

# Residential Land Availability Assessment

April 2016

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



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# **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**1.3** Documents forming the Local Plan, together with elements of the former planning system not yet superseded, need monitoring to demonstrate progress against targets set out in the Local Development Scheme, as well as, assessing how effective each Local Development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 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016, and the supply of land for residential development as of 31<sup>st</sup> March 2016.

**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 1800 dwellings or 90 dwellings per annum within the Local Authority area (an approach that is also evidenced by the 2014 Strategic Housing Market Assessment and further 2012 SNPP work undertaken by Justin Gardner).

**2.2** Since 2006, 860 additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 860 additional dwellings from the 1800 Core Strategy target (1800 – 860 = 940), the Borough Council is left with an average residual provision of 94 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 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 2015 and the 31<sup>st</sup> March 2016, a gross total of 123 (117 net) new dwellings were completed within the Borough of Oadby and Wigston, 3 of which involved a demolition and rebuild and 5 involved conversions. Table 1 illustrates the most recent net completions in context of last 10 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>10 Year Total</b>	<b>10 Year Average</b>
<b>No. of Completions</b>	154	39	92	93	79	79	44	47	116	117	860	86

**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 borough’s 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>Required plan total to date</b>	<b>Borough total to date</b>
<b>No. of Completions</b>	154	39	92	93	79	79	44	47	116	117	900	860

**3.3** As Table 2 illustrates, completions in the main have consistently been above or around the 90 dwelling per annum mark, however there has been 3 years out of the last 10 where delivery has dropped to around half of the target. In context of delivery against the required total of the Borough’s Core Strategy, the provision is currently 860 dwellings, which is slightly (5 per cent) below the current 900 target. It must be noted that the recent upward trend of housing completions is forecast to continue in the forthcoming years; this will further reduce any deficit relating to Core Strategy requirements. For more information see the Housing Implementation Strategy 2016.

#### **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 2015 TO 2016					
WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Completions	Site	Number of Completions	Site	Number of Completions
Former South Leicestershire College site	27	Aigburth, Manor Road	5	Land at Pochins Bridge	54
LR 37-41 Manor Street	5	Chapel Street	5	69 Canal Street	9
61 Moat Street	4	1 North Street	2	116-118 Saffron Road	2
152a Station Road	2	17 Fludes Court	1	95a Blaby Road	1
		LR 82 Hidcote Road	1		
		83 Gartree Road	1		
		1 Oxted Rise	1		
		1 Harvard Close	1 (D/R)		
		23 The Yews	(CON) (2 to 1)		
		59 The Broadway	1 (D/R)		
		115A Gartree Road	1 (D/R)		
		79 Leicester Road	(CON) (3 to 1)		
<b>Total</b>	<b>38</b>		<b>19</b>		<b>66</b>
<b>Net additional</b>	<b>38</b>		<b>13</b>		<b>66</b>

Note; (D/R) refers to a site where a demolition and rebuild has occurred. (COU) refers to a site that that has seen a change of use from residential. (CON) refers to a property that has been converted to or from residential.

Note; Sites that have been previously missed for monitoring purposes have been added.

**3.5** For the monitoring year 2015 to 2016, the majority of residential completions were located within the settlement of South Wigston. Of the 123 gross completions within the Borough, 38 (31 per cent) were within Wigston, 19 (15 per cent) were located within Oadby, and 66 (54 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 (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 2015 TO 2016					
WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Committed Units	Site	Number of Committed Units	Site	Number of Committed Units
Wigston Direction for Growth	450	Lyn House, The Parade	18	Former Shoefayre, Kirkdale Road	56
Former St Georges House, Moat Street	28	Stoughton House, Harborough Rd	15	Land at Pochins Bridge	35
30 Paddock Street	26			41-43 Canal Street	12
Former South Leicestershire College site	25				
<b>Small Sites</b>	<b>28</b>	<b>Small Sites</b>	<b>29</b>	<b>Small Sites</b>	<b>14</b>
<b>Total</b>	<b>556</b>		<b>62</b>		<b>117</b>
<b>Borough Total</b>	<b>735</b>				

**3.10** As the table above illustrates, the Borough of Oadby and Wigston has a total of 735 current committed dwellings. Of the 735 total, 199 are currently under construction. In terms of the locations of those dwellings under construction, 88 are located within Wigston, 18 within Oadby and 93 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 2015 to 2016 monitoring year, 55 per cent of dwelling completions occurred on windfall sites.

### 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 48 per cent of its allocated 1800 homes. The 860 additional dwellings added to the Borough's existing housing stock, equates to an annual average of 86 dwellings per year since 1st April 2006.

<b>Table 5: Housing requirement and supply from 2006</b>		
<b>Housing Requirement</b>		
[1]	Adopted Core Strategy Target 2006 to 2026	1800
<b>Housing Supply From 01/04/2006 to 31/03/2016</b>		
<b>Completions</b>		
[2]	Net Completions From 01/04/2006 to 31/03/2015	743
[3]	Gross Completions This Monitoring Year	123
[4]	Conversions This Monitoring Year	3
[5]	Demolitions This Monitoring Year	3
[6]	Net Completions This Monitoring Year	117
[7]	Net Completions Since 01/04/2006	860
<b>Commitments</b>		
[8]	Dwellings Currently Under Construction	199
[9]	Outline Permissions Not Under Construction	450
[10]	Detailed Permissions Not Under Construction	86
[11]	Total Net Commitments	735
[12]	Remaining Number of Units Allocated in the Local Plan	217
[13]	Number of Units Identified in the SHLAA as 0-5 year	216
[14]	Net Commitments Plus Identified Units (11 + 12 + 13)	1168
<b>In Context with Core Strategy requirements</b>		
[15]	Residual To Be Provided Until 2026	940
[16]	Residual Minus Commitments	-228

**3.15** In terms of Housing Land Supply, the Borough of Oadby and Wigston has a total of 1168 dwellings that should come forward within the Plan period up to 2026. Summing this figure with historical completions (1168 + 860 = 2028) there is sufficient housing land supply (without forecasting any further development on unidentified sites, i.e windfall sites, within the next 10 years) to meet the Plan period target of 1800 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. Since 2006 seventy five per cent of all residential completions have been sited on previously developed land.

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	Overall percentage since 2006
Net Completions	154	39	92	93	79	79	44	47	116	117	860
Net Completions on PDL	152	39	92	93	79	34	36	43	46	34	648
Percentage of Completions on PDL	98.7	100.0	100.0	100.0	100.0	43.0	81.8	91.5	39.6	29	75

### 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
Net Committed Development	477	356	372	339	242	331	744	735
Number of Committed Units on Previously Developed Land	459	356	309	153	137	101	119	190
Percentage of Committed Units on Previously Developed Land	96.2	100.0	83.1	45.1	56.6	30.5	15.9	26

**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 16 per cent within the last 6 year period. The Council is however confident that through the production of Local Development Orders; and the Town Centre Area Action Plan sites beginning to come forward, the percentage of development on brownfield land will increase in future years.

## Location of housing completions

**3.19** During the 2015 to 2016 monitoring year, 3 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.

Year	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
In centres of Wigston, Oadby and South Wigston	62	6	63	12	14	22	23	3
Elsewhere in the Principal Urban Area	30	87	17	30	30	26	68	60
Outside the Principal Urban Area	0	0	1	40	0	0	31	54

## 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.

Site	Approx Total Site Size (hec)	Completions	Current Commitments
		Density of site (dph)	Density of site (dph)
Former St Georges House, Moat St, Wigston	0.87	-	32
30 Paddock Street, Wigston	0.066	-	394
Former South Leicestershire College, Station Road, Wigston	3.2	27	27
Pochins Bridge, South Wigston	3.4	35	35
Lyn House, The Parade, Oadby	0.12	-	150
Shoefayre, South Wigston	1.11	-	50
Stoughton House, Oadby	0.15	-	73
41-43 Canal Street, South Wigston	0.03	-	400

**3.21** The above table shows the density of committed and completed development sites with 10 dwellings or more during 2015/2016.

### 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 and troughs in the percentage provision of apartment/flat type housing due to specific demands and the number of residential completions the Borough has, but in general it is declining.

Table 10: Size and type of residential completions				
Housing Type	No. of Beds			
	1	2	3	4+
House	0	19	61	20
Bungalow	1	2	0	0
Flat	12	8	0	0
<b>Total Number</b>	<b>13</b>	<b>29</b>	<b>61</b>	<b>20</b>

**3.24** Table 10 illustrates the size and type of residential completions within the Borough. The majority of residential completions were houses (81 per cent) and the majority of new dwellings were 2 and 3 bedrooms (24 and 50 per cent respectively). A house with 3 bedrooms was the most prevalent sized house type (50 per cent of total).

### Amount of affordable housing

**3.25** Affordable housing completions within the Borough of Oadby and Wigston has historically been relative to its size and requirement of 90 dwellings per year.

**3.26** During 2009 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 11: Affordable housing completions										
Year	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016
<b>Oadby</b>										
<b>Social Rent</b>	-	-	-	-	8	12	-	-	-	-
<b>Intermediate</b>	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	0	0	0	0	8	12	0	0	0	0
<b>Wigston</b>										
<b>Social Rent</b>	-	-	6	27	6	-	-	-	-	-
<b>Intermediate</b>	12	-	10	-	-	-	-	-	-	-
<b>Total</b>	12	0	16	27	6	0	0	0	0	0
<b>South Wigston</b>										
<b>Social Rent</b>	-	13	23	-	-	-	-	-	21	-
<b>Intermediate</b>	-	-	18	-	-	-	-	-	3	-
<b>Total</b>	0	13	41	0	0	0	0	0	24	0
<b>Borough Total</b>										
<b>Borough Total</b>	12	13	57	27	14	12	0	0	24	0

**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 77 additional units have been added to the affordable housing stock – 20 have been provided in Oadby, 33 in Wigston and 24 in South Wigston. With 10 years still remaining of the Plan period, the Council are confident that it will exceed the requirement set out in the Core Strategy. The Council are expecting the delivery of at least 60 affordable units within the next 2 years.

**3.29** Of the 450 homes to be provided at the Direction for Growth, 90 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 12: 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
<b>Oadby</b>										
Older Person	-	-	-	-	49	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-
Key Worker	-	-	-	-	-	-	-	-	-	5
<b>Total</b>	0	0	0	0	49	0	0	0	0	5
<b>Wigston</b>										
Older Person	-	-	-	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	0	0	0	0	0	0	0	0	0	0
<b>South Wigston</b>										
Older Person	-	-	-	12	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	0	0	0	12	0	0	0	0	0	0
<b>Borough Total</b>	0	0	0	12	49	0	0	0	0	5

**3.31** For the 2015 to 2016 monitoring year there have been 5 specialist residential completions. At this moment in time there are also no committed specialist residential schemes.

## 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>450</b>	<b>0</b>	<b>450</b>
<b>Former St Georges House, Moat Street</b>	<b>28</b>	<b>0</b>	<b>28</b>
<b>30 Paddock Street</b>	<b>26</b>	<b>0</b>	<b>26</b>
<b>S.L. College, Station Road</b>	<b>25</b>	<b>0</b>	<b>25</b>
34 Bell Street	8	0	8
32 Junction Road (2nd Floor)	3	0	3
Vikings Tun, Launceston Road	2	0	2
22 Long Street	1	0	1
LA 11 Glaisdale Road	1	0	1
LR 29 - 31 Kew Drive	1	0	1
LA 69 Central Avenue	1	0	1
32 Homestead Drive	1	0	1
LA 7 Wye Dean Drive	1	0	1
4 Spa Lane	1	0	1
23 Roman Hill	1	0	1
LA 152 Station Road	1	0	1
Alfrace House, Newton Lane	1	0	1
66 Welford Road	1	0	1
82 Moat Street	1	0	1
LR 42 Newton Lane	1	0	1
32 Junction Road (1st Floor)	1	0	1
87 Welford Road	1	1	0
Norwood House, Cooks Lane	1	1	0
<b>Total</b>	<b>558</b>	<b>2</b>	<b>556</b>

Site Address (Oadby)	Number of permitted units	Number of existing units lost	Net residential figure
<b>Lyn House, The Parade</b>	<b>18</b>	<b>0</b>	<b>18</b>
<b>Stoughton House, Harborough Road</b>	<b>15</b>	<b>0</b>	<b>15</b>
Land at Blackthorn Lane	7	0	7
Sheldon House 25 Church Street	6	0	6
LA 31 Chapel Street	2	0	2
1A Uplands Road	2	0	2
1 Leicester Road	2	0	2
56 - 58 London Road	1	0	1
101 Briar Meads	1	0	1
11 Southmeads Close	1	0	1
9 Princess Avenue	1	0	1
LA 7-10 St Andrews Drive	1	0	1
10 Milton Gardens	1	0	1
13 Stoughton Road	1	0	1
LA 8 Highcroft Road	1	0	1
LA 64 Manor Road	1	0	1
LA 137 London Road	1	0	1
LR Gable House, Stoughton Drive South	1	0	1
LR 83 Stoughton Road	1	0	1
27 Stoughton Drive South	1	1	0
2a Ringers Spinney	1	1	0
77 Gartree Road	1	1	0
87 The Fairway	1	1	0



74 Manor Road	1	1	0
40 The Broadway	1	1	0
21 The Broadway	1	1	0
83 The Fairway	1	1	0
1 Stoughton Drive South	1	1	0
41 The Broadway	1	1	0
49 The Broadway	1	1	0
9 Stoughton Drive South	1	1	0
74 Manor Road	1	1	0
16 Ringers Spinney	1	1	0
12 Stoughton Drive South	1	1	0
53 The Fairway	1	1	0
27 Stoughton Drive South	1	1	0
65 The Fairway	1	1	0
45 The Broadway	1	1	0
40 The Fairway	1	1	0
77 Gartree Road	1	1	0
6 Manor Road Extension	1	1	0
8 Blackthorn Lane	1	1	0
Grange / Lodge Cottage, Gartree Road	0	2	-2
<b>Total</b>	<b>87</b>	<b>25</b>	<b>62</b>

Site Address (South Wigston)	Number of permitted units	Number of existing units lost	Net residential figure
<b>Former Shoefayre, Kirkdale Road</b>	<b>56</b>	<b>0</b>	<b>56</b>
<b>Pochins Bridge</b>	<b>35</b>	<b>0</b>	<b>35</b>
<b>41 - 43 Canal Street</b>	<b>12</b>	<b>0</b>	<b>12</b>
52 Blaby Road	6	0	6
52 Park Road	5	1	4
3 Canal Street	2	0	2
67 - 69 Kirkdale Road	1	0	1
42 Blaby Road	1	0	1
39 Kirkdale Road	1	0	1
44 Blaby Road	0	1	-1
<b>Total</b>	<b>119</b>	<b>2</b>	<b>117</b>