



Residential Land Availability Assessment **2023/2024**

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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 the current Local Plan (and its associated Adopted Policies Map) 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 Authority Monitoring Report, as well as, assessing how effective each policy is in achieving 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 'Authority 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 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 2023 to 31st March 2024, and the supply of land for residential development as of 31st March 2024.

2. Local Plan Target

- 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.
- 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.

- 2.2** Taking account of the information provided in this report, since 2011, 1,938 net additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 1,938 additional dwellings from the 2,960 Local Plan target, the residual requirement is 1,022 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 type, tenure and mix is expected from new housing development within the Borough.

3. Housing completions

3.1 Between the 1st of April 2023 and the 31st of March 2024, a total of 292 gross and 287 net new dwellings were completed within the Borough of Oadby and Wigston. 18 of these new dwellings included conversions and one was a demolition rebuild. Table 1 below illustrates the number of net additional homes that have been provided within the Borough since the 1st of April 2011. An average of 149 new dwellings have been provided annually since 2011. Prior to 2019, the Council’s housing target was 90 net new dwellings each year and the Council was delivering an average of 97 additional dwellings a year. On adoption of the Plan, the Council’s housing requirement changed to 148 net additional dwellings a year. Since 2019, an average of 232 dwellings per year have been provided, bringing the Plan period average (2011 to 2024) so far to 149 net additional dwellings a year.

Table 1. Net housing completions since 01/04/2011

Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Total over Local Plan period so far	Annual average over Local Plan period so far
Number of completions	79	44	47	116	117	175	107	93	170	215	153	335	287	1,938	149.1

3.2 Table 2 below illustrates the number of additional dwellings that have been completed in comparison to the required Borough housing target set out in the Local Plan (148 per annum). As the table illustrates, there was a slight decrease in delivery during 2017/2018 and 2018/2019. However, as predicted, delivery increased since the adoption of the Local Plan in 2019. Even though the Covid-19 pandemic halted construction nationwide, work resumed in June 2020 and the delivery of homes since then has been above the yearly housing target. The last few monitoring periods have seen impacts from a worsening energy crisis, Brexit affecting the construction labour market and war in Ukraine increasing construction costs, however the number of homes provided within the Borough was still relatively high.

Table 2. Net housing completions since 01/04/2011 in context of the Local Plan

Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Total over Local 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	153	335	287	1,938	1,924

3.3 In context of delivery against the required total of the Borough’s current Local Plan 2011/2031, the shortfall of completions identified in previous years has been overcome, as predicted. As the previous RLA expected, the cumulation of high completion rates across all the Borough’s Direction for Growth sites has meant the provision is now 1,938, which is above the current 1,924 target by 14 dwellings.

Breakdown of completions for each settlement

3.4 Table 3 illustrates the distribution of new dwelling completions for 2023/2024 monitoring year across the Borough's three settlements of Wigston, South Wigston and Oadby. Completions are across both major and small sites. Consistent with the National Planning Policy Framework definitions for Major Development, a 'major' site has 10 or more dwellings, and 'small' sites have a total number of 9 or less dwellings. Oadby has seen the most growth in housing completions across the Borough. This is due to the settlement hosting two of the Borough's Direction for Growth sites. South Wigston has had its highest number of completions since the 2016/2017 monitoring year. This is largely due to the completion of 41-43 Canal Street, a change of use from an industrial building to 13 apartments. Due to the compact urban nature of the Borough area, the vast majority of housing completions over recent years has been on larger sites.

Table 3. Details of housing completions within the Borough for the period 01/04/2023 to 31/03/2024

Sites in the settlement of Wigston	Number of housing completions
Direction for Growth, Newton Lane (Phase 1a) with replan	51
Direction for Growth, Newton Lane (Phase 1b) Land South Newton Lane	25
170 Leicester Road (change of use from one house to two flats) (gross +2, however net +1)	2
Land adjacent to 69 Central Avenue	1
291A Leicester Road	1
20 Bull Head Street	1
94 Aylestone Lane	1
41 Oadby Road (change of use)	-1
Flat 3, Beth-El House, Launceston Road	-1
Gross total housing completions	82
Net total housing completions	79
Sites in the settlement of Oadby	Number of housing completions
Stoughton Farm Developments, Land opposite Stoughton Farm Park, Gartree Road (Stoughton Grange).	118
Cottage Farm, Land at Cottage Farm, Glen Road. Phase 2a	71
13 The Broadway (demolition and rebuild)	1
107 Harborough Road	1
Gross total housing completions	191
Net total housing completions	190
Sites in the settlement of South Wigston	Number of housing completions
41-43 Canal Street	13
4 Saffron Road (change of use from one house to four flats)	4
26 Blaby Road	1
Shelmer House, Canal Street	1
Gross total housing completions	19
Net total housing completions	18
Total number of net additional homes across the Borough (Wigston + Oadby + South Wigston)	287

- 3.5** For the monitoring year 2023/2024, most residential completions were located within the settlement of Oadby. Of the 292 gross completions within the Borough, 82 (28%) were located in Wigston, 191 (65%) were located in Oadby, and 19 (7%) were located in South Wigston. This is due to Oadby hosting two of the Borough's three Direction for Growth sites. South Wigston had the highest net number of completions on small sites for this monitoring year.
- 3.6** Historically, the Borough has relied upon large sites to fulfil the majority of the target provision per annum. This is set to continue with further development phases of the Wigston Direction for Growth, Cottage Farm Direction for Growth and Stoughton Grange Direction for Growth, which have all commenced. Despite the previously mentioned uncertainties of the current climate, the Council is confident that completions will continue to be high in future years. This is 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
 - Granted planning permissions subject to a signed S106
- 3.8** Committed development housing numbers are based on 'net' additional provision, and so 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. The Table includes both major development and small development sites.
- 3.10** As Table 4 below illustrates, the Borough of Oadby and Wigston has a total of 1,137 net current committed dwellings. A large proportion of these dwellings are part of the Wigston Direction for Growth Phase 2b development of 650 homes. Of the 1,137 total, 118 are under construction as of the 31st March 2024. In terms of locations of those dwellings under construction, 81 are in Wigston and 37 are in Oadby.

Table 4. Details of net housing commitments within the Borough for the period 01/04/2023 to 31/03/2024

Sites in the settlement of Wigston	Number of housing commitments
Land East of Welford Road, Phase 2b	650
10 Long Street	27
39 Long Street	18
26-32 Bull Head street	17
51 Paddock Street (Age Concern)	14
Land Adjacent to 26-28 Station Road	12
Direction for Growth, Newton Lane (Phase 1b) Land South Newton Lane	12
Direction for Growth, Newton Lane (Phase 1a) with replan	4
Small sites	17
Total	771
Sites in the settlement of Oadby	Number of housing commitments
Cottage Farm, Land at Cottage Farm, Glen Road. Phase 2a	147
Phase 2b for 100 dwellings	100
Stoughton Farm Developments, Land opposite Stoughton Farm Park, Gartree Road (Stoughton Grange).	43
Small sites	12
Total	302
Sites in the settlement of South Wigston	Number of housing commitments
Land at Arriva Midlands, Station Street	45
Alpha House, Countesthorpe Road	18
Small sites	1
Total	64
Total commitments across the Borough	1,137

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 2023/2024 monitoring year, 47 net completions occurred on windfall sites. This represents 16% of all net completions. The number and percentage of windfall units has increased from last year. This increase is largely due to the Wigston Direction for Growth site delivering more dwellings than were allocated in the adopted Plan and the housebuilders having completed over half of these additional dwellings during the 2023-2024 monitoring year.

Housing requirement and supply

- 3.13** Table 5 below illustrates the Local Plan requirement for housing and the current supply of housing land within the Borough of Oadby and Wigston to meet that requirement. 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 urban area and the three Direction for Growth Allocations. A windfall allowance has also been included.
- 3.14** From the year 2011, the Borough has provided 65.5% of the required 2,960 new homes. The 1,938 additional dwellings added to the Borough's existing housing stock, equates to an annual average of 149 dwellings per year since 1st April 2011, and 232 dwellings since the Local Plan adoption in April 2019.
- 3.15** In terms of Housing Land Supply, the Borough of Oadby and Wigston has a total of 1,497 further dwellings that should come forward within the Plan period up to 2031. Summing this figure with historical completions ($1,497 + 1,938 = 3,435$), there is a surplus housing land supply to meet the Plan period target of 2,960 additional homes by 2031.

Table 5. Housing requirement and supply from 01/04/2011 to 31/03/2024

	Completions	
[1]	Net Completions From 01/04/2011 to 31/03/2024	1,651
[2]	Gross Completions This Monitoring Year (2023/2024)	292
[3]	Dwellings Lost Through Conversions This Monitoring Year	4
[4]	Dwellings Lost Through Demolitions This Monitoring Year	1
[5]	Net Completions This Monitoring Year	287
[6]	Net Completions Since 01/04/2011 [1] + [5] = [6]	1,938
	Commitments	
[7]	Dwellings Currently Under Construction	118
[8]	Dwellings Currently Not Under Construction	1,019
[9]	Total Net Commitments [7] + [8] = [9]	1,137
[10]	Residual of proposed Number of Units Allocated in the New Local Plan	237
[11]	Number of Units Identified in the SHELAA as 0-5 year	53
[12]	Windfall Allowance (five years)	70
[13]	Net Commitments Plus Identified Units [9] + [10] + [11] + [12] = [13]	1,497
	In Context with New Local Plan requirements	
[14]	New Local Plan requirement 2011 to 2031	2,960
[15]	Residual To Be Provided Until 2031 [14] – [6] = [15]	1,022
[16]	Residual Minus Commitments [15] – [13] = [16]	-475

*Town and district centre allocations (205) + remaining small-scale allocations (32) = 237

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 shown below, 25.6% of all residential completions since 2011 have been sited on previously developed land.

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	2021/2022	2022/2023	2023/2024	Overall totals
Net completions	79	44	47	116	117	175	107	93	170	215	153	335	287	1,938
Net completions on PDL	34	36	43	46	34	109	81	16	21	29	22	6	19	496
Percentage of completions on PDL	43	81.8	91.5	39.7	29.1	62.3	76	17	12.4	13.5	14	1.8	6.6	25.6

Committed development on previously developed land

3.17 Table 7 illustrates the number and percentage of current committed residential development on previously developed land. The National Planning Policy Framework no longer includes private residential garden land in the definition of previously developed land. With the Borough consisting of three densely urbanised settlements, proposals for developing private residential garden land are relatively common.

3.18 Table 7 shows a low percentage of committed units on previously developed land in the year 2023/2024. This is due to a high number of new homes delivered across the Wigston Direction for Growth, Cottage Farm Direction for Growth and Stoughton Grange Direction for Growth in the 2023/2024 period. The Council will continue to seek development on previously developed land, as well as sites identified and allocated within the Local Plan.

Table 7. Committed development on PDL

Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
Total Net Committed Development	339	242	331	744	735	768	819	791	1010	833	960	1,393	1,137
Total Number of Committed Units on Previously Developed Land	153	137	101	119	190	142	127	147	220	216	205	262	174
Percentage of Committed Units on Previously Developed Land	45.1	56.6	30.5	16	25.9	18.5	15.5	18.6	21.8	25.9	21.4	18.8	15.3

Housing density

3.19 The Borough Local Plan, adopted in 2019, prescribes under Policy 12 that 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 town centres, minimum densities of 50 dwellings per hectare (dph) are required. For sites located outside of the main centres but still within the urban area, minimum densities of 40 dph is required. For any site not located in any of the above locations, a minimum of 30 dph is required. Table 8 illustrates the density of large sites completed in the 2023/2024 monitoring year. Please note, the site densities illustrated in Table 8 for site completions and Table 9 for committed sites are for the entire site, and do not exclude open space, roads, or other infrastructure.

Table 8. Density of large sites (completions)

Site	Completion	Approx. Total Size Site (Hectares)	Total No. of dwellings permitted	Completions 2022/2023	Overall density of site (dwellings per hectare)
Wigston Direction for Growth, Newton Lane, (Phase 1a with replan and Phase 1b)	Part complete	15	520	76	34.7
Land opposite Stoughton Farm Park, Gartree Road (Stoughton Grange)	Part complete	13.5	310	118	23
Land at Cottage Farm, Glen Road (Phase 2a)	Part complete	10.2	250	71	24.5

Table 9. Density of large sites (committed and yet to commence)

Site	Approx. Total Size Site (Hectares)	Total No. of dwellings permitted	Density of site (dwellings per hectare)
Wigston Direction for Growth, Newton Lane (Phase 2b)	40.89	650	15.9
Cottage Farm, Land at Cottage Farm, Glen Road (Phase 2b)	7	100	14.3
Land at Arriva Midlands, Station Street	0.8	45	56.3
Lyn House, The Parade	0.12	18	150
10 Long Street	0.09	27	300
Nautical William	0.19	23	121
39 Long Street	0.24	18	75
Alpha House, Countesthorpe Road	0.15	18	120
26-32 Bull Head Street	0.078	17	217.9
55-57 Queens Drive	0.09	15	167
51 Paddock Street, (Age Concern), Wigston	0.18	14	77.8
41-43 Canal Street	0.036	13	361.1
26-28 Station Road	0.12	12	100

Dwelling size, type and design

- 3.20** 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.
- 3.21** 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.
- 3.22** 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.
- 3.23** 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.
- 3.24** 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

- 3.25** 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. In 2006, 40% of housing completions in the Midlands were 1 and 2-bedroom flats.
- 3.26** Post 2006 to present day, the regional demand for high density urban development has slowed. Inevitably there will be peaks and troughs in the percentage provision of flat type housing due to market demands. Table 10 below shows the number of gross housing completions per housing type for the monitoring year 2023/2024. Table 11 then shows more detail on new development by housing type and the number of bedrooms provided per new dwelling. Table 10 shows that the majority of new homes built in the Borough are houses, followed then by flats. Table 11 show that 3 and 4 bed houses are the most common new dwelling type in the Borough.
- 3.27** Please note, late monitoring of large sites in the 2022/2023 monitoring year due to staffing changes has meant that 15 dwellings were carried forward from 2022/2023 to 2023/2024. As of 2023/2024, the Council is closely monitoring the number of bedrooms provided in new homes. This means that the 15 dwellings carried forward from 2022/2023 were not monitored by number of bedrooms provided. For this reason, 15 dwellings are not included in Table 10 or 11.

Table 10. Type of residential completions (gross)

Housing Type	Total gross completions
House	243
Bungalow	3
Flat	31
Unknown	15
Total Number	292

Table 11. Type of residential housing and number of bedrooms provided.

Housing Type	No. of Beds							Total Number
	1	2	3	4	5	6	*Unknown	
House	1	39	100	85	13	5		243
Bungalow		3						3
Flat	26	5						31
Unknown							15	15
Total Number	27	47	100	85	13	5	15	292

Amount of affordable housing

3.28 Affordable housing completions within the Borough of Oadby and Wigston have historically been relative to the Borough's size and housing requirement. 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% provision of affordable units on sites meeting the threshold requirement.
- Wigston (including Kilby Bridge) has a minimum of 20% provision of affordable units on sites meeting the threshold requirement.
- South Wigston has a minimum of 10% provision of affordable units on sites meeting the threshold requirement.

3.29 Since 2011, a total of 405 additional units have been added to the affordable housing stock. Table 12 below illustrates there have been 71 affordable housing completions for the monitoring year 2023/2024 and that for the current Local Plan period, 179 of total affordable housing completions are in Oadby, 146 are in Wigston and 80 are in South Wigston. The current average delivery of affordable homes is 31.2 per year.

Table 12. Affordable Housing completions

Affordable housing completions in Oadby														
Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Totals
Social Rent	12	0	0	0	0	0	0	0	25	11	0	32	19	99
Intermediate	0	0	0	0	0	0	0	0	7	2	0	26	45	80
Total	12	0	0	0	0	0	0	0	32	13	0	58	64	179
Affordable housing completions in Wigston														
Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Totals
Social Rent	0	0	0	0	0	14	10	9	0	15	15	12	6	81
Intermediate	0	0	0	0	0	4	2	2	0	4	4	48	1	65
Total	0	0	0	0	0	18	12	11	0	19	19	60	7	146
Affordable housing completions in South Wigston														
Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Totals
Social Rent	0	0	0	21	0	45	0	0	0	0	0	0	0	66
Intermediate	0	0	0	3	0	11	0	0	0	0	0	0	0	14
Total	0	0	0	24	0	56	0	0	0	0	0	0	0	80
Borough wide affordable housing completions														
Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Totals
Borough Total	12	0	0	24	0	74	12	11	32	32	19	118	71	405

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