Appendix One

Land and Property Ownerships

Land and Property Ownerships

The Land Registry has been interrogated to help inform this stage of the AAP. Key significant land holdings are identified below, although this hasn't included the interrogation of sites made up of large numbers of ownerships – such detailed information will be established as these sites progress through the development process.

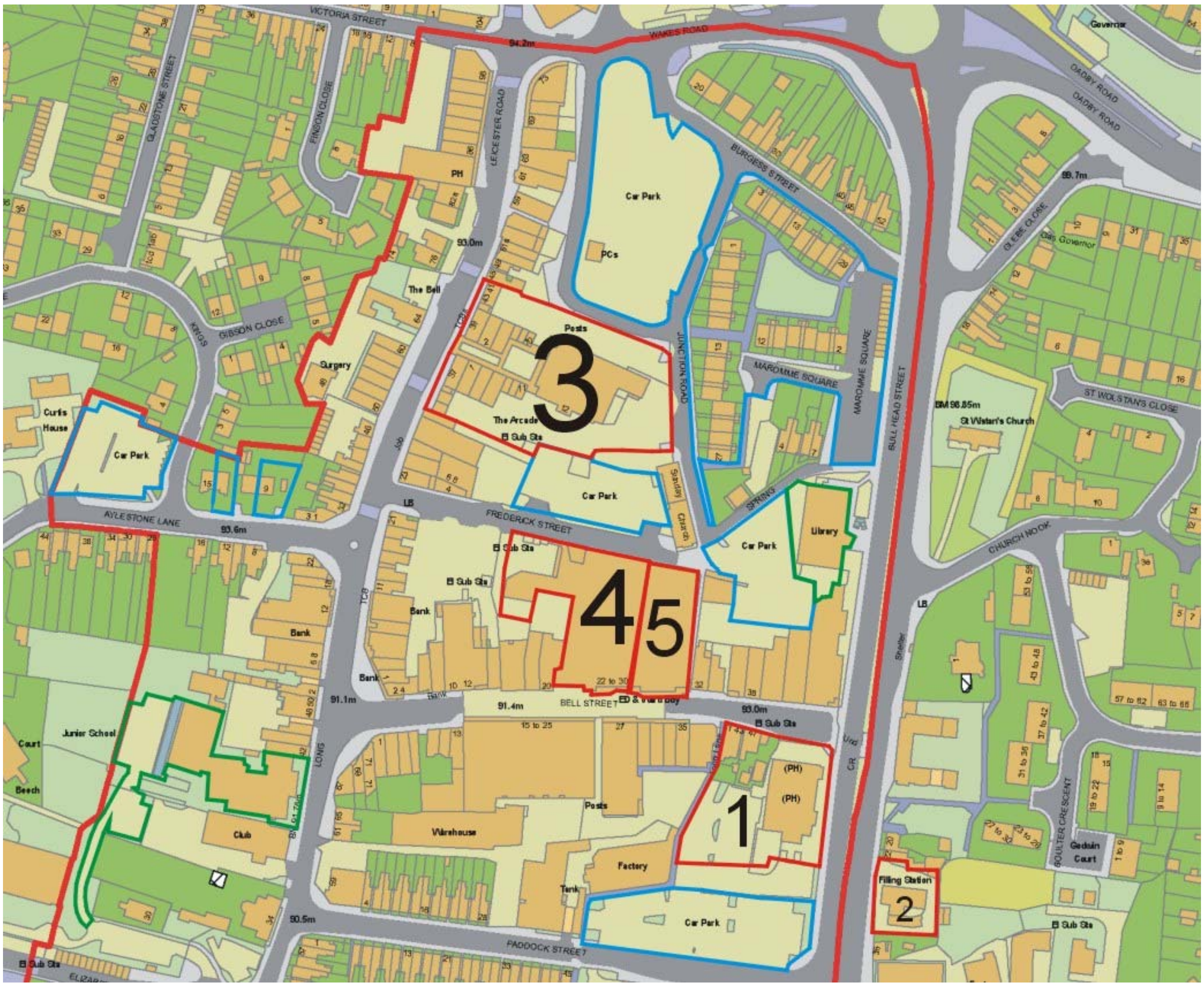
Figure app 1.1 identifies ownerships in the north of the town centre, while details of the ownerships are provided in the following table. Figure app 1.2 identifies ownerships in the south of the town centre, while details of the ownerships are provided the following table.

Oadby and Wigston BC own a number of landholdings in the town centre. These include all the town centre car parks, Peace Memorial Park and sections of the Allotment Gardens. Oadby and Wigston BC also own social housing at Maromme Square, Elizabeth Court and Blunt's Lane.

Leicestershire County Council owns the Library on Bull Head Street and the Record Office off Long Street. The police station off Bull Head Street is also a considerable landholding with development potential.

Land Registry searches indicated that there are a number of significant private property holdings in the town centre. Examples include 41 to 47 Bell Street and the Bell Fountain Public House (owned by Gesamt Anstalt) and the B&Q, Bull Head Street (owned by Wigston Investments Ltd)

A number of potential sites have also been identified just outside the town centre boundary. These include two vacant factory units at 6 Long Street (not on the market) and south of Moat Street (available to let), a vacant petrol filling station at 26-34 Bull Head Street and (occupied) workshops at the junction of Mowsley End and Spa Lane.



App1.1 Key Ownerships in the North of the Town Centre

Map Site	Site Description	Freehold	Leasehold (where relevant)	Lease Terms (where relevant)
1	The Bell Fountain Public House (Bull Head Street), Kitchens by Design (41-43 Bell Street) and M&A Stationers (45-47 Bell Street)	Gesamt Anstalt (Liechtenstein) c/o Kidd Rapinet, 14 & 15 Craven Street, London, WC2N 5AD	Big Steak Pub Ltd. (The Bell Fountain PH & Car Parking)	999 year lease from 2005 (details of others unknown)
2	Vacant Filling Station, 26-34 Bull Head Street, Wigston, LE18 1PA	Riverside Housing Association Ltd, 46 Wavertree, Liverpool, L7 1PH		
3	Wigston Arcade, Leicester Road	Pinton Securities Ltd c/o Reit Asset Management, 5 Wigmore Street, London, W1U 1PB	13 Leases	Leases range from 35 to 8 years
4	Sainsbury's Supermarket, 22 Bell Street, Wigston (western half)	Sainsbury's Supermarkets Ltd, 33 Holborn Road, London, EC1N 2HT		

Key Ownerships in the North of the Town Centre

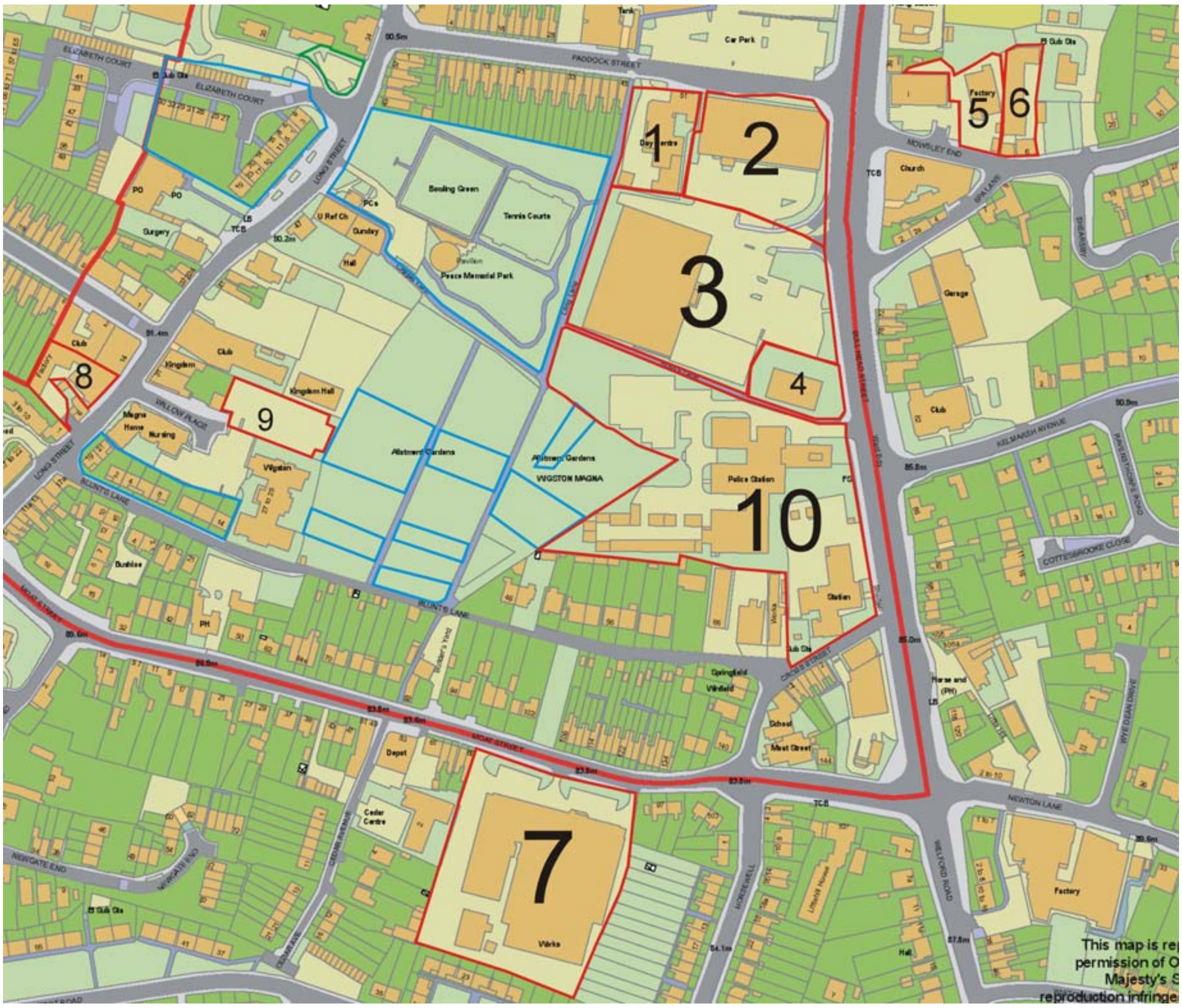


Figure app 1.2 – Key Ownerships in the South of the Town Centre

Map Site	Site Description	Freehold	Leasehold (where relevant)	Lease Terms (where relevant)
1	Age Concern Community Centre and Shop, Paddock Street	Orson Lucas, White Gate Farm, Newton Lane, Wigston Margaret Moss, 54 Rolleston Road, Wigston Robert Weston, 10 Saffron Road, Wigston Alan Kind, 106 Saffron Road, Wigston	Age Concern	Unknown
2	Aldi Supermarket and Bacons Shoes, Paddock Street	John Smalley, 26a/27 Townsend Court, Townsend Road, London, NW8 7DP Oliver Smalley, 5 Mont Havelet, George Road, St Peter Port, Guernsey, Channel Islands, GY1 1BD	Aldi Stores Ltd. (Bacons Shoes, sub-lease)	35 year lease from 1990 (no details on sub-lease)
3	B&Q, Bull Head Street	Wigston Investments Ltd, Cedar Court, 221 Hagley Road, Hayley Green, Halesown, West Midlands, B63 1ED	B&Q Ltd	25 year lease from 1987
4	Walkers Tyres & Exhausts, Bull Head Street	Walkers Tyre Service Ltd, 110 Regent Road, Leics, LE1 7LT		

5	Factory off Mowsley End	Nicholas Morton, 34 Dover Street, Kibworth, Leics, LE8 0HD		
6	Factory, 6 Spa Lane, Wigston, LE18 3QD	Sewa and Surinder Banwait, 6 Spa Lane, Wigston, LE18 3QD		
7	Factory south of Moat Street	G S Property Holdings Ltd, 120 Ross Walk, Leics, LE4 5HH		
8	Land and Buildings on the North East side of Willow Place	Long Bros (Leicester) Ltd, 16-17 Wholesale Fruit Market, Freemans Common, Leics, LE2 7SH		
9	Vacant Building, 8-10 Long Street	J L Trustees Ltd, Lyn House, 39 The Parade, Oadby, Leics, LE2 5BB		
10	Wigston Police Station	Leicestershire Constabulary Force Headquarters, St Johns, Enderby, Leicester, LE19 2BX		
Bounded with blue	Car parks, allotments and social housing	Oadby & Wigston BC, Council Offices Station Road Wigston, Leicestershire LE18 2DR		
Bounded with green	Highways land	Leicestershire County Council, County Hall, Leicester Road, Glenfield, Leicester, LE3 8RA		

Key Ownerships in the South of the Town Centre

Appendix Two

Retail Capacity

Retail Capacity

Introduction

This section analyses the need/capacity for further retail floorspace in Wigston town centre, both for non-food/comparison goods and food/convenience goods.

Methodology

The key sources of data for this chapter are the Experian Goad Report for Wigston (2006) and the Central Leicestershire Retail Study (CGMS Consultants, 2003). The latter included detailed survey work of all retail businesses in the Leicester Conurbation, identifying levels of expenditure (consumer spending over a year) and turnover (the value of sales of a retail business over a year). It also provided projections of expenditure and turnover for 2006, 2011 and 2016. As such the study represents the primary source of secondary data for Wigston and so capacity is also considered for the test years of 2006 (i.e. the present situation), 2011 and 2016. However, the longer time period, particularly that to 2016, should be regarded with some caution given the uncertainties in the retail market over such a relatively long period of time.

Both the comparison and convenience sectors have been analysed using the same method. This has entailed the following:

- Illustrating the extent of the Primary Catchment Area (PCA). Previous research by Experian Goad has already established the PCA for Wigston
- Establishing the base population for the test years 2006, 2011 and 2016
- Establishing expenditure per head and total expenditure within the PCA for the test years
- Detailing the existing facilities within the PCA and their claims upon available expenditure
- Establishing existing planning permissions/units under construction and the claims upon expenditure that those developments will demand
- Detailing the leakage of expenditure from the PCA to surrounding facilities
- Establishing the inflow of expenditure from surrounding areas into the PCA

Combining the analysis of:

- Total available expenditure
- Claims upon expenditure from existing and approved facilities
- Analysis of inflows and outflows of trade
- in order to establish whether there is a surplus of expenditure that would justify the provision of further floorspace
- Converting any surplus expenditure into an indicative floorspace equivalent for each of the test years, and establishing what share of that floorspace could potentially be provided in Wigston town centre.

Comparison / Non Food Goods Sector Analysis

PCA

Experian Goad define Wigston town centre as providing local services to the residents living in the south of the Leicester conurbation, with a PCA that extends from Thurnby in the north to Lutterworth in the south. It extends from Barwell in the west, and east into Leicester's rural hinterland (see Figure 1). The PCA includes the southern and eastern portions of Leicester City, comprising the wards of Western Park, Westcotes, New Parks, Braunstone Park and Rowley Fields, Thurncourt, Coleman, Evington, Stoneygate, Knighton, Freemen, Aylestone and Eyres Monsell. It also includes the eastern half of Castle and Spinney Hills wards.

Population

The population of the PCA as at the 2001 Census was 365,080. Based on ONS projections the 2006 population was forecast to be 383,579. Between 2006 and 2011 the population is projected to grow by 0.87 percent to 386,931 and by 1.81 percent (to 393,926) between 2011 and 2016.

Available Expenditure

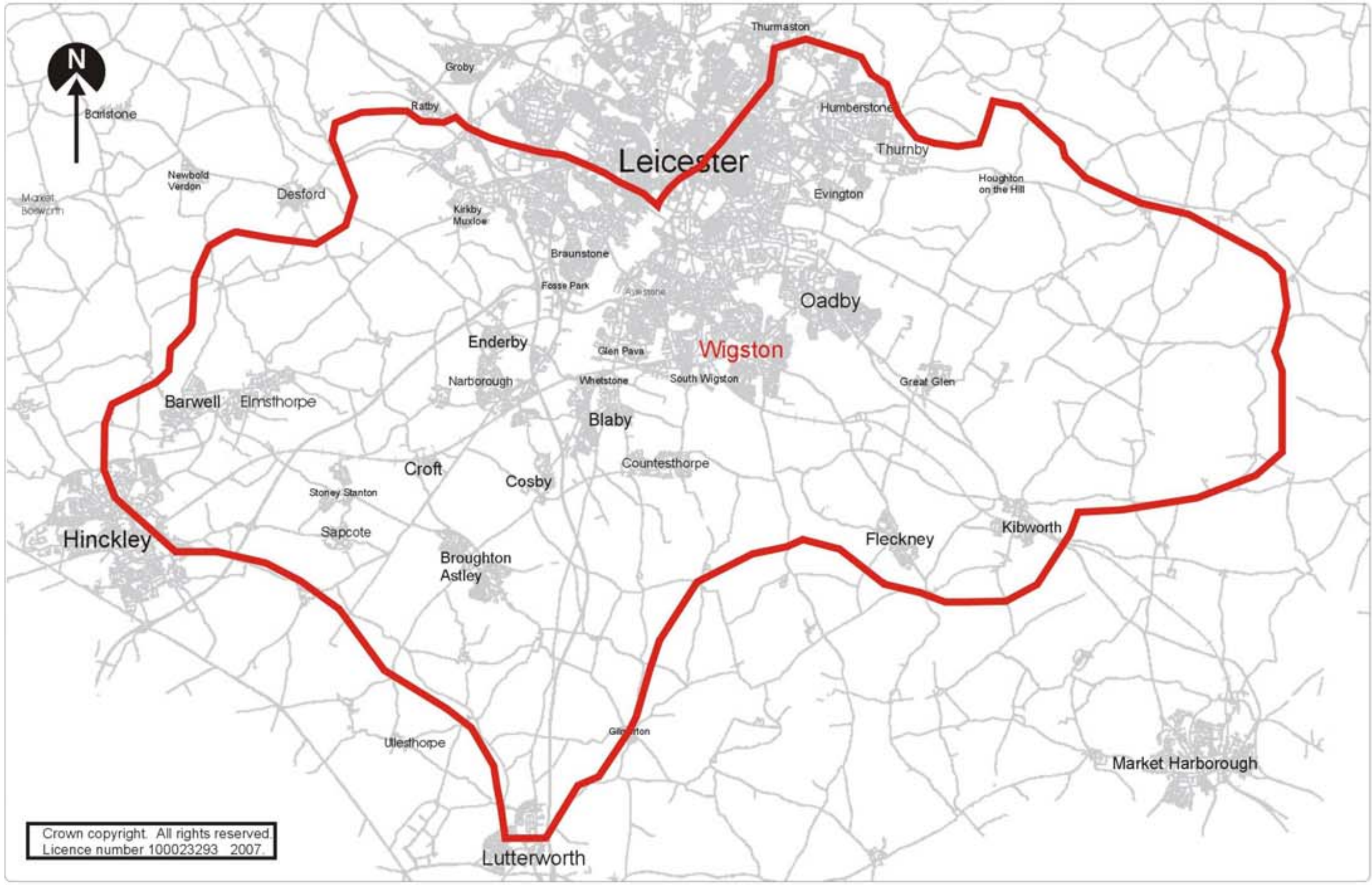
The Central Leicestershire Retail Study states that in 2001 the available expenditure on non-food goods for a resident of the PCA area was £2133. The rate of growth in retail expenditure was estimated to be 3.6 percent per year (based on the long term growth rate for the period 1963 to 2000) allowing expenditure per head data to be estimated for 2006, 2011 and 2016 (Table 1). The population projections are then used to establish total expenditure figures for the PCA, for each of the test years.

	2001	2006	2011	2016
Expenditure per head (£)	2133	2545	3038	3625
Total expenditure (£)	**778,715,640**	**976,208,555**	**1,175,496,378**	**1,427,981,750**

Table 1 – Expenditure for Comparison Shopping

The Central Leicestershire Retail Study shows in the period 2006 to 2016 there is potential growth in comparison expenditure of £452m.

Figure 1: Wigston Primary Catchment Area Boundary



Key
Primary Catchment Area Boundary

BE group
01925 822112
Ingot House
Kelvin Close
Birchwood
Warrington
WA3 7PB
Tel: 01925 822112
Fax: 01925 822113

Project
Oadby and Wigston BC - Wigston Town Centre Masterplan

Title
Wigston Primary Catchment Area Boundary

Drwg No	BEG/O6(p)/01
Scale	Not to Scale
Date	May 2007
Checked by	PMC
Drawn by	CW

Existing Facilities

Table 2 details existing comparison goods retail provision within the PCA as recorded by the Central Leicestershire Retail Study. Where possible, any increases in comparison floorspace between the date of the Retail Study (2003) and the present have also been included.

Town/area	Net Floorspace (sqm)	Turnover 2006 (£)	Turnover per sqm 2006 (£)	Turnover from PCA (%)	Turnover per sqm from PCA 2006 (£)
Wigston	10,049	38,015,582	3783	88	3329
Oadby	5762	20,262,987	3516	100	3516
South Wigston	3754	13,713,147	3653	88	3214
Evington Road	2342	6,255,848	2671	88	2350
Uppingham Road	3899	10,409,897	2669	97	2589
Leicester City Centre (southern half)	116,766	430,246,350	3682	64	2430
Narborough Road	4309	10,053,611	2333	83	1936
Fosse Park	49,019	197,799,620	4035	57	2299
Blaby	2165	5,957,260	2751	96	2640
Broughton Ashley	200	860,543	4302	57	2452
Lutterworth	3430	10,970,859	3198	88	2814
Hinckley	22,296	60,057,805	2693	60	1615
Total	**223,991**	**804,603,509**			

Table 2 – Existing Comparison Floorspace Provision within the PCA

Table 2 establishes the turnover, and turnover per square metre, of each retail centre in the PCA, for the year 2006, again based on the projections of the Central Leicestershire Retail Study. Data from that study enables identification of the percentage of turnover derived from the residents of the PCA. 36 percent of Leicester City Centre's (southern half only) turnover and 43 percent of Fosse Park's turnover is derived from outside the PCA. However, the proportion of trade for other, smaller, centres derived from outside the PCA is far less – typically 0 to 17 percent. This confirms the more localised function of these centres.

The 2006 turnover for the PCA was £804m. The Central Leicestershire Retail Study argues that turnover grows at a defined rate based on increasing efficiency in the way retailers use their existing floorspace (e.g. by replacing low demand goods with higher demand products, obtaining better value for money from wholesalers etc.). Turnover will also increase as retailers increase the size of their floorspace, but that is harder to predict with any certainty. The per annum growth in turnover for comparison goods in the Leicester Conurbation is calculated to be 2.5 percent. Thus turnover in the PCA is projected to grow to £910m in 2011 and £1029m in 2016.

Commitments

Table 3 outlines further retail schemes with planning permission, or under construction, and what they will add to the retail floorspace of the PCA. It estimates their turnover for each of the test years based on examples of similar stores identified in the Central Leicestershire Retail Study.

	Status	Net Comparison Floorspace (sqm)	Estimated Turnover (2006 levels)	Estimated Turnover (2011 levels)	Estimated Turnover (2016 levels)
Wigston	-	-	-	-	
Oadby and Wigston	-	-	-		
Leicester City Centre (southern half)					
Extension to Shires Shopping Centre	Approved	1000	2,383,906	2,697,168	3,051,595
Fosse Park	-	-	-	-	-
Local Centres					
Aldi, Blaby (25%Comparison)	Under Construction	212	1,066,225	1,206,334	1,364,855
Total		**1212**	**3,450,131**	**3,903,502**	**4,416,450**

Table 3 – Commitments

As can be seen the current level of commitments is limited. There are no outstanding retail commitments in Oadby and Wigston or at Fosse Park. Although there are a number of outstanding retail commitments in Leicester city, with one exception they are located in the north or west of the city, outside the PCA.

Expenditure Flows

Table 4 illustrates the levels of available expenditure within the PCA for the test years. However, some of that expenditure will be spent outside the PCA (exported) and some will be brought in by shoppers living outside the PCA (imported). The Central Leicestershire Retail Study surveyed businesses across the PCA, in order to establish the origins of the expenditure. This enables calculation of how much expenditure is retained in the PCA, how much is imported from outside, and how much is exported. The comparison growth rate of 3.6 percent per annum is then used to calculate expenditure figures for 2011 and 2016.

Table 4 shows that of the £976m available expenditure in 2006, 54 percent is retained within the PCA, 16 percent is imported from the other areas in Central Leicestershire and 30 percent is exported to those areas. In calculating the figures for 2011 and 2016 it is assumed these percentages do not change. In practice there will be some variation, for example, a growth in online shopping may mean that more expenditure is travelling to distribution companies outside of the PCA. However, such variation cannot be predicted with any certainty.

	2006	2011	2016	Percent
Available Expenditure	976,208,555	1,175,496,378	1,427,981,750	100
Retained Expenditure	527,152,619	634,768,045	771,110,145	54
Imported Expenditure	156,193,369	188,079,420	228,477,080	16
Exported Expenditure	292,862,567	352,648,913	428,394,525	30

Table 4 – Proportions of Comparison Expenditure in the PCA (£)

Capacity Analysis

Table 5 draws all of this analysis together by:

- Detailing the total available expenditure
- Subtracting the leakage/outflow of trade from the area to facilities further afield
- Adding the inflow of trade from surrounding areas into the PCA
- Subtracting claims upon this expenditure from facilities within the PCA (including the turnover of new retail commitments for 2011 and 2016)

and so producing an overall indication of surplus expenditure, for 2006, 2011 and 2016.

	2006	2011	2016
Total Available Expenditure, PCA	976,208,555	1,175,496,378	1,427,981,750
Leakage to other zones	292,86 2,567	352,648,913	428,394,525
Inflow from other zones	156,193,369	188,079,420	228,477,080
Actual available expenditure	839,539,357	1,010,926,885	1,228,064,305
Existing Claims on expenditure	804,603,509	910,335,016	1,029,981,014
Existing claims on expenditure plus new commitments (2011/2016 only)		914,238,518	1,034,397,464
Surplus	34,935,848	96,688,367	193,666,841
Wigston Town Centre Illustration			
Net Floorspace equivalent (sqm) (@ £3783 per sqm)	9235	25,558	51,194

Table 5 – Comparison Goods Calculation (£)

There is a current capacity gap of £34m. This will increase to £96m in 2011, and to £193m by 2016. Were all this surplus to be expressed solely in terms of Wigston town centre's turnover levels, then it suggests a need now for a further 9235 sqm of comparison goods floorspace.

However, based on current floorspace distribution, Wigston town centre accounts for 4.4 percent of the PCA's comparison retail floorspace. Assuming Wigston maintains this same share of the additional capacity, then the town centre currently requires 406 sqm of additional floorspace, rising to 1125 sqm by 2011, and to 2253 sqm by 2016.

Convenience / Food Goods Sector Analysis

Introduction

This section analyses the capacity of the convenience/food goods sector, utilising the same methodology as that for comparison goods. The extent of the PCA and the population projections remain the same.

Available Expenditure

The Central Leicestershire Retail Study states that in 2001 the available expenditure on non-food goods for a resident of the PCA area was £1278. The rate of growth in retail expenditure was estimated to be 0.1 percent per year. This is based on the long term growth rate for the period 1963 to 2000 and shows a far lower level of spending growth for convenience than for comparison goods. This growth rate has been used to calculate expenditure per head data for 2006, 2011 and 2016 (Table 6). The population projections are then used to identify total expenditure figures for the PCA, for each of the test years.

	2001	2006	2011	2016
Expenditure per head (£)	1278	1284	1291	1297
Total expenditure (£)	**466,572,240**	**492,515,436**	**499,527,921**	**510,922,022**

Table 6 – Expenditure for Comparison Shopping

The Central Leicestershire Retail Study shows in the period 2006 to 2016 there is potential growth in comparison expenditure of £18.4m.

Existing Facilities

Table 7 details existing comparison goods retail provision within the PCA, as recorded by the Central Leicestershire Retail Study (using the 2006 estimated figures). Where possible, any increases in convenience floorspace between the date of the Retail Study (2003) and the present have also been included.

Town/area	Net Floorspace (sqm)	Turnover 2006 (£)	Turnover per sqm 2006 (£)	Turnover from PCA (%)	Turnover from PCA 2006 (£m)
Wigston	12,102	38,701,504	3197	100	3197
Oadby	2978	10,724,549	3601	88	3168
South Wigston	1202	3,704,137	3081	100	3081
Evington Road	3195	10,073,722	3152	88	2773
Uppingham Road	1751	8,100,783	4626	97	4487
Leicester City Centre (southern half)	9692	50,092,157	5168	64	3370
Baunstone	1327	5,524,282	4162	90	3745
Narborough Road	2618	4,070,558	1554	83	1289
Fosse Park	16,531	84,628,493	5119	57	2917
Blaby	1671	7,006,340	4192	96	4024
Crosby	91	309,524	3401	97	3299
Croft	164	558,091	3402	98	3333
Desford	225	1,105,443	4913	89	4372

Town/area	Net Floorspace (sqm)	Turnover 2006 (£)	Turnover per sqm 2006 (£)	Turnover from PCA (%)	Turnover from PCA 2006 (£m)
Enderby	1081	4,197,571	3883	86	3339
Broughton Ashley	1291	4,004,411	3101	96	2976
Sileby	6500	28,440,691	4375	85	3718
Lutterworth	2614	13,780,734	5271	88	4638
Whetstone	1133	3,851.995	3399	90	3059
Hinckley	8913	38,740,039	4346	60	2607
Earl Shilton	856	2,909,526	3398	78	2650
Sapcote	257	760,743	2960	89	2364
Total	**76,192**	**317, 437,150**			

Table 7 - Existing Convenience Floorspace Provision within the PCA

Table 7 establishes the turnover, and turnover per square metre, of each retail centre in the PCA, for the year 2006. The data is used to determine the percentage of turnover derived from the residents of the PCA.

The 2006 turnover for the PCA was £317m. The Central Leicestershire Retail Study argues that turnover grows at a defined rate based on increasing efficiency in the way retailers use their floorspace. Also that efficiency growth in the convenience sector is far smaller than that in the comparison sector. The per annum growth in turnover for convenience goods in the Leicester Conurbation is calculated to be 0.1 percent. Thus turnover in the PCA is projected to grow to £319m in 2011 and £320.6m in 2016.

Commitments

Table 8 outlines future retail schemes with planning permission, or under construction, and what they will add to the retail floorspace of the PCA. The Table estimates turnover for each of the test years, based on examples of similar stores identified in the Central Leicestershire Retail Study.

	Status	Net Comparison Floorspace (sqm)	Estimated Turnover (2006 levels)	Estimated Turnover (2011 levels)	Estimated Turnover (2016 levels)
Wigston					
	-	-	-	-	-
Oadby and Wigston					
	-	-	-	-	-
Leicester City Centre (southern half)					
Extension to Shires Shopping Centre	Approved	400	1,485,900	1,493,341	1,500,820
Fosse Park					
	-	-	-	-	-
Local Centres					
Aldi, Blaby (75%	Under Construction	637	2,585,690	2,598,642	2,611,659

Convenience)					
Total		1037	4,071,590	4,091,983	4,112,479

Table 8 – Commitments

The current level of commitments is limited to an Aldi foodstore, currently under construction in Blaby and to a planned extension to The Shires Centre, Leicester. There are no outstanding retail commitments in Oadby and Wigston. There are a number of other outstanding retail commitments in Leicester, but all are located in the north and west of the city, outside the PCA.

Expenditure Flows

Table 9 illustrates the levels of available expenditure within the PCA for the test years. The Central Leicestershire Retail Study again established the origins of the expenditure, allowing a calculation of how much of that expenditure is retained in the PCA, how much is imported from outside, and how much is exported. The convenience growth rate of 0.1 percent per year has been used to calculate the growth in each category of expenditure to 2011 and 2016.

Table 9 shows that in 2006, 56 percent of available expenditure was retained within the PCA, 12 percent imported from the other areas in Central Leicestershire and 32 percent exported to those areas. These percentages have been applied to the figures for 2011 and 2016.

	2006	2011	2016	Percent
Available Expenditure	492,515,436	499,527,921	510,922,022	100
Retained Expenditure	275,808,645	279,735,637	286,116,333	56
Imported Expenditure	59,101,852	59,943,350	61,310,642	12
Exported Expenditure	157,604,939	159,848,935	163,495,047	32

Table 9 – Proportions of Convenience Expenditure in the PCA (£)

Capacity Analysis

Table 10 draws all of this analysis together by:

- Detailing the total available expenditure
- Subtracting the leakage/outflow of trade from the area to facilities further afield
- Adding the inflow of trade from surrounding areas into the PCA
- Subtracting claims upon this expenditure from facilities within the PCA (including the turnover of new retail commitments for 2011 and 2016)

and so producing an overall indication of surplus expenditure, for 2006, 2011 and 2016.

	2006	2011	2016
Total Available Expenditure, PCA	492,515,436	499,527,921	510,922,022
Leakage to other zones	157,604,939	159,848,935	163,495,047
Inflow from other zones	59,101,852	59,943,350	61,310,642
Actual available expenditure	394,012,349	399,622,336	408,737,617
Existing Claims on expenditure	317, 437,150	319,027,511	320,625,839
Existing claims on expenditure plus new commitments (2011/2016 only)		323,119,494	324,738,318
Surplus	76,575,199	76,502,842	83,999,299
Wigston Town Centre Illustration			
Net Floorspace equivalent (sqm) (@ £3197per sqm)	23,952	23,929	26,274

Table 10 – Convenience Goods Calculation (£)

There is a current capacity gap of £76.5m. This will marginally reduce by 2011 (the result of the introduction of new retail commitments into the turnover figures), and then rise to £84m by 2016. Were all this surplus to be expressed solely in terms of Wigston town centre's turnover levels, then it suggests a need now for a further 23,952 sqm of comparison goods floorspace.

However, based on current floorspace distribution, Wigston town centre accounts for 4.4 percent of the PCA's convenience retail floorspace. Assuming this same share of the additional capacity, then the town centre currently requires 1054 sqm of additional floorspace, rising to 1156 sqm by 2016.

Summary

This chapter has addressed the retail capacity of Wigston town centre, and its future needs. Separate figures are forecast for comparison and convenience goods (Table 11) for the test years of 2006, 2011 and 2016. The figures indicate there is sufficient capacity to increase floorspace provision for both comparison and convenience goods. The current need totals 1459 sqm, and will rise to 3409 sqm by 2016.

	2006	2011	2016
Comparison	406	1125	2253
Convenience	1054	1053	1156
Total	1460	2178	3409

Table 11 - Floorspace Capacity of Wigston Town Centre (sqm)

Appendix Three

Urban Capacity

Urban Land Capacity Study

Introduction

This section looks at the possible sources of housing land supply in Wigston town centre, over the Local Development Framework (LDF) period of 2006-2021. Current Government policy aims to reduce the loss of greenfield land to development and encourages the use of previously developed land. Planning Policy Statement Three: Housing, commits local planning authorities to promoting sustainable patterns of development. It has changed the emphasis away from Housing Land Availability Studies to Urban Capacity Studies, which aim to establish how much additional development can be accommodated in an urban area.

It is important to remember that urban areas such as Wigston town centre are not just made up of housing but also need such land for shops, open space, community facilities and employment. If there is an imbalance in these factors the quality of the local environment and the quality of life for the people who live and work there can be detrimentally affected. It is therefore necessary to look at the area as a whole in considering where to allocate different types of development and to ensure that factors such as open space are not overlooked.

Information for this chapter has been taken from the Urban Housing Potential Study (2003) combined with updated figures from the Annual Monitoring Reports of Oadby and Wigston Borough Council Planning Services. The Adopted Local Plan (1999), Leicestershire, Leicester and Rutland Structure Plan (2005) and the Draft Regional Spatial Strategy (RSS) (2006) provide policy and allocations data.

Housing Land Study

Annual Monitoring Reports provide information on the number of dwellings completed for the period April 2001 to April 2006 (Table 1). The figures are net, with losses through the conversions or demolition of housing taken into account.

During this period, no dwellings have been completed in Wigston town centre. There has, however, been housing activity on sites adjoining the town centre including the Cromwell Group site, Victoria Street and 12 apartments at 26-32 Bull Head Street.

Area	Number of Units					
	2001/2	2002/3	2003/4	2004/5	2005/6	Total (percent)
Wigston Town Centre	-	-	-	-	-	0 (0)
Elsewhere in Wigston Urban Area	6	3	5	31	39	84 (72)
Adjoining the Urban Area	3	2	9	17	2	33 (28)
Other Locations in Wigston	-	-	-	-	-	0 (0)
Total	9	5	14	48	41	117 (100)

Table 1 – Net Housing Completions by Area and Year (2001/2 – 2005/6)

Annual Monitoring Reports also provide information on the residential 'land bank' – the amount of land for housing that is either under construction, has planning permission, or is allocated in the adopted Local Plan (Table 2).

Area	Under Construction	Outstanding Planning Permissions	Outstanding Allocations	Total Units (percent)
Wigston Town Centre	-	-	-	0 (0)
Elsewhere in Wigston Urban Area	60	112	12	184 (97)
Adjoining the Urban Area	3	2	-	5 (3)
Other Locations in Wigston	-	-	-	-
Total	**63**	**114**	**12**	**189 (100)**

Table 2 – Residential Land Bank as of 1st April 2006

Again there are no housing commitments in the town centre boundary. Although, half of Wigston's land bank can be found on sites immediately adjoining the town centre (Table 3).

Location	Number of Dwellings	Status
Queen's Head, Bull Head Street (east of town centre boundary)	12	Under construction
26-32 Bull Head Street (east of town centre boundary)	12	Outstanding Planning Permission
2 Bull Head Street (east of town centre boundary)	10	Under construction
Cromwell Group Holdings, Victoria Street (north west of town centre boundary)	59	Outstanding Planning Permission
Leicester Race Course Straight Mile (north east of town centre boundary)	2	Under construction
Total	**95**	

Table 3 – Housing Commitments Adjoining the Town Centre as of 1st April 2006

The Structure Plan proposes that 1700 dwellings should be provided for the Borough between 1st April 1996 and 31st March 2016. As of April 2006, 907 dwellings had been completed at an average rate of 90.7 per year. This leaves a further 793 to be provided at an equated annual rate of 80 per year. Removing the existing commitments (dwellings under construction, outstanding planning permissions and outstanding allocations), 439 dwellings have still to be provided for across the Borough.

These figures have been reviewed in the Draft RSS and are proposed to be reduced to 55 dwellings a year for the Borough (subject to the Examination in Public). At this rate 825 new dwellings will be required from 2006 to the end of the masterplan period, in 2021.

The current rate of completions (90.7 per year) suggests that that the Borough will not struggle to meet this target. However, it cannot be assumed that this level of completions and new applications will be maintained indefinitely. Thus, the full range of options must be considered for securing the long-term provision of housing. This section will consider what capacity exists in Wigston town centre to contribute towards meeting this need.

The Leicestershire, Leicester and Rutland Structure Plan require that the density for new housing in town centres should be a minimum of 40 dwellings per hectare (Housing Policy Five). This density will be used for any sites outside the town centre boundary considered in this study (where the Council would wish to encourage housing developments rather than flats).

However, Oadby and Wigston Borough Council will seek to ensure that densities for all developments in the town centre itself exceed this figure. Thus a figure of 50 dwellings per hectare (the current Structure Plan requirement for Leicester City Centre developments) has been applied as a more useful minimum standard (particularly as City Centre developments are now being provided at levels far exceeding this). Wigston now falls within the Leicester Primary Urban Area (PUA), and will be expected to provide developments at a density comparable to other PUA centres (relative to its size). This higher figure has been used to guide considerations of capacity on potential sites.

Housing Capacity Study

Central Government is committed to maximising the re-use of previously developed land. Wigston town centre is one source of previously developed land in Oadby and Wigston. The main sources of capacity it can provide are:

- Previously developed, vacant employment land and buildings
- Land allocated in the Local Plan for uses other than housing
- Subdivision of existing housing
- Flats over shops
- Vacant dwellings
- Intensification of land use
- Redevelopment of existing housing
- Conversion of commercial/industrial buildings.

In addition to these generic sources of capacity, the Baseline and the subsequent Issues and Options Report have identified 14 Opportunity Sites where the masterplan's intervention will potentially be focused. These are:

- North Street Gateway
- Properties and car park west of Junction Road
- Wigston Library and adjacent retail
- Pub, leisure and industrial properties north of Paddock Street
- Former Petrol Station, Bull Head Street
- Industrial properties, Mowsley End
- Age Concern, Paddock Street
- Aylestone Lane Car Park
- Police Station/Fire Station, Bull Head Street
- Housing, Burgess Street/Maromme Square
- Sainsbury store and multi-storey car park
- Factories on Paddock Street
- Housing/rest home, Willow Place
- Aldi and B&Q, Bull Head Street.

The capacity of these sites will be considered.

Previously developed vacant land and buildings

These are sites that have previously been developed, but are not continuing in that use or are being converted for a new use.

The town centre contains one vacant industrial unit at 8-10 Long Street. At 0.3 ha the site could support 15 dwellings. However, a more detailed analysis would be required to determine if there are any physical or policy constraints that would prevent this site from being brought forward. There are two vacant shops at 22a and 40 Long Street, each could be converted into dwellings.

Capacity available: 17 dwellings.

Land allocated in the Local Plan for uses other than housing

In some cases it may be appropriate to change the proposed use of land rather than have over-allocations. However, this option is not available in the town centre as there are no Local Plan allocations (either residential or non-residential) that have not been taken up.

Capacity available: None

The subdivision of existing housing

The subdivision of existing housing into two or more dwellings is a significant potential source of new houses, especially in areas containing large older properties. A limited number of such properties can be found in the south of the town centre along Blunts Lane and Moat Street. However, it is important to ensure that any such development provides good quality accommodation in the form of separate and self-contained units to avoid the creation of houses in multiple occupation (HIMOs).

By examining past trends it is possible to determine the additional capacity that subdivision can provide. Data on subdivisions is available from 2001 to 2006. Over this period only four units have been created in this way in areas surrounding the town centre (with none in the town centre itself). This suggests that subdivision cannot be relied upon to provide significant additional dwellings in Wigston town centre.

Capacity available: Minimal (one or two dwellings).

Flats over shops

Wigston town centre contains 145 retail units, a portion of which will have potential to convert their upper floor space into dwellings. A small number of offices may also have upper floor space available. Table Four shows the number of units created should the additional floors of each shop or office be used for housing. In some cases upper floors are actively used for retail or office space, rather than simply for storage, so figures show the minimum numbers (excluding those in use) and maximum numbers (including those in use). Figures also allow for the fact that some buildings may be three storeys in height, and thus count the additional floor as a potential second flat. The small numbers of upper floor flats already in existence (seven) is excluded.

Street	Minimum Potential Units	Maximum Potential Units
Leicester Road	35	39
Long Street	13	15
Bell Street	23	25
The Arcade	4	4
Aylestone Lane	0	1
Frederick Street	1	1
Paddock Street	0	0
Moat Street	2	3
Cross Street	1	1
Junction Road	0	1
Bushloe end	0	1
Total	**79**	**91**

Table 4 – Number of potential units above shops/offices

Only a small number of upper floors are in use, so the minimum capacity for conversion is 79 (retaining all active space) while the maximum is 91 (using all potential space). This is an estimated figure as some buildings may be capable of accommodating more than one unit on a floor, while others may have constraints limiting conversion, such as the lack of a separate entrance/staircase from that of the ground floor space. Only detailed property inspections could determine exact figures.

Capacity available: Minimum of 79 dwellings, maximum of 91 dwellings (dependant on further inspection).

Vacant Dwellings

There is some capacity in the number of vacant dwellings that can be brought back into use. Common practice is to base the capacity from vacant dwellings on the extent to which vacancy rates exceed national or local averages. In England the Government is seeking to reduce the vacancy rate to three percent of the total dwelling stock.

Council tax information and visual inspections have been used to ascertain the number of vacant dwellings in each town centre street. As none were identified, it must be assumed that the number of vacant town centre properties is negligible.

Capacity available: None

Intensification of land use

Intensification can create additional dwellings through the more effective use of land, for example by developing infill plots, backland development, garages, etc. Wigston town centre has some potential for intensification, houses on large land plots (i.e. big gardens) can be found on Blunts Lane and Moat Street. However, access to new houses would be difficult from narrow Blunts Lane and properties would be overlooked by the Police Station.

Intensification of housing plots is occurring just outside the town centre boundary with the development of ten houses in the boundary of Two Bull Head Street, along with completions of three individual dwellings. There is no evidence of previous intensifications in the town centre boundary.

Capacity available: None

Redevelopment of existing housing

The redevelopment of existing housing can be a source of capacity, though this usually occurs in areas of poor quality housing needing regeneration. No regeneration schemes of this type are planned for the town centre.

In the town centre, the only existing housing that may potentially merit future redevelopment (based on a visual inspection of quality) is the publicly owned properties of Maromme Square and the adjacent private properties of Burgess Street. These are considered below as a Masterplan Opportunity Site.

However, this is a speculative suggestion and a more detailed investigation of the existing housing would be required to determine if redevelopment of any of the properties could be justified. Also, as the land is on the edge of the primary shopping area, a change of use to retail or leisure might be preferable.

Conversion of commercial/industrial buildings

Around the edge of Wigston town centre are a number of industrial/commercial sites in primarily residential areas, which could potentially be converted to housing. One conversion is already taking place at 26-32 Bull Head Street (a former petrol station with consent for conversion for 12 dwellings). An additional industrial building is at 71-95 Moat Street, just south of the town centre boundary. This 1.6 ha site could provide 64 dwellings (at 40 dwellings per hectare). Several further industrial properties are considered as Opportunity Sites below.

Any of release of non-residential sites must however take into account the Borough's need for industrial and commercial land. The Oadby and Wigston Employment Land Study (BE Group, 2006) identified a shortfall of 4.67 to 6.02 ha in the current supply of employment land, suggesting that employment land needs to be added, not removed. As a result of this study, the Borough Council are using planning policies and guidance to protect land currently in employment use.

Capacity available: 64 dwellings

Masterplan Opportunity Sites

14 sites have been identified as having redevelopment potential, primarily containing existing industrial and commercial uses, along with car parks and the housing of Burgess Street/Maromme Square. However, some will be discounted through subsequent analysis and consultation in the Masterplanning process, while new ones may be added. Further, most sites will be considered for a mix of uses, rather than purely for housing. Table 5 considers the capacity provided by each site under three scenarios: if the entire site was developed for housing, if half of the site was developed for housing, or if one quarter was developed for housing.

Site	Housing Capacity		
	100 percent housing	50 percent housing	25 percent housing
North Street Gateway (outside town centre boundary)	33	16	8
Properties and car park west of Junction Road	174	87	44
Wigston Library and adjacent retail	43	21	11
Pub, leisure and industrial properties north of Paddock Street	60	30	15
Former Petrol Station, Bull Head Street (outside town centre boundary)	8	4	2
Industrial properties, Mowsley End (outside town centre boundary)	14	7	3
Age Concern, Paddock Street	16	8	4
Aylestone Lane Car Park	15	7	4
Police Station/Fires Station, Bull Head Street	127	63	32
Housing, Burgess Street/Maromme Square	111	55	28
Sainsbury store and multi-storey car park	35	17	9
Factories on Paddock Street	63	32	16
Housing/rest home, Willow Place	52	26	13
Aldi and B&Q, Bull Head Street.	136	68	34
Total	**887**	**441**	**223**

Table 5 – Capacity of the Opportunity Sites

Capacity available: Minimum of 223 dwellings, maximum of 887 dwellings.

Summary

From the original Structure Plan allocation of 1700 dwellings for the Borough between 1st April 1996 and 31st March 2016, as of April 2006, 439 dwellings have still to be provided. This is proposed to be superseded by the RSS requirement for 55 dwellings per year, producing a need for 825 dwellings to 2021. Although current rates of completion suggest that (in the short term) this will be met, it cannot be assumed that this level of completions and new applications will be maintained indefinitely. Thus the full range of options must be considered for securing the long-term provision of housing. This section has considered what additional capacity exists in Oadby town centre to meet some of this need.

The town centre is active and comparatively successful, particularly in its property market. The 95 dwellings being developed on brownfield sites around the town centre evidence this. This success reduces some of the capacity that might be available in a less economically successful area, including from: vacant dwellings, unused planning allocations and regeneration sites (all elements of centres suffering from decline). The town centre contains one vacant industrial unit at 8-10 Long Street and two vacant shops that have the potential collectively to generate 17 dwellings.

As the primary shopping centre for Wigston, the most obvious source of capacity would be flats over shops. This could produce between 79 and 91 units, although the higher figure would mean the loss of some upper floor retail and office space.

There are also a number of industrial buildings surrounding the town centre that have potential for conversion. Some are of poor to moderate condition, in primarily residential areas. Several are identified as Masterplan Opportunity Sites, while an additional unit at 71-95 Moat Street, could provide 64 dwellings. However, developing these sites for housing would involve the loss of most of the industrial property around the town centre.

The 14 Opportunity Sites identified in the Baseline and Issues and Options Reports could provide up to 887 dwellings. However, the town centre and the wider Borough also have employment and shopping/leisure needs that must be met. Other policy commitments must also be considered, including protecting the integrity of the Lanes Conservation Area in the south west of the town centre, as well as the design standards indicated in the Residential Supplementary Planning Guidance (SPG). Thus only a half (441 dwellings) or a quarter (223 dwellings) of the land highlighted may be developed for housing in practice.

Together these options provide the capacity for a minimum 384 additional dwellings and a maximum of 1061 (See Table 6).

Source	Minimum Capacity	Maximum Capacity
Previously developed, vacant employment land and buildings	17	17
Land allocated in the Local Plan for uses other than housing	0	0
Subdivision of existing housing	1	2
Flats over shops	79	91
Vacant dwellings	0	0
Intensification of land use	0	0
Conversion of commercial/industrial buildings	64	64
Opportunity Sites	223	887
Total	**384**	**1061**

Table 6 – Available Capacity