

Housing Implementation Strategy

April 2018

Evidence base under pinning the Local Plan for the Borough of
Oadby and Wigston



Please note:

Oadby and Wigston Borough Council is currently preparing for the Examination Hearing sessions of the Local Plan Submission Draft (January 2018). The Hearing session commences on Tuesday 24 April 2018 and therefore, the format of this year's Housing Implementation Strategy (HIS) has been amended to reflect this position and has therefore been split into 'Part One' and 'Part Two'.

Part One will assess the Borough's housing requirement in accordance with the adopted Core Strategy (2006-2026) and Part Two will assess the Borough's Objectively Assessed Need (OAN) for Housing, in accordance with the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA, January 2017) and in line with the emerging Local Plan Submission Draft document (2011-2031).

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Part 1

1 Introduction

1.1 The Housing Implementation Strategy for the Borough of Oadby and Wigston sets out the Council's approach to managing the delivery of new housing up to 2026.

1.2 The National Planning Policy Framework states that Local Authorities should *'for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five year supply of housing land to meet their housing target'*.

1.3 From information contained within the Council's adopted Core Strategy, Strategic Housing Land Availability Assessment and the Residential Land Availability Assessment, the following document will set out how the Council is to achieve the Local Plan housing requirement. Over the Plan period, from 2006 to 2026 the Council is to provide a minimum of 1,800 net additional homes within the Borough, or 90 dwellings per annum.

1.4 It is important to note that this document (Housing Implementation Strategy) should be read in conjunction with the Borough Council's Residential Land Availability Assessment report and the Strategic Housing Land Availability Assessment.

2 Overall Plan Period Target

2.1 The Borough's annual housing target is set out in the Council's adopted Core Strategy. The figures have been found sound and robust through an Examination in Public.

2.2 The Core Strategy sets a plan period target of 1,800 additional homes for the period 2006 to 2026, which equates to 90 dwellings per annum.

Housing Requirement for the Borough of Oadby and Wigston: 2006-2026	1,800	
Housing Completions: 1st April 2006 to 31st March 2009	285	
Existing Housing Commitments as of 31st March 2009	479	
Remaining Housing to be provided: 2009-2026	1,036	
Housing opportunities identified in the Wigston and Oadby Town Centre Masterplan areas and within the South Wigston Masterplan area	393	
Masterplan dwelling breakdown	Wigston	166
	Oadby	81
	S Wigston	146
Housing opportunities identified within the Leicester Principal Urban Area outside of the Wigston and Oadby Town Centre Masterplan areas and outside of the South Wigston Masterplan area	191 *	
Direction for Growth adjoining the Leicester Principal Urban Area to the south east of Wigston	452	

Figure 1: Extract from Core Strategy – Approach to Housing Delivery

2.3 The adopted Core Strategy illustrates the approach (shown in the above table) of the Borough Council to housing delivery up to 2026. From the 1st April 2006 to the 31st March 2009 there had been 285 additional residential completions, leaving a residual provision over the 17 year period of 1515 (or 89 dwellings per annum).

2.4 Since the 31st March 2009 there has been an additional 857 net additional dwellings completed and added to the Borough's housing stock.

Table 2: Net housing completions in the context of the Borough's Core Strategy														
Year	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Required plan total to date	Borough total to date
No. of Completions	154	39	92	93	79	79	44	47	116	117	175	107	1,080	1,142

Figure 2: Extract from Residential Land Availability Assessment (April 2018)

2.5 As of the 31st March 2018 the residual net additional dwellings to be provided in the Borough stood at (1,800 minus 1,142) 658 or 82 dwellings per annum. Taking into account all residential completions since the start of the Plan period in 2006, the Council is currently 62 additional dwellings above the Core Strategy requirement of 1,080.

3 Overall Plan Period Trajectory

3.1 To achieve the Core Strategy requirement of 1,800 net additional homes over the Plan period; as of 1st April 2018, the Borough Council has a residual provision of 658 additional dwellings.

3.2 To achieve the Plan period target the Council will allocate land through the new Local Plan process, identify land through the Strategic Housing Land Availability Assessment and take into account residential dwellings that already have granted planning permission.

3.3 The table below illustrates the number of dwellings likely to come forward through the processes outlined above.

Dwelling Source	Potential Number of Additional Dwellings
Current committed development	369
Identified deliverable SHLAA sites	171*
Units identified in the Local Plan	205
Direction for Growth	450

Table 1: Illustrates potential number of additional dwellings over Plan period as of the 31st March 2018.

*See the Council's Strategic Housing Land Availability Assessment 2018 for further information.

3.4 Summing the number of dwellings listed in the above table there are a potential 1,195 additional dwellings up to 2026 (without the inclusion of a windfall allowance). The Council has historically seen healthy supplies of windfall units coming forward. The following pages will illustrate potential supply with and without a windfall allowance.

3.5 The figure of 1,195 is 537 dwellings (without the inclusion of a windfall allowance) above the 658 residual requirement of the Core Strategy.

3.6 It must be noted that only 0 – 5 year SHLAA sites are illustrated within the trajectory below. Please see the Council's Strategic Housing Land Availability Assessment 2018 for further information.

3.7 Figure 3 overleaf, shows the detailed delivery of housing sites through a housing trajectory. The trajectory is based upon the trajectory contained within the Borough's Core Strategy, however has been updated to reflect the current situation in terms of actual housing delivery and potential housing delivery. It must be noted that the trajectory is an estimation of potential housing delivery for the remainder of the Plan period.

Windfalls

3.8 Government guidance states that Local Planning Authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. It goes on to state that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential garden land.

3.9 From the 1st April 2008 until 31st March 2018, 559 (or 59 per cent) of the total 949 additional dwellings would be defined as windfalls. Of the 559 additional dwellings, 362 have been provided on large sites of 10 units or more.

3.10 Over the 10 years mentioned above, the average number of windfall units being delivered on both large and small sites is 56 dwellings per year, which is over half the Core Strategy annual target of 90. For the purposes of this report it would not be prudent of the Council to include 56 dwellings a year into its five year supply; however evidence does suggest that an allowance should be included.

3.11 To ensure that the windfall allowance is realistic, the Council has been conservative in its approach and has decided to use only a proportion of the annual average; some 25 per cent of the 56 dwelling average per year, equating to 14 units per year or 70 units over a 5 year period. Other than the anomaly in 2011 – 2012 where none of the units were classed as windfalls, the number of windfall units has ranged between 30 and 89 in the other 9 years (6 of these 9 years have seen 60 units plus as windfalls).

Note – the Council has included a windfall allowance within the five year supply calculation due to current government guidance and compelling evidence suggesting it should.

Year	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	Totals
Current committed development (excludes Wigston Direction for Growth Phase 1)	44	47	116	117	175	107	64	121	80	48	56	-	-	-	369
Identified SHLAA sites (0-5 year only) as set out in SHLAA 2018	-	-	-	-	-	-	-	54	74	20	23	-	-	-	171
Town Centre allocations	-	-	-	-	-	-	-	15	63	59	17	17	17	17	205
Wigston Direction for Growth (Phase 1)	-	-	-	-	-	-	74	101	113	112	50	-	-	-	450
Annual dwelling total	44	47	116	117	175	107	138	291	330	239	146	17	17	17	
Cumulative dwelling total since 2006	580	627	743	860	1035	1142	1280	1571	1901	2140	2286	2303	2320	2337	
Core Strategy requirement since 2006	630	720	810	900	990	1080	1170	1260	1350	1440	1530	1620	1710	1800	
Running total compared to Core Strategy requirement	-50	-93	-67	-40	45	62	110	311	551	700	756	683	610	537	

Figure 3: Plan period net housing trajectory relative to Core Strategy requirement. Figures in blue refer to actual completions.

4 Five Year Land Supply

4.1 The National Planning Policy Framework states that *'local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'*.

4.2 The current 5 year requirement for the Borough, using the adopted Core Strategy target of 90 dwellings per year is 450 dwellings plus a 5 per cent buffer, totalling 473. As of the 31st March 2018 the Borough has a five year supply figure of 1,214 net additional homes (12.8 years), which is 741 dwelling units above the requirement of 473.

4.3 The above five year supply figure is based on:

- 369 committed dwelling units (those with extant planning permission, excluding Wigston Direction for Growth Phase 1)
- 171 SHLAA dwelling units (5 year sites only)
- 154 Town Centre allocation dwelling units (next 5 years)
- 450 dwelling units on the Wigston Direction for Growth Phase 1
- 70 windfall unit allowance (14 per year)

4.4 All the above figures have been extracted from the information provided earlier within the report.

4.5 To ensure sustainable delivery of dwellings the Council will maintain a healthy 5 year supply of deliverable housing sites by:

- Updating data relating to identified sites and their progression
- Monitoring dwelling delivery through the Council's Residential Land Availability Assessment report, and
- Considering potential contingency sites if the supply of sites ever was to drop below the five year supply requirement.

4.6 For more detailed information relating to SHLAA, completions and commitment figures please see the relevant monitoring documents (Residential Land Availability Assessment and Strategic Housing Land Availability Assessment).

5 Affordable Housing Target and Trajectory

5.1 Countywide evidence base has highlighted an affordable housing need within each Borough or District within Leicester and Leicestershire. Providing a healthy supply of affordable housing is a priority for most local authorities.

5.2 The National Planning Policy Framework states that as well as having an overall housing trajectory, local planning authorities should produce an affordable housing trajectory that illustrates expected rates and quantity of delivery.

5.3 The Core Strategy under Policy 11 Affordable Housing, sets out affordable housing percentage site targets for each of the three settlements, that seek to meet identified local need. The affordable housing targets (as displayed below) are only relevant to 'large' residential sites that trigger the threshold of 10 dwellings or more. It must be noted that recent changes in government guidance mean that the threshold is now 11 dwellings or more in this context.

5.4 The current targets are;

- Oadby 30 per cent
- Wigston 20 per cent
- South Wigston 10 per cent

5.5 Figures illustrated in Table 2 below have been taken from the Residential Land Availability Assessment report and the Strategic Housing Land Availability Assessment as well as calculated from site figures expressed in the Local Plan.

Dwelling Source	Potential Number of Additional Affordable Dwellings
Current Committed Development	87
Wigston Direction for Growth Phase 1	90
Identified Deliverable SHLAA sites	38
Identified through the Town Centre allocations	49

Table 2: Illustrates potential number of additional affordable dwellings over Plan period

5.6 For the purposes of the affordable housing trajectory in this document, the Core Strategy per cent target has been used to forecast affordable housing delivery on a site, unless otherwise known.

5.7 Summing the number of affordable dwellings listed in the above table there are a potential 264 additional affordable dwellings up to 2026 (not including windfall sites).

5.8 From the 1st April 2009 to the 31st March 2018 the Council has provided 163 affordable units, thus bringing the original 250 Plan target (including 90 at Wigston Direction for Growth) down to 87. With the Council predicting delivery of some further 264 units over the Plan period, the Core Strategy target will be significantly exceeded.

Year	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	Totals
Current committed development (excludes Wigston Direction for Growth Phase 1)	-	-	24	-	74	12	11	21	24	14	17	-	-	-	87 (total excludes those complete in previous years)
Identified SHLAA sites (5 year only) as set out in SHLAA 2018	-	-	-	-	-	-	-	11	22	2	3	-	-	-	38
Town Centre allocations	-	-	-	-	-	-	-	2	13	13	12	3	3	3	49
Wigston Direction for Growth (Phase 1)	-	-	-	-	-	-	-	20	30	30	10	-	-	-	90
Dwelling total	0	0	24	0	74	12	11	54	89	59	42	3	3	3	264 (total excludes those complete in previous years)

Figure 4: Plan period affordable housing trajectory. Figures in blue refer to actual completions.

6 Potential Risks to Housing Delivery

6.1 The following Chapter outlines the potential risks and constraints that could undermine the delivery of the Borough Council's housing requirement.

Economic Climate

6.2 Delivery of new homes is always susceptible to market and economic climate fluctuations (for example the market downturn in 2007/08). Delivery in the housing market is closely linked to the state of the economy and access to finance, for example, a period of decreased consumer demand due to unprecedented problems (like the UK experienced between 2007 and 2010) with potential home buyers not being able to secure finances will slow build rates and ultimately housing delivery. Recently however, there has been a market recovery with build rates and completions increasing significantly.

6.3 Both the overall housing trajectory and the affordable housing trajectories have taken account of the current economic situation and the forecast continued increased delivery rates in the future.

Supply of Deliverable Land

6.5 The local authority could potentially have a situation where by there is insufficient deliverable housing land to deliver the Plan period requirement.

6.6 As the trajectories contained within this document illustrate, the Borough Council has a sufficient supply of deliverable sites to accommodate the Plan period requirement of 1800 additional homes. The deliverable land identified provides a healthy surplus to the requirement. Also, should it be required the Council's Wigston Direction for Growth area can accommodate further growth in addition to the 450 homes already with planning permission.

Status in the Planning System

6.7 Sites that are identified and illustrated in the trajectory that do not have extant planning permission could be considered to have a higher degree of risk in terms of delivery than those with extant permission.

6.8 Although there could be a perceived greater risk to delivery for sites without an extant permission, most of the potential risk is expelled through the identifying of sites through the Strategic Housing Land Availability Assessment and the allocations process. Having the Council identify the sites gives developers a greater level of certainty that the sites are achievable in planning terms. Also, the majority of (if not all) sites within the 0-5 year period of the SHLAA have had land owner or developer discussions of some form and the majority are located within the urban area on previously developed land.

Part 2

7. Introduction

7.1 At this point in time (1st April 2018) the Borough Council is currently preparing for the Examination Hearing sessions of the new Local Plan Submission Draft (January 2018) document that will take place at the end of April 2018.

7.2 The Council has been proactively preparing the emerging draft new Local Plan and developing the extensive associated evidence base to fully demonstrate delivery of the Objectively Assessed Need (OAN) for housing of 2,960 dwellings (148 dwellings per annum) for the period 2011 to 2031, as set out in the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA, January 2017).

7.3 This part of the Housing Implementation Strategy for the Borough of Oadby and Wigston sets out the Council's approach to managing the delivery of new housing up to 2031. From information contained in the Council's Local Plan Submission Draft (January 2018), Strategic Housing Land Availability Assessment 2018 (SHLAA) and the Residential Land Availability Assessment 2018 (RLA), the following sections will set out how the Council will deliver the Objectively Assessed Need (OAN) for housing requirement. Over the Plan period, from 2011 to 2031, the Council is to provide a minimum of 2,960 net additional dwellings within the Borough, or 148 dwellings per annum.

8. Overall Plan Period Target

8.1 The Local Plan Submission Draft (January 2018) illustrates the approach as at 1st April 2017 (shown in the table below) that the Council will take to deliver the Plan period target of 2,960 up to 2031.

Figure 5: Extract taken from Local Plan Submission Draft (January 2018) document

(A) Housing requirement for the Borough for the period 2011 to 2031	2960
(B) New additional housing completions between 1 st April 2011 to 31 st March 2017	578
(C) New additional housing commitments as of 31 st March 2017	768
(D) Total new additional homes already complete or with extant planning permission as of 31 st March 2017 (B + C = D)	1346
(E) Residual provision between 1st April 2017 and 31st March 2031	1614
(F) New additional homes allocated on land within the town centre of Wigston and the district centre of Oadby	205
(G) New additional homes on allocated Direction for Growth areas	1159
(H) New additional homes on smaller allocation sites (11-99 units)	250*
(I) Total new additional homes provided between 1st April 2017 and 31st March 2018 (F + G + H = I)	1614

*two sites providing 10 new additional homes have been included within the figure, however will not be allocated as they are both below the large site threshold of 11 +. The sites are contained within the Council's latest SHLAA and consist of one site of 8 new additional homes and one site of 2 new additional homes.

8.2 From the 1st April 2017 to the 31st March 2018 there has been an additional 107 net additional dwellings completed and added to the Borough's housing stock.

Figure 6: Table extract from the Residential Land Availability Assessment (April 2018)

Table 15: Net housing completions in the context of the Borough's draft New Local Plan									
Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	Required plan total to date	Borough total to date
No. of Completions	79	44	47	116	117	175	107	1,036	685

8.3 As of the 1st April 2018, in the context of delivery against the required total of the Borough's emerging draft New Local Plan, the net additional dwellings completed stands at 685 units since the 1st April 2011, which is below the current 1,036 dwellings target.

8.4 However, through the emerging draft New Local Plan, the recent upward trend of housing completions is forecast to continue in the forthcoming years, particularly through the delivery of the Council's housing allocation sites, as per the emerging Spatial Strategy for the Borough.

9. Overall Plan Period Trajectory

9.1 To achieve the emerging draft New Local Plan requirement of 2,960 net additional homes over the Plan period; as of the 1st April 2018 the Borough Council has a residual provision of 2,275 additional dwellings.

9.2 To achieve the Plan period target the Council has allocated land through the emerging New Local Plan process, it will continue to identify land through the SHLAA process and will take account residential dwellings that have extant planning permission.

9.3 The table below illustrates the number of dwellings likely to come forward through the processes outlined above.

Dwelling Source	Potential Number of Additional Dwellings
Current committed development	819
Additional homes allocated within the town centre of Wigston and district centre of Oadby	205
Additional homes allocated on the three Direction for Growth Areas	1,159
Additional homes on smaller allocation sites (includes 34 SHLAA 2018 units)	171

Table 3: Illustrates potential number of additional dwellings over Plan period as of the 1st April 2018.

*See the Council's Strategic Housing Land Availability Assessment 2018 for further information.

9.4 Summing the number of dwellings listed in the above table, there is supply of 2,354 additional dwellings up to 2031 (without the inclusion of a windfall allowance). The Council has historically seen healthy supplies of windfall units coming forward. The following pages will illustrate potential supply with and without a windfall allowance.

9.5 The figure of 2,354 is 79 dwellings (without the inclusion of a windfall allowance) above the 2,275 residual requirement of the New Local Plan.

9.6 Figure 7 overleaf, shows the detailed delivery of housing sites through a housing trajectory. The trajectory is based upon the trajectory contained within the Council's New Local Plan, however has been updated to reflect the current situation in terms of actual housing delivery and potential housing delivery. It must be noted that the trajectory is an estimation of potential housing delivery for the remainder of the Plan period.

Windfalls

9.7 Government guidance states that Local Planning Authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. It goes on to state that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential garden land.

9.8 From the 1st April 2008 until 31st March 2018, 559 additional dwellings would be defined as windfalls. Of the 559 additional dwellings, 362 have been provided on large sites of 10 units or more.

9.9 Over the 10 years mentioned above, the average number of windfall units being delivered on both large and small sites is 56 dwellings per year, which comprises over one third of the New Local Plan requirement of 148 dwellings per year. For the purposes of this report it would not be prudent of the Council to include 56 dwellings a year into its five year supply; however evidence does suggest that an allowance should be included.

9.10 To ensure that the windfall allowance is realistic, the Council has been conservative in its approach and has decided to use only a proportion of the annual average; some 25 per cent of the 56 dwelling average per year, equating to 14 units per year or 70 units over a 5 year period. The number of windfall units has ranged between 30 and 89 in 9 of the 10 years assessed (6 of these 9 years have seen 60 units plus as windfalls).

Note – the Council has included a windfall allowance within the five year supply calculation due to current government guidance and compelling evidence suggesting it should.

Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Totals
New additional housing completions between 01/04/11 and 31/03/18	79	44	47	116	117	175	107	-	-	-	-	-	-	-	-	-	-	-	-	-	685
New additional housing commitments as of 01/04/18	-	-	-	-	-	-	-	138	222	193	160	106	-	-	-	-	-	-	-	-	819
New additional homes allocated within the town centre of Wigston and district centre of Oadby	-	-	-	-	-	-	-	-	15	63	59	17	17	17	17	-	-	-	-	-	205
New additional homes allocated on the three Direction for Growth Areas	-	-	-	-	-	-	-	-	-	-	40	154	181	193	192	182	182	35	-	-	1,159
New additional homes on smaller allocation sites (includes 34 SHLAA 2018 units)	-	-	-	-	-	-	-	-	54	74	20	23	-	-	-	-	-	-	-	-	171
Annual dwelling total	79	44	47	116	117	175	107	138	291	330	279	300	198	210	209	182	182	35	0	0	3039
Cumulative dwelling total since 2011	79	123	170	286	403	578	685	823	1114	1444	1723	2023	2221	2431	2640	2822	3004	3039	3039	3039	
Local Plan target (2,960) (148 per annum)	148	296	444	592	740	888	1036	1184	1332	1480	1628	1776	1924	2072	2220	2368	2516	2664	2812	2960	
Running total compared to Local Plan target (148 per annum)	-69	-173	-274	-306	-337	-310	-351	-361	-218	-36	+95	+247	+297	+359	+420	+454	+488	+375	+227	+79	

Figure 7 – Plan period net housing trajectory. Based on the trajectory as illustrated in the Council’s New Local Plan. Figures in blue refer to actual completions.

10 Five Year Land Supply

10.1 The National Planning Policy Framework states that *'local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'*.

10.2 The current 5 year requirement for the Borough, using the New Local Plan target of 148 dwellings per year is 740 dwellings plus a 5 per cent buffer, plus the backlog of 135 (351/13x5) totalling 912. As of the 31st March 2018 the Borough has a five year supply figure of 1,408 net additional homes (7.7 years), which is 496 dwelling units above the requirement of 912.

10.3 The above five year supply figure is based on:

- 819 committed dwelling units
- 171 dwelling units on smaller allocations and 5 year SHLAA sites
- 154 town and district centre allocation dwelling units (next 5 years)
- 194 dwelling units on the three Direction for Growth Areas
- 70 windfall unit allowance (14 per year)

10.4 All the above figures have been extracted from the information provided earlier within the report.

10.5 To ensure sustainable delivery of dwellings the Council will maintain a healthy 5 year supply of deliverable housing sites by:

- Updating data relating to identified sites and their progression
- Monitoring dwelling delivery through the Council's Residential Land Availability Assessment report, and
- Considering potential contingency sites if the supply of sites ever was to drop below the five year supply requirement.

10.6 For more detailed information relating to SHLAA, completions and commitment figures please see the relevant monitoring documents (Residential Land Availability Assessment and Strategic Housing Land Availability Assessment).

11 Affordable Housing Target and Trajectory

11.1 Countywide evidence base has highlighted an affordable housing need within each Borough or District within Leicester and Leicestershire. Providing a healthy supply of affordable housing is a priority for most local authorities.

11.2 The National Planning Policy Framework states that as well as having an overall housing trajectory, local planning authorities should produce an affordable housing trajectory that illustrates expected rates and quantity of delivery.

11.3 The New Local Plan under Policy 13 Affordable Housing, sets out affordable housing percentage site targets for each of the three settlements, that seek to meet identified local need. The affordable housing targets (as displayed below) are only relevant to 'large' residential sites that trigger the threshold of 11 dwellings or more.

11.4 The targets are;

- Oadby 30 per cent
- Wigston 20 per cent
- South Wigston 10 per cent

11.5 Figures illustrated in Table 4 below have been taken from the information above and sets out the likely level of affordable housing provision over the Plan period up to 2031. Note, the below figures do not take account of affordable homes that could be provided through the delivery of windfall units.

Dwelling Source	Potential Number of Additional Affordable Dwellings
Current Committed Development	177
Affordable homes allocated within the town centre of Wigston and district centre of Oadby	49
Affordable homes allocated on the three Direction for Growth Areas	285
Affordable homes on smaller allocation sites (includes relevant SHLAA 2018 units)	38

Table 4: Illustrates potential number of additional affordable dwellings over Plan period up to 2031

11.6 For the purposes of the affordable housing trajectory in this document (Figure 8), the New Local Plan per cent target has been used to forecast affordable housing delivery on a site, unless otherwise known.

11.7 Summing the number of affordable dwellings listed in the above table there are a potential 549 additional affordable dwellings up to 2031 (not including windfall sites).

11.8 Since 2011 the Council has provided 122 affordable units. Summing 122 units already delivered and the 549 units expected, the Council will provide at least 671 affordable units over the Plan period up to 2031 (not including windfall sites).

Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Totals
New additional affordable housing completions between 01/04/11 and 31/03/18	12	-	-	24	-	74	12	-	-	-	-	-	-	-	-	-	-	-	-	-	122
New additional affordable housing commitments as of 01/04/18	-	-	-	-	-	-	-	11	41	54	44	27									177
New additional affordable homes allocated within the town centre of Wigston and district centre of Oadby	-	-	-	-	-	-	-	-	2	13	13	12	3	3	3	-	-	-	-	-	49
New additional affordable homes allocated on the three Direction for Growth Areas	-	-	-	-	-	-	-	-	-	-	-	15	49	61	60	50	50	-	-	-	285
New additional affordable homes on smaller allocation sites (includes relevant SHLAA 2018 units)	-	-	-	-	-	-	-	-	11	22	2	3	-	-	-	-	-	-	-	-	38
Affordable housing total	12	0	0	24	0	74	12	11	54	89	59	57	52	64	63	50	50	0	0	0	

Figure 8: Plan period affordable housing trajectory. Figures in blue refer to actual completions.