

Residential Land Availability Assessment

April 2018

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



Contents

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 Residential Land Availability Assessment has been amended to reflect this position and has therefore been split into 'Part 1' and 'Part 2'.

Part 1 will assess the Borough's housing requirement in accordance with the adopted (policy position) Core Strategy (2006-2026) and Part 2 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 (2011-2031).

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PART 1

1 Introduction

1.1 The National Planning Policy Framework (March 2012) 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 Local Plans consist of a number of Local Development Documents specific to the Borough of Oadby and Wigston. Documents making up the Local Plan are illustrated within the Borough Council's Local Development Scheme which is updated regularly.

1.3 Documents forming the Local Plan, together with elements of the former planning system not yet superseded, need monitoring to demonstrate progress against targets set out in the Local Development Scheme, as well as, assessing how effective each Local Development Document is in achieving its objectives.

1.4 To illustrate this, the Borough Council produces an annual 'Residential Land Availability' assessment, an 'Employment Land Availability' assessment, 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 2017 to 31st March 2018, and the supply of land for residential development as of 31st March 2018.

1.8 The National Planning Policy Framework requires all Local Authorities to 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 5 or 20 per cent buffer to ensure choice and competition in the market for land. In conjunction with the Borough's Strategic Housing Land Availability Assessment and Housing Implementation Strategy, the Residential Land Availability Assessment will assist the Borough Council in making informed decisions regarding the release (if needs be) of additional land for housing when determining planning applications.

2 Borough Housing Requirement

Number of dwellings to be provided

2.1 The Borough Council's Core Strategy, adopted September 2010, sets out the total housing provision from 2006 to 2026. During this period, the Core Strategy prescribes a minimum additional housing provision of 1,800 dwellings or 90 dwellings per annum within the Local Authority area.

2.2 Since 2006, 1,142 additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 1,142 additional dwellings from the 1,800 Core Strategy target ($1,800 - 1,142 = 658$), the Borough Council is left with an average residual provision of 82 new dwellings per annum up to 2026.

The need for sustainable housing development

2.3 Sustainable development has become the core principle underpinning the planning system today. At the centre of sustainable development is the premise that quality of life should be improved for everyone and never compromised, as defined by the World Commission on Environment and Development, sustainable development is 'development that meets the needs of the present without compromising the ability of future generations to meet their needs'.

2.4 The government's chief housing goal is to ensure that the entire population has the opportunity to live in a decent home, which is affordable and in a community they want to live. To achieve this, the Borough Council is seeking the provision of a wide mix of well designed high quality homes, both affordable and market. The National Planning Policy Framework, sets out the planning policy framework for the delivery of government housing objectives, and plays a key role in the development planning policy for the Borough of Oadby and Wigston.

Focusing development in the urban areas and on previously developed land

2.5 Central to national policy and guidance, is the need to focus development within suitable locations that offer a range of community facilities and have good access to jobs, key services and infrastructure, with the utilisation where possible of previously developed land.

2.6 The National Planning Policy Framework, defines previously developed as land 'which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'. The definition however, excludes private residential gardens, parks and recreation grounds and allotments. Also excluded from the definition is land that has been previously developed but where the remains of the permanent structure or fixed structure have blended into the landscape in the process of time.

2.7 As the Borough of Oadby and Wigston is a predominately urban townscape, the re-use of land is imperative in the processes of regeneration and development. In terms of previously developed land targets, the Borough Council's Core Strategy, suggests that 60 per cent of all new development should be located on previously developed land or created through conversion of existing buildings.

2.8 Thus, the location of housing development in the Borough and the proportion built on previously developed land will need monitoring and reviewing, where relevant, on a regular basis.

Density of housing development

2.9 Increasing the density of new build housing is fundamental to a more efficient and effective use of land. The Borough Council's Core Strategy, suggests that using land more efficiently can reduce the impacts to and help adapt to climate change, as well as reducing the necessity for use of green and open space.

2.10 The Borough Council's Core Strategy sets out an average density of 40 dwellings per hectare on sites of 0.3 hectares and more, on new development taking place within the Leicester Principal Urban Area. Density of housing development in the Borough is to be monitored and reviewed on a regular basis.

Dwelling size, type and design

2.11 The design of housing is recognised as being fundamentally important in the progress of sustainable communities. The visual appearance and functionality of new developments, in terms of the accessibility of facilities and services is essential.

2.12 Having a mix of housing types within the Borough of Oadby and Wigston supports Policy 12 of the Borough's Core Strategy, which suggests that development should promote the Council's objective, of creating balanced, mixed and inclusive communities.

2.13 Core Strategy Policy 11: 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.

2.14 Through affordable housing unit design and the place it holds in sustainable communities agenda, the Borough of Oadby and Wigston endeavours to create affordable units that are 'tenure blind' and high in quality and design. Such a process allows the Borough Council to tackle social exclusion and reduce negative perceptions towards affordable housing.

2.15 As well as the monitoring of dwelling size, 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.

3 The Amount of Housing

Housing completions

3.1 Between the 1st April 2017 and the 31st March 2018, a gross total of 113 (107 net) new dwellings were completed within the Borough of Oadby and Wigston, 6 of which involved a demolition and rebuild. Table 1 illustrates the most recent net completions in the context of the last 12 years.

Table 1: Net housing completions														
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	12 Year Total	12 Year Average
No. of Completions	154	39	92	93	79	79	44	47	116	117	175	107	1,142	95

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

Table 2: Net housing completions in 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

3.3 As Table 2 illustrates, completions in the main have consistently been above or around the 90 dwelling per annum mark, however, in the last 4 years there has been a significant increase in dwelling completions. In context of delivery against the required total of the Borough's Core Strategy, the provision is currently 1,142 dwellings, which is approximately (6 per cent) above the current 1,080 target. It must be noted that the recent upward trend of housing completions is forecast to continue in the forthcoming years; this will further add to the surplus relating to Core Strategy requirements. For more information, see the Housing Implementation Strategy 2018.

Breakdown of completions for each centre

3.4 The following table illustrates the distribution of new dwelling completions between the Borough's three urban centres of Wigston, Oadby and South Wigston. Completions on 'small' sites, those with total number of dwellings 9 or below, and 'large' sites - sites that have 10 or more

dwellings, are all shown. Please note that the 'small' and 'large' site definitions are Council defined.

TABLE 3: DETAILS OF COMPLETIONS WITHIN THE BOROUGH 1 ST APRIL 2017 TO 31 ST MARCH 2018					
WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Completions	Site	Number of Completions	Site	Number of Completions
30 Paddock Street	26	LR Gable House, Stoughton Drive South	1	52 Blaby Road	6
Meadow Hill, Cooks Lane	20	9 Princess Avenue	1	14-18 Dunton Street	5
Former St Georges House, Moat Street	11	LA 7-10 St Andrews Drive	1	Premier Works	2
34 Bell Street	8	59 The Parade	1	85 Blaby Road	1
6 Central Avenue	2	75 & 77 Uplands Road	1	42 Blaby Road	1
3 Victoria Street	2	13 Stoughton Road	1		
5 Victoria Street	2	55 Manor Road	1		
253 Aylestone Lane	2	3A Waveney Rise	1		
22 Long Street	1	27 Stoughton Drive South	1 (D/R)		
126 Aylestone Lane	1	74 Manor Road	1 (D/R)		
Folly Farm, Newton Lane	1	19 The Broadway	1 (D/R)		
32 Homestead Drive	1	12 Stoughton Drive South	1 (D/R)		
LA 152 Station Road	1	30 Ringers Spinney	1 (D/R)		
Alfrace House, Newton Lane	1				
66 Welford Road	1				
82 Moat Street	1				

TABLE 3: DETAILS OF COMPLETIONS WITHIN THE BOROUGH 1 ST APRIL 2017 TO 31 ST MARCH 2018					
WIGSTON		OADBY		SOUTH WIGSTON	
Kingswood Court, Long Street	1				
219 Leicester Road	1				
Kilby Bridge Farm, Durnford Road	1				
87 Welford Road	1 (D/R)				
Total	85		13		15
Net additional	84		8		15
Borough Net Additional	107				

Note; (D/R) refers to a site where a demolition and rebuild has occurred.

3.5 For the monitoring year 2017 to 2018, the majority of residential completions were located within the settlement of Wigston. Of the 113 gross completions within the Borough, 85 (75 per cent) were within Wigston, 15 (13 per cent) were located within South Wigston, and 13 (12 per cent) within Oadby.

3.6 Historically, the Borough has relied on 'large' sites to fulfil the majority of its target provision of 90 dwellings per annum and it is encouraging to observe this trend continuing. Although completion figures had seen a slight dip between 2012-2014 (due to the downturn in the economy), completions have risen significantly since and 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, and the number of homes under construction.

Committed development within the Borough

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

- Granted planning permissions, that have not yet commenced,
- 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 COMMITTED DEVELOPMENT WITHIN THE BOROUGH 1ST APRIL 2017 TO 31ST MARCH 2018

WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Committed Units	Site	Number of Committed Units	Site	Number of Committed Units
Wigston Direction for Growth Phase 1	450	LA Cottage Farm Phase 1	150	41 – 43 Canal Street	12
Land South of St Pettrox Nursery, Welford Road	43*	Lyn House, The Parade	18		
Meadow Hill, Cooks Lane	32				
10 Long Street	27				
Small Sites	37	Small Sites	28	Small Sites	22
Total	589		196		34
Borough Total	819				

*Outline Planning Permission granted March 2018 subject to the signing of the S.106 Agreement.

3.10 As the table above illustrates, the Borough of Oadby and Wigston has a total of 819 (net) current committed dwellings. Of the 819 total, 504 are currently under construction. In terms of the locations of those dwellings under construction, 493 are located within Wigston, 11 within Oadby and 0 (zero) 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 previously developed sites that have unexpectedly become available’. Therefore any site that has not been identified through the Local Plan process, will be classified as windfalls.

3.12 During the 2017 to 2018 monitoring year, 40 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 housing land requirements of the Borough Council’s Core Strategy and the current supply of housing land within the Borough of Oadby and Wigston.

3.14 From the year 2006, the Borough has provided 63 per cent of its required 1,800 new homes. The 1,142 additional dwellings added to the Borough's existing housing stock, equates to an annual average of 95 dwellings per year since 1st April 2006.

Table 5: Housing requirement and supply from 2006		
Housing Requirement		
[1]	Adopted Core Strategy Target 2006 to 2026	1,800
Housing Supply From 01/04/2006 to 31/03/2018		
Completions		
[2]	Net Completions From 01/04/2006 to 31/03/2017	1,035
[3]	Gross Completions This Monitoring Year	113
[4]	Conversions This Monitoring Year	0
[5]	Demolitions This Monitoring Year	6
[6]	Net Completions This Monitoring Year	107
[7]	Net Completions Since 01/04/2006	1,142
Commitments		
[8]	Dwellings Currently Under Construction	504
[9]	Outline Permissions Not Under Construction	43
[10]	Detailed Permissions Not Under Construction	272
[11]	Total Net Commitments	819
[12]	Remaining Number of Units Allocated in the Town Centres AAP	205
[13]	Number of Units Identified in the SHLAA as 0-5 year	171*
[14]	Net Commitments Plus Identified Units (11 + 12 + 13)	1,195
In Context with Core Strategy requirements		
[15]	Residual To Be Provided Until 2026	658
[16]	Residual Minus Commitments	-537

* 34 units identified in SHLAA 2018, and 137 units proposed for allocation in the Council's Submission Local Plan.

3.15 In terms of Housing Land Supply, the Borough of Oadby and Wigston has a total of 1,195 dwellings that should come forward within the Plan period up to 2026. Summing this figure with historical completions (1,195 + 1,142 = 2,337) there is sufficient housing land supply (without forecasting any further development on unidentified sites, i.e windfall sites, within the next 8 years) to meet the Plan period target of 1,800 additional homes by 2026.

Housing completions on previously developed land

3.16 Table 6 illustrates the number and percentage of completions occurring on previously developed land since 2006. As illustrated, seventy three per cent of all residential completions have been sited on previously developed land since 2006.

Table 6: Completions on previously developed land (PDL)

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	Overall since 2006
Net Completions	154	39	92	93	79	79	44	47	116	117	175	107	1,142
Net Completions on PDL	152	39	92	93	79	34	36	43	46	34	109	81	838
Percentage of Completions on PDL	98.7	100.0	100.0	100.0	100.0	43.0	81.8	91.5	39.6	29	62	76	73.4

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

Year	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018
Net Committed Development	477	356	372	339	242	331	744	735	768	819
Number of Committed Units on Previously Developed Land	459	356	309	153	137	101	119	190	142	127
Percentage of Committed Units on Previously Developed Land	96.2	100.0	83.1	45.1	56.6	30.5	15.9	26	18	15.5

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 has decreased from a high of 100 per cent to a low of 15.5 per cent this year, within the last 8 year period. The Council will continue to seek development on previously developed land, particularly through the promotion of the Council’s two adopted Local Development Orders, as well as sites identified within the Town Centres Area Action Plan.

Location of housing completions

3.19 During the 2017 to 2018 monitoring year, 41 per cent of completions were located within either, Wigston, Oadby or South Wigston’s town centre boundary. Core Strategy Policy 1, seeks to

focus development within the centres of the three settlements in order to facilitate sustainable development on previously developed land.

Table 8: Location of dwelling completions										
Year	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018
In centres of Wigston, Oadby and South Wigston	62	6	63	12	14	22	23	3	7	44
Elsewhere in the Principal Urban Area	30	87	17	30	30	26	68	60	133	41
Outside the Principal Urban Area	0	0	1	40	0	0	31	54	35	22

Housing density

3.20 The Borough Council's Core Strategy (Policy 1) prescribes all new residential development sites of 0.3 hectares and above, to have a density of 40 dwellings per hectare or higher, where viable and appropriate. Table 9 illustrates the site density for large sites completed between 1st April 2017 and 31st March 2018. Table 10 illustrates the site density for large sites currently committed and / or commenced at this time. Please note: The site densities illustrated is for the entire site, and does not exclude open space, roads, infrastructure, etc.

Table 9: Density of large sites completed				
Site	Approx Total Size Site (Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2017/2018	Overall density of site (dph)*
Former St Georges House, Moat St, Wigston	0.87	29	11	33
30 Paddock Street, Wigston	0.1	26	26	260

*Please note: This density is for the entire site, and does not exclude open space, roads, infrastructure, etc.

Table 10: Density of large sites currently committed and / or part completed				
Site	Approx Total Size Site (Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2017/2018	Density of site (dph)*
Wigston Direction for Growth, Newton Lane, Wigston	15	450	-	30
Land at Cottage Farm, Glen Road, Oadby	7.3	150	-	21
Meadow Hill, Cooks Lane, Wigston	2.36	52	20	22
Land South of St Pettrox Nursery, Welford Road, Wigston	1.38	43	-	31

Table 10: Density of large sites currently committed and / or part completed

Site	Approx Total Size Site (Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2017/2018	Density of site (dph)*
10 Long Street, Wigston	0.09	27	-	300
41-43 Canal Street, South Wigston	0.03	12	-	400
Lyn House, The Parade, Oadby	0.12	18	-	150

*Please note: This density is for the entire site, and does not exclude all open space, roads, infrastructure, etc.

3.21 The above table shows the density of part-completed and committed development sites of 10 dwellings or more during 2017/2018.

Size and type of dwellings

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

3.23 Post 2006 to present day, the demand for high density urban development, regionally, has slowed. Inevitably there will be peaks (as is the case this year) and troughs in the percentage provision of apartment/flat type housing due to specific market demands and the number of residential completions the Borough has.

Table 11: Size and type of residential completions

Housing Type	No. of Beds				
	1	2	3	4+	Total Number
House	0	8	19	18	45
Bungalow	0	0	0	0	0
Flat	36	32	0	0	68
Total Number	36	40	19	18	113

3.24 Table 11 illustrates the size and type of gross residential completions within the Borough. The majority of residential completions this year were flats (60 per cent). 2 bedrooms was the most prevalent sized dwelling type (35 per cent of total).

Amount of affordable housing

3.25 Affordable housing completions within the Borough of Oadby and Wigston have historically been relative to the Borough's size and requirement of 90 dwellings per year.

3.26 In 2009 (revised 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 different set of percentages and threshold to those illustrated in the Saved Local Plan. The current threshold and percentage provisions were adopted and are contained within policy in the Borough Council's Core Strategy, see below for more details:

- The site size threshold has reduced from 25 (Saved Local Plan) to 10 dwellings.
- Oadby has a minimum of 30 per cent provision of affordable units on sites meeting the threshold requirement.
- Wigston has a minimum of 20 per cent provision of affordable units on sites meeting the threshold requirement (an individual site assessment is required for the proposed Direction for Growth)
- South Wigston has a minimum of 10 per cent provision of affordable units on sites meeting the threshold requirement.

Table 12: Affordable housing completions

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
Oadby												
Social Rent	-	-	-	-	8	12	-	-	-	-	-	-
Intermediate	-	-	-	-	-	-	-	-	-	-	-	-
Total	0	0	0	0	8	12	0	0	0	0	0	0
Wigston												
Social Rent	-	-	6	27	6	-	-	-	-	-	14	10
Intermediate	12	-	10	-	-	-	-	-	-	-	4	2
Total	12	0	16	27	6	0	0	0	0	0	18	12
South Wigston												
Social Rent	-	13	23	-	-	-	-	-	21	-	45	-
Intermediate	-	-	18	-	-	-	-	-	3	-	11	-
Total	0	13	41	0	0	0	0	0	24	0	56	0
Borough Total	12	13	57	27	14	12	0	0	24	0	74	12

Please note: For sites that have delivered affordable units, but the exact split between Social Rent / Intermediate is unknown, for the purposes of Table 12 and in accordance with Core Strategy Policy 11, an 80/20 per cent split has been assumed.

3.27 As well as the threshold and percentages, the Core Strategy sets out targets for affordable housing provision in each of the settlements – 40 in Oadby, 90 (excluding the DfG) in Wigston, and 30 in South Wigston (160 in total).

3.28 Since 2009 a total of 163 additional units have been added to the affordable housing stock – 20 have been provided in Oadby, 63 in Wigston and 80 in South Wigston. With 8 years still remaining of the Plan period, the Council has now surpassed the overall requirement identified in the Core Strategy. If the Council continues to deliver affordable homes in line with the current annual delivery average (18 per year), a total of 307 affordable homes will be delivered over the Plan period up to 2026 compared to the requirement of 160.

3.29 Of the 450 homes to be provided at the Wigston Direction for Growth (Phase 1), 90 will be affordable. Of the 150 homes to be provided at Cottage Farm, Oadby (Phase 1), 45 will be affordable.

Specialist needs housing

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

Table 13: Specialist needs housing completions												
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
Oadby												
Older Person	-	-	-	-	49	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-	-	-
Key Worker	-	-	-	-	-	-	-	-	-	5	-	-
Total	0	0	0	0	49	0	0	0	0	5	0	0
Wigston												
Older Person	-	-	-	-	-	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-	-	-
Total	0	0	0	0	0	0	0	0	0	0	0	0
South Wigston												
Older Person	-	-	-	12	-	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-	-	-
Total	0	0	0	12	0	0	0	0	0	0	0	0
Borough Total	0	0	0	12	49	0	0	0	0	5	0	0

3.31 For the 2017 to 2018 monitoring year there were no specialist residential completions. At this moment in time, there are also no committed specialist residential schemes.

PART 2

4. Introduction

4.1 At this point in time (1st April 2018) the Borough Council is planning for a period of transition in the sense that it 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.

4.2 The Council has been proactively preparing the emerging draft new Local Plan and developing the extensive associated evidence base to fully demonstrate the Borough's ability to deliver the Objectively Assessed Need (OAN) for housing of 2,960 dwellings or 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).

4.3 As the Council is seeking to meet its Objectively Assessed Need for Housing in full, under the Duty to Co-operate, it will not be reliant on any other local authority within the Leicester and Leicestershire Housing Market Area to meet its own need and draft *New Local Plan Policy 2: Spatial Strategy for Development within the Borough* sets out how this provision will be achieved.

4.4 The Spatial Strategy for housing growth allows sufficient flexibility to ensure that the Plan aligns with national policy and guidance, and allows for choice and competition within the Borough. To achieve this, the Council is allocating three Directions for Growth areas within the Plan period that will have upwards of four different developers, with further developers having interest in a number of smaller sites that will also be allocated.

4.5 For a full explanation of the Council's proposed Spatial Strategy for the period 2011 to 2031, please refer to Chapter Four: Sustainable Places of the emerging new Local Plan Submission Draft (January 2018) document. Further information relating to residential supply is found within the document, as well as the Strategic Housing Land Availability Assessment (April 2018) and the Housing Implementation Strategy (April 2018).

5. Objectively Assessed Need (OAN) for Housing

Number of dwellings to be provided

5.1 Since 2011, 685 net additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 685 additional dwellings from the 2,960 Local Plan target (2,960 – 685 = 2,275), the Borough Council is left with an average residual provision of 175 new dwellings per annum up to 2031.

Table 14: Net housing completions									
Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	7 Year Total	7 Year Average
No. of Completions	79	44	47	116	117	175	107	685	98

6. The Amount of Housing

Housing completions

6.1 Between the 1st April 2017 and the 31st March 2018, a gross total of 113 (107 net) new dwellings were completed within the Borough of Oadby and Wigston, 6 of which involved a demolition and rebuild. Table 14 illustrates the most recent net completions in the context of the last 7 years, since 1st April 2011.

6.2 Table 15 illustrates the number of additional dwellings that have been completed in comparison to the required Borough housing target provision set out in the emerging draft new Local Plan.

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

6.3 As Table 15 illustrates, in the last 4 years the Borough has seen a significant increase in dwelling completions and the Council anticipates that this trend is set to continue once the draft new Local Plan and the proposed site allocations are adopted. In context of delivery against the required total of the Borough's emerging draft new Local Plan, the provision is currently 685 dwellings, which is below the current 1,036 target. However, as stated previously, the recent upward trend of housing completions is forecast to continue in the forthcoming years (please see the Council's Housing Implementation Strategy 2018 for more information).

Breakdown of completions for each centre

6.4 As per Table 3 in Part One of this document, Table 16 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 Council defined.

Table 16: Details of completions within the Borough 1st April 2017 to 31st March 2018

WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Completions	Site	Number of Completions	Site	Number of Completions
30 Paddock Street	26	LR Gable House, Stoughton Drive South	1	52 Blaby Road	6
Meadow Hill, Cooks Lane	20	9 Princess Avenue	1	14-18 Dunton Street	5
Former St Georges House, Moat Street	11	LA 7-10 St Andrews Drive	1	Premier Works	2
34 Bell Street	8	59 The Parade	1	85 Blaby Road	1
6 Central Avenue	2	75 & 77 Uplands Road	1	42 Blaby Road	1
3 Victoria Street	2	13 Stoughton Road	1		
5 Victoria Street	2	55 Manor Road	1		
253 Aylestone Lane	2	3A Waveney Rise	1		
22 Long Street	1	27 Stoughton Drive South	1 (D/R)		
126 Aylestone Lane	1	74 Manor Road	1 (D/R)		
Folly Farm, Newton Lane	1	19 The Broadway	1 (D/R)		
32 Homestead Drive	1	12 Stoughton Drive South	1 (D/R)		
LA 152 Station Road	1	30 Ringers Spinney	1 (D/R)		
Alfrace House, Newton Lane	1				
66 Welford Road	1				
82 Moat Street	1				
Kingswood Court, Long Street	1				

Table 16: Details of completions within the Borough 1 st April 2017 to 31 st March 2018					
WIGSTON		OADBY		SOUTH WIGSTON	
219 Leicester Road	1				
Kilby Bridge Farm, Durnford Road	1				
87 Welford Road	1 (D/R)				
Total	85		13		15
Net additional	84		8		15
Borough Net Additional	107				

Note; (D/R) refers to a site where a demolition and rebuild has occurred.

6.5 For the monitoring year 2017 to 2018, the majority of residential completions were located within the settlement of Wigston. Of the 113 gross completions within the Borough, 85 (75 per cent) were within Wigston, 15 (15 per cent) were located within South Wigston, and 13 (12 per cent) within Oadby.

6.6 Historically, the Borough has relied upon ‘large’ sites to fulfil the majority of its target provision per annum and it is encouraging to observe this trend continuing. Although completion figures had seen a slight dip between 2012-2014 (due to the downturn in the economy), completions have risen significantly since and 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, through the allocation of three Direction for Growth Areas; together with a number of smaller allocated sites within the Borough up to 2031 as part of the emerging draft new Local Plan.

Committed development within the Borough

6.7 For the purpose of this report ‘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.

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

6.9 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 17: Details of committed development within the Borough 1st April 2017 to 31st March 2018

WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Committed Units	Site	Number of Committed Units	Site	Number of Committed Units
Wigston Direction for Growth Phase 1	450	LA Cottage Farm Phase 1	150	41 – 43 Canal Street	12
Land South of St Pettrox Nursery, Welford Road	43*	Lyn House, The Parade	18		
Meadow Hill, Cooks Lane	32				
10 Long Street	27				
Small Sites	37	Small Sites	28	Small Sites	22
Total	589		196		34
Borough Total	819				

*Outline Planning Permission granted March 2018 subject to the signing of the S.106 Agreement.

6.10 As the table above illustrates, the Borough of Oadby and Wigston has a total of 819 (net) current committed dwellings. Of the 819 total, 504 are currently under construction. In terms of the locations of those dwellings under construction, 493 are located within Wigston, 11 within Oadby and 0 (zero) are situated within South Wigston.

Windfall sites

6.11 The National Planning Policy Framework defines windfall sites as those ‘which have not been specifically identified in the Local Plan process. They normally comprise previously developed 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.

6.12 During the 2017 to 2018 monitoring year, 40 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

6.13 Table 18 illustrates the Borough’s Objectively Assessed Need (OAN) for housing as identified by the Leicester and Leicestershire Housing and Economic Development Needs

Assessment (HEDNA) and the current supply of housing land within the Borough of Oadby and Wigston to meet that need.

6.14 So far, from the year 2011, the Borough has provided 23 per cent of its 2,960 homes target. The 685 net additional dwellings added to the Borough's existing housing stock, equates to an annual average of 98 dwellings per year since 1st April 2011.

Table 18: Housing requirement and supply from 2011		
Housing Requirement		
[1]	Objectively Assessed Need for Housing as set out in HEDNA (2017) 2011 to 2031	2,960
Housing Supply From 01/04/2011 to 31/03/2018		
Completions		
[2]	Net Completions From 01/04/2011 to 31/03/2017	578
[3]	Gross Completions This Monitoring Year	113
[4]	Conversions This Monitoring Year	0
[5]	Demolitions This Monitoring Year	6
[6]	Net Completions This Monitoring Year	107
[7]	Net Completions Since 01/04/2006	685
Commitments		
[8]	Dwellings Currently Under Construction	504
[9]	Outline Permissions Not Under Construction	43
[10]	Detailed Permissions Not Under Construction	272
[11]	Total Net Commitments	819
[12]	Residual of proposed Number of Units Allocated in the draft New Local Plan	1,501*
[13]	Number of Units Identified in the SHLAA as 0-5 year	34
[14]	Net Commitments Plus Identified Units (11 + 12 + 13)	2,354
In Context with draft New Local Plan requirements		
[15]	Residual To Be Provided Until 2031	2,275
[16]	Residual Minus Commitments	-79

*town and district centre allocations (205) + Direction for Growth allocations (1,159) + remaining small scale allocations (137) = 1,501.

6.15 In terms of Housing Land Supply, the Borough of Oadby and Wigston has a total of 2,354 dwellings that should come forward within the Plan period up to 2031. Summing this figure with historical completions since 2011 (2,354 + 685 = 3,039) there is sufficient housing land supply (without forecasting any further development on unidentified sites, i.e windfall sites, within the next 13 years) to meet the Plan period target of 2,960 additional homes by 2031.

6.16 To note, relative to the supply position as of 1st April 2017, the Council's supply position as at 1st April 2018 has become 'healthier' by 79 units. This is because the Council's Submission Local Plan identifies land (as of 1st April 2017) for 2,960 additional units over the Plan period to 2031; however the supply position is 3,039 additional units over the Plan period up to 2031.

Appendix One – detailed list of commitments

Site Address (Wigston)	Number of permitted units	Number of existing units lost	Net residential figure
Direction for Growth, Newton Lane	450	0	450
Meadow Hill, Cooks Lane	32	0	32
Land South of St Pettrox Nursery, Welford Road	43	0	43
10 Long Street	27	0	27
107 Moat Street	9	0	9
26-28 Station Road	6	0	6
271 Leicester Road	8	2	6
The Elms, Bushloe End	3	0	3
Vikings Tun, Launceston Road	2	0	2
36 Bull Head Street	2	0	2
46 Long Street	2	0	2
134 Station Road	1	0	1
14 Junction Road	1	0	1
LA 69 Central Avenue	1	0	1
LA 7 Wye Dean Drive	1	0	1
23 Roman Hill	1	0	1
17 Brighton Avenue	1	0	1
LR 42 Newton Lane	1	0	1
10-12 Durnford Road	1	0	1
Norwood House, Cooks Lane	1	1	0
101 Leicester Road	0	1	-1
Total	593	4	589

Site Address (Oadby)	Number of permitted units	Number of existing units lost	Net residential figure
LA Cottage Farm, Glen Road	150	0	150
Lyn House, The Parade	18	0	18
27a to 31a The Parade	9	0	9
Land at Blackthorn Lane	7	0	7
35 London Road	3	0	3
1 Leicester Road	2	0	2
10 Milton Gardens	1	0	1
Land Adjacent to 21 Cranborne Gardens	1	0	1
107 Harborough Road	1	0	1
10 The Broadway	1	0	1
LA 8 Highcroft Road	1	0	1
LA 64 Manor Road	1	0	1
LR 83 Stoughton Road	1	0	1
77 Gartree Road	1	1	0
87 The Fairway	1	1	0
40 The Broadway	1	1	0
21 The Broadway	1	1	0
83 The Fairway	1	1	0
49 The Broadway	1	1	0
9 Stoughton Drive South	1	1	0
16 Ringers Spinney	1	1	0
53 The Fairway	1	1	0

Site Address (Oadby)	Number of permitted units	Number of existing units lost	Net residential figure
40 The Fairway	1	1	0
6 Manor Road Extension	1	1	0
10 Elizabeth Drive	1	1	0
13 Southmeads Road	1	1	0
Total	209	13	196

Site Address (South Wigston)	Number of permitted units	Number of existing units lost	Net residential figure
41 - 43 Canal Street	12	0	12
124A Countesthorpe Road	8	0	8
124 Countesthorpe Road	6	0	6
52 Park Road	5	1	4
91 Blaby Road	2	0	2
59 Blaby Road	2	0	2
Total	35	1	34

Please note: The 'number of existing units lost' column includes demolitions, conversions and completions.