

Borough of Oadby & Wigston



Oadby & Wigston

Residential Land Availability Report 2010 to 2011



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1 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 above diagram) specific to the Borough of Oadby and Wigston, 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1.4 Documents forming the Local Development Framework, together with elements of the former planning system not yet superseded, need monitoring to demonstrate progress against targets set out in the Local Development Scheme, as well as, assessing how effective each Local Development Document is in achieving its 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 sub-regional and national levels of governance also. It is imperative that monitoring is undertaken in a manner which enables its integration with and contribution towards work at all levels of governance. It is therefore essential that it is undertaken in a unified manner and on a consistent basis, in terms of the information collected and the way in which it is stored.

1.7 This Residential Land Availability report has been produced by Oadby and Wigston Borough Council. The Residential Land Availability report, which is produced annually, illustrates residential dwelling completions and the supply of housing land for residential development.

1.8 This Residential Land Availability document reports on residential completions for the period 1st April 2010 to 31st March 2011, and the supply of land for residential development as of 31st March 2011.



Completed dwellings at Two Steeples Mews, Victoria Street, Wigston.

1.9 National Planning Policy requires all Local Authorities to identify and manage a rolling 5 year housing land supply, as set out in the Borough's Core Strategy. In conjunction with the Borough's Strategic Housing Land Availability Assessment, the Residential Land Availability report will assist the Borough Council in making informed decisions regarding the release (if needs be) of additional land for housing when determining planning applications.

2 BOROUGH HOUSING REQUIREMENTS

NUMBER OF DWELLINGS TO BE PROVIDED

2.1 The Borough Council's Core Strategy, adopted September 2010, sets out the total housing provision from 2006 to 2026. During this period, the Core Strategy prescribes a minimum new housing allocation of 1800 dwellings (90 dwellings per annum) within the Local Authority area.

2.2 Since 2006, 457 additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 457 additional dwellings from the 1800 Core Strategy target ($1800-457=1343$), the Borough Council is left with a residual provision of 90 new dwellings per annum up to 2026.

THE NEED FOR SUSTAINABLE HOUSING DEVELOPMENT

2.3 Sustainable development has become the core principle underpinning the planning system 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 however, 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 conversion of existing buildings.

2.8 Thus, the location of housing development in the Borough and the proportion built on previously developed land will need monitoring and reviewing, where relevant, 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, suggests that using land more efficiently can reduce the impacts to and help adapt to climate change, as well as reducing the necessity for use of green and open space.

2.10 The Borough Council's Core Strategy sets out a minimum average density of 40 dwellings per hectare on sites of 0.3 hectares and more, on all new development taking place within the Leicester Principal Urban Area. 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 Borough's Core Strategy, which suggests that development should promote the Council's objective, of creating balanced, mixed and inclusive communities.

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 Core Strategy, suggests 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 and design. Such a process allows the Borough Council to tackle social exclusion and reduce negative perceptions 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 THE AMOUNT OF HOUSING

HOUSING COMPLETIONS

3.1 Between the 1st April 2010 and the 31st March 2011, a gross total of 81 (79 net) new dwellings were completed within the Borough of Oadby and Wigston, 2 of which were demolition rebuilds. Table 1 illustrates the most recent net completions in context of last 10 years.

TABLE 1: NET HOUSING COMPLETIONS												
Year	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	10 Year Total	10 Year Average
No. of Completions	15	85	109	143	117	154	39	92	93	79	926	92.6

3.2 Table 2 illustrates the number of additional dwellings that have been completed against the required Borough housing target provision set out in the Borough Council's Core Strategy.

TABLE 2: NET HOUSING COMPLETIONS IN CONTEXT OF THE BOROUGH'S CORE STRATEGY							
Year	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Required Plan Total to Date	Borough Total to Date
No. of Completions	154	39	92	93	79	450	457

3.3 As Table 2 illustrates, completions since 2006 have been irregular, with numbers 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 Borough's Core Strategy, the provision is currently 457 dwellings, 7 dwellings in excess of the 450 target.

BREAKDOWN OF COMPLETIONS FOR EACH CENTRE

3.4 The following table illustrates 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 all shown.

TABLE 3: DETAILS OF COMPLETIONS WITHIN THE BOROUGH 2010 TO 2011

WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Completions	Site	Number of Completions	Site	Number of Completions
Two Steeples Mews, Victoria Street	10	Sandhurst Street	57	33 Canal Street	2
Land off Willow Place	6	111 Stoughton Road	1	<p>Note: 'D/R' refers to sites that have seen existing dwellings demolished and a new dwelling built in its place. The new unit is recorded as a gross completion, however is not recorded in net completions as there is no addition to the existing Borough housing stock.</p>	
Fernleigh Lodge, Newton Lane	1	34 Meadow court Road (D/R)	1		
11 Bradgate Drive	1	18 Pelham Street	1		
		3 Blackthorn Lane (D/R)	1		
Total	18		61		2

3.5 For the monitoring year 2010 to 2011, the majority of residential completions were located within the settlement of Oadby. Of the 81 gross completions within the Borough, 61 (75 per cent) were within Oadby, 18 (22 per cent) were located within Wigston, and 2 (3 per cent) within South Wigston.

3.6 Historically, the Borough has relied on 'large' sites to fulfil its target provision of 90 dwellings per annum and it is encouraging to observe this trend continuing. As well as the 'large sites' still coming forward, numbers of completions, although slightly lower than the period 2003 to 2007, are still consistently around the 90 dwelling target.

COMMITTED DEVELOPMENT WITHIN THE BOROUGH

3.7 For the purpose of this report 'committed' development, refers to:

- Granted planning permissions, that have not yet commenced, and
- Granted planning permissions that are currently under construction.



Dwellings nearing completion at Pipistrelle Way, Oadby.

3.8 Committed development housing numbers are based on 'net' additional provision; therefore take into account conversions and demolitions.

3.9 The following table provides a breakdown of all current committed development within the Borough of Oadby and Wigston. Both 'small' and 'large' sites are shown.

TABLE 4: DETAILS OF COMMITMENTS WITHIN THE BOROUGH 2010 TO 2011					
WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Commitments	Site	Number of Commitments	Site	Number of Commitments
S.L. College, Station Road (outline)	170	Land off Pipistrelle Way	40	Grand Hotel, Canal Street	36
Former 89 Harcourt Road	23	Small Sites	21	Alpha House, Countesthorpe Road	14
Small Sites	28			37 to 39 Canal Street	12
				Small Sites	28
Total	221		61		90
Borough Total	372				

3.10 As the table above illustrates, the Borough of Oadby and Wigston has a total of 372 current committed dwellings. Of the 372 total, 125 of are currently under construction. In terms of the locations of those dwellings under construction, 47 are located within Oadby, 44 within South Wigston and 34 are situated within Wigston.

WINDFALL SITES

3.11 *'Windfall sites are those which have not been specifically identified as available in the local plan or Local Development Framework 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)*

3.12 During recent years, the majority of residential dwelling completions have occurred on windfall sites. During the 2010/2011 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

3.13 Table 5 illustrates the housing land requirements of the Borough Council's Core Strategy and the current supply of housing land within the Borough of Oadby and Wigston.

3.14 From the year 2006, the Borough has provided 25 per cent of its allocated 1800 homes, exceeding its required target. The 457 additional dwellings added to the Borough's existing housing stock, is 7 above what is required, equating to an annual average of 93.1 dwellings per year since 1st April 2006.

TABLE 5: HOUSING REQUIREMENT AND SUPPLY FROM 2006	
Housing Requirement	
[1] Adopted Core Strategy Target 2006 to 2026	1800
Housing Supply From 01/04/2006 to 31/03/2011	
Completions	
[2] Net Completions From 01/04/2006 to 31/03/2009	378
[3] Gross Completions This Monitoring Year	81
[4] Conversions This Monitoring Year	0
[5] Demolitions This Monitoring Year	2
[6] Net Completions This Monitoring Year	79
[7] Net Completions Since 01/04/2006	457
Commitments	
[8] Dwellings Currently Under Construction	125
[9] Outline Permissions Not Under Construction	172
[10] Detailed Permissions Not Under Construction	75
[11] Total Commitments *includes 180 SHLAA units	552
[12] Net Completions Plus Commitments	1009
In Context With Regional Spatial Strategy Requirements	
[13] Residual To Be Provided Until 2026	1343
[14] Residual To Be Provided Annually Until 2026	90
[15] Residual Minus Commitments	791
[16] Residual Minus Commitments Annually	53

3.15 In terms of a 5 Year Housing Land Supply, the Borough of Oadby and Wigston has a total of 552 dwellings that should come forward within the next 5 years. This total number exceeds the Core Strategy target of 450 homes, and means the Borough has a healthy 5 Year Housing Land Supply.

3.16 The following graph plots the actual 5 year land supply within the Borough, against the required 5 year land of the Borough Council's Core Strategy.

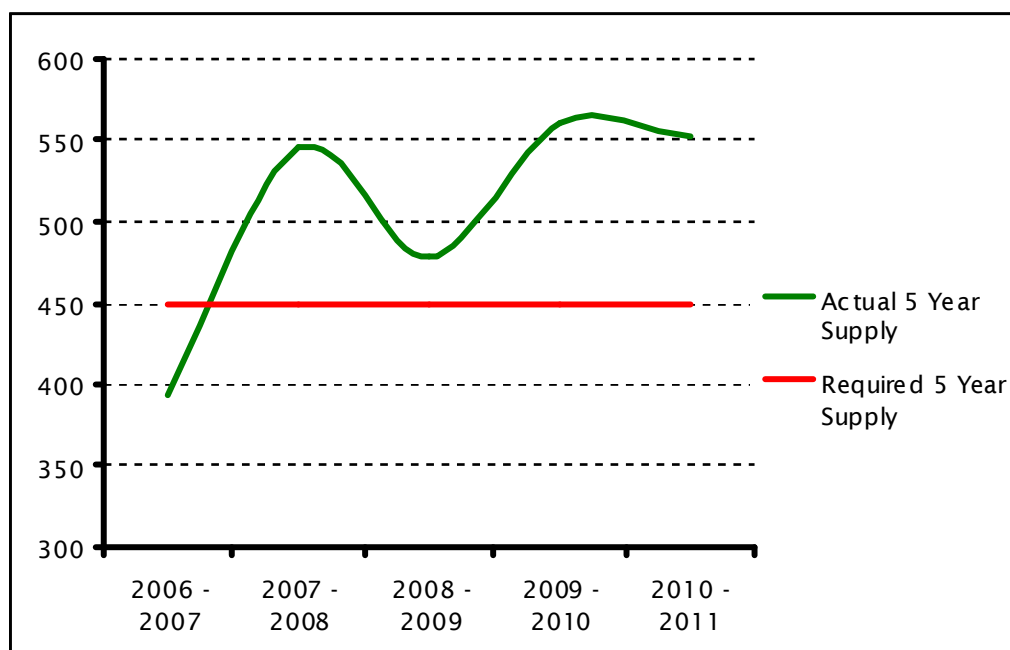


Figure 1: Graph plotting 5 year supply against requirement.

HOUSING COMPLETIONS ON PREVIOUSLY DEVELOPED LAND

3.17 Table 6 illustrates the number of and percentage of, completions occurring on Previously Developed Land in the last 5 years. Overall 99.6 per cent of total completions were located on Previously Developed Land, which exceeds the Planning Policy Statement 3: Housing, requirement of at least 60 per cent.

TABLE 6: COMPLETIONS ON PREVIOUSLY DEVELOPED LAND (PDL)					
Year	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
Net Completions	154	39	92	93	79
Net Completions on PDL	152	39	92	93	79
Percentage of Completions on PDL	98.7	100.0	100.0	100.0	100.0

HOUSING COMMITMENTS ON PREVIOUSLY DEVELOPED LAND

3.18 The table below (table 7) illustrates the number and percentage of current residential commitments on Previously Developed Land. During 2010, the Planning Policy Statement 3: Housing, was revised to omit private residential garden land from the national definition of previously developed land. With the Borough consisting of three densely urbanised settlements, proposals for developing private residential garden land is relatively common.

TABLE 7: COMMITMENTS ON PREVIOUSLY DEVELOPED LAND			
Year	2008/2009	2009/2010	2010/2011
Net Commitments	477	356	372
Number of Commitments on Previously Developed Land	459	356	309
Percentage of Commitments on Previously Developed Land	96.2	100.0	83.1

3.19 With the aforementioned change to the definition of previously developed land within national planning policy, the total percentage of residential development situated on previously developed land decreased from 100 per cent to 83.1 per cent.

LOCATION OF HOUSING COMPLETIONS

3.20 During the 2010 to 2011 monitoring year, 78 per cent of completions were located within either, Wigston, Oadby or South Wigston's town centre boundary. Core Strategy Policy 1, seeks to focus development within the centres of the three settlements in order to facilitate sustainable development on previously developed land.

TABLE 8: LOCATION OF COMPLETIONS

Year	2008/2009	2009/2010	2010/2011
In centres of Wigston, Oadby and South Wigston	62	6	63
Elsewhere in the Principal Urban Area	30	87	17
Outside the Principal Urban Area	0	0	1

HOUSING DENSITY

3.21 The Borough Council's Core Strategy (policy 1) prescribes all new residential development sites of 0.3 hectares and above, to have a minimum density of 40 dwellings per hectare or higher.

TABLE 9: DENSITY OF LARGE SITES

Site	Approx Total Site Size (hec)	Completions	Current Commitments
		Density (dph)	Density (dph)
Two Steeples, Victoria Street, Wigston	1.38	43	-
Former 89 Harcourt Road, Wigston	0.3	-	77
South Leicestershire College, Station Road, Wigston	3.2	-	53
Land at Pipistrelle Way, Oadby	1.08	-	37
Former PAL International, Sandhurst Street, Oadby	0.44	130	-
Grand Hotel, Canal Street, South Wigston	0.198	-	182
37 to 39 Canal Street, South Wigston	0.036	-	333
Alpha House, Countesthorpe Road, South Wigston	0.15	-	93

3.22 Other than the Land at Pipistrelle Way in Oadby (37 dph), all large sites, whether completed or committed development, have site densities above the minimum of 40 dwellings per hectare.

SIZE AND TYPE OF DWELLING

3.23 The change in Government policy during 1999, which saw a ‘drive’ for higher levels of urban development, generated a significant shift in the types of housing being provided. Nationally the market became flooded with 1 and 2 bedroom apartments/flats, until its saturation during 2006 (40 per cent of Midlands housing completions).

3.24 Post 2006 to present day, the demand for high density urban development, regionally, has slowed, with (below) 18 per cent of housing completions within the Midlands being apartments/flats. Inevitably there will be peaks and troughs in the provision of apartment/flat type housing due to specific demands, but in general it has declined.

TABLE 10: SIZE AND TYPE OF RESIDENTIAL COMPLETIONS				
Housing Type	No. of Beds			
	1	2	3	4+
House	0	9	6	9
Bungalow	0	0	0	0
Flat	41	16	0	0
Total Number	41	25	6	9

3.25 Although Table 10 shows a significant proportion of the Borough’s housing completions being flats or apartments, this is very much need based. Rowley’s Court on Sandhurst Street in Oadby provided 57 (self contained retirement apartments) of the 81 gross housing completions within the Borough between 2010 and 2011.

TABLE 11: SIZE AND TYPE OF RESIDENTIAL COMMITMENTS				
Housing Type	No. of Beds			
	1	2	3	4+
House	6	8	21	19
Bungalow	0	0	0	0
Flat	52	19	0	0
Total Number	58	27	21	19

3.26 Table 11 shows the breakdown for current residential commitments, in terms of their size and type. Please note that not all current commitments are illustrated above, as for example, outline planning permissions are not required to show such detail.

AMOUNT OF AFFORDABLE HOUSING

3.27 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 12: AFFORDABLE HOUSING COMPLETIONS						
Year	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Oadby						
Social Rent	0	0	0	0	0	8
Intermediate	0	0	0	0	0	0
Total	0	0	0	0	0	8
Wigston						
Social Rent	6	0	0	6	27	6
Intermediate	10	12	0	10	0	0
Total	16	12	0	16	27	6
South Wigston						
Social Rent	0	0	13	23	0	0
Intermediate	0	0	0	18	0	0
Total	0	0	13	41	0	0
Borough Total	16	12	13	57	27	14

3.28 During 2009 the Borough Council commissioned a piece of work that analysed the viability of affordable housing provision within the Borough. 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 current threshold and percentage provisions were adopted and are contained within policy in the Borough Councils Core Strategy, see below for more details:

- 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

3.29 For the purpose of this report, Special Needs Housing is a general term defining housing specifically built for a particular tenant group. It usually consists of either, specially built or adapted housing, for example, housing for older or disabled people.

TABLE 13: SPECIAL NEEDS HOUSING COMPLETIONS						
Year	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Oadby						
Older Person	27	0	0	0	0	49
Mobility Impaired	0	0	0	0	0	0
Total	27	0	0	0	0	49
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	0
Mobility Impaired	0	0	0	0	0	0
Total	0	0	0	0	12	0
Borough Total	27	0	0	0	12	49

3.30 During the 2010 to 2011 monitoring year, the Rowley's Court development on Sandhurst Street in Oadby delivered 49 one and two bedroom retirement apartments.