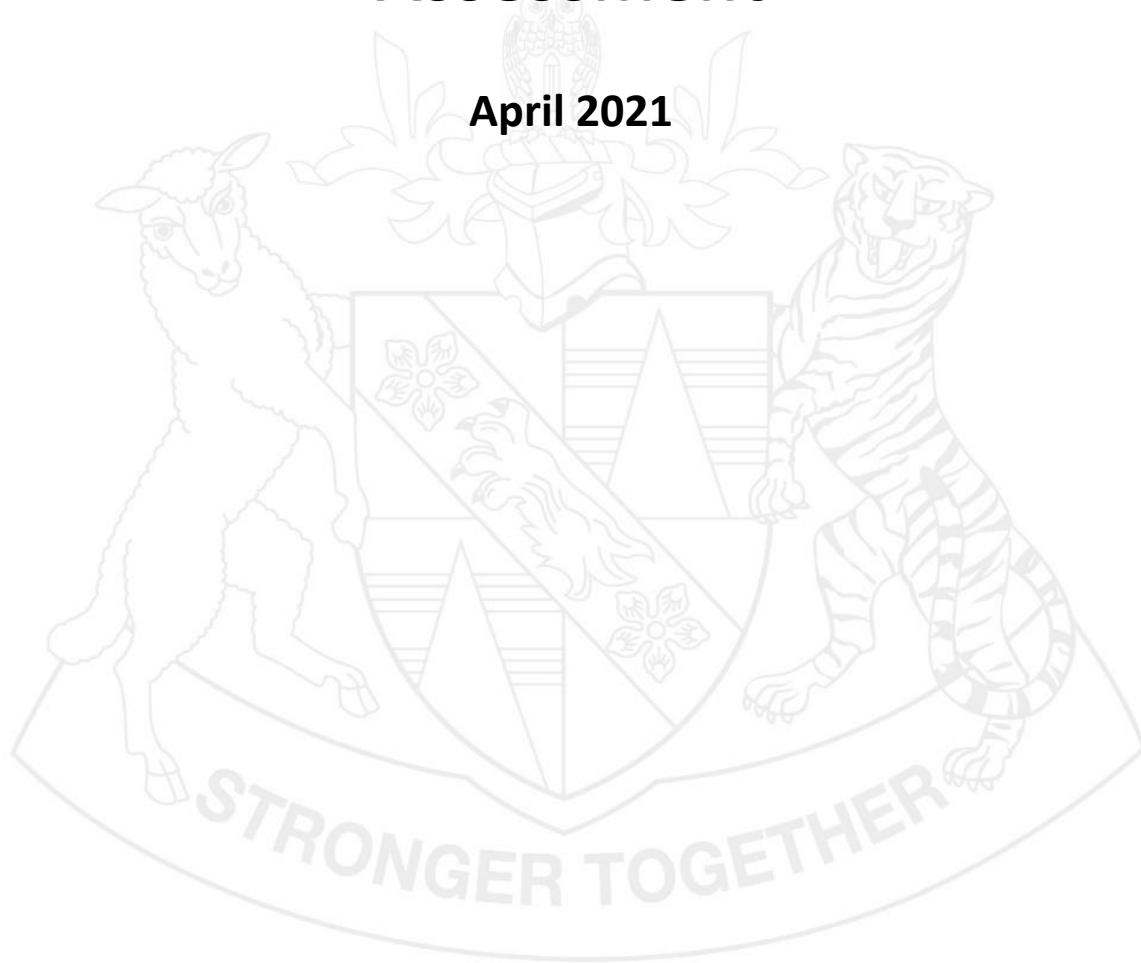


Residential Land Availability Assessment

April 2021



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1. Introduction

- 1.1** The National Planning Policy Framework and the National Planning Practice Guidance set out the national government planning policies and guidance for England. The framework states that Local Plans are the key to delivering sustainable development, and it is these Local Plans that contain local planning policies, site allocations and guidance.
- 1.2** The Borough Council adopted its current Local Plan in April 2019. The Plan consists of a number of local planning policies specific to the Borough of Oadby and Wigston. As well as the Local Plan, the Borough Council produces Supplementary Planning Documents. These documents as well as the Local Plan are available on the Borough Council's website which is updated regularly.
- 1.3** To ensure that it remains up-to-date, the Local Plan, needs monitoring to demonstrate progress against targets set out in the Local Development Scheme, as well as, assessing how effective each policy is in achieving its objectives.
- 1.4** To illustrate this, the Borough Council produces an annual 'Residential Land Availability' assessment, an 'Employment Land Availability' assessment, a 'Housing Implementation Strategy' and an 'Annual Monitoring Report'. The outcome of this monitoring work feeds into and informs subsequent reviews of planning policy documents.
- 1.5** 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.
- 1.6** This Residential Land Availability Assessment has been produced by Oadby and Wigston Borough Council. The Residential Land Availability Assessment, which is produced annually, illustrates residential dwelling completions and the supply of housing land for residential development.
- 1.7** This Residential Land Availability Assessment reports on residential completions for the period 1st April 2020 to 31st March 2021, and the supply of land for residential development as of 31st March 2021.

2. Local Plan Target

Number of homes required over the Plan period

- 2.1** Local Plan Policy 2 – Spatial Strategy for Development within the Borough, sets out the number of new homes required over the Plan period up to 2031. The number of new homes required over the period is 2,960 in total, which equates to 148 new dwellings per annum.

Policy 2 Spatial Strategy for Development within the Borough

The Council will always seek the reuse of previously developed land and will concentrate development within the Borough's key centres and the Leicester Principal Urban Area. In addition, the Council has allocated land outside of these areas to ensure that the development needs of the Borough are met.

In order to deliver the required levels of growth to meet the Borough's needs up to 2031, this Plan;

- allocates sufficient land to provide at least 2,960 new additional homes;
- allocates sufficient land to provide at least 8 hectares of employment use development; and,
- identifies sufficient land to provide up to 2,974 sqm of new additional retail floor space.

To achieve the above levels of development, the Council has identified and allocated land within Wigston town centre, Oadby district centre, South Wigston district centre, the Borough's designated local centres, areas within the Leicester PUA and the three Direction for Growth Allocations.

Extract from Policy 2 of the Council's Local Plan.

- 2.2** Since 2011, 1,163 net additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 1,163 additional dwellings from the 2,960 Local Plan target ($2,960 - 1,163 = 1,797$), the residual requirement is 1,797 additional dwellings up to the end of the Plan period.
- 2.3** In addition to providing the right number of homes for the Borough's communities, it is important that the Council provides the right quality and type of housing for the Borough's communities. Local Plan Policy 11 – Housing Choices, Local Plan Policy 12 – Housing Density and Local Plan Policy 13 – Affordable Housing, set out what sort of type, tenure and mix is expected from new housing development within the Borough.

3. The Amount of Housing

Housing completions

3.1 Between the 1st April 2020 and the 31st March 2021, a gross total of 217 (215 net) new dwellings were completed within the Borough of Oadby and Wigston; two of which were demolition rebuilds. Table 1 illustrates the number of homes that have been provided within the Borough since 1st April 2011. An average of 116 new dwellings have been provided annually since 2011, however since 2019, when the current Local Plan was adopted, an average of over 190 dwellings per year have been provided.

Table 1. Net housing completions since 01/04/11												
Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total over Plan period so far	Annual average over Plan period so far
Number of completions	79	44	47	116	117	175	107	93	170	215	1163	116.3

3.2 Table 2 illustrates the number of additional dwellings that have been completed in comparison to the required Borough housing target set out in the new Local Plan (148 per annum). The Table illustrates that there had been a slight decrease in delivery during 2017-2018 and 2018-2019 but, as predicted, it increased in 2019/2020 and 2020/2021 since the adoption of the Local Plan due to the site allocations contained within it. It is expected that the increase in delivery seen in recent years continues in the near future. However, there has been a period of uncertainty in the construction industry due to the disruption of the Covid-19 pandemic, which saw construction halted nationally between March and June, 2020. Although construction resumed once the first national lockdown ended, the outlook remains uncertain due to the longevity of this health crisis and the potential disruption to the supply chains of construction materials. It is also unknown at this time whether Brexit will have a detrimental impact and/or impact the labour market.

Table 2. Net housing completions since 01/04/11 in context of Local Plan

Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total over Plan period so far	Total requirement set out in the Local Plan so far
Number of completions	79	44	47	116	117	175	107	93	170	215	1163	1480

3.3 In context of delivery against the required total of the Borough’s current Local Plan, the provision is 1,163 dwellings, which is below the current 1,480 target. Although we are in a period of uncertainty, as addressed in the paragraph above, construction is progressing on Local Plan allocated sites; and so higher levels of completions due in the next few years should offset the current deficit. As mentioned in paragraph 3.1 above, even with the disruption of the Covid-19 Pandemic, delivery since the Local Plan was adopted in 2019, is averaging in excess of 190 new homes annually.

Breakdown of completions for each settlement

3.4 Table 3 illustrates the distribution of new dwelling completions (for this monitoring year) between the Borough’s three settlements 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. Please note that the ‘small’ and ‘large’ site definitions are consistent with National Planning Policy Framework definitions for Major Development.

Table 3. Details of housing completions within the Borough for the period 01/04/20 to 31/03/2021					
Settlement of Wigston		Settlement of Oadby		Settlement of South Wigston	
Site	Gross housing completions	Site	Gross housing completions	Site	Gross housing completions
Direction for Growth, Newton Lane (Phase 1)	81	Land at Cottage Farm, Glen Road	56	124 Countesthorpe Road	10
South of St Pettrox Nursery	24	LR 10 The Broadway	1	52 Blaby Road	2
Direction For Growth NewtonLane, Phase 2	22	First Floor 49 London Road	1	59 Blaby Road	2
107 Moat Street	9	83 The Fairway (D/R)	1	108 Countesthorpe Road	1
Vikings Tun, Launceston	2	40 The Fairway (D/R)	1		
1 Launceston Road	2	66 London Road	1		
LR 42 Newton Lane	1				
1 Victoria Street	1				
12 Victoria Street	1				
41, 43, 45 Long Street	-1				
112 Aylestone Lane	-1				
Gross housing total	143		61		15
Net additional houses	141		61		15
Total number of net additional homes across the Borough	215				

3.5 For the monitoring year 2020 to 2021, the majority of residential completions were located within the settlement of Wigston. Of the 217 gross completions within the Borough, 143 (66 per cent) were located within Oadby, 59 (27 per cent) were within Wigston, and 15 (7 per cent) within South Wigston.

3.6 Historically, the Borough has relied upon ‘large’ sites to fulfil the majority of its target provision per annum and this is set to continue with second development phases of the

Wigston Direction for Growth, Newton Lane and Cottage Farm Direction for Growth, Glen Road sites, and the first phases of Stoughton Grange Direction for Growth, Gartree Road site, which have all commenced during this monitoring year. In spite of the uncertainties of the current climate, the Council is confident that completions will continue to be high in future years due to the current number of extant permissions and identified sites; the number of homes under construction; and, the number of new homes allocated within the Council's Local Plan.

Committed development within the Borough

3.7 For the purpose of Table 4, 'committed' development, refers to:

- Granted planning permissions, that have not yet commenced,
- Granted planning permissions that are currently under construction, and
- Granted planning permissions subject to a signed S106.

3.8 Committed development housing numbers are based on 'net' additional provision; therefore takes into account any conversions and demolitions that occur onsite.

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 housing commitments within the Borough as at 31/03/2021

Settlement of Wigston		Settlement of Oadby		Settlement of South Wigston	
Site	Number of committed units	Site	Number of Committed Units	Site	Number of Committed Units
Direction for Growth, Newton Lane (Phase 1)	267	Land opposite Stoughton Farm Park, Gartree Road (Stoughton Grange).	310	Alpha House, Countesthorpe Road	14
South of St Pettrox Nursery	19	Land at Cottage Farm, Glen Road	6	41 - 43 Canal Street	13
Direction for Growth, Newton Lane (Phase 2a)	14	Lyn House, The Parade	40		
10 Long Street	27				
Nautical William	23				
39 Long Street	19				
55 - 57 Queens Drive	15				
Small sites	21	Small Sites	34	Small Sites	11
Total	405		390		38
Borough total	833				

3.10 As the table above illustrates, the Borough of Oadby and Wigston has a total of 833 (net) current committed dwellings. Of the 833 total, 684 are currently under construction. In terms of the locations of those dwellings under construction, 351 are located within Wigston, 327 within Oadby and 6 are situated within South Wigston.

Windfall sites

3.11 The National Planning Policy Framework defines windfall sites as those which have not been specifically identified in the Local Plan process. They normally comprise sites that have unexpectedly become available. Therefore any site that has not been identified through the Local Plan process will be classified as a windfall site.

3.12 During the 2020 to 2021 monitoring year, 16.6 per cent of gross dwelling completions occurred on windfall sites. The number and percentage of windfall units has increased since last year.

Housing requirement and supply

3.13 Table 5 illustrates the Local Plan requirement for housing and the current supply of housing land within the Borough of Oadby and Wigston to meet that need. To achieve the required amount of development, the Borough has identified and allocated land within Wigston town centre, Oadby district centre, the Borough's designated local centres, areas within the Leicester PUA and the three Direction for Growth Allocations. A windfall allowance has also been included.

3.14 From the year 2011, the Borough has provided 39.3 per cent of its required 2,960 new homes. The 1,163 additional dwellings added to the Borough's existing housing stock, equates to an annual average of 116.3 dwellings per year since 1st April 2011.

TABLE 5: HOUSING REQUIREMENT AND SUPPLY FROM 2011		
Housing Requirement		
[1]	New Local Plan requirement 2011 to 2031	2,960
Housing Supply From 01/04/2011 to 31/03/2021		
Completions		
[2]	Net Completions From 01/04/2011 to 31/03/2020	948
[3]	Gross Completions This Monitoring Year	217
[4]	Conversions This Monitoring Year	0
[5]	Demolitions This Monitoring Year	2
[6]	Net Completions This Monitoring Year	215
[7]	Net Completions Since 01/04/2011 [2] + [6] = [7]	1,163
Commitments		
[8]	Dwellings Currently Under Construction	684
[9]	Outline Permissions Not Under Construction	0
[10]	Detailed Permissions Not Under Construction	149
[11]	Total Net Commitments [8] + [9] + [10] = [11]	833
[12]	Residual of proposed Number of Units Allocated in the New Local Plan	1,103
[13]	Number of Units Identified in the SHLAA as 0-5 year and 6-10 Year Sites	206
[14]	Windfall Allowance	70
[15]	Net Commitments Plus Identified Units [11] + [12] + [13] + [14] = [15]	2,212
In Context with New Local Plan requirements		
[16]	Residual To Be Provided Until 2031 [1] – [7] = [16]	1,797
[17]	Residual Minus Commitments [16] – [15] = [17]	-415

*town and district centre allocations (205) + Direction for Growth allocations (823) + remaining small scale allocations (75) = 1,103.

3.15 In terms of Housing Land Supply, the Borough of Oadby and Wigston has a total of 2,212 further dwellings that should come forward within the Plan period up to 2031. Summing this figure with historical completions (2,212 + 1,163 = 3,375) there is a surplus housing land supply to meet the Plan period target of 2,960 additional homes by 2031.

Housing completions on previously developed land

3.16 Table 6 illustrates the number and percentage of completions occurring on previously developed land since 2011. As illustrated, nearly forty four per cent of all residential completions have been sited on previously developed land since 2011.

TABLE 6: COMPLETIONS ON PREVIOUSLY DEVELOPED LAND (PDL)											
Year	2011/2012	2012/2013	2013/2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/2018	2018/2019	2019/2020	2020/2021	Overall totals
Net Completions	79	44	47	116	117	175	107	93	170	215	1,163
Net Completions on PDL	34	36	43	46	34	109	81	16	21	29	449
Percentage of Completions on PDL	43.04	81.82	91.49	39.66	29.06	62.29	75.70	17.20	12.35	13.49	38.61

Committed development on previously developed land

3.17 The table below (table 7) illustrates the number and percentage of current committed residential development on previously developed land. The National Planning Policy Framework does not include private residential garden land in its 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: COMMITTED DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND (PDL)										
Year	2011/2012	2012/2013	2013/2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/2018	2018/2019	2019/2020	2020/2021
Net Committed Development	339	242	331	744	735	768	819	791	1010	833
Number of Committed Units on Previously Developed Land	153	137	101	119	190	142	127	147	220	216
Percentage of Committed Units on Previously Developed Land	45.1	56.6	30.5	15.9	26	18	15.5	18.6	21.8	25.9

3.18 With the aforementioned change to the definition of previously developed land within national planning policy, the total percentage of committed residential development situated on previously developed land decreased from a high of 100 per cent (in 2009/2010, not shown) to a low of 15.5 per cent in 2017/2018 but has been slowly increasing for the past three monitoring years, totalling 25.9% in this monitoring year. The Council will continue to seek development on previously developed land, as well as sites identified and allocated within the Local Plan.

Housing density

3.19 The Borough Local Plan (Policy 12) prescribes all new residential development sites of 0.3 hectares and above, to have minimum site densities, depending on location. For sites located in one of the three main centres, minimum densities of 50 dph will be required; for sites located outside of the main centres, but still within the urban area, minimum densities of 40 dph would be required; then for any site not located within either of the aforementioned, a minimum of 30 dph would be required. Table 8 illustrates the site densities for large sites completed between 1st April 2020 and 31st March 2021. Please note, the site densities illustrated in Table 8 and 9 are for the entire site, and do not exclude open space, roads, infrastructure, etc.

TABLE 8: DENSITY OF LARGE SITES (COMPLETIONS)				
Site	Approx. Total Size Site (Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2020/2021	Overall density of site (dph)
Wigston Direction for Growth, Newton Lane, Wigston (Phase 1)	15	450	81	30
Wigston Direction for Growth, Newton Lane, Wigston (Phase 2a)	1.3	36	22	28
Land at Cottage Farm, Glen Road, Oadby (Phase 1)	7.3	150	56	21
South of St Pettrox Nursery	1.38	43	24	31

3.20 The above table shows the density of completed development sites of 10 dwellings or more during 2020/2021.

TABLE 9: DENSITY OF LARGE SITES (COMMITTED)				
Site	Approx. Total Size Site (approx. Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2020/2021	Density of site (dph)
Wigston Direction for Growth, Newton Lane, Wigston (Phase 1)	15	450	62	30
Land opposite Stoughton Farm Park, Gartree Road (Stoughton Grange).	11.7	310	-	27
Land at Cottage Farm, Glen Road, Oadby (Phase 1)	7.3	150	88	21
Land South of St Pettrox Nursery, Welford Road, Wigston	1.38	43	4	31
Wigston Direction for Growth Phase 2a, Newton Lane, Wigston	1.3	36	-	28
10 Long Street, Wigston	0.09	27	-	300
Nautical William, Wigston	0.19	23	-	121
39 Long Street	0.24	19	-	79
Lyn House, The Parade, Oadby	0.12	18	-	150
55 - 57 Queens Drive, Wigston	0.09	15	-	167

3.21 The above table shows the density of part-completed and committed development sites of 10 dwellings or more during 2020/2021.

Dwelling size, type and design

3.22 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.

3.23 Having a mix of housing types within the Borough of Oadby and Wigston supports Local Plan Policy 11: Housing Choices, which suggests that development should promote the Council's objective, of creating balanced, mixed and inclusive communities.

3.24 Local Plan Policy 13: Affordable Housing, suggests that all new residential development of 10 dwellings or more will be required to provide a percentage of affordable units on-site. The percentages of, 30 per cent in Oadby, 20 per cent in Wigston and 10 per cent in South Wigston, are evidenced by the Borough's Council Affordable Housing Viability Assessment.

3.25 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.

3.26 As well as the monitoring of dwelling size, type and design, Oadby and Wigston Borough Council will monitor, assess and respond to specialist housing needs when evidence suggests there is a need to do so.

Size and type of dwellings

3.27 The early 2000's saw a 'drive' towards higher levels of urban development. This generated a significant shift in the types of housing being provided by developers. Nationally the market became flooded with 1 and 2 bedroom apartments/flats, until its saturation during 2006 (40 per cent of Midlands housing completions).

3.28 Post 2006 to present day, the demand for high density urban development, regionally, has slowed. Inevitably there will be peaks and troughs in the percentage provision of apartment/flat type housing due to specific market demands.

Table 10: Size and type of residential completions (gross)						
Housing Type	No. of Beds					
	1	2	3	4+	*Unknown	Total Number
House	-	-	-	-	-	-
Bungalow	-	-	-	-	-	-
Flat	-	-	-	-	-	-
Total Number	-	-	-	-	-	-

*at the time of reporting the Council does not have all of the above information. This information will be sort and the table will be updated.

Amount of affordable housing

3.29 Affordable housing completions within the Borough of Oadby and Wigston have historically been relative to the Borough's size and housing requirement.

3.30 In 2016, 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 set of provision percentages based on location, rather than a single Borough wide provision target. The current threshold and percentage provisions were adopted and are set out within Policy 13 in the Local Plan 2019. The provision targets are set out below:

- Oadby has a minimum of 30 per cent provision of affordable units on sites meeting the threshold requirement.
- Wigston (including Kilby Bridge) has a minimum of 20 per cent provision of affordable units on sites meeting the threshold requirement
- South Wigston has a minimum of 10 per cent provision of affordable units on sites meeting the threshold requirement.

TABLE 11: AFFORDABLE HOUSING COMPLETIONS										
Year	2011/2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020/2021
Oadby										
Social Rent	12	-	-	-	-	-	-	0	25	11
Intermediate	-	-	-	-	-	-	-	0	7	2
Total	12	0	0	0	0	0	0	0	32	13
Wigston										
Social Rent	-	-	-	-	-	14	10	9	0	15
Intermediate	-	-	-	-	-	4	2	2	0	4
Total	0	0	0	0	0	18	12	11	0	19
South Wigston										
Social Rent	-	-	-	21	-	45	-	0	0	0
Intermediate	-	-	-	3	-	11	-	0	0	0
Total	0	0	0	24	0	56	0	0	0	0
Borough wide										
Borough Total	12	0	0	24	0	74	12	11	32	32

***Please note:** For sites that have delivered affordable units, but the exact split between Social Rent/Intermediate is unknown, for the purposes of Table 11 and in accordance with Local Plan Policy 13, an 80/20 per cent split has been assumed.

3.31 Since 2011 a total of 197 additional units have been added to the affordable housing stock – 57 have been provided in Oadby, 60 in Wigston and 80 in South Wigston. If the Council continues to deliver affordable homes in line with the current annual delivery average 19 per year (rounded down from 19.7). The total figure for the Plan period would be circa 385 new affordable homes. It should be noted that this figure is very much a minimum, as the Borough area has 3 Direction for Growth Areas which will bring forward a higher number of affordable homes over the Plan period.