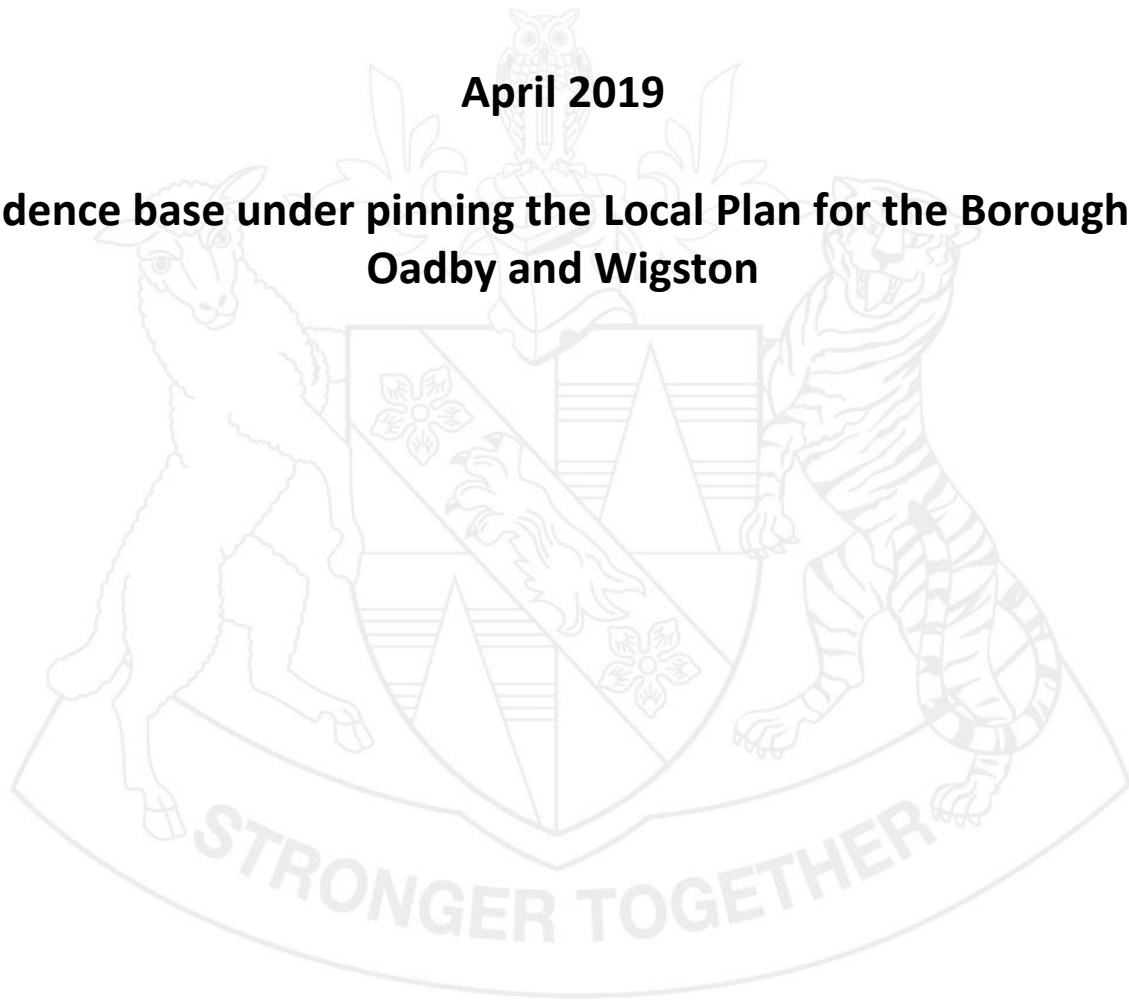


# Residential Land Availability Assessment

April 2019

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



**Please note:**

The Council's New Local Plan was adopted on the 16<sup>th</sup> April, 2019. However, this assessment is for the monitoring period 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019, before the formal adoption.

Therefore, the format of this year's Residential Land Availability Assessment has been written to reflect this position and has been split into 'Part 1' and, 'Part 2'.

Part 1 will assess against the Borough's housing requirement in accordance with the adopted (policy position) Core Strategy (2006-2026) as it stood during this monitoring period.

Part 2 will assess against the new Local Plan policy position.

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# **PART 1**

## **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** 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**1.3** Documents forming the Local Plan, together with elements of the former planning system not yet superseded during this period, need monitoring to demonstrate progress against targets set out in the Local Development Scheme, as well as, assessing how effective each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 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019, and the supply of land for residential development as of 31<sup>st</sup> March 2019.

**1.8** The previous National Planning Policy Framework required 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, 1,235 additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 1,235 additional dwellings from the 1,800 Core Strategy target (1,800 – 1,235 = 565), the Borough Council is left with an average residual provision of approximately 81 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 in which 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 1<sup>st</sup> April 2018 and the 31<sup>st</sup> March 2019, a gross total of 95 (93 net) new dwellings were completed within the Borough of Oadby and Wigston, one of which involved a demolition and rebuild and one which involved a change of use from residential. Table 1 illustrates the most recent net completions in the context of the last 13 years.

<b>TABLE 1: NET HOUSING COMPLETIONS</b>															
<b>Year</b>	<b>2006/2007</b>	<b>2007/2008</b>	<b>2008/2009</b>	<b>2009/2010</b>	<b>2010/2011</b>	<b>2011/2012</b>	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>13 Year Total</b>	<b>13 Year Avg.</b>
<b>No. of Completions</b>	154	39	92	93	79	79	44	47	116	117	175	107	93	1,235	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.

<b>TABLE 2: NET HOUSING COMPLETIONS IN THE CONTEXT OF THE CORE STRATEGY</b>															
<b>Year</b>	<b>2006/2007</b>	<b>2007/2008</b>	<b>2008/2009</b>	<b>2009/2010</b>	<b>2010/2011</b>	<b>2011/2012</b>	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>Required Plan total to date</b>	<b>Provided total to date</b>
<b>No. of Completions</b>	154	39	92	93	79	79	44	47	116	117	175	107	93	1,170	1,235

**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 5 years there has been a significant increase in dwelling completions (122 annual average). In context of delivery against the required total of the Borough's Core Strategy, the provision is currently 1,235 dwellings, which is approximately 5.5 per cent above the 1,170 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 2019.

## 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 consistent with National Planning Policy Framework definitions for Major Development.

TABLE 3: DETAILS OF COMPLETIONS WITHIN THE BOROUGH 1 <sup>ST</sup> APRIL 2018 TO 31 <sup>ST</sup> MARCH 2019					
WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Completions	Site	Number of Completions	Site	Number of Completions
Direction for Growth (Phase 1), Newton Lane	40	Land at Cottage Farm (Phase 1), Glen Road	5	2 Albion Street	4
Meadow Hill, Cooks Lane	32	35 London Road	3		
26-28 Station Road	6	LR 83 Stoughton Road	1		
14 Junction Road	1	10 Elizabeth Drive	1		
20 Burgess Street	1	40 The Fairway	1 (D/R)		
101 Leicester Road	0 (-1)				
<b>Gross Total</b>	<b>80</b>		<b>11</b>		<b>4</b>
<b>Net additional</b>	<b>79</b>		<b>10</b>		<b>4</b>
<b>Borough Net Additional</b>	<b>93</b>				

Note: (D/R) refers to a site where a demolition and rebuild has occurred, therefore no net increase is noted.

**3.5** For the monitoring year 2018 to 2019, the majority of residential completions were located within the settlement of Wigston. Of the 95 gross completions within the Borough, 80 (84 per cent) were within Wigston, 11 (12 per cent) were located within Oadby, and 4 (4 per cent) within South Wigston.

**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, 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 currently under construction.



## 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' site figures are shown.

<b>TABLE 4: DETAILS OF COMMITTED (NET) DEVELOPMENT WITHIN THE BOROUGH 1<sup>ST</sup> APRIL 2018 TO 31<sup>ST</sup> MARCH 2019</b>					
<b>WIGSTON</b>		<b>OADBY</b>		<b>SOUTH WIGSTON</b>	
<b>Site</b>	<b>Number of Committed Units</b>	<b>Site</b>	<b>Number of Committed Units</b>	<b>Site</b>	<b>Number of Committed Units</b>
Wigston Direction for Growth Phase 1	410	LA Cottage Farm Phase 1	145	Alpha House, Countesthorpe Road	14
Land South of St Pettrox Nursery, Welford Road	43	Lyn House, The Parade	18		
10 Long Street	27				
Nautical William	23				
39 Long Street	19				
55 - 57 Queens Drive	15				
<b>Small Sites</b>	<b>33</b>	<b>Small Sites</b>	<b>25</b>	<b>Small Sites</b>	<b>19</b>
<b>Total</b>	<b>570</b>		<b>188</b>		<b>33</b>
<b>Borough Total</b>	<b>791</b>				

**3.10** As the table above illustrates, the Borough of Oadby and Wigston has a total of 791 (net) current committed dwellings. Of the 791 total, 599 are currently under construction. In terms of the locations of those dwellings under construction, 445 are located within Wigston, 154 within Oadby and 0 (zero) are situated within South Wigston.

### Windfall sites

**3.11** The National Planning Policy Framework defines windfall sites as those sites not specifically identified in the development plan. 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 windfalls.

**3.12** During the 2018 to 2019 monitoring year, 17 per cent of gross dwelling completions occurred on windfall sites. The number and percentage of windfall units has reduced 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 69 per cent of its required 1,800 new homes. The 1,235 additional dwellings added to the Borough's existing housing stock, equates to an annual average of 95 dwellings per year since 1st April 2006.

<b>TABLE 5: HOUSING REQUIREMENT AND SUPPLY FROM 2006 (01/04/2006 to 31/03/2019)</b>		
<b>Housing requirement</b>		
[1]	Core strategy target	1,800
<b>Completions</b>		
[2]	Net Completions From 01/04/2006 to 31/03/2018	1,142
[3]	Gross Completions This Monitoring Year	95
[4]	Conversions This Monitoring Year	1
[5]	Demolitions This Monitoring Year	1
[6]	Net Completions This Monitoring Year	93
[7]	Net Completions Since 01/04/2006 [2] + [6] = [7]	1,235
<b>Commitments</b>		
[8]	Dwellings Currently Under Construction	599
[9]	Outline Permissions Not Under Construction	43
[10]	Detailed Permissions Not Under Construction	149
[11]	Total Net Commitments [8] + [9] + [10] = [11]	791
[12]	Remaining Number of Units Allocated in the Town Centres AAP	205
[13]	Number of Units Identified in the SHLAA as 0-5 year	99
[14]	Net Commitments Plus Identified Units [11] + [12] + [13] = [14]	1095
<b>In Context with Core Strategy requirements</b>		
[15]	Residual To Be Provided Until 2026 [1] – [7] = [15]	565
[16]	Residual Minus Commitments [15] – [14] = [16]	-530

**3.15** In terms of Housing Land Supply, the Borough of Oadby and Wigston has a total of 1,095 dwellings that should come forward within the Plan period up to 2026. Summing this figure with historical completions (1,095 + 1,235 = 2,330) there is a surplus housing land supply (without forecasting any further development on unidentified sites, i.e. windfall sites, within the next 7 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, sixty-nine 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	2018 / 2019	Overall since 2006
Net Completions	154	39	92	93	79	79	44	47	116	117	175	107	93	1,235
Net Completions on PDL	152	39	92	93	79	34	36	43	46	34	109	81	16	854
Percentage of Completions on PDL	98.7	100	100	100	100	43.0	81.8	91.5	39.6	29	62	76	17	69

### 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: NET COMMITTED DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND (PDL)												
Year	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	
Net Committed Development	477	356	372	339	242	331	744	735	768	819	791	
Number of Committed Units on Previously Developed Land	459	356	309	153	137	101	119	190	142	127	147	
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	18.6	

**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 last year. 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 2018 to 2019 monitoring year, zero completions were located within either, Wigston, Oadby or South Wigston’s centre boundaries, compared to the previous monitoring year of 2017 to 2018 where 44 (41 per cent) of completions were located. 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	2018/ 2019
In centres of Wigston, Oadby and South Wigston	62	6	63	12	14	22	23	3	7	44	0
Elsewhere in the Principal Urban Area	30	87	17	30	30	26	68	60	133	41	16
Outside the Principal Urban Area	0	0	1	40	0	0	31	54	35	22	5
Broad Direction For Growth Area	-	-	-	-	-	-	-	-	-	-	72

### 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 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019. Table 10 illustrates the site density for large sites currently committed and / or commenced at this time. Please note, the site densities illustrated in Table 9 and Table 10 are for the entire site, and do not exclude open space, roads, infrastructure, etc.

TABLE 9: DENSITY OF LARGE SITES (COMPLETIONS)				
Site	Approx. Total Size Site (Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2018/2019	Overall density of site (dph)
Meadow Hill, Cooks Lane, Wigston	2.36	52	32	33
Wigston Direction for Growth, Newton Lane, Wigston (Phase 1)	15	450	40	30
Land at Cottage Farm, Glen Road, Oadby (Phase 1)	7.3	150	5	21

TABLE 10: DENSITY OF LARGE SITES (COMMITTED)				
Site	Approx. Total Size Site (Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2018/2019	Density of site (dph)
Wigston Direction for Growth, Newton Lane, Wigston (Phase 1)	15	450	40	30
Land at Cottage Farm, Glen Road, Oadby (Phase 1)	7.3	150	5	21
Land South of St Pettrox Nursery, Welford Road, Wigston	1.38	43	-	31
10 Long Street, Wigston	0.09	27	-	300
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
Alpha House, Countesthorpe Road, South Wigston	0.15	14	-	93

**3.21** The above table shows the density of part-completed and committed development sites of 10 dwellings or more during 2018/2019.

### Size and type of dwellings

**3.22** 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).

**3.23** 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.

<b>TABLE 11: SIZE AND TYPE OF COMPLETIONS (GROSS)</b>					
<b>Housing Type</b>	<b>No. of Beds</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4+</b>	<b>Total Number</b>
<b>House</b>	0	13	29	38	80
<b>Bungalow</b>	0	0	1	0	1
<b>Flat</b>	10	4	0	0	14
<b>Total Number</b>	<b>10</b>	<b>17</b>	<b>30</b>	<b>38</b>	<b>95</b>

**3.24** Table 11 illustrates the size and type of gross residential completions within the Borough. The majority of residential completions this year were houses (84 per cent) with 4 or more bedrooms the most prevalent sized dwelling type (40 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 Council’s Core Strategy, see below for more details:

The site size threshold has reduced from 25 (Saved Local Plan) to 10 dwellings, and;

- 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	2018/ 2019
<b>Oadby</b>													
Social Rent	-	-	-	-	8	12	-	-	-	-	-	-	0
Intermediate	-	-	-	-	-	-	-	-	-	-	-	-	0
Total	0	0	0	0	8	12	0	0	0	0	0	0	0
<b>Wigston</b>													
Social Rent	-	-	6	27	6	-	-	-	-	-	14	10	9
Intermediate	12	-	10	-	-	-	-	-	-	-	4	2	2
Total	12	0	16	27	6	0	0	0	0	0	18	12	11
<b>South Wigston</b>													
Social Rent	-	13	23	-	-	-	-	-	21	-	45	-	0
Intermediate	-	-	18	-	-	-	-	-	3	-	11	-	0
Total	0	13	41	0	0	0	0	0	24	0	56	0	0
<b>Borough Total</b>	<b>12</b>	<b>13</b>	<b>57</b>	<b>27</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>74</b>	<b>12</b>	<b>11</b>

**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 for the period 2009 to 2026 – 40 in Oadby, 90 (excluding the DfG) in Wigston, and 30 in South Wigston (160 in total).

**3.28** Since 2009 a total of 174 additional units have been added to the affordable housing stock – 20 have been provided in Oadby, 74 in Wigston and 80 in South Wigston. With 7 years still remaining of the Plan period, the Council has now surpassed the overall requirement identified in the Core Strategy already. If the Council continues to deliver affordable homes in line with the current annual delivery average (17 per year), a total of 293 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	2018/ 2019
<b>Oadby</b>													
Older Person	-	-	-	-	49	-	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-	-	-	-
Key Worker	-	-	-	-	-	-	-	-	-	5	-	-	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Wigston</b>													
Older Person	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>South Wigston</b>													
Older Person	-	-	-	12	-	-	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Borough Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

**3.31** For the 2018 to 2019 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** On the 16<sup>th</sup> April 2019 the Borough Council formally adopted its New Local Plan. Planning for a period of transition in a monitoring sense, the council will assess the previous year's residential provision against the New Local Plan.

**4.2** The New Local Plan sets out deliveries for housing of 2,960 dwellings or 148 dwellings per annum for the period 2011 to 2031.

**4.3** Through the new Local Plan, specifically *Local Plan Policy 2: Spatial Strategy for Development within the Borough*, the Council will meet its Objectively Assessed Need for Housing in full.

**4.4** The Spatial Strategy for housing growth allows sufficient flexibility to ensure that the Plan aligns with national planning policy and guidance, and allows for choice and competition within the market. The Council has allocated 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 have also been allocated.

## **5. Local Plan Target**

### **Number of homes required over the Plan period**

**5.1** 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.

**5.2** Since 2011, 778 net additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 778 additional dwellings from the 2,960 Local Plan target (2,960 – 778 = 2,182), the residual requirement is 2,182 up to the end of the Plan period.

<b>TABLE 14: NET HOUSING COMPLETIONS</b>										
<b>Year</b>	<b>2011/2012</b>	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>8 Year Total</b>	<b>8 Year Average</b>
<b>No. of Completions</b>	79	44	47	116	117	175	107	93	<b>778</b>	<b>97</b>

## **6. The Amount of Housing**

### **Housing completions**

**6.1** Between the 1<sup>st</sup> April 2018 and the 31<sup>st</sup> March 2019, a gross total of 95 (93 net) new dwellings were completed within the Borough of Oadby and Wigston; one of which was a demolition and rebuild and one involved a change of use from residential.

<b>TABLE 15: NET HOUSING COMPLETIONS IN CONTEXT OF THE COUNCIL'S NEW LOCAL PLAN</b>										
<b>Year</b>	<b>2011/2012</b>	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>Required Plan total to date</b>	<b>Provided total to date</b>
<b>No. of Completions</b>	79	44	47	116	117	175	107	93	<b>1,184</b>	<b>778</b>

**6.2** Table 15 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.

**6.3** As Table 15 illustrates, there has been a slight decrease in delivery during 2018/2019 from the previous 3 to 4 years. Delivery is expected to increase significantly in future years now the New Local Plan and the proposed site allocations have been adopted. In context of delivery against the required total of the Borough's New Local Plan, the provision is currently 778 dwellings, which is below the current 1,184 target. Higher levels of completions will offset the current deficit in a short period of time.

### **Breakdown of completions for each centre**

**6.4** 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 consistent with National Planning Policy Framework definitions for Major Development.

TABLE 16: DETAILS OF COMPLETIONS WITHIN THE BOROUGH 1 <sup>st</sup> APRIL 2018 to 31 <sup>st</sup> M 2019					
WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Completions	Site	Number of Completions	Site	Number of Completions
Direction for Growth, Newton Lane	40	Land at Cottage Farm, Glen Road	5	2 Albion Street	4
Meadow Hill, Cooks Lane	32	35 London Road	3		
26-28 Station Road	6	LR 83 Stoughton Road	1		
14 Junction Road	1	40 The Fairway	1 (D/R)		
101 Leicester Road	0 (-1)	10 Elizabeth Drive	1		
<b>Total</b>	<b>80</b>		<b>11</b>		<b>4</b>
<b>Net additional</b>	<b>79</b>		<b>10</b>		<b>4</b>
<b>Borough Net Additional</b>	<b>93</b>				

Note: (D/R) refers to a site where a demolition and rebuild has occurred, therefore no net increase is noted.

**6.5** For the monitoring year 2018 to 2019, the majority of residential completions were located within the settlement of Wigston. Of the 95 gross completions within the Borough, 80 (84 per cent) were within Wigston, 11 (12 per cent) were located within Oadby, and 4 (4 per cent) within South Wigston.

**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. 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 New Local Plan.

### Committed development within the Borough

**6.7** For the purpose of Table 17, '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 IN THE BOROUGH 1 <sup>st</sup> APRIL 2018 to 31 <sup>st</sup> MARCH 2019					
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)	410	LA Cottage Farm (Phase 1)	145	Alpha House, Countesthorpe Road	14
Land South of St Pettrox Nursery, Welford Road	43	Lyn House, The Parade	18		
10 Long Street	27				
Nautical William	23				
39 Long Street	19				
55 – 57 Queens Drive	15				
<b>Small Sites</b>	<b>33</b>	<b>Small Sites</b>	<b>25</b>	<b>Small Sites</b>	<b>19</b>
<b>Total</b>	<b>570</b>		<b>188</b>		<b>33</b>
<b>Borough Total</b>	<b>791</b>				

**6.10** As the table above illustrates, the Borough of Oadby and Wigston has a total of 791 (net) current committed dwellings. Of the 791 total, 599 are currently under construction. In terms of the locations of those dwellings under construction, 445 are located within Wigston, 154 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 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 2018 to 2019 monitoring year, 17 per cent of gross dwelling completions occurred on windfall sites. The number and percentage of windfall units has decreased since last year.

## Housing requirement and supply

**6.13** Table 18 illustrates the New 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, South Wigston 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.

**6.14** So far, from the year 2011, the Borough has provided 26 per cent of its 2,960 homes target.

TABLE 18: HOUSING REQUIREMENT AND SUPPLY FROM 2011		
<b>Housing Requirement</b>		
[1]	New Local Plan requirement 2011 to 2031	2,960
<b>Housing Supply From 01/04/2011 to 31/03/2018</b>		
<b>Completions</b>		
[2]	Net Completions From 01/04/2011 to 31/03/2018	685
[3]	Gross Completions This Monitoring Year	95
[4]	Conversions This Monitoring Year	1
[5]	Demolitions This Monitoring Year	1
[6]	Net Completions This Monitoring Year	93
[7]	Net Completions Since 01/04/2006 [2] + [6] = [7]	778
<b>Commitments</b>		
[8]	Dwellings Currently Under Construction	599
[9]	Outline Permissions Not Under Construction	43
[10]	Detailed Permissions Not Under Construction	149
[11]	Total Net Commitments [8] + [9] + [10] = [11]	791
[12]	Residual of proposed Number of Units Allocated in the New Local Plan	1,449*
[13]	Number of Units Identified in the SHLAA as 0-5 year	89
[14]	Windfall Allowance	70
[15]	Net Commitments Plus Identified Units [11] + [12] + [13] + [14] = [15]	2,399
<b>In Context with New Local Plan requirements</b>		
[16]	Residual To Be Provided Until 2031 [1] – [7] = [16]	2,182
[17]	Residual Minus Commitments [16] – [15] = [17]	-217

\*town and district centre allocations (205) + Direction for Growth allocations (1,159) + remaining small scale allocations (85) = 1,449.

**6.15** In terms of Housing Land Supply, the Borough of Oadby and Wigston has a total of 2,399 dwellings that should come forward within the Plan period up to 2031. Summing this figure with historical completions since 2011 (2,399 + 778 = 3,177) there is sufficient housing land supply within the next 13 years to meet the Plan period target of 2,960 additional homes by 2031.

## Appendix One – detailed list of commitments

Site Address (Wigston)	Number of permitted units	Number of existing units lost	Net residential figure
<b>Direction for Growth, Newton Lane</b>	<b>410</b>	<b>0</b>	<b>410</b>
<b>Land South of St Pettrox Nursery, Welford Road</b>	<b>43</b>	<b>0</b>	<b>43</b>
<b>10 Long Street</b>	<b>27</b>	<b>0</b>	<b>27</b>
<b>Nautical William</b>	<b>23</b>	<b>0</b>	<b>23</b>
<b>39 Long Street</b>	<b>19</b>	<b>0</b>	<b>19</b>
<b>55 – 57 Queens Drive</b>	<b>15</b>	<b>0</b>	<b>15</b>
107 Moat Street	9	0	9
271 Leicester Road	8	2	6
29A Central Avenue	4	0	4
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
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
19 Arndale	0	1	-1
<b>Total</b>	<b>574</b>	<b>4</b>	<b>570</b>

Site Address (Oadby)	Number of permitted units	Number of existing units lost	Net residential figure
<b>LA Cottage Farm, Glen Road</b>	<b>145</b>	<b>0</b>	<b>145</b>
<b>Lyn House, The Parade</b>	<b>18</b>	<b>0</b>	<b>18</b>
27a to 31a The Parade	9	0	9
Land at Blackthorn Lane	7	0	7
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
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
6 Manor Road Extension	1	1	0
13 Southmeads Road	1	1	0

Site Address (Oadby)	Number of permitted units	Number of existing units lost	Net residential figure
221 Wigston Road	1	0	1
8 Southmeads Road	1	1	0
125 Stoughton Road	1	0	1
39 Half Moon Crescent	1	1	0
34 Harborough Road	0	1	-1
<b>Total</b>	<b>202</b>	<b>14</b>	<b>188</b>

Site Address (South Wigston)	Number of permitted units	Number of existing units lost	Net residential figure
<b>Alpha House, Countesthorpe Road</b>	<b>14</b>	<b>0</b>	<b>14</b>
124A Countesthorpe Road	8	0	8
124 Countesthorpe Road	6	0	6
52 Park Road	5	1	4
59 Blaby Road	2	0	2
10 Grand Hotel, Canal Street	0	1	-1
<b>Total</b>	<b>35</b>	<b>2</b>	<b>33</b>

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