



Strategic Housing and Economic Land Availability Assessment **2022/2023**

Context

- Previously, Oadby and Wigston Borough Council has published an annual Strategic Housing Land Availability Assessment (SHLAA), assessing only land as being suitable for housing. This is now being replaced by a Strategic Housing and Economic Land Availability Assessment (SHELAA) which incorporates economic land into the assessment.
- The SHELAA seeks to identify and assess available land with housing or economic development potential. SHELAA's are a central part of the evidence base for Local Plans and also for establishing an area's housing and economic land supply position.
- The SHELAA only assesses sites for their 'policy off' development potential – this is not an allocation of sites.
- The majority of the sites submitted in the Council's two most recent Call for Sites exercises in 2020 and 2021 will be assessed through the Local Plan process and be allocated a time period for delivery depending on evidence. For information on these sites please refer to the Call for Sites page on the Council's website: https://www.oadby-wigston.gov.uk/pages/call_for_sites.
- For all sites assessed within this SHELAA, the potential number of dwellings has been taken from the site submission, or if this was not available or realistic, the density methodology set out below has been utilised.
- The SHELAA is based on the most up-to-date information available at the time of the document's preparation. Some of these assumptions may change, such as site boundaries, constraints that could be mitigated/overcome, development timescales, site capacity, densities, and the availability of the site. New sites will continue to be promoted to the Council and these will be considered in future updates.
- The inclusion of a site within this document does not preclude it from being developed for other uses. Similarly, it does not imply that the Council would grant planning permission for residential or another proposed use.

Please Note:

The Council has undertaken two Call for Sites public consultation exercises between Friday 25 September 2020 and Friday 20 November 2020, as well as alongside the Regulation 18A Public Consultation on the emerging new Local Plan Issues and Options Draft from Friday 3 September 2021 to midday Friday 29 October 2021. These exercises were undertaken to understand what land interests there are in the Borough for potential housing, employment, retail or other development uses from 2031 onwards.

For more information regarding the sites received, please visit the Council's Call for Sites website page: https://www.oadby-wigston.gov.uk/pages/call_for_sites

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1 Introduction

1.1 Background

1.1.1 It is important to note that this document does not allocate land or sites for development. It is a piece of the evidence base that will inform the development plan-making process, in particular the Local Plan. This assessment will also feed into the Council's Housing Implementation Strategy and other monitoring documents.

1.1.2 On completion of this assessment and other relevant monitoring documentation the Council will be able to:

- demonstrate a rolling 5-year supply of deliverable housing land;
- identify a supply of developable sites for the next 6 – 10 year period; and
- where possible, identify a supply of developable sites for years 11 plus.

1.2 National Policy Context

1.2.1 The National Planning Policy Framework (NPPF)¹ states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. The NPPF goes on to state that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a. 5% to ensure choice and competition in the market for land; or
- b. 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c. 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

1.2.2 The NPPF defines 'deliverable' within Annex 2: Glossary.

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*

1.2.3 In addition to identifying a five-year supply of deliverable sites, the NPPF also states that strategic policy-making authorities should have a clear understanding of the land available

¹ Please note – the most up-to-date NPPF should be applied within this section. Should the proposed NPPF revisions be formally adopted by Government, these would take precedent.

in their area through the preparation of a Strategic Housing Land Availability Assessment (SHELAA). It goes on to state that planning policies should identify a supply of:

- a) *specific, deliverable sites for years one to five of the plan period; and*
- b) *specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

1.2.4 The NPPF defines 'developable' within Annex 2: Glossary:

'To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.'

1.3 National Planning Policy Guidance

1.3.1 The Government publishes National Planning Practice Guidance (NPPG) that supplements the NPPF with further detail on certain topic areas. On an ongoing basis topic areas within the NPPG are updated by the government to ensure that guidance remains relevant and up to date. For this SHELAA, the relevant topic area of the NPPG is the 'Housing and economic land availability assessment'. The housing and economic land availability assessment section of the NPPG outlines up-to-date guidance for local planning authorities wishing to undertake a review of their housing and economic land availability. For this SHELAA, relevant parts of the guidance will be utilised. The guidance suggests that an overall assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

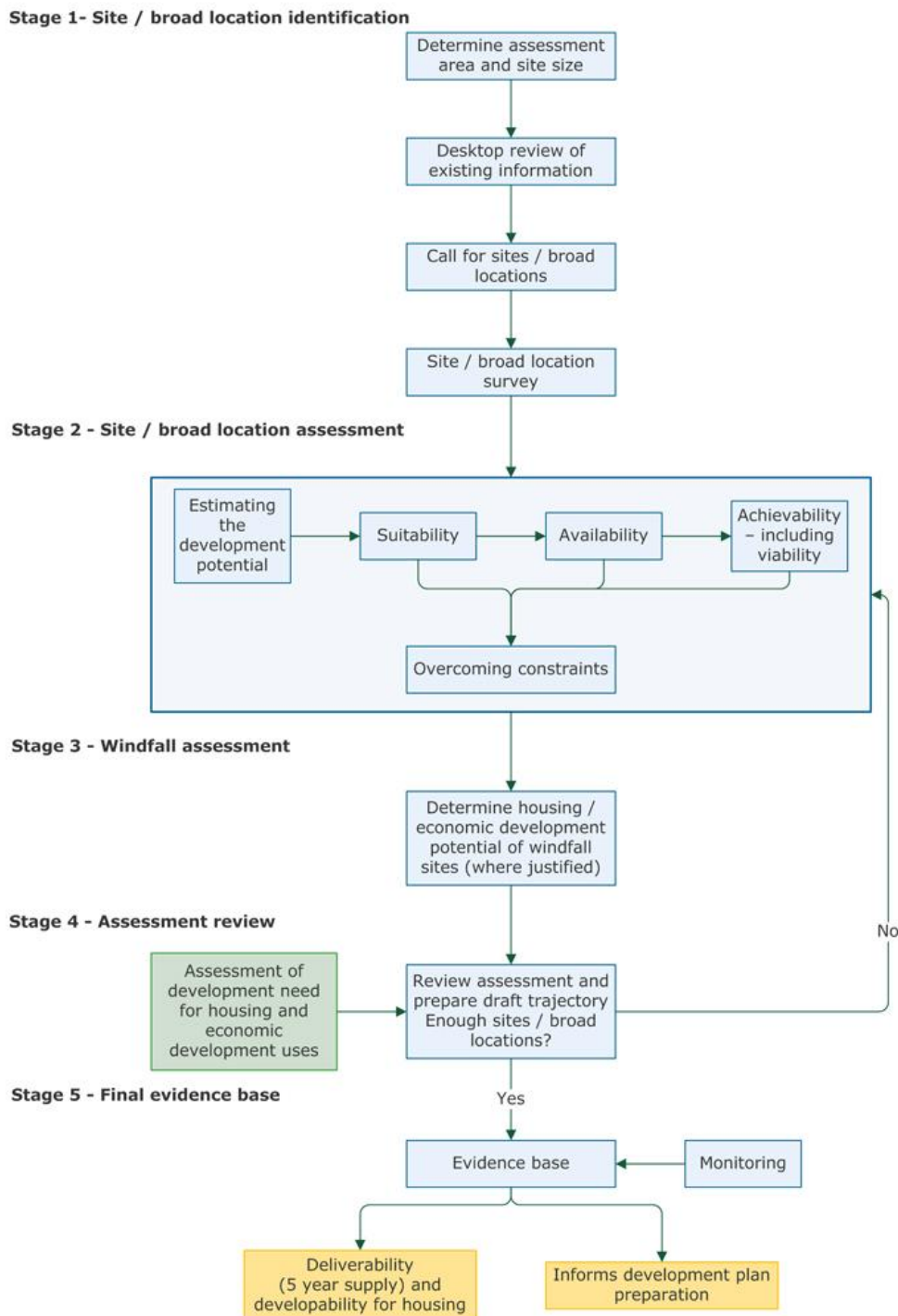
1.3.2 The Council's SHELAA forms a key component of the evidence base that underpins the Local Plan, specifically its policies for housing and the delivery of land to meet identified requirements. The Council will make every effort to ensure that the assessment follows national guidance, however, if it does consider it appropriate to diverge from the published guidance, the Council will justify its reasoning for doing so.

2. Methodology

2.1 Methodology

2.1.1 The methodology used within the assessment follows the guidance contained within the NPPG, particularly the ‘housing and economic land availability assessment’ section².

2.1.2 The following flow chart has been taken from the NPPG and it highlights the recommended stages that an overall land availability assessment should take. For the Council’s SHELAA, only relevant parts of the flow chart will be utilised.



² <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

2.2 Determining an assessment area, site size and site sources

- 2.2.1 The NPPG suggests that an assessment area should cover a housing market area and a functional economic area. It goes on to say that this area could be a local planning authority area or a different area such as two or more local authority areas. For the purposes of the Council's SHELAA the **Borough boundary will be the extent to the assessment area**, however the below explains how the Borough fits with the wider housing market area. The Borough boundary is chosen as the assessment area as it is the extent of which the Council has administrative control of; and, its use has been found robust through the Council's most recent Local Plan Examination.
- 2.2.2 Leicester and Leicestershire planning authorities have historically worked closely with one another and produced many evidence base documents and studies. A number of the studies, for example the Housing and Economic Needs Assessment identifies the Leicester and Leicestershire housing market area, consisting of all nine local planning authorities within Leicestershire and Leicester City.
- 2.2.3 From 2009 to 2014 the Leicester and Leicestershire housing market area produced individual local planning authority SHELAA's in accordance with the agreed joint Leicester and Leicestershire Strategic Housing Land Availability Assessment Methodology (which had been found robust through a number of Development Plan Document examinations).
- 2.2.4 The publication of the NPPG in 2014 prompted a review of the existing joint Leicester and Leicestershire Strategic Housing Land Availability Assessment methodology by the relevant local planning authorities. The review was completed, and its continued use agreed by local planning authorities within the Leicester and Leicestershire housing market area. This ensures that all of the local authority's assessments are consistent with the NPPG, in particular the housing and economic land availability assessment guidance.
- 2.2.5 In terms of a site size threshold, national guidance suggests that plan makers need to assess a range of different sizes from small scale sites to large scale development opportunities. The guidance goes onto suggest that assessments should consider all sites and broad locations for growth capable of delivering five or more dwellings, however that where appropriate plan makers may wish to consider alternative site size thresholds. The NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.
- 2.2.6 The Council's previous SHELAA's have had a site size threshold of one dwelling and above rather than the five and above, as suggested in national guidance. The reason for this lower threshold is due to the Borough's relatively small size and its predominately urban nature. Historically the Borough has seen a relatively high number of small sites coming forward for development. The Council is seeking to differ from national guidance and **continue with the one dwelling and more site size threshold** for the same reasons set out above. To put the size of the Borough into context, when looking at extent of the realm measurements in hectares, the Office for National Statistics suggests that out of the 406 UK Local Authority Districts, the Borough of Oadby and Wigston is the 11th smallest; when discounting the eight London Borough's within the eleven, it is the 3rd smallest behind the Isles of Scilly and Watford. To note, for economic development the government's thresholds will be used, as set out in the Housing and Economic Land Availability Assessment guidance.
- 2.2.7 When identifying sites for the assessment, government guidance suggests that plan makers should be proactive in identifying sites and should use a wide variety of sources.

It suggests that plan makers should not simply rely on sites that are submitted or promoted; they should actively identify sites to ensure development needs of the area are met.

2.2.8 Guidance states that plan makers should consider all available sources of information and data when identifying sites. The following list is not conclusive, however illustrates typical sources of information that are useful for identifying potential sites. It must be noted that this assessment will not take account of sites with extant planning permission as these are set out in other annual monitoring documentation.

- Existing identified housing and economic development opportunities, as well as development briefs that have yet to be granted planning permission;
- Planning application records. For example sites that have lapsed permissions or have been withdrawn or refused;
- Land in local authority ownership;
- Sites submitted through a call for sites process;
- Vacant and derelict land and buildings. For example disused agricultural buildings, potential permitted development changes and redundant factory buildings;
- Underused land and facilities. For example under used garage blocks;
- Active engagement with the development sector; and,
- Site surveys, desktop surveys and officer knowledge of the area.

2.2.9 Key points to take from the above information:

- **The assessment area will be the extent of the Borough boundary,**
- **The site size threshold will be 1 dwelling and above,**
- **The site size threshold for economic development will be as prescribed in government guidance,**
- **The Council should actively identify sites using a wide variety of sources.**

2.3 Estimating the development potential of each site/broad location

2.3.1 When estimating the development potential of sites and broad locations within the SHELAA, various factors should be considered.

Characteristics of a site

2.3.2 When assessing an identified site, guidance suggests that the following characteristics of a site should be recorded. The characteristics of a site could in certain circumstances affect its deliverability and developability.

- Site size, boundaries and location;
- The current land use of the site and its character;
- The character of the surrounding area including land uses;
- Physical and Environmental constraints, for example, access, flooding, contamination and location of infrastructure; and,

- Initial assessments of whether a site is suitable for a particular type of use or as part of a mixed-use development.

Density of a site

2.3.3 Guidance set out within the NPPG states that the estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density. The Council's Local Plan (in Policy 12) states that:

- for sites of 0.3 hectares and above; sites located within the town centre of Wigston and the district centres of Oadby and South Wigston will be required to achieve an average density of 50 dwellings or more;
- sites located outside of the town and district centres but within the Leicester Principal Urban Area will be required to achieve an average density of 40 dwellings or more; and,
- sites not located within any of the aforementioned will be required to achieve an average density of 30 dwellings or more.

2.3.4 For the purposes of this assessment the Local Plan housing density standards will apply. The above approach is to ensure that higher density housing developments are concentrated within the built up urban areas of the Borough. Density of the economic development sites will be as recommended within national guidance.

Development ratio of a site

2.3.5 In addition to site density, the development ratio of a residential site is also a key consideration when assessing a sites capacity. Essentially, using site ratios within a site capacity calculation allows for other relevant forms of development required for residential development, for example, roads, green infrastructure and sustainable drainage systems. In general, the larger the site, the greater the need will be for other forms of required development.

2.3.6 The following development ratio for sites have been drawn up in discussion with stakeholders at developer panels and successfully applied in past SHELAA's across all local authorities within the Leicester and Leicestershire HMA.

- For sites up to 0.4 hectares in size, 100% of a sites total area will be used within site capacity calculations.
- For sites between 0.4 hectares and 2 hectares, 82.5% of a sites total area will be used within site capacity calculations.
- For sites between 2 hectares and 35 hectares, 62.5% of a sites total area will be used within site capacity calculations.
- For sites of 35 hectares and more, only 50% of a sites total area will be used within site capacity calculations.

2.3.7 For the purposes of this report the above ratios will be used, unless site specific considerations and / or details dictate otherwise.

Potential constraints on a site

- 2.3.8 Constraints on a site can be put into two categories; constraints that cannot be mitigated or mitigation costs would be so high that it would render a site undevelopable (for the purpose of this document known as Red Constraints); and, constraints that through appropriate mitigation works and management would allow for development (for the purposes of this document known as Lesser Constraints).
- 2.3.9 The use of red constraints within assessments has historically been promoted through the joint Leicester and Leicestershire Strategic Housing Land Availability Assessment methodology, with the majority of (if not all) local planning authorities applying the approach within their individual Strategic Housing Land Availability Assessments. The red constraint approach is intrinsically associated with the suitability of a site, therefore its use within ongoing assessments will continue.
- 2.3.10 Red constraints relevant to this assessment are listed below.
- The functional flood plain (zone 3b) as defined by the Environment Agency.
 - Scheduled Monuments as listed by Historic England.
 - Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSI's, SPA's), as designated by Natural England and / or the European Commission.*
 - Major Hazardous Facilities, as defined by the Health and Safety Executive.

* where a site of biodiversity or geodiversity interest has a specific catchment area, the red constraint will not apply to the whole catchment; only the site of biodiversity or geodiversity interest.

Note – sites will only be excluded where the entire site is affected by the red constraint.

- 2.3.11 An example list of lesser constraints is illustrated below.

- Flood Zone 2 and 3a
- Contaminated land
- Heritage and/or archaeological potential
- Environmental
- Topographical
- Access
- Ownership

Suitability

- 2.3.12 To be considered deliverable or developable, government guidance and the joint methodology suggest that a site should offer a suitable location for development. Guidance also suggests a number of considerations that need taking account of when assessing a sites suitability for development.
- 2.3.13 Evidence gathered for each individual site, for example, potential constraints, will feed into the assessment of suitability, as well as factors such as market attractiveness and a sites potential contribution to priority areas.

Achievability

- 2.3.14 According to government guidance ‘a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time’. It is also suggested that a judgment regarding a sites economic viability will be needed when considering its achievability.

Availability

- 2.3.15 Government guidance suggests that ‘a site is considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems’ and there is or has been an expression to sell or develop the site.
- 2.3.16 The assessment of a sites suitability, achievability and availability will influence its deliverability and developability and ultimately its timescale for development.
- 2.3.17 The definition of what makes a site deliverable is set out in National Planning Policy Framework ^{Annex 2: Glossary 3}:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

- 2.3.18 The definition of what makes a site developable is set out in National Planning Policy Framework ^{Annex 2: Glossary4}:

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

2.4 Timescales

- 2.4.1 In terms of development timescales, as set out in government guidance and the joint methodology, there are three categories; 0 – 5 year sites, 6 – 10 year sites and 11 plus year sites. For a site to be categorised as a 0 – 5 year site it will need to be deemed deliverable. Sites that are deemed developable will be placed within either the 6 – 10 year or 11 plus year category. Sites put forward that are deemed undevelopable will not be placed within any of the above categories.
- 2.4.2 Although the assessment of the sites is policy off, relevant planning policy is taken into account when assigning a timescale category to a site. For example, in general, sites located within the countryside or within a designated green wedge area will have much longer timescales than those located within the town and district centres.

³ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

⁴ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

2.5 Reviewing the assessment

2.5.1 The Council will endeavour to review the SHELAA on an annual basis illustrating the position as of the 1st April each year. The outcomes of the SHELAA will feed into other land supply and annual monitoring reports, such as the Housing Implementation Strategy. The SHELAA will also provide robust evidence to support the delivery of the Council's Local Plan.

3. Assessment Outcomes

3.1 Totals

3.1.1 Since the adoption of the Council's Local Plan in April 2019, the Council's annual SHLAA publications have assessed a smaller number of sites for development. This is because the majority of the sites (10 or more units) were allocated for development in the Council's Local Plan. In this SHELAA, the Council's Call for Sites exercises in 2020 and 2021 will not be included in the assessment, however all of the sites will be assessed through the Council's new Local Plan process. Of the sites that have been assessed as part of this year's SHELAA;

- Five were characterised as sites considered to be deliverable and developable within the next 5 year period.

3.1.2 There were no sites characterised as developable within the next 6-10 years in this assessment. The majority of the sites submitted in the Council's two most recent Call for Sites exercises in 2020 and 2021 will be assessed through the Local Plan process and be allocated a time period for delivery depending on evidence. For information on these sites please refer to the Call for Sites page on the Council's website: https://www.oadby-wigston.gov.uk/pages/call_for_sites.

3.1.3 Each of the sites within the assessment has been given a potential number of dwellings figure. The total potential number of new dwellings for the 0 – 5 year timescale is 167. Further details of the sites assessed can be found in the tables below.

3.2 Deliverable and Developable within 5 Years

Ref.	Settlement	Name	Area (ha)	No. Dwellings
SHELAA/23/001	Kilby Bridge	Land to the East and West of Welford Road	3.02	40
SHELAA/23/002	Oadby	Land at Cottage Farm (Phase 2b)	-	100
SHELAA/23/003	Wigston	No. 51 Paddock Street	0.185	14
SHELAA/23/004	Wigston	The Old Surgery, No. 48 Bushloe End	0.083	5
SHELAA/23/005	South Wigston	Land at Bennett Way	0.130	8

Total number of dwellings: 167

Appendix 1 – SHELAA Site Proformas: 0 – 5 year sites

SHELAA/23/001, Land to the East and West of Welford Road, Kilby Bridge

Assessment Summary

Site reference:	SHELAA/23/001
Site name:	Land to the East and West of Welford Road, Kilby Bridge
Ward:	Wigston Meadowcourt
Site area:	3.02 ha
Easting / Northing:	460999 / 297028
Brownfield/greenfield:	Brownfield and Greenfield
Proposed use:	Residential
Location description:	Kilby Bridge is small settlement located to the south of Wigston. The settlement is situated approximately 300m (as the crow flies) south of the Wigston Direction for Growth Allocation.
Asset description:	Kilby Bridge contains a number of sites that have been identified for residential development within the Council's new Local Plan. All sites are situated within the Kilby Bridge settlement boundary.
Adjacent use:	To the north of the site is the Wigston Direction for Growth Allocation and railway line, to the east, south and west is countryside.
Market interest:	High
Potential number of dwellings:	40
Timeframe:	0-5 years
Suitable:	Yes
Available:	Yes
Achievable:	Yes

Site Accessibility

Pedestrian distance to primary school:	Outside 800m
Pedestrian distance to secondary school:	Outside 800m
Pedestrian distance to GP surgery:	Outside 800m
Pedestrian distance to a town, district or local centre boundary:	Outside 800m
Pedestrian distance to open space:	Inside 800m
Pedestrian distance to a bus stop:	Inside 800m
Pedestrian distance to a post office:	Outside 800m

Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	Adjacent to a conservation area
Environmental:	None known
Flooding:	Potential flooding issues, as located close to the Grand Union Canal, a small section of which is Flood Zone 3
Topographical:	None known
Ownership:	None known
Other planning policy:	The Kilby Bridge Settlement area is identified for up to 40 new residential units within the Council's Adopted Local Plan.

Site Photographs and Map

Site photographs:



Site Map:

Land to the East and West of Welford Road



SHELAA/23/002, Land at Cottage Farm (Phase 2b), Oadby

Assessment Summary

Site reference:	SHELAA/23/002
Site name:	Land at Cottage Farm (Phase 2b)
Ward:	Oadby Woodlands
Site area:	-
Easting / Northing:	462914 / 298890
Brownfield/greenfield:	Greenfield
Proposed use:	Residential.
Location description:	The site is on the periphery of Oadby and will be accessed by a junction off the A6, Glen Road.
Asset description:	Comprises part of the Cottage Farm Direction for Growth Area Phase 2b.
Adjacent use:	The Oadby and Wigston Green Wedge (local designation) abuts the north and west boundary, to the east is the Council's Coombe Park and to the south, Cottage Farm Direction for Growth Phase 1 is being developed.
Market interest:	High
Potential number of dwellings:	100
Timeframe:	0-5 years
Suitable:	Yes
Available:	Yes
Achievable:	Yes

Site Accessibility

Pedestrian distance to primary school:	Outside 800m
Pedestrian distance to secondary school:	Outside 800m
Pedestrian distance to GP surgery:	Outside 800m
Pedestrian distance to a town, district or local centre boundary:	Outside 800m
Pedestrian distance to open space:	Inside 800m
Pedestrian distance to a bus stop:	Inside 800m
Pedestrian distance to a post office:	Outside 800m

Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	None known
Environmental:	
Flooding:	None known
Topographical:	None known
Ownership:	The site is being developed by Bloor Homes
Other planning policy:	The application site forms part of the Cottage Farm Direction for Growth Area allocated through Policy 21 of the Borough of Oadby and Wigston Local Plan (2019).

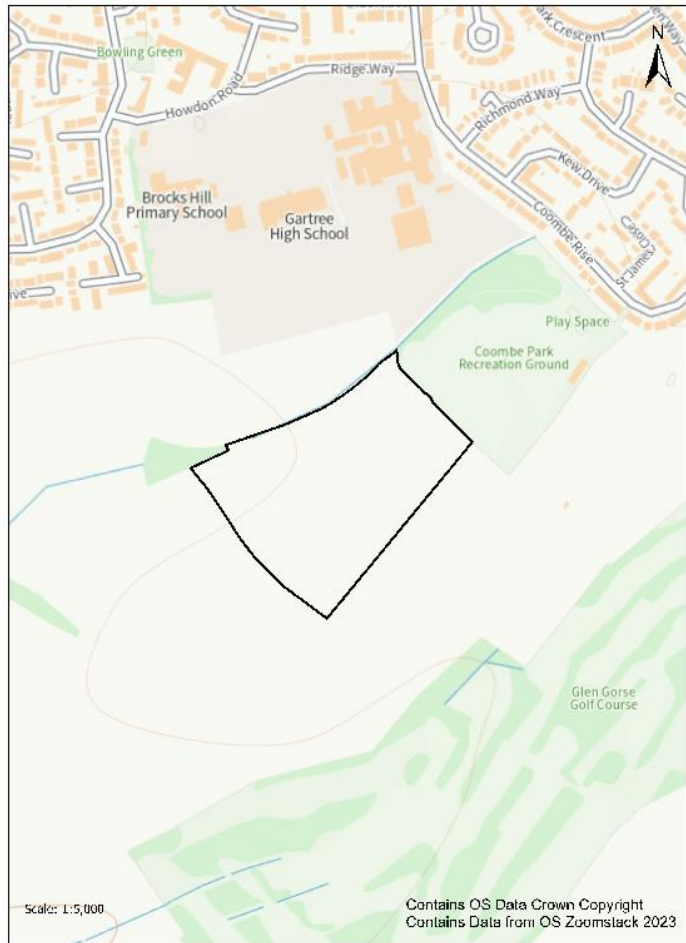
Site Photographs and Map

Site photographs:



Site Map:

Land at Cottage Farm (Phase 2b)



SHELAA/23/003, No. 51 Paddock Street, Wigston*Assessment Summary*

Site reference:	SHELAA/23/003
Site name:	No. 51 Paddock Street, Wigston
Ward:	Wigston All Saints
Site area:	0.185 ha
Easting / Northing:	460750 / 298894
Brownfield/greenfield:	Brownfield
Proposed use:	Residential . (conversion / change of use)
Location description:	The site is located to the South of Paddock Street within the Lanes Conservation Area.
Asset description:	The site is approx. 0.185 ha in area situated close to Wigston Town Centre. It is directly east of Long Lane.
Adjacent use:	To the East and South East of the site is commercial use, with Paddock Street Car Park and a public house to the north. To the West is residential usage.
Market interest:	High
Potential number of dwellings:	14
Timeframe:	0-5 years
Suitable:	Yes
Available:	Yes
Achievable:	Yes

Site Accessibility

Pedestrian distance to primary school:	Inside 800m
Pedestrian distance to secondary school:	Outside 800m
Pedestrian distance to GP surgery:	Inside 800m
Pedestrian distance to a town, district or local centre boundary:	Inside 800m
Pedestrian distance to open space:	Inside 800m
Pedestrian distance to a bus stop:	Inside 800m
Pedestrian distance to a post office:	Inside 800m

Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	The site sits within the Lanes Conservation Area
Environmental:	None known
Flooding:	None known
Topographical:	None known
Ownership:	None known
Other planning policy:	Currently being assessed through the planning application process.

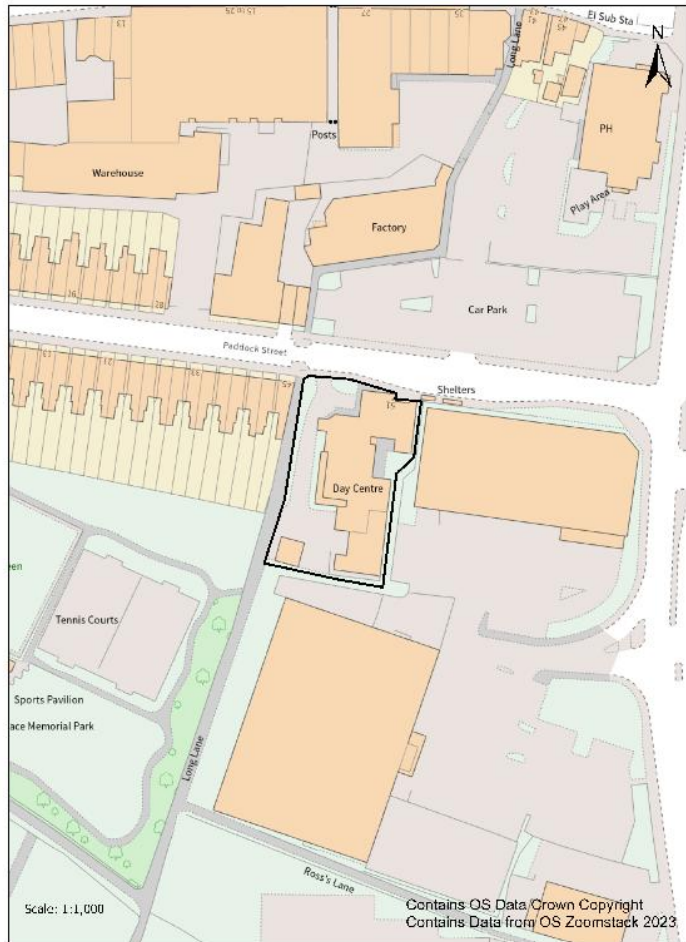
Site Photographs and Map

Site photographs:



Site Map:

51 Paddock Street, Wigston



SHELAA/23/004, The Old Surgery, No. 48 Bushloe End, Wigston

Assessment Summary

Site reference:	SHELAA/23/004
Site name:	The Old Surgery, No. 48 Bushloe End, Wigston
Ward:	Wigston All Saints
Site area:	0.0828 ha
Easting / Northing:	460389 / 298734
Brownfield/greenfield:	Brownfield
Proposed use:	Residential: (conversion / change of use)
Location description:	The site is located along Bushloe End to the junction with Long Street and Moat Street. The site is close to Wigston Town Centre
Asset description:	The site is close to many local amenities. It is currently a vacant office building (previously used as a GP Surgery).
Adjacent use:	To the East of the site is a public house and residential use. To the south is a place of worship. The site is close to Wigston Town Centre. To the North and West of the site is residential use.
Market interest:	High
Potential number of dwellings:	5
Timeframe:	0-5 years
Suitable:	Yes
Available:	Yes
Achievable:	Yes

Site Accessibility

Pedestrian distance to primary school:	Inside 800m
Pedestrian distance to secondary school:	Inside 800m
Pedestrian distance to GP surgery:	Inside 800m
Pedestrian distance to a town, district or local centre boundary:	Inside 800m
Pedestrian distance to open space:	Inside 800m
Pedestrian distance to a bus stop:	Inside 800m
Pedestrian distance to a post office:	Inside 800m

Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	The site sits within the All Saints Conservation Area.
Environmental:	None known
Flooding:	None known
Topographical:	None known
Ownership:	None known
Other planning policy:	Currently being considered through the planning application process.

Site Photographs and Map

Site photographs:



Site Map:

The Old Surgery, No. 48 Bushloe End



SHELAA/23/005, Land at Bennett Way, South Wigston

Assessment Summary

Site reference:	SHELAA/23/005
Site name:	Land at Bennett Way, South Wigston
Ward:	South Wigston
Site area:	0.13 ha
Easting / Northing:	459141 / 298613
Brownfield/greenfield:	Brownfield
Proposed use:	Residential
Location description:	The site is accessed off Bennett Way and is located close to South Wigston railway station. It is also adjacent to Council owned residential properties.
Asset description:	The site is accessed off Bennett Way and is located close to South Wigston railway station. It is also adjacent to Council owned residential properties.
Adjacent use:	Towards the north of the site is the Leicester to Birmingham railway line, towards the east is a relatively large food retail store; the south is characterised by a Council owned residential scheme with the western boundary being adjacent to the former Shoefayre factory building, now a residential development of 100% affordable housing.
Market interest:	High
Potential number of dwellings:	8
Timeframe:	0-5 years
Suitable:	Yes
Available:	Yes
Achievable:	Yes

Site Accessibility

Pedestrian distance to primary school:	Inside 800m
Pedestrian distance to secondary school:	Inside 800m
Pedestrian distance to GP surgery:	Inside 800m
Pedestrian distance to a town, district or local centre boundary:	Inside 800m
Pedestrian distance to open space:	Inside 800m
Pedestrian distance to a bus stop:	Inside 800m
Pedestrian distance to a post office:	Inside 800m

Possible Constraints to Development

Contaminated land:	None known
Heritage or archaeological:	The site is directly adjacent to the South Wigston Conservation Area.
Environmental:	There is possible underground drainage that could dictate the use of lighter-weight construction methods.
Flooding:	None known
Topographical:	None known
Ownership:	The site is owned by the Council.
Other planning policy:	None known

Site Photographs and Map

Site photographs:



Site Map:

Land at Bennett Way

