of use to create 19 dwellings. All dwellings completed in April 2022.	20170916	Started in 2020/21.	2022/2023 - 19 dwellings	Completed in April 2022.		
Filbert Street, Lineker Road	Private	Full planning permission for the construction of four 3-7 storey building comprising of 361 apartments (131 x studios, 50 x 1 bed, 84 x 2 beds, 49 x 3 beds, 36 x 4 beds and 11 x 5 beds). Approval granted in November 2019. Discharge of planning conditions applications approved in 2019 and 2020.	Foundations have been dug for all four blocks and steels erected for both 1st and 2nd block.	20190742	Deed of Agreement signed 29th November 2019	Expected to start later in 2024/25.	2024/25 - 66 dwellings 2025/26 - 65 dwellings 2026/27 - 50 dwellings 2027/28 - 84 dwellings 2028/29 - 49 dwellings 2029/30 - 47 dwellings	Anticipated trajectory for completion in 2029/30.
Lutterworth Road, Franklyn Fields	Leicester City Council	Full planning permission for construction of 102 dwellings (4 x 1 bed flats, 8 x 2 bed, 30 x 3 bed, 58 x 4 bed and 2 x 5 bed houses). Planning permission granted in May 2018 and conditions granted between 2019 and 2021. 31 dwellings completed in 2021/22, 47 dwellings completed in 2022/23 and remaining 24 dwellings under construction in 2022/23 with anticipated completion in Spring/Summer 2024. All 24 dwellings completed in 2023/24.	20162382	Deed of Agreement not signed 14th August 2020 (S106) Deed of Agreement not signed 23rd May 2018 (S111)	Started in 2020/21.	All dwellings completed in 2023/24.	All dwellings completed in 2023/24.	

88 Woodgate	Private	Full planning permission for the demolition of existing car wash (Sui Generis); Construction of a four storey and a part three and part four storey building comprising 39 flats (30 x 1bed, 9 x 2bed) (Class C3). Planning permission expires in July 2026.		20220654	Expected to start in 2024/25.	2024/25 - 39 dwellings	Anticipated trajectory for completion in 2025 New site from 2023/24 commitments.	
87-95 Hinckley Road	Private	Full planning permission for a change of use from police station to 30 residential apartments (11 x studio and 19 x 1bed). Approval granted in September 2020 and all dwellings under construction since 2021/2022.		20190494	Started in 2021/22.	2024/25 - 30 dwellings	Anticipated trajectory for completion in 2025.	
2 Disraeli Street	Private	Full planning permission for the demolition of industrial buildings (Class B2); construction of 17 dwellings (Class C3) with associated infrastructure including new substation. Planning permission expires in October 2026.		20222124	Expected to start in 2024/25.	2024/25 - 17 dwellings	Anticipated trajectory for completion in 2025 New site from 2023/24 commitments	
Marwood Road, Stocking Farm Neighbourhood Centre	Leicester City Council	Full planning permission for demolition of existing buildings (including retail units, ancillary buildings, outdoor leisure facilities and boundary treatments). Construction of 50 residential dwellings (20x houses, 24x flats); conversion of Stocking Farm Farmhouse to 6 supported living flats (Class C3); public open space. S73 application approved in September 2024 (20241189) to reduce this from 50 dwellings to 45 dwellings. Development expected in one phase.	Highways and utilities to be delivered as part of main build contract. Finalising RIBA Stage 4. Various surveys undertaken to inform design work such as topographical surveys, site investigation work, ecology surveys etc.	20221514	Anticipated start in Spring 2025.	2025/26 - 15 Dwellings - 30 dwellings	2026/27 Anticipated trajectory for completion in 2027.	
96 Jarrom Street	Private	Full planning permission for demolition of existing building and construction of five and eight storey mixed used building comprising of 159 residential studio flats. Approval of details reserved by conditions approved in late 2021 and early 2022. Non-Material amendment approved in October 2023 (20231797) to include a ground floor unit for nursery/retail/restaurant.	Buildings on land have been demolished.	20180801	Unilateral Undertaking signed 13th February 2020	Expected to start in late 2024/early 2025.	2024/25 - 53 dwellings 2025/26 - 53 dwellings 2026/27 - 53 dwellings	Anticipated trajectory for completion in 2027.
47 Cyprus Road	Private	Notification of a change of use from offices to 19 flats. Approval granted in May 2020 and all dwellings change in 2022/23.		20200243	Started in 2021/22.	2022/23 - 19 dwellings	All dwellings completed in 2022/23.	
499A Saffron Lane	Private	Full planning for change of use of industrial building to 14 dwellings approved in April 2016 with an expiry of April 2019. Planning approval for discharge of conditions on planning application in 2019. All dwellings under construction in 2022/23.		20152003	Started in 2022/23.	2024/25 - 14 dwellings	Anticipated trajectory for completion in 2024/25.	
75 Church Gate	Private	Full planning permission for the change of use to 14 flats. All dwellings completed in 2023/24.		20170100	Started in 2023/24.	All dwellings completed in 2023/24	All dwellings completed in 2023/24	
19-23 Burleys Way	Leicester City Council	Full planning permission for a change of use of storage space and office accommodation (Class B1 and B8) to create 42 flats (41x 1bed, 1x 2bed). Approval of planning application in December 2020. Variation of and discharge of condition application received and approved in 2022 and 2023. Non-Material Amendment approved for change of brickworks, stairs and sloping roof. All dwellings under construction in 2022/23.		20200791	Started in 2022/23.	2023/24 - 20 dwellings 2024/25 - 22 dwellings	Anticipated trajectory for completion in 2025.	
42 Belgrave Gate, Former ABC Car Park	Private	Full planning permission for the construction of 126 residential apartments (81 x 1 bed and 45 x 2bed) and retail/office unit on the ground floor. Planning permission expires in September 2023, however conditions have been discharged on this application which extends this to October 2026. Technical reports have been submitted to support the planning application and address constraints.	Site is vacant and work has started on site.	20191390	Expected to start in early 2025.	2024/25 - 45 dwellings 2025/26 - 41 dwellings 2026/27 - 40 dwellings	Anticipated trajectory for completion in 2026/27	
Hawkins Road, land to rear	Leicester City Council	Allocated site which has received planning permission for 38 dwellings. See 'site 19 - Velodrome Saffron Lane' in the allocated sites section for further detail.		20200287	See 'site 19 - Velodrome Saffron Lane'	See 'site 19 - Velodrome Saffron Lane'	See 'site 19 - Velodrome Saffron Lane'	
The Newry, Newry Specialist Learning Centre & Southfield Infant School, Southfields Drive	Leicester City Council	Allocated site which has received planning permission for 44 dwellings. See 'site 963 - Southfields Infant School and Newry Specialist Learning Centre' in the allocated sites section for further detail.		20220960	See site '963 - Southfields Infant School and Newry Specialist Learning Centre'	See site '963 - Southfields Infant School and Newry Specialist Learning Centre'	See site '963 - Southfields Infant School and Newry Specialist Learning Centre'	
Meadow Way, Land Off	Private	Full planning permission for construction of 100 dwellings (25 x 1bed, 44 x 2bed, 19 x 3bed, 12 x 4bed). Planning permission expires in July 2026.		20220712	Signed Deed of Agreement on 12th July 2023.	Anticipated start in 2024/25	2024/25- 78 Dwellings - 22 dwellings 2025/26 Anticipated completion in 2025/26. New site from 2023/24 commitments	
182 Belgrave Road	Private	Full planning permission for 14 dwellings. Approval has been granted to discharge some planning conditions. All dwellings under construction in 2022/23.	Scaffolding already on site for building structure	20172335	Started in 2022/23.	2024/25 - 14 dwellings	Anticipated trajectory for completion in 2024/25	
160 Belgrave Road, Belgrave Commercial Centre, Ground to 3rd Floor	Private	Full planning application for a change of use from part of short stay car park to car park associated to flats. See below application for the construction of fourth and fifth floors to create 9 flats (1 x 3 bed, 4 x 2 bed and 4 x 1 bed). Total of 47 flats with the planning application. A start has been made on site with conversions of offices.	Offices under construction on site.	20172232	Construction of ground floor offices started in 2023/24	2025/26 - 38 dwellings	Anticipated trajectory for completion in 2025/26	
160 Belgrave Road, Belgrave Commercial Centre, 4th & 5th Floor	Private	Full planning application for a change of use from part of short stay car park to car park associated to flats, construction of fourth and fifth floors to create 9 flats (1 x 3 bed, 4 x 2 bed and 4 x 1 bed). Total of 47 flats with the planning application above. Planning permission expired in April 2023, however a start has been made on site with conversions of offices.	Offices under construction on site.	20182187	Construction of ground floor offices started in 2023/24	2025/26 - 9 dwellings	Anticipated trajectory for completion in 2025/26.	

Belgrave Road, Site of Former Sainsbury's	Private	Outline planning permission for the construction of 18 dwellings. This is hybrid application for retail, leisure, business and 18 apartments and was approved in November 2018 (an expiry in November 2023). Potential for this to be changed to an economic development focussed application, pre-application advice sought.		20181372	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2023/24 – 18 dwellings	Site has not yet been developed and it is likely that this will be removed from the next version of the trajectory.	Anticipated trajectory for completion in 2024.	Site has not yet been developed and it is likely that this will be removed from the next version of the trajectory.
94 New Walk	Private	Full planning permission for 17 dwellings. Part change of use of existing offices. Granted planning permission in April 2021, with an expiry in April 2024. All dwellings under construction in 2022/23.		20210514	Started in 2022/23.	2024/25 - 17 dwellings		Anticipated trajectory for completion in 2025.	
Lanesborough Road, Rear of 3-65	Leicester City Council	Allocated site which has received planning permission for 37 dwellings. See site '190 - Lanesborough Road - Former Allotments' in the allocated sites section for further detail.		20200789	See site '190 - Lanesborough Road - Former Allotments' above	See site '190 - Lanesborough Road - Former Allotments' above	See site '190 - Lanesborough Road - Former Allotments' above	See site '190 - Lanesborough Road - Former Allotments' above	See site '190 - Lanesborough Road - Former Allotments' above
137 Harrison Road	Private	Notification of change of use of first, second and third floors from retail and associated office space (Class E) to 2 flats (both 1-bed) and 16 studio flats (all Class C3. Planning permission expires in June 2026. Expected that development will be built out in one phase. No predicted constraints that would impact on the delivery.	Expected between January and July 2025.	20230706	Expected start in 2025/26	2025/26 - 18 dwellings	Confirmation from landowner to build out by July/August 2026.	Anticipated trajectory for completion in 2025/26	
61-63 Bardolph Street	Private	Approval for a notification of change of use from Commercial, Business and Service Use (Class E) to ten self-contained flats (7 x 1 bed; 3 x 2 bed) (Class C3). Planning permission expires in November 2025.		20221991	Expected to start in early 2025.	2025/26 - 10 dwellings		Anticipated trajectory for completion in 2025/26.	
156 Upper New Walk	Private	Full planning permission for 13 dwellings. Application to discharge conditions approved in May 2021. 4 dwellings completed in 2022/23, all dwellings now completed.		20180420	Started in 2020/21.	2022/23 – 4 dwellings		All dwellings completed in 2022/23.	
171-173 London Road	Private	Planning permission for prior approval for the development of 18 dwellings, granted in December 2019. Two applications for details reserved by conditions (Travel pack, insulation scheme and wall on south boundary) have been submitted in past year. It is understood that further applications will be submitted in due course. 16 dwellings under construction in 2022/23.		20191815	Started in 2022/23.	2023/24 – 8 dwellings 2024/25 – 8 dwellings		Anticipated trajectory for completion in 2025.	
58 Stoneygate Road	Private	Full planning permission for change of use of school (Class D1) to 15 flats (Class C3) (1x 3bed, 13x 2bed, 1x1bed). Planning permission expires in May 2025.		20201190	Deed of Agreement signed 18th May 2022	Expected to start in early 2025.	2025/26 - 15 Dwellings	Anticipated trajectory for completion in 2025/26	
Malabar Road, Kocha House	Private	Full planning permission (20171160) for demolition of existing building; construction of four and five storey building to create 10 shops on the ground floor and 27 flats on the first to fourth floors (16 x 1bed, 11 x 2bed) (Class C3). This planning application expired in February 2023. Full planning permission for a change of use of first floor from office (Class E) to four flats (3 x 1 bed & 1 x 2bed) (Class C3). This permission expires in April 2025. 4 dwellings under construction in 2022/23.		20171160 & 20212303	Deed of Agreement signed 26th February 2020	Started in 2022/23.	2023/24 – 4 dwellings	Anticipated trajectory for completion in 2024.	It is expected that the remaining 23 dwellings may not be constructed as per original planning permission. This will be updated at examination if the Council receives further information on this site delivery.
9 Frewin Street, Layton House	Private	Full planning permission for change of use from day centre to 19 x 1 bed flats. Variation and discharge of planning conditions applications have been approved. The most recent approval extends this to December 2026. All dwellings under construction in 2022/23.		20170752	Started in 2022/23.	2024/25 - 19 dwellings		Anticipated trajectory for completion in 2025.	
10-12 Fairfax Road	Private	Full planning permission for construction of three/four storey block of 30 apartments (30x1 bed). Variation of condition application has been submitted and approved for changes to boundary treatments, this expires in August 2026. All 30 dwellings under construction in 2022/23.		20072213	Started in previous years.	2023/24 – 15 dwellings 2024/25 – 15 dwellings		Anticipated trajectory for completion in 2025.	
32, 34 & 36 BarkbyThorpe Road	Private	Full planning permission for the demolition of 3 existing dwellings and the construction of 18 dwellings. Several discharge of planning condition applications have been approved over recent years. All 18 dwellings under construction 2023/24.	Demolition of existing building and some remediation works started.	20190377	Signed Deed of Agreement in July 2021.	Started on site in 2022/2023.	2024/2025 - 18 dwellings	Anticipated trajectory for completion in 2025.	
Gipsy Lane Towers Hospital Site (Hine Park)	Private	Planning permission for 103 dwellings. 11 dwellings completed in 2021/2022 and 8 dwellings completed in 2022/23. 13 dwellings under construction in 2022/23. A total of 11 dwellings left to build. Several discharge of conditions planning applications and variation of conditions applications have been received and approved.		20132315 & 20170819		Started in previous years.	2024/25 - 9 dwellings 2025/26 - 11 dwellings	Anticipated trajectory for completion in 2026.	
Gervas Road, Ocean Road, The Mayflower	Private	Outline planning permission for demolition and construction of 10 dwellings. Planning permission expired in August 2023.		20172096		No start yet made on site.	No start made.	No start made	

Hospital Close	Leicester City Council	Full planning permission for change of use of hospital staff accommodation and surrounding land to residential to form 100 self contained flats (32 x 2-bed; 68 x 3-bed). Planning permission expires in February 2027.	20230911	Expected start in 2025/26	2025/26 - 50 dwellings 2026/27 - 50 dwellings	Anticipated trajectory for completion in 2027 New site from 2023/24 commitments
Hospital Close, 15-63 (odd), 18-28 (even) and 48-54 (even) Phase 1	Leicester City Council	Full planning permission for change of use of hospital staff accommodation to 35 residential properties. Permission expires in February 2027.	20231033	Expected to start in 2027/28	2027/28 - 35 dwellings	Anticipated trajectory for completion in 2028 New site from 2023/24 commitments
COMMITMENTS - CLASS C2 CARE HOME SITES						Number of dwellings using the 1.8 care home formula
134 Hand Avenue	Private	Full planning permission for a retrospective change of use from dwellinghouse (Class C3) to a children's home (Class C2). All dwellings completed in 2023/24.	20231773	All dwellings completed in 2023/24.	All dwellings completed in 2023/24.	All dwellings completed in 2023/24. New site from 2023/24 commitments
48 Cantrell Road	Private	Full planning permission for a change of use from dwelling house (Class C3) to a 3-bedroom children's home (Class C2). Planning permission expired in February 2024.	20202350	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2023/24 - 2 dwellings	Anticipated trajectory for completion in 2024. Planning permission expired in February 2024 with no start made.
3 Holmwood Drive	Private	Full planning permission for change of use from dwellinghouse (Class C3) to two self contained 1 bed dwellinghouses (domiciliary care units). All dwellings completed in 2022/23.	20222373	Started in 2022/23.	2022/23 - 2 dwellings	All dwellings completed in 2022/23.
122 Dillon Road	Private	Full planning permission for a retrospective change of use from dwellinghouse (Class C3) to 3 bed residential care home. Planning permission expires in July 2024.	20211167	Started in previous years.	2024/25 - 2 dwellings	Anticipated trajectory for completion in 2024/25
Groby Road, Land adj to Woodland Retreat	Private	Full planning permission for the construction of two storey 4 bed detached care home, approved in August 2021. Applications to discharge conditions have been received and approved since 2023. All dwellings under construction in 2022/23.	20211473	Started in 2022/23.	2024/25 - 2 dwellings	Anticipated trajectory for completion in 2024/25
18 Blackmore Drive	Leicester City Council	Full planning permission for the construction of two storey childrens home (1x5 bed) (Class C2) and two self-contained flats (2x1 bed) (Class C2). Expires in March 2027.	20231344	Expected to start in 2025/26.	2025/26 - 4 dwellings	Anticipated trajectory for completion in 2025/26 New site in 2023/24 commitments.
Hamelin Road, Former Queensmead Junior School	Private	Full planning permission for the development two and three storey building consisting of 82 extra care flats (77x1 bed and 5x2 beds), which was approved in January 2015. Planning conditions discharged between 2016 and 2021. All dwellings under construction in 2022/23.	20151721	Started in 2022/23.	2024/25 - 60 dwellings 2025/26 - 22 dwellings	Anticipated trajectory for completion in 2025/26
15 Threadgold Close	Private	Full planning permission for change of use from house (Class C3) to children's home (4 Bedrooms) (Class C2). Planning permission expires in November 2024.	20211468	Expected to start in late 2024/early 2025.	2024/25 - 2 dwellings	Anticipated trajectory for completion in 2025.
4 Barbara Road	Private	Full planning permission for change of use from dwelling house (Class C3) to residential care home (2 Bedrooms)(Class C2). Planning permission expires in January 2025.	20211801	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2024/25 - 1 dwelling	Anticipated trajectory for completion in 2025.
Tilling Road	Leicester City Council	Full planning permission for the construction of 73 dwellings (69 x 1 bed dwellings and 4x2 bed dwellings). Planning permission approved in January 2016 with an expiry in January 2019. Conditions discharged in 2016, 2018, 2019 and condition 26 varied in June 2021. All 73 dwellings under construction in 2022/23.	20151729	Started in 2022/23.	2024/25 - 73 Dwellings	Anticipated trajectory for completion in 2025
52 Lomond Crescent	Private	Full planning permission for change of use of dwellinghouse (1x3 bed) (Class C3) to Children's Care Home with 2 children's bedspaces. Planning permission expires in May 2025.	20220390	Expected to start in 2024/25.	2024/25 - 1 dwelling	Anticipated trajectory for completion in 2025.
68A Roydene Crescent	Private	Full planning permission for change of use of bungalow (Class C3) to children's care home (4 bedrooms). Planning permission expires in October 2024.	20211783	Expected to start in late 2024/early 2025.	2024/25 - 2 dwellings	Anticipated trajectory for completion in 2025.

72 Alma Street	Private	Full planning permission for change of use from dwelling (Class C3) to 2 bed children's care home (Class C2). Expires in June 2025.		20220968	Expected to start in late early 2025.	2024/25 - 1 dwelling	Anticipated trajectory for completion in 2025.
22-24 Fosse Road Central, Maurice Residential Home	Private	Full planning permission for construction of a three storey and a single storey building for use as assisted living home comprising 22 studio flats. Planning permission expires in January 2025.	Demolition of old building has already taken place.	20210349	Expected to start in late 2024/early 2025.	2024/25 - 22 dwellings	Anticipated trajectory for completion in 2025.
160 Hinckley Road, Wyggeston Hospital (Westcotes Drive, Cherryleas Special School)	Private	Full planning permission for the construction of eight single storey terraced dwellings (8 x 1 bed) (Class C2) and one single storey detached dwelling (1 x 2 bed). Planning permission expires in August 2026.		20230569	Expected start in 2025/26	2025/26 - 9 dwellings	Expected completion in 2025/26 New site in 2023/24 commitments
27 Sykefield Avenue	Private	Full planning permission for the change of use from dwellinghouse (Class C3) to children's care home (3 children) (Class C2). Planning permission expires in January 2027.		20232021	Expected start in 2025/26	2025/26 - 2 dwellings	Anticipated trajectory for completion in 2025/26 New site in 2023/24 commitments.
33 Westleigh Road	Private	Full planning permission through change of use application from single dwelling house (7 bed) (Class C3) to residential institution (Class C2) (7 bed). Planning permission expires in January 2026.		20222128	Expected to start in late 2024/early 2025.	2024/25 - 4 dwellings	Anticipated trajectory for completion in 2025.
1-1a Monsell Drive	Private	Full planning permission for the demolition of existing apartment buildings (Class C3) and construction of two and three storey care home (60 bed). Planning conditions discharged in 2020 and 2021. All dwellings completed in 2022/2023.		20191818	Started in 2022/23.	2022/23 - 33 dwellings	All dwellings completed in 2022/23.
83 Heyworth Road	Private	Full planning permission through change of use application from house (Class C3) to residential care home with 3 bedrooms (Class C2). Planning permission expired in March 2024. Change of use taking place in 2022/23.		20202099	Started in 2022/23.	2024/25 - 2 dwellings	Anticipated trajectory for completion in 2024/25
59 & 61 Lutterworth Road	Leicester City Council	Full planning permission for demolition of existing detached garage; change of use from two dwelling houses (Class C3) to children's home (Comprising of 4 bedrooms and 1 x 1 bed flat) (Class C2). Planning permission expires in December 2025. All dwellings completed in 2023/24.		20221955	All dwellings completed in 2023/24.	All dwellings completed in 2023/24.	Completed
63 Aylestone Drive	Private	Approval of certificate of lawful use for proposed development as a dwelling house (Class C3(b)) where care is provided for residents (1 x 5 bed children's home). Planning permission expires in April 2024.		20210071	Expected to start in 2024/25.	2024/25 - 3 dwellings	Anticipated trajectory for completion in 2024/25
22 Broomfield Crescent	Private	Full planning permission for change of use from dwellinghouse (Class C3) to residential young persons care home (3 children) (Class C2). Permission expires in March 2027.		20232363	Expected start in 2025/26	2025/26 - 2 dwellings	Anticipated completion in 2025/26
418 Thurcaston Road	Private	Full planning permission for the change of use from residential dwelling (Class C3) to residential care home (Class C2) (max 2 children).		20232253	Conversion started in 2023/24.	2025/26 - 1 dwelling	Anticipated trajectory for completion in 2025. Registration of property needed before opening.
83-85 Swithland Avenue	Private	Full planning permission through change of use application from 1 dwellinghouse (Class C3) and 1 children's care home (Class C2) to enlarged children's care home (4 children) (Class C2). Planning permission expires in March 2026.		20222394	Expected to start in late 2025.	2025/26 - 2 dwellings	Anticipated trajectory for completion in 2025/26
81 Grasmere Street	Private	Full planning permission through change of use application from residential house to 1 x 2 bed care home (1 children's and 1 staff bedroom). Planning permission expires in September 2025.		20221726	Expected to start in early 2025.	2024/25 - 1 dwelling	Anticipated trajectory for completion in 2025.
311 Saffron Lane	Private	Full planning permission for change of use from dwellinghouse (Class C3) to children's home (Class C2). Expires in January 2026.		20232125	Expected start in 2025/26	2025/26 - 1 dwelling	Anticipated completion in 2025/26 New site from 2023/24 commitments
58 Windley Road	Private	Full planning permission for change of use from dwellinghouse (Class C3) to residential care home for young people (Class C2) (max 4 children). Expires in June 2026.		20230475	Expected start in 2025/26	2025/26 - 1 dwelling	Anticipated completion in 2025/26 New site from 2023/24 commitments
105 Loughborough Road	Private	Full planning permission through change of use application from residential house to 1 x 4 bed care home. Planning permission expires in September 2024.		20211804	Housebuilding has been completed	2024/25 - 2 dwellings Housebuilding complete but expecting CQC signoff before being opened.	Completed in 2024 but awaiting signoff by regulatory bodies.
83-87 Wellington Street, Baker And Soars, Flat 4	Private	Certificate of lawfulness for change of use from flat (Class C3) to flat (Class C2). Expires in February 2027.		20231782	Anticipated start in 2025/26	2025/26 - 1 dwelling	Anticipated completion in 2025/26 New site from 2023/24 commitments
103 Northdene Road	Private	Full planning permission for change of use from dwellinghouse (1x3 bed) (Class C3) to residential care home (Class C2). Expires in October 2026.		20230944	Anticipated start in 2025/26	2025/26 - 2 dwellings	Anticipated completion in 2025/26
1 Parvian Road	Private	Full planning permission through change of use application from residential house to 1 x 3 bed care home. Planning permission expires in September 2025.		20221390	Expected to start in early 2025.	2025/26 - 2 dwellings	Anticipated trajectory for completion in 2026.

111 Loughborough Road	Private	Full planning permission through change of use application from residential house to 1 x 4 bed care home. Planning permission expired in October 2023.		20201255	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2023/24 – 2 dwellings	Anticipated trajectory for completion in 2024.
26 Asquith Boulevard	Private	Full planning permission through change of use application from dwelling house (Class C3) to 3 bedroom residential care home (Class C2). Planning permission expired in October 2023.		20201063	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2023/24 – 2 dwellings	Anticipated trajectory for completion in 2024.
28 Asquith Boulevard	Private	Full planning permission for a change of use of dwellinghouse (Class C3) to residential care home for a maximum of 3 children (Class C2) (3 Bedrooms). Expires in October 2026.		20220086	Anticipated start in 2026/27	2026/27 - 2 Dwellings	Anticipated completion in 2026/27 New site in 2023/24 commitments
16 Elmfield Avenue	Private	Full planning permission for change of use from house in multiple occupation (6 bed) (Class C4) to children's home (Class C2). Planning permission expires in November 2026.		20231403	Anticipated start in 2026/27	2026/27 - 2 Dwellings	Anticipated completion in 2026/27 New site in 2023/24 commitments
510 Melton Road	Private	Reserved matters approval for development of 90 bed nursing home and 30 bed care home (20060692). Non-Material Amendment to reserved matters application approved in November 2023 to make both internal and external alterations to building. Planning conditions discharged in 2021 and 2022. All dwelling completed in 2022/2023 (3x1bed, 27x2bed Care Home, 1x90bed Nursing Home).		20060692	Started in 2021/22.	2022/23 – 80 dwellings	All dwellings completed in 2022/23.
2 Springfield Road, Springfield House	Private	Planning permission through an application for change of use and listed building consent from dwelling house (Class C3) to 1 x 2 bed residential care home (Class C2). Expires in June 2025.		20212053	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2024/25 – 1 dwelling	Anticipated trajectory for completion in 2025.
39 Cottesmore Road	Private	Full planning permission for a change of use from dwellinghouse (Class C3) to Care Home for parents and young children (2 bedrooms) (Class C2). Expires in July 2025. 1 dwelling completed in 2023/24.		20211549	Dwelling completed in 2023/24.	Dwelling completed in 2023/24.	Dwelling completed in 2023/24.
34 Huntingdon Road	Private	Full planning permission for change of use of dwellinghouse (Class C3) to children's care home (Class C2). Expires in June 2026.		20230652	Anticipated start in 2025/26	2025/26 - 2 dwellings	Anticipated completion in 2025/26 New site from 2023/24 commitments
17 Martival Road	Private	Full planning permission for a change of use from house (Class C3) to Residential children's home for two children (Class C2). Expires in July 2025. No constraints on the site that would impact on delivery.	No structural changes needed to the house as change of use.	20220504	Expected to start in 2025/26.	2025/26 - 2 dwellings	Anticipated trajectory for completion in 2025/26.
135 Evington Lane	Private	Full planning permission for change of use from Dwelling House (Class C3) to Care Home (Class C2) (5 bedrooms). Planning permission expired in April 2024.		20210266	Expected to start in 2024/25.	2024/25 - 3 dwellings	Anticipated trajectory for completion in 2024/25
4 Ardleigh Road	Private	Full planning permission for a change of use of dwellinghouse (Class C3) as a 3 bed children's residential care home (Class C2). Expires in October 2024.		20211686	Expected to start in 2024/25.	2024/25 - 3 dwellings	Anticipated trajectory for completion in 2024/25

195 Scraftoft Lane	Private	Full planning permission for change of use from dwellinghouse (Class C3) to care home for 1 young person (Class C2). Expires in February 2027.	20232236	Expected start in 2025/26	2025/26 - 1 unit	Anticipated trajectory for completion in 2026 New site in 2023/24 commitments
44 Thurnview Road	Private	Full planning permission for change of use from dwellinghouse (Class C3) to a children's home (Class C2). Expires in August 2026.	20231045	Anticipated start in 2025/26	2025/26 - 3 units	Anticipated trajectory for completion in 2026 New site in 2023/24 commitments
18 Treetops Close	Private	Approval of planning permission for certificate of lawful development for use as dwelling house (Class C3(b)) where care is provided for residents (4 bedrooms). Permission expired in August 2023.	20201064	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2023/24 - 3 dwellings	Anticipated trajectory for completion in 2023. No indication of a start made on the site, will be updated as part of the next trajectory update.
114 Brompton Road	Private	Planning permission through a change of use planning application from dwellinghouse (Class C3) to residential care home (3 Bedrooms). Planning permission expired in December 2023.	20201276	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2023/24 - 2 dwellings	Anticipated trajectory for completion in 2024. No indication of a start made on the site, will be updated as part of the next trajectory update.
250 Sandhills Avenue	Private	Full planning permission for a change of use of house to 3 bed children's care home with 2 bed spaces for staff. Expiry date in March 2026.	20222123	Expected to start in 2025/26.	2025/26 - 3 dwellings	Anticipated trajectory for completion in 2026.
13 Farnley Road	Private	Certificate of lawful development application for a change of use from dwellinghouse (Class C3) to residential institution (Class C2). Permission expires in January 2027.	20231955	Expected start in 2026/27	2026/27 - 2 dwellings	Expected completion in 2026/27
STUDENT SITES					Number of dwellings using the 2.5 student bedspace formula	
48 Little Holme Street	Private	Full planning permission for demolition of factory (Class B2); construction of a 6 and 7 storey building containing student accommodation (Sui Generis). Expires in December 2026.	20221898			Also part of site allocation no 15. Figures included in allocation, removed from here to avoid double counting.
45a Briton Street	Private	Full planning permission for change of use to student studio flats. Permission expires in August 2026.	20230380 & 20230381	Completed in 2023/24.	Completed in 2023/24.	Completed in 2023/24.
Highcross Street, Great Central Street and All Saints Open	Private	Full planning permission for the construction of purpose built student accommodation containing 45 student flats (10 x studio, 2 x 4 bed, 11 x 5 bed, 22x6 bed cluster), approved in August 2022. Conditions discharged in early 2023.	20210523	Signed Deed of Agreement in August 2022.	Expected to start in early 2025.	2025/26 - 44 dwellings 2026/27 - 44 dwellings
176-178 Highcross Street	Private	Full planning permission for change of use from retail (Class E) to student accommodation (Sui Generis). Permission expires in November 2026.	20222241	Anticipated start in 2026/27	2026/27 - 13 dwellings	Anticipated completion in 2026/27 New site in 2023/24 commitments
59 Friar Lane and Land Adjacent	Private	Full planning permission for the demolition of existing building and redevelopment of site to construct 4 and 5 storey buildings for 90 student bedrooms. Planning permission approved in May 2020. Conditions discharged between 2020 and 2022. All dwellings completed in 2022/23.	20190958	Signed Deed of Agreement in May 2020.	Started in 2021/22.	2022/23 - 36 dwellings All dwellings completed in 2022/23.
45 Thirlmere Street, Adj	Private	Full planning permission for the construction of 3 storey block to create 6 flats (6 x 1 student bed flats). Planning conditions discharged in October 2023 (20231006). All dwellings under construction in 2022/23.	20201364	Started in 2022/23.	2024/25 - 6 dwellings	Anticipated trajectory for completion in 2024/25

22-24 Halford Street	Private	Full planning permission for the change of use of first to fourth floors from financial/professional office to 4 x 5 cluster flats student flats. This planning permission was granted in December and expired in December 2023. However, a start has been made on site.	20200551	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2023/24 – 8 dwellings	Anticipated trajectory for completion in 2024.	
36 Millstone Lane	Private	Full planning permission for a change of use from light industrial to 26 student studio flats, approved in November 2021. Approval for discharge of planning conditions approved in November 2022 and December 2023. All dwellings under construction in 2022/2023.	20201470	Signed Deed of Agreement November 2021.	Started in 2022/23.	2024/25 - 26 dwellings	Anticipated trajectory for completion in 2024/25
9-11 Marble Street	Private	Full planning permission for the demolition of existing buildings and construction of 4 cluster flats (48 student bedrooms) and 13 x 1 bed student studio flats, which was granted in April 2021. Several conditions have been discharged between June 2021 and November 2023. All dwellings under construction in 2022/23.	20201133	Signed Deed of Agreement in April 2021.	Started in 2022/23.	2024/25 - 32 dwellings	Anticipated trajectory for completion in 2025.
55 Welford Road, James House	Private	Full planning permission for demolition of existing office building (Class E). Construction of new building for student accommodation (Sui Generis). Expires in July 2026.	20221990		Anticipated Start in 2025/26	2025/26 - 100 dwellings 2026/27 - 100 dwellings 2027/28 - 102 dwellings	Anticipated completion in 2027/28. New site in 2023/24 commitments
37 Welford Road/ 12 Norton Street	Private	Full planning permission for the development of 105 flats made up of 23 Cluster Flats (185beds) 82 Studio Flats (One Beds). Discharge of planning condition applications approved in 2021 and 2022. All dwellings completed in 2022-2023.	20201009	Signed Deed of Agreement in May 2021.	Started in 2021/22.	2022/23 – 156 dwellings	All dwellings completed in 2022/23.
100 Welford Road, Rear of	Private	Full planning permission for the demolition of four buildings and construction of part 3, 4 and 5 storey building to create 62 student studio flats. Approval granted in June 2022 and expires in June 2025.	20200936	Signed Deed of Agreement in June 2022.	Expected to start in 2026/27.	2026/27 - 62 dwellings	Anticipated trajectory for completion in 2027.
115 Aylestone Road	Private	Full planning permission for construction of 3, 5 and 6 storey purpose built student accommodation comprising of 195 student flats (161 studio flats, 34 cluster flats 205beds). Planning permission approved in July 2022 expires in July 2025.	20211974	Signed Deed of Agreement in September 2022.	Expected to start in 2023/24.	2024/25 - 100 dwellings 2025/26 - 100 dwellings 2026/27 - 43 dwellings	Anticipated trajectory for completion in 2026/27
57 Rutland Street, International Hotel	Private	Full planning permission for the development of 425 x student studio flats and 10 x 5-bed student flats, which was approved in February 2021. Conditions discharged in July 2021, May 2022 and middle of 2023. All of these under construction in 2022/23.	20200644		House building started in 2021/22.	2024/25 - 110 dwellings 2025/26 - 110 dwellings 2026/27 - 110 dwellings 2027/28 - 115 dwellings	Anticipated trajectory for completion in 2027/28
2-4 Colton Street (Fourth Floor)	Private	Planning permission for a change of use from class B1 and D1 to provide 11 student studio flats. All flats under construction in 2022/23.	20182594		House building started in 2021/22.	2024/25 - 11 dwellings	Anticipated trajectory for completion in 2024/25
2-4 Colton Street (Ground, First, Second & Third Floors)	Private	Variation of condition on application 20160519 to change use of ground, first and second floors from training centre to 33 student studio flats and 2 x 3 bed student flats. All flats under construction in 2022/23.	20181815		House building started in 2021/22.	2024/25 - 35 dwellings	Anticipated trajectory for completion in 2024/25
2-4 Colton Street (Fifth Floor)	Private	Variation of condition on application 20160519 to provide 18 student studio flats. All flats under construction in 2022/23.	20181816		House building started in 2021/22.	2024/25 - 18 dwellings	Anticipated trajectory for completion in 2024/25
107 Granby Street, Last Plantagenet	Private	Full planning permission for change of use from drinking establishment and offices to create 56 student studios flats. Planning permission approved in August 2021 with an expiry in August 2024, planning conditions discharged in 2022. All dwellings under construction in 2022-2023. All dwellings completed in 2023/24.	20201018	Signed Deed of Agreement in August 2021.	Completed in 2023/24.	Completed in 2023/24.	Completed in 2023/24.
11-15 and 19-35 Conduit Street – 2 Glebe Street	Private	Full planning permission for 187 student flats (169 studios, 2x3bed, 5x4bed, 11x5beds = total 250 bedspaces). Conditions discharged between 2019 and 2022. All dwellings completed in 2022/2023.	20182266		Started in 2021/22.	2022/23 – 201 dwellings	All dwellings completed in 2022/23.
96 New Walk	Private	Change of use application approved from ground floor clinic and first and second floor offices to 20 student studio dwellings. Planning permission approved in November 2018. All under construction in 2022/23.	20180567		Started in 2021/22.	2024/2025 - 20 dwellings	Anticipated trajectory for completion in 2024/25

Welford Road, Freemans Common & Putney Road, Nixon Court	Private	Full planning permission for the demolition of buildings and construction of 14-storey to create around 1200 student bedspaces. Remaining 666 dwellings completed in 2022/23. Applications approved to discharge planning conditions in July 2019, August to November 2020, May 2021 and January 2022.		20180450	Signed Deed of Agreement November 2020.	Started in 2021/22.	2022/23 – 666 dwellings	All dwellings completed in 2022/23.
23 De Montfont Street	Private	Application for change of use from offices to student studio flats (11 flats).		20190864		Anticipated start in 2024/25	2024/25 - 11 dwellings	Anticipated completion in 2025
188 Welford Road	Private	Full planning permission for demolition of existing building and construction of 18 student studio flats (20182726) and a further 1 dwelling permissioned on 20221932.		20182726	Signed Deed of Agreement in May 2022	Expected to start in early 2025.	2025/26 - 19 dwellings	Anticipated trajectory for completion in 2026.
186 Welford Road	Private	Full planning permission for the demolition of warehouse and construction of 43 student studio flats. Permission expires in December 2024.		20192082	Deed of Agreement signed in December 2021.	Expected to start in late 2024.	2024/25 -43 dwellings	Anticipated trajectory for completion in 2025.
113-117 London Road	Private	Full planning permission for demolition of rear single-storey extension; change of use from offices (Class E) to student accommodation (Sui Generis) (18 x studios, 4 x 1 bed. Conditions currently being discharged on planning application as of October 2024.		20212274		Anticipated start in 2024/25	2024/25 - 19 dwellings	Anticipated completion in 2025
170 London Road	Private	Full planning permission for change of use with listed building consent through part retrospective use from offices to 5 student flats. Permission granted in October 2022 which expires in October 2025.		20211424		Expected to start in 2025/26.	2025/26 - 5 dwellings	Anticipated trajectory for completion in 2026.
SMALL SITES (5-9 DWELLINGS) AT 31 MARCH 2024								
65-67 Keightley Road	Private	Full planning permission for demolition of single storey side extension and construction of 2 storey building to create 5 flats, granted in February 2020. Planning conditions discharged in June 2023. All dwellings under construction in 2022-2023. No constraints expected on site delivery.	Expected to be rented via estate agents.	20192291		Started in 2022/23.	2025/26 - 5 dwellings Expected to be built out within the next 12 months (November 2024).	Anticipated trajectory for completion in 2025/26
21 Bloxham Road	Private	Full planning permission for Construction of two dormer extensions at rear of building to form one flat (1x1 Bed) (Class C3)		20212064 & 20222250		Completed in 2023/24.	Completed in 2023/24.	Completed in 2023/24.
19-21 Guthridge Crescent	Private	Full planning permission for change of use from 1 self contained flat to 5 self contained flats. Planning permission approved in October 2021 and expires in October 2024.		20211809		Expected to start in late 2024.	2024/25 - 5 dwellings	Anticipated trajectory for completion in 2025.
31, 33, 35 & 39 Whitwick Way	Private	Full planning permission for change of use from 4 maisonettes to 8 flats. 2 dwellings completed in 2022-23 and a further 2 under construction. Confirmation from landowner that all dwellings have now been completed. This is in addition to two flats that have been converted at 37 Whitwick Way (20211929). All dwellings completed in 2023/24.		20212884		Started in 2022/23.	Completed in 2023/24.	Completion in 2023/24.
41A Ivanhoe Street	Private	Change of use and part demolition of existing buildings and construction of 8 new flats, approved in August 2019 which expired in September 2022. Application approved to discharge conditions in September 2020. All dwellings under construction in 2022-23 and completed in 2023/24.	All garages have been demolished and building work has commenced.	20190581		Started in 2022/23.	Completed in 2023/24.	Completed in 2023/24.
3-5 Bramley Road	Private	Full planning permission for change of use to 5 x 1 bed flat from House of Multiple Occupancy. Approval granted in February 2023 with an expiry in February 2026.		20221777		Expected to start in 2025.	2025/26 - 5 dwellings	Anticipated trajectory for completion in 2025/26
138 Cambridge Street, Garage Court Adjacent	Private	Full planning permission for demolition of garages and construction of 7 flats. All dwellings completed in 2022-23.		20191199		Started in 2021/22.	2022/23 – 7 dwellings	All dwellings completed in 2022/23.
Land Adj To 155 Fosse Road South, (see 92 Cambridge Street)	Private	Full planning permission for demolition of garages and construction of 5 flats granted in November 2019. Planning conditions discharged in August 2022. All dwellings under construction in 2022-2023 and completed in 2023/24.	All garages have been demolished and building work has commenced.	20190384		Started in 2022/23.	Completed in 2023/24.	Completed in 2023/24.
71 Paget Road, Site of	Private	Full planning permission for the construction of 9 flats. Original planning permission expired in April 2020. However, planning conditions discharged in January 2019. 6 dwellings completed in 2022-23 and 3 dwellings remaining.		20160793		Started in 2022/23.	2023/24 – 3 dwellings	Anticipated completion 2024.
17 Medina Road	Private	Full planning permission for construction of one three storey apartment block with 6 flats (3x2 Bed) (3x1 Bed) (Class C3). Expires in June 2026.	Expected to be marketed by local housing agent.	20222200		Started in 2024/25.	2025/26 - 6 dwellings	Anticipated completion in 2025/26
167-169 Western Road	Private	Change of use approval from an industrial unit to create 5 x flats. This includes demolition at the rear of housing and construction of two and a half storey at rear. Approval granted in April 2022 and expires in April 2025.		20191979		Expected to start in 2024/25.	2024/25 - 4 dwellings	Anticipated trajectory for completion in 2025.
Land & Garages Rear of 94-102 Whittney Drive North, 9 Camfield Rise	Leicester City Council	Full planning permission through Regulation 3 for the construction of 5 two storey dwellings. Planning permission granted in April 2022 and expires in April 2025. It is anticipated that conditions will be discharged prior to the expiry date.		20201473		Expected to start in 2025/26.	2025/26 - 5 dwellings	Anticipated trajectory for completion in 2025/26.
481 Saffron Lane	Private	Full planning permission for change of use of part of site from shop to create 5 self contained flats. 5 two storey dwellings under construction in 2022-2023.		20202339		Started in 2022/23.	2023/24 – 5 dwellings	Anticipated trajectory for completion in 2024.
614 Saffron Lane	Private	Full planning permission for demolition of bungalow and construction of 6 flats and two storey block of three flats.		20181007		Completed in 2023/24.	Completed in 2023/24.	Completed in 2023/24.

337 Saffron Lane , Land Adjacent	Private	Full planning application for construction of two storey building to create 6 flats. Non Material Amendment application received and approved in 2021 to amend the depths and widths of staircase which has extended the expiry date to March 2024 (20210389). Construction work has begun on site for all dwellings in 2023/24.		20190604 20210389 (NMA)	Started in 2022/23.	2024/25 - 6 dwellings	Anticipated trajectory for completion in 2024 / 25	
52-56 High Street	Private	Full planning permission for conversions and extension to provide 9 self contained flats. 2 dwellings completed in previous years. 7 dwellings under construction in 2023/24.		20171874, 20171108	Anticipated start in 2024	2024/25 - 7 dwellings	Anticipated completion in 2024/25	
7-9 Horsefair Street	Private	Notification of a change of use of first, second and third floors from commercial to 8 self serviced flats. Planning permission approved in April 2022 and expires in April 2025. Further planning application for installation of shopfront with alterations (20222185).		20220419	Expected to start in late 2024.	2024/25 - 8 dwellings	Anticipated trajectory for completion in 2024/25	
5 Bowling Green Street	Private	Notification for part change of use of ground floor from commercial, business and service to one flat (approved in March 2022). This has been supported by several applications submitted and approved in August 2022 for further dwellings on upper floors. 4 dwellings have already been completed on the rest of this site.		20220175, 20220176, 20220177, 20220178, 20220179, 20221454, 20221456	Started in previous years.	2024/2025 - 1 dwelling	Anticipated trajectory for completion in 2025.	
42-44 Granby Street	Private	Full planning permission for a change of use from office (Class E) to five self-contained flats (5x1 bed). Expires in August 2026.		20222040	Expected to start in 2025/26.	2025/26 - 5 dwellings	Anticipated trajecoty for completion in 2026.	
8 Princess Road West	Private	Notification for a change of use from office to 7 x 1 bed self contained flats approved in May 2021 and expiry in May 2024. Full planning permission also granted for replacement and alteration of doors and windows on flats approved in 2024. All dwellings under construction in 2023/24.	All flats expected for market sale.	20210521	Building works currently underway	Started in 2023/24.	2024-2025 - 7 dwellings	Anticipated trajectory for completion in 2024/25.
53 Regent Road	Private	Notification of a change of use from commercial, business and service to 8 flats (6 x studio; 2 x 1 bed). Expires in January 2026.		20222228	Expected to start in 2024/25.	2025/26 - 8 dwellings	Anticipated trajectory for completion in 2026.	
Tyman House, 42 Regent Road	Private	Notification of a change of use from office to 6 self contained flats (1xStudio, 2x1bed, 3x8bed Flats). Planning permission expires in September 2024. Approval also granted through full planning application for change of use from office to office and education use (20230703).		20211760	Based on the timeframe of when the planning application was approved and the need for up to date information from the latest delivery schedule (2023/24 monitoring year) it has been indicated to start in 2023/24. However, a further update will be provided in the next schedule including 23/24 data.	2023/24 – 6 dwellings	Anticipated trajectory for completion in 2024. It is unknown at this stage which planning permission will be implemented, this will be updated in due course.	
148 Melton Road	Private	Full planning permission for a change of use of first floor from function hall to residential and construction of second floor to create 9 flats (8 x 1 bed, 1 x 2 bed) (Class C3). Permission expires in October 2026.		20222404	Expected start date 2025/26	2025/26 - 9 dwellings	Anticipated trajectory for completion in 2026	
25 De Montfort Street	Private	Planning permission for change of use of building to create 7 dwellings. All dwellings constructed in 2022/23.		20211274	Started in 2021/22.	2022/23 – 7 dwellings	All dwellings completed in 2022/23.	
Welford Road Police Station 2 Houlditch Road	Private	Planning permission for conversion of existing house to create 8 flats. All 8 dwellings completed in 2022/23.		20210993	Started in 2021/22.	2022/23 – 8 dwellings	All dwellings completed in 2022/23.	
19 Tichborne Street	Private	Full planning permission for change of use from House in Multiple Occupation to 6 flats (2 x 2 bed; 4 x 1 bed). Scheme not shown to be progressing as viable by the landowner therefore this is not currently being built out.		20211802	Not yet started.	Landowner confirms that this is not currently progressing.	Landowner confirms that this is not currently progressing and is likely to be removed. Not included in the trajectory.	
125 London Road, Park Hotel	Private	Full planning permission for a change of use from hotel (Class C1) to cafe (Class E) in basement and eight flats (7 x 1bed & 1 x 2bed) (Class C3). Permission expires in February 2027.		20220558	Expected start date 2025/26	2025/26 - 8 dwellings	Anticipated completion in 2025/26	
6 Salisbury Road	Private	Full planning permission for a change of use from education facility to 5 x 1 bed self contained flats. Planning permission has also been approved for 4 x self contained flats (3 x 1 bed and 1 x 2 bed). This expires in April 2026 (see planning app 20230357). Pre-application advice was also given in May 2023 for potential for 3 bed flats.		20221899	Expected to start in 2024/25.	2024/25 - 5 dwellings	Anticipated trajectory for completion in 2025.	
21 Lincoln Street, Unity House	Private	Planning permission for change of use from residential institution to 5 self contained flats, all completed in 2022-23.		20191547	Started in 2021/22.	2022/23 – 5 dwellings	All dwellings completed in 2022/23.	
7A Stanley Road	Private	Planning permission for change of use and listed building consent from care home to 7 flats. Conversion completed in 2022-23.		20192436	Started in 2021/22.	2022/23 – 7 dwellings	All dwellings completed in 2022/23.	
103 St Peters Road	Private	Planning permission through a change of use planning application from house to 5 flats, all dwellings completed in 2022-23.		20191846	Started in 2021/22.	2022/23 – 5 dwellings	All dwellings completed in 2022/23.	
202 London Road	Private	Full planning permission for change of use from house (4 bed) (Class C3) to four self-contained flats (4 x 1 bed) (Class C3) and change of use from outbuilding ancillary to house (Class C3) to dwellinghouse (1 bed).		20202388	Anticipated start in 2024	2024/25 - 5 dwellings	Anticipated trajecory for completion in 2025	
19 East Avenue	Private	Full planning permission for the change of use from house in Multiple Occupation to 6 flats. Applications submitted to approve of details reserved by condition, one approved in 2022 and another currently pending consideration. All dwellings under construction in 2022-23.		20211792	Started in 2022/23.	2023/24 – 6 dwellings	Anticipated trajectory for completion in 2024.	
22A Staveley Road	Private	Full planning permission for demolition of builders yard and construction of 8 flats. Approval in November 2022, to expire in November 2025.		20221334	Anticipated start in 2025	2025/26 - 8 dwellings	Anticipated trajectory for completion in 2025/26	

Ashfield Road - Brookfield Bowling And Social Club	Private	Full planning permission for demolition of single storey clubhouse (Class D2); construction of single storey clubhouse; construction of six two storey dwellinghouses (2x4 bed) and (4x5 bed).	20192230	Started in previous years	2024/25 - 1 dwelling	Anticipated trajectory for completion in 2024/25
100 Osborne Road, Land Adj	Private	Full planning permission for the construction of two and a half storey building to create 5 dwellings (2x1 bed and 3 x 2 bed flats), all dwellings under construction in 2022/23. Non-Material Amendment and discharge of conditions planning apps approved in 2022.	20201647	Started in 2022/23.	2024/25 - 5 dwellings	Anticipated trajectory for completion in 2024/25
384 Gipsy Lane	Private	Full planning permission for the demolition of existing two storey dwelling and construction of 6 x 3 bed dwellings, planning permission expires in October 2025. Discharge of planning conditions and variation of condition approved in December 2023.	No anticipated issues that would prevent development.	20211525	Expected to start in 2024/25.	2025/26 - 6 dwellings Anticipated trajectory for completion in 2025/26
126-128 Uppingham Road	Private	Full planning permission for change of use from Care Home with 12 bedrooms (Class C2) to 8 Supported Living Units (8x1 bed) (Class C3). 4 dwellings completed in 2023/24 and 4 under construction.	20200973	Started in previous years	2024/25 - 4 dwellings	Anticipated trajectory for completion in 2025.