

Borough of Oadby & Wigston



Oadby & Wigston

Residential Land Availability Report 2009 to 2010



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REVOCATION OF REGIONAL SPATIAL STRATEGIES

On the 6th July 2010, Regional Spatial Strategies were formally revoked under Section 79 (6) of the Local Democracy Economic Development and Construction Act 2009, and no longer form part of the Development Plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

In the absence of a Regional Spatial Strategy, it is the responsibility of the Local Authority to establish the correct level of housing provision for their area. Oadby and Wigston Borough Council have decided to retain the locally derived housing provision target of 90 dwellings per annum for the foreseeable future, which is set within Core Strategy policy. In terms of land supply, the Government is still promoting the identification of a 5 Year Land Supply of deliverable sites, hence, the Borough Council will still be seeking a supply of 450 new dwellings over a rolling 5 year period.

1.0 INTRODUCTION

1.1 In accordance with the provisions of the Planning and Compulsory Purchase Act 2004, the Borough Council is in the process of producing its Local Development Framework.

1.2 Local Development Frameworks, together with Regional Spatial Strategies, comprise the planning system for England. Local Development Frameworks when complete will replace Regional Planning Guidance, Structure Plans, Saved Local Plan Policies (with the exception of Minerals and Waste Local Plans) and Supplementary Planning Guidance.

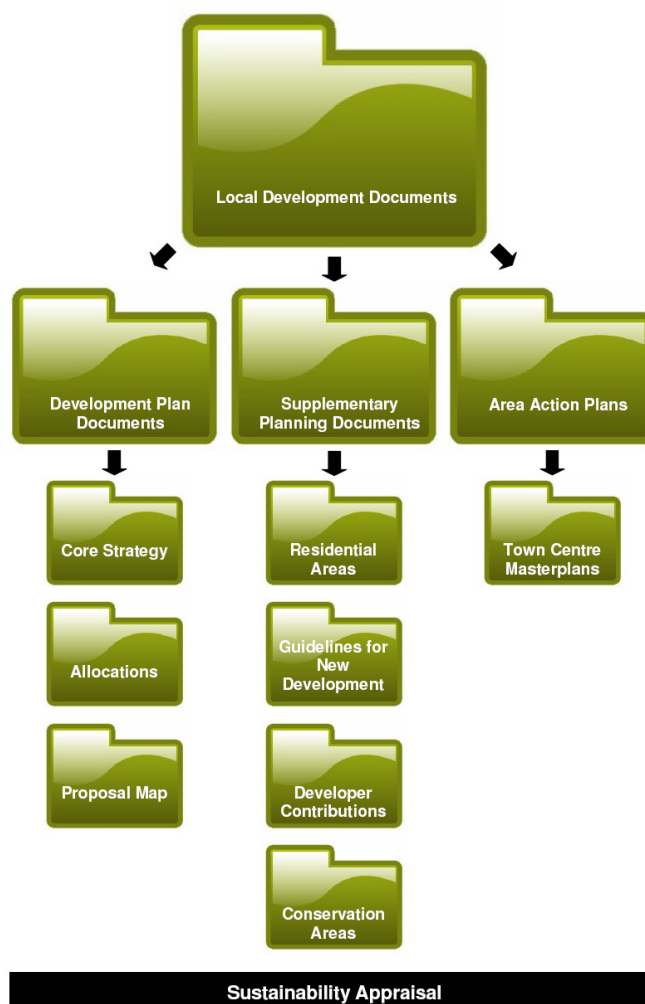


Figure 1: Documents contained within the Borough's Local Development Framework.

1.3 Local Development Frameworks are made up of a number of Local Development Documents (as illustrated in the diagram on page 4) specific to the Borough of Oadby and Wigston, as proposed within the Borough Council's Local Development Scheme.

1.4 Documents forming the Local Development Framework, together with elements of the former planning system not yet superseded, need monitoring to demonstrate progress against preparatory targets set out in the Local Development Scheme, and to assess how effective each Local Development Document is in achieving objectives.

1.5 To illustrate this, the Borough Council will produce an annual 'Residential Land Availability' report, an 'Employment Land Availability' report, and an 'Annual Monitoring' report. The outcome of this monitoring work will feed into and inform subsequent reviews of policy documents.

1.6 Monitoring is not only important at a local level, but is important at regional and national levels of governance too. It is imperative that monitoring is undertaken in a manner which enables it to be integrated with and contribute to work at all levels of governance. It is therefore undertaken in a unified manner and on a consistent basis, in terms of the information collected and the manner in which it is stored.

2.0 BOROUGH HOUSING REQUIREMENTS

NUMBER OF DWELLINGS TO BE PROVIDED

2.1 The now revoked East Midlands Regional Plan, adopted in March 2009, set out the Borough's total housing provision from 2006 to 2026. During this period the Regional Plan, prescribed a minimum new housing allocation of 1800 dwellings (90 dwellings per annum) within the Local Authority area. As the apportionment figures set out in the Regional Plan are minimum figures, the Borough Council could test higher numbers through Development Plan Documents, provided they were consistent with sustainable development principles set out in Planning Policy Statement 1: Delivering Sustainable Development, and were tested through sustainability appraisals.

2.2 Since 2006, 378 additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 378 additional dwellings from the 1800 Regional Plan target ($1800-378=1422$), the Borough Council is left with a residual provision of 89 new dwellings per annum.

THE NEED FOR SUSTAINABLE HOUSING DEVELOPMENT

2.3 Sustainable development has become the core principle underpinning 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, sustainable development is *'development that meets the needs of the present without compromising the ability of future generations to meet their needs'*.

2.4 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 Council is seeking the provision of a wide mix of well 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.

FOCUSSING DEVELOPMENT IN URBAN AREAS AND ON PREVIOUSLY DEVELOPED LAND

2.5 Central to national guidance, is the need to focus development within suitable locations that 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.

2.6 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'*. The definition excludes private residential gardens, 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.

2.7 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, Planning Policy Statement 3: Housing, suggests that 60 per cent of all new development should be located on previously developed land or created through conversions.

2.8 Thus, the location of housing development in the Borough and the proportion built on previously developed land will need monitoring and reviewing on a regular basis.

DENSITY OF HOUSING DEVELOPMENT

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

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

DWELLING SIZE, TYPE AND DESIGN

2.11 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.

2.12 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.

2.13 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. Policy 11: Affordable Housing, of the Borough's submitted Core Strategy, suggest that all new residential development of 10 dwellings or more will be required to provide a percentage of affordable units. The percentages of, 30 per cent in Oadby, 20 per cent in Wigston and 10 per cent in South Wigston, have been evidenced by the Borough's Affordable Housing Viability Assessment undertaken in 2009.

2.14 Through 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’ and high in quality. Such a process allows the Borough Council to tackle social exclusion and reduces negative attitudes towards affordable housing.

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

3.0 THE AMOUNT OF HOUSING

BOROUGH COMPLETIONS

3.1 Between the 1st April 2009 and the 31st of March 2010, 93 new dwellings were completed within the Borough of Oadby and Wigston. Table 1 illustrates the most recent monitoring year in context with the last 10 years.

TABLE 1: NET HOUSING COMPLETIONS												
Year	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	10 Year Total	10 Year Average
No. of Completions	84	15	85	109	143	117	154	39	92	93	931	93.1

3.2 Table 2 illustrates the number of additional dwellings that have been completed against the required Borough housing target provision since 2006.

TABLE 2: NET HOUSING IN CONTEXT WITH THE NOW REVOKED EAST MIDLANDS REGIONAL PLAN						
Year	2006-2007	2007-2008	2008-2009	2009-2010	Required Plan Total to Date	Borough Total to Date
No. of Completions	154	39	92	93	360	378

3.3 As Table 2 illustrates, completions since 2006 have been irregular, with number as few as 39 (2007 to 2008) and as high as 154 (2006 to 2007). In context of delivery against the required total of the now revoked East Midlands Regional Plan, the Borough is currently 18 dwellings in excess of the 360 target (378 additional dwellings).

BREAKDOWN OF COMPLETIONS FOR EACH CENTRE

3.4 The following Tables illustrate the distribution of new dwelling completions between the Borough's three urban centres of Wigston, Oadby and South Wigston. Completions on 'small' sites, those with total number of dwellings 9 or below, and 'large' sites - sites that have 10 or more dwellings, are shown.

TABLE 3: COMPLETIONS IN WIGSTON 2009 TO 2010	
Site	Number of Completions
Former Ecobs, Horsewell Lane	29
Two Steeples, Victoria Street	38
94 Newton Lane	1
21 Highfield Drive	1
45 Aylestone Lane	2
44 Newton Lane	1
Large Site Total	67
Small Site Total	5
Wigston Total	72

3.5 As Table 3 illustrates, 72 additional dwellings have been completed within Wigston during the monitoring year 2009 to 2010. Of these 72 completions, 67 dwellings or 94 per cent are located on 'Large' sites.

TABLE 4: COMPLETIONS IN SOUTH WIGSTON 2009 TO 2010	
Site	Number of Completions
Holmes House, Kenilworth Road	12
12 Station Street	1
Large Site Total	12
Small Site Total	1
South Wigston Total	13

3.6 Table 4 illustrates the residential completions within South Wigston that have occurred during the monitoring year 2009 to 2010. Of the 13 additional dwellings, 12 dwellings or 92 per cent are located on 'Large' sites.

TABLE 5: COMPLETIONS IN OADBY 2009 TO 2010	
Site	Number of Completions
21 Chapel Street	1
41 Manor Road	1
33 Beaumont Street	1
37-41 London Road	4
35 The Broadway	1
Large Site Total	0
Small Site Total	8
Oadby Total	8

3.7 As Table 5 shows, the settlement of Oadby has had 8 additional dwellings added to its housing stock during the monitoring year 2009 to 2010, all of which were located on 'small' sites.

TABLE 6: COMPLETIONS IN THE BOROUGH 2009 to 2010	
Centre	Number of Completions
Wigston	72
South Wigston	13
Oadby	8
Total	93

3.8 Table 6 illustrates the number of completions within each settlement during the monitoring period 2009 to 2010. Of the 93 completions throughout the Borough, the majority were located within Wigston (76 per cent).

COMMITTED DEVELOPMENT WITHIN THE BOROUGH

3.9 Committed development, for the purpose of this report, refers to:

- Granted planning permission, but not yet commenced, and
- Granted planning permission, and under construction

3.10 The following Tables (7 to 10) provide a breakdown of all current committed development within the Borough of Oadby and Wigston. Both 'small' and 'large' sites are shown in the Tables.

TABLE 7: COMMITTED DEVELOPMENT IN WIGSTON

Site Address	Number of Granted Permissions Not Under Construction	Number of Granted Permissions Under Construction
S.L. College, Station Road	170	0
Two Steeples, Victoria Street	0	10
Large Site Total	170	10
Small Site Total	27	7
Total	197	17

TABLE 8: COMMITTED DEVELOPMENT IN SOUTH WIGSTON

Site Address	Number of Granted Permissions Not Under Construction	Number of Granted Permissions Under Construction
Grand Hotel, Canal Street	0	36
37 to 39 Canal Street	12	0
Large Site Total	12	36
Small Site Total	19	5
Total	31	41

TABLE 9: COMMITTED DEVELOPMENT IN OADBY

Site Address	Number of Granted Permissions Not Under Construction	Number of Granted Permissions Under Construction
PAL, Sandhurst Street	0	57
Large Site Total	0	57
Small Site Total	7	6
Total	7	63

TABLE 10: COMMITTED DEVELOPMENT IN THE BOROUGH		
Site Address	Number of Granted Permissions Not Under Construction	Number of Granted Permissions Under Construction
Wigston Total	197	17
South Wigston Total	31	41
Oadby Total	7	63
Borough Total	235	121

3.11 As the tables above illustrate, the Borough of Oadby and Wigston has a total of 356 current commitments, 121 of which are currently under construction. The majority of commitments ‘not under construction’ are located within Wigston, whereas, the majority of commitments under construction can be situated in Oadby.

WINDFALL SITES

3.12 *‘Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop’ (PPS3, 2010)*

3.13 During recent years, the majority of residential dwelling completions have occurred on windfall sites. During the 2009/2010 monitoring year, 100 per cent of dwelling completions occurred on windfall sites. This trend, however, is unlikely to be sustained in future years, with the emergence of the Strategic Housing Land Availability Assessment (that identifies and reviews sites for residential development), the Allocations Development Plan Document (that will allocate land for residential development), and the Town Centre Masterplans Area Action Plan (which will also allocate land for

residential development).

HOUSING REQUIREMENT AND SUPPLY

3.14 Table 11 illustrates the housing land requirements of the Regional Spatial Strategy and the supply of housing land within the Borough of Oadby and Wigston.

3.15 Over the first 4 years of the (now revoked) Regional Spatial Strategy Plan period, the Borough has provided 21 per cent of its allocated 1800 homes, exceeding its required number. The 378 additional dwellings added to the Borough's existing housing stock, is 18 above what is required, equating to an annual average of 95 dwellings per year since 1st April 2006.

TABLE 11: HOUSING REQUIREMENT AND SUPPLY FROM 2006		
Housing Requirement		
[1]	Regional Spatial Strategy Requirement 2006 to 2026	1800
Housing Supply From 01/04/2006 to 31/03/2010		
Completions		
[2]	Net Completions From 01/04/2006 to 31/03/2009	285
[3]	Gross Completions This Monitoring Year	93
[4]	Conversions This Monitoring Year	0
[5]	Demolitions This Monitoring Year	0
[6]	Net Completions This Monitoring Year	93
[7]	Net Completions Since 01/04/2006	378
Commitments		
[8]	Dwellings Currently Under Construction	121
[9]	Outline Permissions Not Under Construction	171
[10]	Detailed Permissions Not Under Construction	64
[11]	Total Commitments *	560
[12]	Net Completions Plus Commitments	938
In Context With Regional Spatial Strategy Requirements		
[13]	Residual To Be Provided Until 2026	1422
[14]	Residual To Be Provided Annually Until 2026	89
[15]	Residual Minus Commitments	860
[16]	Residual Minus Commitments Annually	54

* Total Commitments include Developable and Deliverable SHLAA sites as suggested in PPS3.

3.16 In terms of a 5 Year Housing Land Supply, the Borough of Oadby and Wigston has a total of 560 dwellings that should come forward within the next 5 years. This total number exceeds the Regional Plan target of 450 homes, and means the Borough has a healthy 5 Year Housing Land Supply.

HOUSING COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

3.17 Table 12 illustrates the number and percentage of completions occurring on Previously Developed Land in the last 4 years. Overall 99.5 per cent of total completions have been situated on Previously Developed Land, which exceeds the Planning Policy Statement 3 requirement of at least 60 per cent.

TABLE 12: COMPLETIONS ON PREVIOUSLY DEVELOPED LAND					
Year	2006/2007	2007/2008	2008/2009	2009/2010	Cumulative Total From 2006
Net Completions	154	39	92	93	378
Number of Completions on Previously Developed Land	152	39	92	93	376
Percentage of Completions on Previously Developed Land	98.7	100.0	100.0	100.0	99.5

HOUSING COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

3.18 The table below (Table 13) illustrates the number and percentage of current residential commitments on Previously Developed Land. The Saved Local Plan green field land allocation monitored within last years Residential Land Availability report at Britford Avenue, has since been reviewed within the Borough's Strategic Housing Land Availability Assessment, and hence, is no longer calculated within the current commitment figures.

TABLE 13: COMMITMENTS ON PREVIOUSLY DEVELOPED LAND			
Year	2008/2009	2009/2010	Cumulative Total From 2008
Net Commitments	477	356	833
Number of Commitments on Previously Developed Land	459	356	815
Percentage of Commitments on Previously Developed Land	96.2	100.0	97.8

3.19 This means that 100 per cent of current commitments are situated on Previously Developed Land within the Borough.

LOCATION OF HOUSING COMPLETIONS

3.20 During the 2008 to 2009 monitoring year, almost 70 per cent of all completions were located within one of the Borough's 3 centres. During this monitoring year, the location of completions has changed significantly, with 94 per cent of the total 93 completions, being located outside of the centres but still within the Leicester Principal Urban Area.

TABLE 14: LOCATION OF COMPLETIONS			
Year	2008/2009	2009/2010	Cumulative Total From 2008
In centres of Wigston, Oadby and South Wigston	62	6	68
Elsewhere in the Principal Urban Area	30	87	117
Outside the Principal Urban Area	0	0	0

3.21 In terms of the location of current commitments within the Borough the majority are to be located outside of the Borough's centres, but still within the Leicester Principal Urban Area. According to Table 15, 77 per cent of current commitments are situated within the Leicester Principal Urban Area, but outside of the 3 centres.

TABLE 15: LOCATION OF CURRENT COMMITMENTS	
Year	2009/2010
In centres of Wigston, Oadby and South Wigston	74
Elsewhere in the Principal Urban Area	275
Outside the Principal Urban Area	7

DENSITY OF HOUSING

3.22 The now revoked East Midlands Regional Plan, prescribes all new residential development sites to have a density of 30 dwellings per hectare or higher.

TABLE 16: DENSITY OF LARGE SITES		
Site	Completions	Current Commitments
	Density (dph)	Density (dph)
Former Ecobs, Horsewell Lane, Wigston	41	0
Two Steeples, Victoria Street, Wigston	42	42
Holmes House, Kenilworth Road, South Wigston	The completed dwellings are part of an extension to the existing building, therefore it is not possible to calculate an effective density.	
South Leicestershire College, Station Road, Wigston	0	53
Grand Hotel, Canal Street, South Wigston	0	182
37 to 39 Canal Street, South Wigston	0	333
PAL International, Sandhurst Street, Oadby	0	130

3.23 As Table 16 illustrates, all large sites, whether completed or committed development have site densities above the minimum of 30 dwellings per hectare. The Borough's submitted Core Strategy prescribes a minimum density for large sites of 40 dwellings per hectare, where viable and appropriate.

SIZE AND TYPE OF DWELLING

3.24 Until the recent economic downturn, there was a significant shift from the traditional housing development, to a more flat/apartment style development. This shift in development type can be attributed to the rise in house prices, meaning there was a need for more affordable alternatives.

TABLE 17: SIZE AND TYPE OF ALL RESIDENTIAL COMPLETIONS				
Housing Type	No. of Beds			
	1	2	3	4+
House	0	17	42	12
Bungalow	0	0	0	0
Flat	13	6	3	0
Total Number	13	23	45	12

3.25 As a consequence of the economic downturn, the Borough of Oadby and Wigston has seen a shift back to a more house based development in terms of completions. It is unsure at this stage to whether the shift back to this house based development is the beginning of a trend or merely coincidence, as current commitments on large sites illustrate that the majority still sits within the flat/apartment housing type. Table 17 and 18 illustrate the number of housing types and number of bedrooms for dwelling completions and large site commitments for this monitoring year.

TABLE 18: SIZE AND TYPE OF LARGE SITE RESIDENTIAL COMMITMENTS				
Housing Type	No. of Beds			
	1	2	3	4+
House	0	0	4	6
Bungalow	0	0	0	0
Flat	86	19	0	0
Total Number	86	19	4	6

AMOUNT OF AFFORDABLE HOUSING

3.26 Affordable housing completions within the Borough of Oadby and Wigston have historically been low, thus there is a significant shortfall in the provision of affordable units (as illustrated in the Leicester and Leicestershire Strategic Housing Market Assessment).

TABLE 19: AFFORDABLE HOUSING COMPLETIONS						
Year	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	Total Number
Oadby						
Social Rent	0	0	0	0	0	0
Intermediate	0	0	0	0	0	0
Total	0	0	0	0	0	0
Wigston						
Social Rent	6	0	0	6	27	39
Intermediate	10	12	0	10	0	32
Total	16	12	0	16	27	71
South Wigston						
Social Rent	0	0	13	23	0	36
Intermediate	0	0	0	18	0	18
Total	0	0	13	41	0	54

3.27 During 2009 the Borough Council commissioned a piece of work that analysed the viability of affordable housing provision. The outcome of the Affordable Housing Viability Assessment, suggested that the Borough Council adopt a different set of percentages and threshold to those illustrated in the Saved Local Plan. The outcomes prescribed the following:

- The site size threshold is to be reduced from 25 to 10 dwellings.
- Oadby is to have 30 per cent provision of affordable units on sites meeting the threshold requirement.

- Wigston is to have 20 per cent provision of affordable units on sites meeting the threshold requirement (an individual site assessment is required for the proposed Direction for Growth)
- South Wigston is to have 10 per cent provision of affordable units on sites meeting the threshold requirement.

SPECIAL NEEDS HOUSING

3.28 Special Needs Housing is a general term covering housing built for a particular tenant group. It usually involves either specially built or adapted housing, for example, housing for older or disabled people.

TABLE 20: SPECIAL NEEDS HOUSING COMPLETIONS						
Year	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	Total Number
Oadby						
Older Person	27	0	0	0	0	27
Mobility Impaired	0	0	0	0	0	0
Total	27	0	0	0	0	27
Wigston						
Older Person	0	0	0	0	0	0
Mobility Impaired	0	0	0	0	0	0
Total	0	0	0	0	0	0
South Wigston						
Older Person	0	0	0	0	12	12
Mobility Impaired	0	0	0	0	0	0
Total	0	0	0	0	12	12

3.29 Other than the 27 dwellings being completed during the 2005 to 2006 monitoring year, there have been no special needs housing completions up to March 2009. Post March 2009, there have been 12 special needs housing completions. Completions of further special needs dwellings will be monitored in the coming years, as current commitments illustrate a further 57 dwellings under construction.