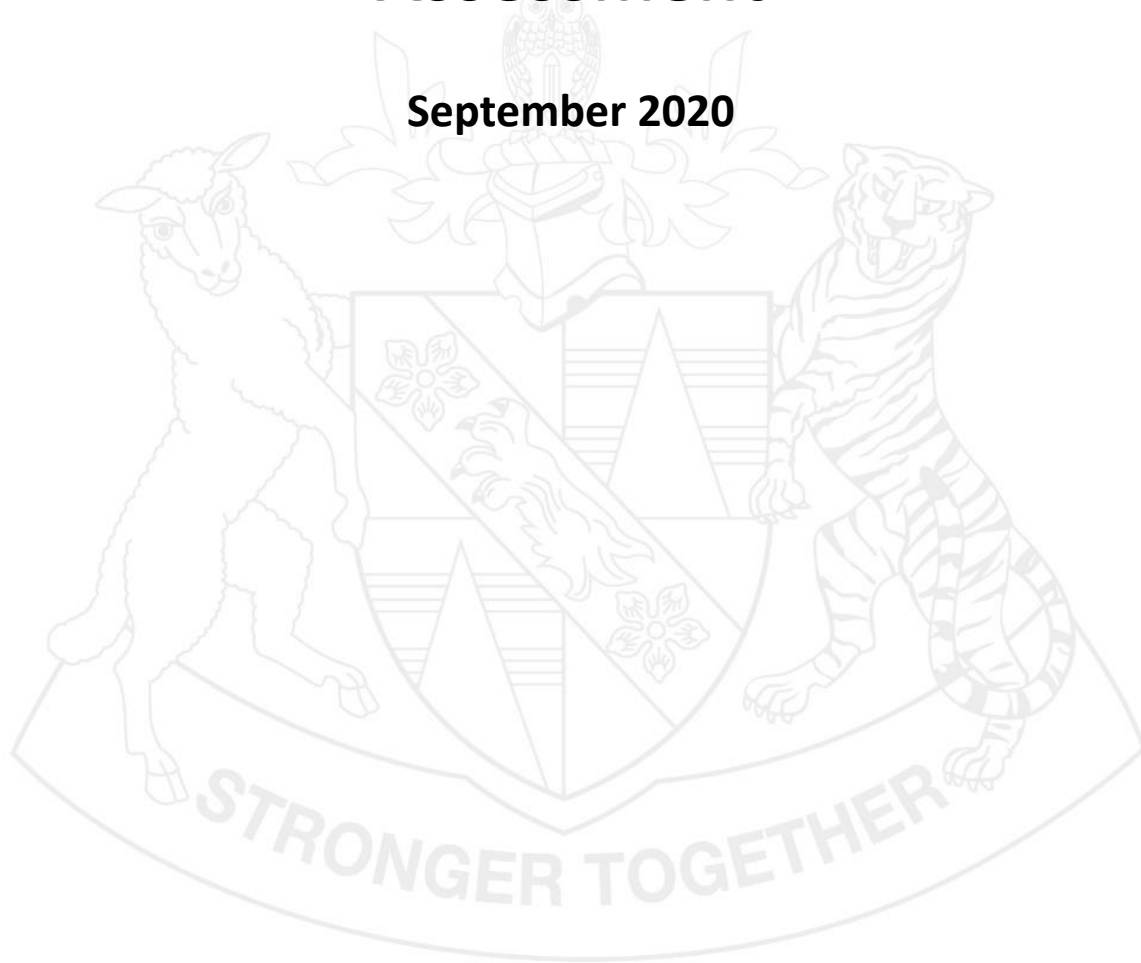


Residential Land Availability Assessment

September 2020



Contents

Page no.

1. Introduction	3
2. Local Plan Target	4
3. The Amount of Housing	5
Appendix - detailed list of commitments	8

Useful Contacts

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1. Introduction

- 1.1** The National Planning Policy Framework and the National Planning Practice Guidance set out the national government planning policies and guidance for England. The framework states that Local Plans are the key to delivering sustainable development, and it is these Local Plans that contain local planning policies, site allocations and guidance.
- 1.2** The Borough Council adopted its Local Plan in April 2019. The Plan consists of a number of local planning policies specific to the Borough of Oadby and Wigston. As well as the Local Plan, the Borough Council produces Supplementary Planning Documents. These documents as well as the Local Plan are illustrated within the Borough Council's Local Development Scheme which is updated regularly.
- 1.3** The Local Plan, needs monitoring to demonstrate progress against targets set out in the Local Development Scheme, as well as, assessing how effective each policy is in achieving its objectives.
- 1.4** To illustrate this, the Borough Council produces an annual 'Residential Land Availability' assessment, an 'Employment Land Availability' assessment, 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 2019 to 31st March 2020, and the supply of land for residential development as of 31st March 2020.

2. Local Plan Target

Number of homes required over the Plan period

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

Policy 2 Spatial Strategy for Development within the Borough

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

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

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

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

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

- 2.2** Since 2011, 948 net additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 948 additional dwellings from the 2,960 Local Plan target ($2,960 - 948 = 2,012$), the residual requirement is 2,012 additional dwellings up to the end of the Plan period.
- 2.3** In addition to providing the right number of homes for the Borough's communities, it is important that the Council provides the right quality and type of housing for the Borough's communities. Local Plan Policy 11 – Housing Choices, Local Plan Policy 12 – Housing Density and Local Plan Policy 13 – Affordable Housing, set out what sort of type, tenure and mix is expected from new housing development within the Borough.

3. The Amount of Housing

Housing completions

3.1 Between the 1st April 2019 and the 31st March 2020, a gross total of 171 (170 net) new dwellings were completed within the Borough of Oadby and Wigston; one of which was a demolition and rebuild. Table 1 illustrates the number of homes that have been provided within the Borough since 1st April 2011.

Table 1. Net housing completions since 01/04/11											
Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total over Plan period so far	Annual average over Plan period so far
Number of completions	79	44	47	116	117	175	107	93	170	948	105.3

3.2 Table 2 illustrates the number of additional dwellings that have been completed in comparison to the required Borough housing target set out in the new Local Plan (148 per annum). There had been a slight decrease in delivery during 2017-2018 and 2018-2019 but it increased again in 2019/2020. Delivery is expected to increase significantly in future years following the adoption of the Local Plan and the site allocations contained within it; and indeed we saw this to be the case in 2019/2020. However, we currently have potential uncertainty in the construction industry due to the disruptive coronavirus pandemic, which saw construction halted nationally between March and June, 2020. Although construction has resumed the outlook for further outbreaks and potential disruption is uncertain and there could be further delays in housing delivery.

Table 2. Net housing completions since 01/04/11 in context of Local Plan											
Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total over Plan period so far	Total requirement set out in the Local Plan so far
Number of completions	79	44	47	116	117	175	107	93	170	948	1332

3.3 In context of delivery against the required total of the Borough's Local Plan, the provision is currently 948 dwellings, which is below the current 1,332 target. Higher levels of completions due in the next few years should offset the current deficit. However, we will not know the initial effects of the Coronavirus pandemic on housing completions where all construction was halted nationally for several months until the forthcoming monitoring year, 2020-2021.

Breakdown of completions for each settlement

3.4 Table 3 illustrates the distribution of new dwelling completions (for this monitoring year) between the Borough's three settlements of Wigston, Oadby and South Wigston. Completions on 'small' sites, those with total number of dwellings 9 or below, and 'large' sites - sites that have 10 or more dwellings, are all shown. Please note that the 'small' and 'large' site definitions are consistent with National Planning Policy Framework definitions for Major Development.

Settlement of Wigston		Settlement of Oadby		Settlement of South Wigston	
Site	Gross housing completions	Site	Gross housing completions	Site	Gross housing completions
Direction for Growth, Newton Lane (Phase 1)	62	Land at Cottage Farm, Glen Road	88	52 Blaby Road	7
South of St Pettrox Nursery	4				
29A Central Avenue	4	107 Harborough Road	1		
26 Station Road	2	10 The Broadway	1		
LA to 7 Wye Dean Drive	1	49 The Broadway (D/R)	1		
Gross housing total	73		91		7
Number of housing losses	0		1		0
Net additional houses	73		90		7
Total number of net additional homes across the Borough	170				

3.5 For the monitoring year 2019 to 2020, the majority of residential completions were located within the settlement of Oadby. Of the 171 gross completions within the Borough, 91 (53 per cent) were located within Oadby, 73 (43 per cent) were within Wigston, and 7 (4 per cent) within South Wigston.

3.6 Historically, the Borough has relied upon 'large' sites to fulfil the majority of its target provision per annum and this is set to continue with second phases of the Wigston Direction for Growth, Newton Lane and Cottage Farm Direction for Growth, Glen Road sites, and the commencement of the Stoughton Grange Direction for Growth, Gartree Road site. The Council is confident that completions will continue to be high in future years due to the current number of extant permissions and identified sites; the number of homes under construction; and, the number of new homes allocated within the Council's Local Plan.

Committed development within the Borough

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

- Granted planning permissions, that have not yet commenced,
- Granted planning permissions that are currently under construction, and

- Granted planning permissions subject to a signed S106.

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

3.9 The following table provides a breakdown of all current committed development within the Borough of Oadby and Wigston. Both ‘small’ and ‘large’ sites are shown.

Settlement of Wigston		Settlement of Oadby		Settlement of South Wigston	
Site	Number of committed units	Site	Number of Committed Units	Site	Number of Committed Units
Direction for Growth, Newton Lane (Phase 1)	348	Land opposite Stoughton Farm Park, Gartree Road (Stoughton Grange).	310	Alpha House, Countesthorpe Road	14
South of St Pettrox Nursery	39	Land at Cottage Farm, Glen Road	57		
Direction for Growth, Newton Lane (Phase 2a)	36	Lyn House, The Parade	40		
10 Long Street	27				
Nautical William	23				
39 Long Street	19				
55 - 57 Queens Drive	15				
Small sites	29	Small Sites	33	Small Sites	20
Total	536		440		34
Borough total	1010				

3.10 As the table above illustrates, the Borough of Oadby and Wigston has a total of 1,010 (net) current committed dwellings. Of the 1,010 total, 550 are currently under construction. In terms of the locations of those dwellings under construction, 486 are located within Wigston, 64 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 sites that have unexpectedly become available. Therefore any site that has not been identified through the Local Plan process will be classified as a windfall site.

3.12 During the 2019 to 2020 monitoring year, 9 per cent of gross dwelling completions occurred on windfall sites. The number and percentage of windfall units has decreased since last year, however since 2008 the number of windfalls is still high.

Housing requirement and supply

3.13 Table 5 illustrates the Local Plan requirement for housing and the current supply of housing land within the Borough of Oadby and Wigston to meet that need. To achieve

the required amount of development, the Borough has identified and allocated land within Wigston town centre, 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.

3.14 From the year 2011, the Borough has provided 32 per cent of its required 2,960 new homes. The 948 additional dwellings added to the Borough's existing housing stock, equates to an annual average of 105 dwellings per year since 1st April 2011.

TABLE 5: HOUSING REQUIREMENT AND SUPPLY FROM 2011		
Housing Requirement		
[1]	New Local Plan requirement 2011 to 2031	2,960
Housing Supply From 01/04/2011 to 31/03/2020		
Completions		
[2]	Net Completions From 01/04/2011 to 31/03/2019	778
[3]	Gross Completions This Monitoring Year	171
[4]	Conversions This Monitoring Year	0
[5]	Demolitions This Monitoring Year	1
[6]	Net Completions This Monitoring Year	170
[7]	Net Completions Since 01/04/2011 [2] + [6] = [7]	948
Commitments		
[8]	Dwellings Currently Under Construction	550
[9]	Outline Permissions Not Under Construction	310
[10]	Detailed Permissions Not Under Construction	150
[11]	Total Net Commitments [8] + [9] + [10] = [11]	1,010
[12]	Residual of proposed Number of Units Allocated in the New Local Plan	1,103
[13]	Number of Units Identified in the SHLAA as 0-5 year and 6-10 Year Sites	219
[14]	Windfall Allowance	70
[15]	Net Commitments Plus Identified Units [11] + [12] + [13] + [14] = [15]	2,402
In Context with New Local Plan requirements		
[16]	Residual To Be Provided Until 2031 [1] – [7] = [16]	2,012
[17]	Residual Minus Commitments [16] – [15] = [17]	-390

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

3.15 In terms of Housing Land Supply, the Borough of Oadby and Wigston has a total of 2,402 further dwellings that should come forward within the Plan period up to 2031. Summing this figure with historical completions (2,402 + 948 = 3,350) there is a surplus housing land supply to meet the Plan period target of 2,960 additional homes by 2031.

Housing completions on previously developed land

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

TABLE 6: COMPLETIONS ON PREVIOUSLY DEVELOPED LAND (PDL)										
Year	2011/2012	2012/2013	2013/2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/2018	2018/2019	2019/2020	Overall totals
Net Completions	79	44	47	116	117	175	107	93	170	948
Net Completions on PDL	34	36	43	46	34	109	81	16	21	420
Percentage of Completions on PDL	43.04	81.82	91.49	39.66	29.06	62.29	75.70	17.20	12.35	44.30

Committed development on previously developed land

3.17 The table below (table 7) illustrates the number and percentage of current committed residential development on previously developed land. The National Planning Policy Framework does not include private residential garden land in its definition of previously developed land. With the Borough consisting of three densely urbanised settlements, proposals for developing private residential garden land is relatively common.

TABLE 7: COMMITTED DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND (PDL)									
Year	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
Net Committed Development	339	242	331	744	735	768	819	791	1010
Number of Committed Units on Previously Developed Land	153	137	101	119	190	142	127	147	220
Percentage of Committed Units on Previously Developed Land	45.1	56.6	30.5	15.9	26	18	15.5	18.6	21.8

3.18 With the aforementioned change to the definition of previously developed land within national planning policy, the total percentage of committed residential development situated on previously developed land decreased from a high of 100 per cent (in 2009/2010, not shown) to a low of 15.5 per cent in 2017/2018 but has increased slightly to 21.8% in this monitoring 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 and allocated within the Local Plan.

Housing density

3.19 The Borough Local Plan (Policy 12) prescribes all new residential development sites of 0.3 hectares and above, to have minimum site densities, depending on location. For sites located in one of the three main centres, minimum densities of 50 dph will be required; for sites located outside of the main centres, but still within the urban area, minimum densities of 40 dph would be required; then for any site not located within either of the aforementioned, a minimum of 30 dph would be required. Table 8 illustrates the site densities for large sites completed between 1st April 2019 and 31st March 2020. Please note, the site densities illustrated in Table 8 and 9 are for the entire site, and do not exclude open space, roads, infrastructure, etc.

TABLE 8: DENSITY OF LARGE SITES (COMPLETIONS)				
Site	Approx. Total Size Site (Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2019/2020	Overall 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
South of St Pettrox Nursery	1.38	43	4	31

3.20 The above table shows the density of completed development sites of 10 dwellings or more during 2019/2020.

TABLE 9: DENSITY OF LARGE SITES (COMMITTED)				
Site	Approx. Total Size Site (approx. Hectares)	Total No. of dwellings permitted	No. of dwellings completed 2019/2020	Density of site (dph)
Wigston Direction for Growth, Newton Lane, Wigston (Phase 1)	15	450	62	30
Land opposite Stoughton Farm Park, Gartree Road (Stoughton Grange).	11.7	310	-	27
Land at Cottage Farm, Glen Road, Oadby (Phase 1)	7.3	150	88	21
Land South of St Pettrox Nursery, Welford Road, Wigston	1.38	43	4	31
Wigston Direction for Growth Phase 2a, Newton Lane, Wigston	1.3	36	-	28
10 Long Street, Wigston	0.09	27	-	300
Nautical William, Wigston	0.19	23	-	121
39 Long Street	0.24	19	-	79
Lyn House, The Parade, Oadby	0.12	18	-	150
55 - 57 Queens Drive, Wigston	0.09	15	-	167

3.21 The above table shows the density of part-completed and committed development sites of 10 dwellings or more during 2019/2020.

Dwelling size, type and design

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

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

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

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

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

Size and type of dwellings

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

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

Table 10: Size and type of residential completions (gross)

Housing Type	No. of Beds					
	1	2	3	4+	*Unknown	Total Number
House	0	0	18	56	88	162
Bungalow	0	0	0	0	0	0
Flat	6	3	0	0	0	9
Total Number	6	3	18	56	88	171

*At the time of reporting we do not have the information for Cottage Farm, Oadby.

Amount of affordable housing

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

3.30 In 2016, the Borough Council commissioned a piece of work that analysed the viability of affordable housing provision within the Borough. The outcome of the Affordable Housing Viability Assessment, suggested that the Borough Council adopt a set of provision percentages based on location, rather than a single Borough wide provision target. The current threshold and percentage provisions were adopted and are set out within Policy 13 in the Local Plan 2019. The provision targets are set out below:

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

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

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

3.31 Since 2011 a total of 165 additional units have been added to the affordable housing stock – 44 have been provided in Oadby, 41 in Wigston and 80 in South Wigston. If the Council continues to deliver affordable homes in line with the current annual delivery average (18 per year), at least 198 affordable homes will be delivered over the Plan period up to 2031. However, it should be noted that this figure is very much a minimum, as the Borough area has 3 Direction for Growth Areas which will bring forward a high number of affordable homes over the Plan period.

Appendix – detailed list of commitments

Site Address (Wigston)	Number of permitted units	Number of existing units lost	Net residential figure
Direction for Growth, Newton Lane	348	0	348
Land South of St Pettrox Nursery, Welford Road	39	0	39
Direction for Growth, Newton Lane (Phase 2a)	36	0	36
10 Long Street	27	0	27
Nautical William	23	0	23
39 Long Street	19	0	19
55 – 57 Queens Drive	15	0	15
107 Moat Street	9	0	9
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
1 Launceston Road	2	0	2
LA 69 Central Avenue	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
1 Victoria Street	1	0	1
Norwood House, Cooks Lane	1	1	0
19 Arndale	0	1	-1
112 Aylestone Lane	0	1	-1
41, 43, 45 Long Street	0	1	-1
Total	542	6	536

Site Address (Oadby)	Number of permitted units	Number of existing units lost	Net residential figure
Land opposite Stoughton Farm Park, Gartree Road (Stoughton Grange).	310	0	310
LA Cottage Farm, Glen Road	57	0	57
Lyn House, The Parade	40	0	40
27a to 31a The Parade	9	0	9
Land at Blackthorn Lane	7	0	7
45-47 Uplands Road	5	2	3
1 Leicester Road	2	0	2
23 Fairfield Road	2	0	2
10 Milton Gardens	1	0	1
221 Wigston Road	1	0	1
Land east of Ash Lodge	1	0	1
Land Adjacent to 21 Cranborne Gardens	1	0	1
LR of 10 The Broadway	1	0	1
LA Glen Gorse Cottage	1	0	1
FF 49 London Road	1	0	1
LA 2 Cranborne Gardens	1	0	1
LA 8 Highcroft Road	1	0	1
LA 64 Manor Road	1	0	1

Site Address (Oadby)	Number of permitted units	Number of existing units lost	Net residential figure
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
67 Manor Road	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 The Broadway	1	1	0
31 Ringers Spinney	1	1	0
13 Southmeads Road	1	1	0
8 Southmeads Road	1	1	0
LR 125 Stoughton Road	1	0	1
39 Half Moon Crescent	1	1	0
34 Harborough Road	0	1	-1
Total	458	18	440

Site Address (South Wigston)	Number of permitted units	Number of existing units lost	Net residential figure
Alpha House, Countesthorpe Road	14	0	14
124a Countesthorpe Road	8	0	8
124 Countesthorpe Road	6	0	6
52 Park Road	5	1	4
59 Blaby Road	2	0	2
69 Blaby Road	1	0	1
10 Grand Hotel, Canal Street	0	1	-1
Total	36	2	34