



Borough of Oadby & Wigston

Directorate of Community Services

Planning Services
Annual Monitoring
2008/2009

Residential Land Availability Study



June 2009

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CONTACTS

Planning Department

Tel. 0116 257 2636

Forward Plans Email

forwardplans@oadby-wigston.gov.uk

1 INTRODUCTION

In accordance with the provisions of the Planning and Compulsory Purchase Act 2004, the Council is in the process of producing its Local Development Framework for the Borough of Oadby and Wigston. Local Development Frameworks, together with Regional Spatial Strategies, comprise the new planning policy system for England, that replace Regional Planning Guidance, Structure Plans, Local Plans (with the exception of Minerals and Waste Local Plans) and Supplementary Planning Guidance. The Local Development Framework for the Borough of Oadby and Wigston will be made up of a number of documents, as proposed in the Oadby and Wigston Local Development Scheme, which comprises of a range of Local Development Documents, for example, Development Plan Documents, Supplementary Planning Documents and Area Action Plans. These are set out in the schedule below.

| Statement of Community Involvement | Local Development Documents | | |
|---|--|---|--|
| | Development Plan Documents | Supplementary Planning Documents | Area Action Plans |
| | Core Strategy Allocations Development Control Proposals Map | Residential Areas Planning for Renewable Energy Technology and Energy Efficiency Guidelines for new development Supplementary Planning Document Developer Contributions Conservation Areas | Oadby Town Centre Masterplan Wigston Town Centre Masterplan |
| | Sustainability Appraisal | | |

Note; As per the Planning Act 2008, from 6 April 2009 the Statement of Community Involvement is no longer specified as a development plan document in the local development scheme.

The documents that form parts of the Local Development Framework, together with those elements of the former planning policy system, prior to its superseding, need monitoring to demonstrate the progress being made in achieving the programme for their preparation, contained in the Local Development Scheme and to assess how effective individual Local Development Documents are in achieving their objectives. For this

purpose Annual Monitoring Reports will be published. The outcome of this monitoring work will in turn, feed into any subsequent review of the various policy documents.

Monitoring work is not only imperative to assess the performance of policy at the local level, but needs to be undertaken in a manner which enables it to be integrated with and contribute to work undertaken at other levels of governance, for example, at national or regional levels. It therefore needs to be undertaken in a unified manner and on a consistent basis in terms of the information collected and the manner in which it is stored. This allows information to flow between levels and to clearly show the position for the wider area and its component parts. Such arrangements are being developed.

The following document is split into two sections. Section A sets out residential land availability within the authority area and Section B outlines the Borough's five year supply of housing.

2 REQUIREMENTS FOR HOUSING

2.1 NUMBER OF DWELLINGS TO BE PROVIDED

The East Midlands Regional Plan, adopted in March 2009, sets out the Borough of Oadby and Wigston's housing provision for the next 17 years. From the period 2006 to 2026 the Borough of Oadby and Wigston has been allocated, through the Regional Plan, to provide 1800 new dwellings, or an annual apportionment of 90 dwellings per year. It must be noted that, although the Regional Plan has allocated the provision of 1800 new dwellings over the 20 year period, this is a minimum and the council may test higher numbers through Development Plan Documents provided they are consistent with the principles of sustainable development set out in Planning Policy Statement 1 and tested through sustainability appraisals.

Since 2006, 285 residential dwellings have already been completed bringing the number of new dwellings required down to 1,515, or an annual apportionment of 89 dwellings over the remainder of the plan period.

2.2 NEED FOR SUSTAINABLE HOUSING DEVELOPMENT

Sustainable development has become the core principle that underpins planning today. At the centre of sustainable development is the premise that quality of life should be improved for everyone and never compromised. As defined by the World Commission on Environment and Development (1987), sustainable development is '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.

The government's chief housing goal is to ensure that the entire population has the opportunities to live in a decent home, which is affordable and in a community they want to live. To achieve this, the Borough of Oadby and Wigston are seeking to provide a wide mix of good designed high quality homes, both affordable and market. Planning Policy Statement 3: Housing, adopted in 2006 sets out the national planning policy framework for the delivery of government housing objectives, and plays a key advisory role in emerging planning policy for the Borough of Oadby and Wigston.

2.3 FOCUSING DEVELOPMENT WITHIN URBAN AREAS AND ON PREVIOUSLY DEVELOPED LAND

Central to national guidance, is the need to focus development within suitable locations which offer a range of community facilities and have good access to jobs, key services and infrastructure, with the utilisation where possible of previously developed land.

Planning Policy Statement 3: Housing, defines previously developed land as *'that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'*, with the definition excluding, formal open space, public open space, local parks, allotments and school playing fields. Also excluded from the definition is land that has been previously developed but its structure or activity have merged into the landscape over a period of time.

As the Borough of Oadby and Wigston is a predominately urban townscape, the re use of land is imperative in the processes of regeneration and development. In terms of previously developed land targets, the recently published East Midlands Regional Plan sets out that 60 per cent of all new development should be located on previously developed land or created through conversions.

Thus, the location of housing development in the Borough and the proportion built on Previously Developed Land needs monitoring on a regular basis.

2.4 DENSITY OF HOUSING DEVELOPMENT

Increasing the density of new build housing is fundamental to a more efficient and effective use of land. Both Planning Policy Statement 3:Housing, and the East Midlands Regional Plan set out a minimum target of 30 dwellings per hectare for all new build developments, although do recognise that for areas which are well served by public transport and are accessible to a wide range of services, densities should be higher.

Thus, density of housing development in the Borough is to be monitored on a regular basis.

2.5 DWELLING SIZE, TYPE AND DESIGN

The design of housing is recognised as being fundamentally important in the progress of sustainable communities. The visual appearance and functionality of new developments, in terms of the accessibility of facilities and services, is essential for the development of such.

Having a mix of housing types within the Borough of Oadby and Wigston supports Policy 12 of the East Midlands Regional Plan, which suggests that development should support the continued growth and regeneration of Leicester.

As suggested in the Strategic Housing Market Assessment (2008) for the county of Leicestershire, the Borough of Oadby and Wigston is distinctly deficient in numbers of affordable homes. The Borough's saved Local Plan policies focusing on affordable homes suggest that, those new residential developments that house 25 or more dwellings or have a site size of 1 hectare or more, should have a 25 per cent provision of affordable units. Due to the lack of large site applications that meet thresholds set out, recent monitoring reports have illustrated that the provision of affordable units is remarkably lower than target percentages.

In terms of affordable housing unit design and the place it holds in sustainable communities agenda, the Borough of Oadby and Wigston endeavours to create affordable units that are 'tenure blind' in design. Such a process allows the Borough Council to tackle social exclusion and reduces negative attitudes towards affordable housing.

As well as the monitoring of dwelling size and design, the Borough of Oadby and Wigston will monitor, assess and respond to special housing needs.

RESIDENTIAL LAND AVAILABILITY REPORT

3 RESIDENTIAL AVAILABILITY STUDY

3.1 THE AMOUNT OF HOUSING

3.1 a) Borough Completions

Between the 1st April 2008 and 31st March 2009, 92 new dwellings were completed within the Borough of Oadby and Wigston. Table 1 illustrates this latest annual completion figure in context with the last ten years.

TABLE 1: NET HOUSING COMPLETIONS

| Year | 99/00 | 00/01 | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | Ten year total | Average |
|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|----------------|
| Completions | 108 | 84 | 15 | 85 | 109 | 143 | 117 | 154 | 39 | 92 | 946 | 94.60 |

In line with the newly adopted East Midlands Regional Plan, Table 2 illustrates the number of dwellings that have been completed against the required number of completions from the start of the Plan period (2006). As the table shows, completions throughout the first three years of the Plan period have differed significantly, ranging from 154 completions in 06/07 to 39 completions in 07/08. According to figures shown within Table 2, the Borough Council are 15 new dwellings up on the three year Plan target of 270.

Table 2: NET HOUSING COMPLETIONS IN CONTEXT WITH THE EAST MIDLANDS REGIONAL PLAN

| Year | 06/07 | 07/08 | 08/09 | Required Plan total to date | Borough of Oadby and Wigstons total to date |
|--------------------|--------------|--------------|--------------|------------------------------------|--|
| Completions | 154 | 39 | 92 | 270 | 285 |

Note: figures in both Table 1 and 2 takes into account dwellings created from demolitions and conversions, and illustrates a net total.

3.1 b) Completion Breakdowns for Wigston, Oadby and South Wigston

The following tables illustrate the distribution of new dwelling completions between the Borough's three urban centres of Wigston, Oadby and South Wigston, on both small (9 dwellings per site or less) and large sites (sites with 10 or more dwellings).

| TABLE 3: COMPLETIONS IN WIGSTON 08/09 | |
|--|----------------------------|
| Site | Number of Dwellings |
| Cromwell Tools, Victoria Street | 11 |
| Constitutional Hall, Cross Street | 11 |
| Large Site Total | 22 |
| 21 Chapel Street | 4 |
| Land adjacent to 1 Cedar Avenue | 1 |
| 16 Manor Street | 2 |
| Small Site Total | 7 |
| Gross Total | 29 |
| Conversions and demolitions | 0 |
| Net total | 29 |

As Table 3 illustrates the town centre of Wigston has had a further 29 dwellings added to its existing housing stock, through a combination of new build on vacant plots, and change of use from light industrial and retail outlets.

| TABLE 4: COMPLETIONS IN OADBY 08/09 | |
|---|----------------------------|
| Site | Number of Dwellings |
| Large Site Total | 0 |
| Rear of 17 Briar Walk | 1 |
| Land adjacent to The Morwoods | 9 |
| 2 Spencer Street | 1 |
| 34 Queen Street (<i>conversion</i>) | 1 |
| 60 The Broadway (<i>Demolition/Rebuild</i>) | 1 |
| 26 Highcroft Road (<i>Demolition/Rebuild</i>) | 1 |
| Small Site Total | 14 |
| Gross Total | 14 |
| Conversions and demolitions | 3 |
| Net total | 11 |

As Table 4 illustrates the district centre of Oadby has had a further 11 dwellings added to its existing housing stock, through a combination of new build on vacant plots, demolition of existing dwellings and rebuild, and conversion of existing dwellings and retail outlets.

| TABLE 5: COMPLETIONS IN SOUTH WIGSTON 08/09 | |
|--|----------------------------|
| Site | Number of Dwellings |
| 16-22 Station Street | 41 |
| 74 Park Road | 5 |
| Large Site Total | 46 |
| Land adjacent to 83 Countesthorpe Road | 1 |
| 117 Blaby Road | 2 |
| 13 Canal Street | 2 |
| 24 Glengate (<i>conversion</i>) | 2 |
| Small Site Total | 7 |
| Gross Total | 53 |
| Conversions and demolitions | 1 |
| Net total | 52 |

As Table 5 illustrates the district centre of South Wigston has had a further 52 dwellings added to its existing housing stock, through a combination of demolition of existing dwellings and rebuild, and conversion of existing dwellings and retail outlets.

| TABLE 6: COMPLETIONS IN THE BOROUGH 08/09 | |
|--|----------------------------|
| Settlement | Number of dwellings |
| Wigston | 29 |
| Oadby | 14 |
| South Wigston | 53 |
| Gross Total | 96 |
| Conversions and demolitions | 4 |
| Net Total | 92 |

As Table 6 illustrates, of the additional 92 dwellings that have been added to the Borough of Oadby and Wigston's existing housing stock, the majority (55 per cent) has occurred within South Wigston. Thus, South Wigston has seen the largest growth, in terms of new additional dwellings, in the last two years.

Note: a comprehensive schedule of small and large sites for each of the centres, within the Borough of Oadby and Wigston can be found in the appendices towards the rear of this document.

3.1 c) Commitments in Wigston, Oadby and South Wigston

For the purpose of this report, current Commitments will consist of, applications for residential development that have been granted but not yet commenced, applications for residential development that have been granted but have commenced, and outstanding allocations, as designated within the Borough Council's Saved Local Plan.

The following tables (7-10) provide a breakdown of all the current Commitments within the Borough of Oadby and Wigston, for both small (9 dwellings per site or less) and large sites (sites with 10 or more dwellings).

| TABLE 7: COMMITMENTS IN WIGSTON 08/09 | | | |
|--|--|---|-----------------------------------|
| Site | Number of Dwellings | | |
| | Permission Granted, Not Commenced | Permission Granted and Commenced | Designated Allocations |
| 26 to 32 Bullhead Street | 12 | - | - |
| South Leicestershire College, Station Road | 170 | - | - |
| Cromwell Tools, Victoria Street | 10 | 38 | - |
| Ecobs Garden Centre, Horsewell Lane | - | 29 | - |
| Britford Avenue | - | - | 18 |
| Large Site Total | 192 | 67 | 18 |
| Small Site Total | 24 | 14 | - |
| Total | 216 | 81 | 18 |

| TABLE 8: COMMITMENTS IN OADBY 08/09 | | | |
|--|--|---|-----------------------------------|
| Site | Number of Dwellings | | |
| | Permission Granted, Not Commenced | Permission Granted and Commenced | Designated Allocations |
| PAL International, Sandhurst Street | - | 65 | - |
| Large Site Total | - | 65 | - |
| Small Site Total | 7 | 12 | - |
| Total | 7 | 77 | - |

| TABLE 9: COMMITMENTS IN SOUTH WIGSTON 08/09 | | | |
|--|--|---|-----------------------------------|
| Site | Number of Dwellings | | |
| | Permission Granted, Not Commenced | Permission Granted and Commenced | Designated Allocations |
| 37 to 39 Canal Street | 12 | - | - |
| Grand Hotel, Canal Street | - | 36 | - |
| Holmes House, Kenilworth Road | - | 12 | - |
| Large Site Total | 12 | 48 | - |
| Small Site Total | 12 | 6 | - |
| Total | 24 | 54 | - |

Note: as with completions, a comprehensive schedule of commitments both small and large sites for each of the centres within the borough of Oadby and Wigston can be found in the appendices towards the rear of this document.

| TABLE 10: COMMITMENTS IN THE BOROUGH 08/09 | | | |
|---|--|---|-----------------------------------|
| Settlement | Number of Dwellings | | |
| | Permission Granted, Not Commenced | Permission Granted and Commenced | Designated Allocations |
| Wigston | 216 | 81 | 18 |
| Oadby | 7 | 77 | - |
| South Wigston | 24 | 54 | - |
| Total | 247 | 212 | 18 |

As illustrated in the tables, the Borough of Oadby and Wigston has a total of 477 residential Commitments, with Wigston having the majority.

Note: Through the Strategic Housing Land Availability Assessment process, Britford Avenue's allocation has been increased to 18 from its previous 12, as to be consistent with the draft Core Strategies residential density of 30 dwellings per hectare.

3.1 d) Windfall Sites

In recent years, the Borough of Oadby and Wigston has seen a large number of residential planning permissions, coming forward on sites that have not been allocated by the Borough Council for development (windfall sites). From the period 2004 to 2008, residential sites coming forward which were not allocations averaged 85 dwellings. In addition, 100 per cent of additional housing stock (92) between 08/09 was on windfall sites.

3.1 e) Housing Requirement and Supply

The following table (11) illustrates housing land supply in the Borough, consistent with the East Midlands Regional Plan, for the period 2006 onwards.

| TABLE 11: HOUSING REQUIREMENT AND LAND SUPPLY FROM 2006 | |
|---|----------------------------|
| | Number of Dwellings |
| Housing Requirement at 31/03/2009 | |
| [A] East Midlands Regional Plan requirement | 1800 |
| Housing Supply from 01/04/2006 to 31/03/2009 | |
| Completions | |
| [B] Net Completions from 01/04/2006 to 31/03/2008 | 193 |
| [C] Gross Completions between 08/09 | 96 |
| [D] Conversions between 08/09 | 2 |
| [E] Demolitions between 08/09 | 2 |
| [F] Net Completions between 08/09 ([C]-[D]-[E]) | 92 |
| [G] Net Completions between 06/09 ([B]+[F]) | 285 |
| Commitments | |
| [H] Permissions commenced between 08/09 | 212 |
| [I] Outline Permissions that have not yet commenced | 170 |
| [J] Detailed Permissions that have not yet commenced | 77 |
| [K] Proposed Allocations | 18 |
| [L] Total current Commitments ([H]+[I]+[J]+[K]) | 477 |
| [M] Net Completions plus current Commitments ([G]+[L]) | 762 |
| East Midlands Regional Plan requirement between 2009 to 2026 | |
| [N] Residual to be provided over Plan period ([A]-[G]) | 1515 |
| [O] Residual to be provided annually ([N] / 17) | 89 |
| [P] Residual to be provided minus Commitments ([N]-[L]) | 1038 |
| [Q] Residual to be provided minus Commitments annually ([N]-[L] / 17) | 61 |

The 285 additional residential dwellings that have been provided within the Borough of Oadby and Wigston in the 3 years since 2006 represent 16 per cent of the East Midlands Regional Plan allocation. The number of additional dwellings within the Borough is 15 units above what is required in the East Midlands Regional Plan allocation (270) and represents an annual average of 95 additional dwellings.

When Commitments are added to the number of completions since 2006, 42 per cent (762) of the East Midlands Regional Plan allocation is to be provided, thus leaving an annual residual over the 17 year period up to 2026 of 61 additional dwellings.

In terms of the Borough of Oadby and Wigston's 5 Year Housing Supply, 477 residential Commitments, is above the 450 additional units required by the East Midlands Regional Plan. Further information can be found in the Borough's 5 Year Housing Supply.

3.2 THE SUSTAINABILITY OF HOUSING PROVISION

3.2 a) Housing Completions on Previously Developed Land

As Table 12 illustrates, the number of Completions on Previously Developed Land within the Borough of Oadby and Wigston has increased significantly over the last 5 years, particularly from 2006 onwards. As shown, the only shortfall on the East Midlands Regional Plan target of 60 per cent is 04/05. Reasoning for such shortfall on the Plan target can be attributed to the number of Greenfield allocated sites identified in the Local Plan that were completed at the time still be completed from the Borough Council's.

| TABLE 12: COMPLETIONS ON PREVIOUSLY DEVELOPED LAND | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|-------------------------|
| Year | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | Total from 04/08 |
| Total Completions | 148 | 125 | 154 | 39 | 92 | 558 |
| Number of Completions on Previously Developed Land | 56 | 97 | 152 | 39 | 92 | 436 |
| Per cent of Completions on Previously Developed Land | 38 | 78 | 99 | 100 | 100 | 78 |

3.2 b) Housing Commitments on Previously Developed Land

As Table 13 shows, almost the entire number of residential Commitments in the Borough of Oadby and Wigston are on Previously Developed Land, with the only exception being land at Britford Avenue. The land at Britford Avenue is the only outstanding allocation from the Borough Council's Saved Local Plan.

| TABLE 13: COMMITMENTS OF PREVIOUSLY DEVELOPED LAND | |
|---|----------------------------|
| | Number of Dwellings |
| Total Commitments | 477 |
| Number of Commitments on Previously Developed Land | 459 |
| Per cent of Commitments on Previously Developed Land | 96 |

3.2 c) Locations of Housing Completions

In the last year (08/09), the Borough of Oadby and Wigston has seen almost 70 per cent of all residential Completions located in its three town centres of Wigston, Oadby and South Wigston. As the urban landscape of the Borough is totally within the Leicester Principal Urban Area, and all development has occurred on Previously Developed Land between 08/09, no development has taken place outside of either the centres or the Principal Urban Area.

| TABLE 14: LOCATIONS OF COMPLETIONS | |
|---|--------------|
| Year | 08/09 |
| In the centres of Wigston, Oadby and South Wigston | 62 |
| Elsewhere in the Principal Urban Area | 30 |
| Outside of the Principal Urban Area | 0 |

3.2 d) Density of Housing

In order to be consistent with the East Midlands Regional Plan, the Borough Council seek to provide all residential development at a site density of 30 dwellings per hectare or higher.

| TABLE 15: DENSITY OF LARGE SITES (ten dwellings or more) | | | | | | |
|---|----------------------------|----------------|----------------------------|----------------|----------------------------|----------------|
| Site | Completions | | | | Commitments | |
| | 07/08 | | 08/09 | | 08/09 | |
| | Number of Dwellings | Density | Number of Dwellings | Density | Number of Dwellings | Density |
| Rear of 77-83 Landsdowne Grove | 13 | 84 | | | | |
| 2 Bull Head Street | 10 | 167 | | | | |
| Constitutional Hall, Cross Street | | | 11 | 100 | | |
| 16-22 Station Street | | | 41 | 113 | | |
| 74 Park Road | 5 | 111 | 5 | 111 | | |
| 26 to 32 Bullhead Street | | | | | 12 | 156 |
| South Leicestershire College, Station Road | | | | | 170 | 53 |
| Cromwell Tools, Victoria Street | | | 11 | 81 | 48 | 81 |
| Ecobs Garden Centre, Horsewell Lane | | | | | 29 | 42 |
| Britford Avenue | | | | | 18 | 30 |
| PAL International, Sandhurst Street | | | | | 65 | 133 |
| 37 to 39 Canal Street | | | | | 12 | 300 |
| Grand Hotel, Canal Street | | | | | 36 | 181 |
| Holmes House, Kenilworth Road | | | | | 12 | 75 |

As Table 15 shows, all large sites that have completed or committed development within the Borough have site densities of 30 dwellings per hectare or higher.

3.2 f) Size and Types of Dwellings

Over recent years, there has been a shift in the Borough from the development of houses and bungalows (as seen in previous Residential Land Availability studies) to a more loft style apartment/flat living. Such shift can be attributed to the rise in house prices 4-5 years ago and the economic slow down in more recent years.

| TABLE 16: SIZE AND TYPE OF HOUSING ON LARGE SITES (completions) | | | | | | | | | | | | | |
|--|---------------------------|------------|-----------|-----------|--------------|-----------|----------|-----------|--------------|-----------|----------|-----------|--------------|
| | 06/07 | | | | 07/08 | | | | 08/09 | | | | |
| | Number of Bedrooms | | | | | | | | | | | | Total |
| | 1 | 2 | 3 | 4+ | 1 | 2 | 3 | 4+ | 1 | 2 | 3 | 4+ | |
| House | - | 1 | 12 | 5 | - | - | - | - | - | 1 | 5 | 5 | 29 |
| Bungalow | - | - | - | - | - | - | - | - | - | - | - | - | 0 |
| Flat | 22 | 99 | - | 1 | 12 | 17 | - | - | 15 | 42 | - | - | 208 |
| Total | 22 | 100 | 12 | 6 | 12 | 17 | 0 | 0 | 15 | 43 | 5 | 5 | 237 |

| TABLE 17: SIZE AND TYPE OF HOUSING ON LARGE SITES (commitments) | | | | | |
|--|---------------------------|-----------|-----------|-----------|--------------|
| | Number of Bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Total |
| House | - | 18 | 36 | 10 | 64 |
| Bungalow | - | - | - | - | 0 |
| Flat | 39 | 60 | - | - | 99 |
| Total | 39 | 78 | 36 | 10 | 163 |

As Table 17 shows, in terms of large site development commitments, the majority (37 per cent) of units are 2 bedroom flats. Please note, the developments of South Leicestershire College, South Wigston, the PAL International site on Sandhurst Street, Oadby and the allocation at Britford Avenue, Wigston have not been included in the figures in Table 17. The reasoning for this is as follows: South Leicestershire College is an outline application, therefore does not stipulate specific bedroom breakdowns; PAL International, Sandhurst Street is an application subject to a Section 106 Agreement; and, Britford Avenue, Wigston is an existing allocation therefore has no specific plans.

| TABLE 18: SIZE AND TYPE OF HOUSING ON SMALL SITES (completions) | | | | | |
|--|---------------------------|-----------|----------|-----------|--------------|
| | Number of Bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Total |
| House | - | 8 | 7 | 3 | 18 |
| Bungalow | - | - | 1 | - | 1 |
| Flat | 7 | 2 | - | - | 9 |
| Total | 7 | 10 | 8 | 3 | 28 |

Although the size and type of completion is more spread than that of large sites, flats, more specifically two bedroom flats make up the majority of dwelling completion stock.

3.2 g) Amount of Affordable and Special Needs Housing

Affordable Housing completions within the Borough of Oadby and Wigston, historically have always been low. Current thresholds saved from the Borough's Local Plan policies, suggest

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developments over 25 dwellings or 1 hectare in size should make provision for 25 per cent of affordable units, although this is currently under review in the Draft Core Strategy.

| TABLE 19: AFFORDABLE HOUSING COMPLETION BREAKDOWN | | | | | |
|--|--------------|--------------|--------------|--------------|----------------------------------|
| Location and Tenure | 05/06 | 06/07 | 07/08 | 08/09 | Total Number of Dwellings |
| Oadby | | | | | |
| Rent | 0 | 0 | 0 | 0 | 0 |
| Shared Ownership | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| Wigston | | | | | |
| Rent | 6 | 0 | 0 | 0 | 12 |
| Shared Ownership | 10 | 12 | 0 | 0 | 32 |
| Total | 16 | 12 | 0 | 0 | 28 |
| | | | | | |
| South Wigston | | | | | |
| Rent | 0 | 0 | 13 | 23 | 36 |
| Shared Ownership | 0 | 0 | 0 | 18 | 18 |
| Total | 0 | 0 | 13 | 41 | 54 |
| | | | | | |
| Total for Borough | 16 | 12 | 13 | 41 | 82 |

As suggested earlier, the provision of affordable units within the Borough has historically been low, though completions did rise during 2008/09. Table 19 shows that since 2005 there has been 82 affordable units completed and added to the housing stock.

The following tables (20 and 21) illustrate affordable housing breakdowns for completed sites and committed sites. As Table 21 shows, a further 131 affordable homes could be provided in the next few years within the Borough if all committed sites are brought forward.

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| TABLE 20: PERCENTAGE OF AFFORDABLE HOMES ON COMPLETED LARGE SITES AT DIFFERING THRESHOLDS | | | | | | | | | | |
|--|--|------------------------------|-----------------------------------|--|---|---|--|---|--|--|
| District | Site | Total Number of Units | Number of Affordable Homes | Percentage of Units of an Affordable Nature | Does the site meet Planning Policy Statement 3 threshold? (15 dwellings) | Percentage difference to the 30 per cent target suggested in Planning Policy Statement 3 | Does the site meet Oadby and Wigston Housing Need threshold? (10 dwellings) | Percentage difference to the 30 per cent target suggested in the Borough's Housing Needs Study | Does the site meet Oadby and Wigston Saved Local Plan threshold? (25 dwellings) | Percentage difference to the 25 per cent target suggested in the Borough's Saved Local Plan |
| Wigston | Constitutional Hall, Cross Street | 11 | 0 | 0% | - | - | ✓ | -30% | - | - |
| South Wigston | 16 to 22 Station Street | 41 | 41 | 100% | ✓ | +70% | ✓ | +70% | ✓ | +75% |
| South Wigston | 74 Park Road | 10 | 0 | 0% | - | - | ✓ | -30% | - | - |
| Wigston Total | | 11 | 0 | | | | | | | |
| Oadby Total | | 0 | 0 | | | | | | | |
| South Wigston Total | | 51 | 41 | | | | | | | |
| Borough Total | | 62 | 41 | | | | | | | |
| | Average Percentage of Affordable Homes in Wigston | 0% | | | | | | | | |
| | Average Percentage of Affordable Homes in Oadby | 0% | | | | | | | | |
| | Average Percentage of Affordable Homes in South Wigston | 80% | | | | | | | | |
| | Percentage of Affordable Homes in the Borough | 66% | | | | | | | | |

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TABLE 21: PERCENTAGE OF AFFORDABLE HOMES ON COMMITTED LARGE SITES AT DIFFERING THRESHOLDS

| District | Site | Total Number of Units | Number of Affordable Homes | Percentage of Units of an Affordable Nature | Does the site meet Planning Policy Statement 3 threshold? (15 dwellings) | Percentage difference to the 30 per cent target suggested in Planning Policy Statement 3 | Does the site meet Oadby and Wigston Housing Need threshold? (10 dwellings) | Percentage difference to the 30 per cent target suggested in the Borough's Housing Needs Study | Does the site meet Oadby and Wigston Saved Local Plan threshold? (25 dwellings) | Percentage difference to the 25 per cent target suggested in the Borough's Saved Local Plan |
|----------------------------|-------------------------------------|---|----------------------------|---|--|--|---|--|---|---|
| Wigston | 26 to 32 Bullhead Street | 12 | 0 | 0% | - | - | ✓ | -30% | - | - |
| Wigston | South Leicestershire College | 170 | 51 | 30% | ✓ | 0% | ✓ | 0% | ✓ | +5% |
| Wigston | Cromwell Tools, Victoria Street | 59 | 16 | 27% | ✓ | -3% | ✓ | -3% | ✓ | +2% |
| Wigston | Ecobs Garden Centre, Horsewell Lane | 29 | 28 | 97% | ✓ | +67% | ✓ | +67% | ✓ | +72% |
| Wigston | Britford Avenue (allocation) | 18 | 5 | 30% | ✓ | 0% | ✓ | 0% | ✓ | +5% |
| Oadby | PAL International, Sandhurst Street | 65 | 8 | 12% | ✓ | -18% | ✓ | -18% | ✓ | -13% |
| South Wigston | 37-39 Canal Street | 12 | 12 | 100% | - | - | ✓ | +70% | - | - |
| South Wigston | Grand Hotel, Canal Street | 36 | 11 | 30% | ✓ | 0% | ✓ | 0% | ✓ | +5% |
| South Wigston | Holmes House, Kenilworth Road | - | - | - | - | - | - | - | - | - |
| Wigston Total | | 288 | 100 | | | | | | | |
| Oadby Total | | 65 | 8 | | | | | | | |
| South Wigston Total | | 48 | 23 | | | | | | | |
| Borough Total | | 401 | 131 | | | | | | | |
| | | <p>Note: Holmes House, Kenilworth Road is not included within the affordable home calculations as the entire site is specialist needs housing</p> <p>Note: Of the remaining units that are not of an affordable nature on the PAL International, Sandhurst Street site, all are specialist need housing</p> | | | | | | | | |
| | | Average Percentage of Affordable Homes in Wigston | | 35% | | | | | | |
| | | Average Percentage of Affordable Homes in Oadby | | 12% | | | | | | |
| | | Average Percentage of Affordable Homes in South Wigston | | 48% | | | | | | |
| | | Percentage of Affordable Homes in the Borough | | 33% | | | | | | |

| TABLE 22: SPECIAL NEEDS HOUSING COMPLETION BREAKDOWN | | | | | |
|---|--------------|--------------|--------------|--------------|----------------------------------|
| Location and Tenure | 05/06 | 06/07 | 07/08 | 08/09 | Total Number of Dwellings |
| Oadby | | | | | |
| Older Person | 27 | 0 | 0 | 0 | 27 |
| Mobility Impaired | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 27 |
| | | | | | |
| Wigston | | | | | |
| Older Person | 0 | 0 | 0 | 0 | 0 |
| Mobility Impaired | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| South Wigston | | | | | |
| Older Persons | 0 | 0 | 0 | 0 | 0 |
| Mobility Impaired | 0 | 0 | 0 | 0 | 0 |
| Total | 27 | 0 | 0 | 0 | 0 |
| | | | | | |
| Total for Borough | 27 | 0 | 0 | 0 | 27 |

As illustrated in Table 22 special needs dwelling completions have been zero for the last 3 years. Due to need not being particularly high in this tenure type, applications have been slow coming forward, although 12 units at Holmes House, Kenilworth Road, South Wigston and 65 retirement homes on Sandhurst Street, Oadby are currently under construction.

3.2 e) Sustainable Housing Design

According to Planning Policy Statement 1: Delivering Sustainable Development, '*planning authorities should plan positively for the achievement of high quality and inclusive design for all development*', as to attain an environment that is sustainable and improves peoples quality of life. The provision of high quality and inclusive design will go a long way in the creation of a well mixed and integrated community that avoids segregation and has well planned public spaces, bringing people together.

Although it is difficult to monitor good sustainable design, the Borough Council, as illustrated within the draft Core Strategy, is committed in providing communities that people want to live.

